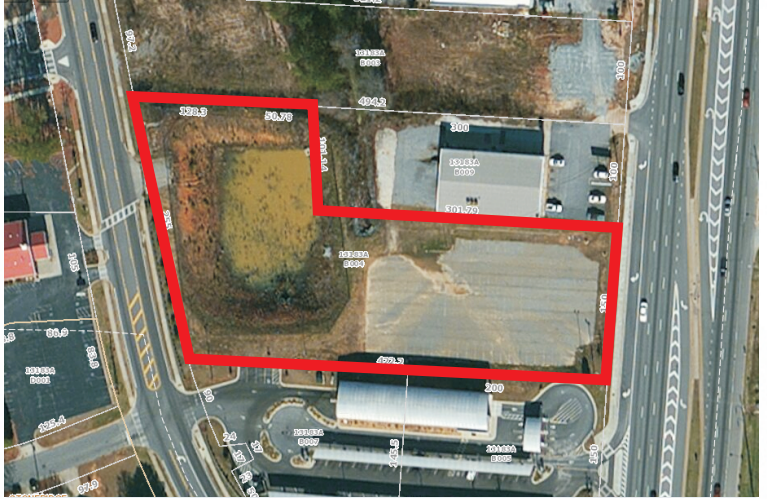
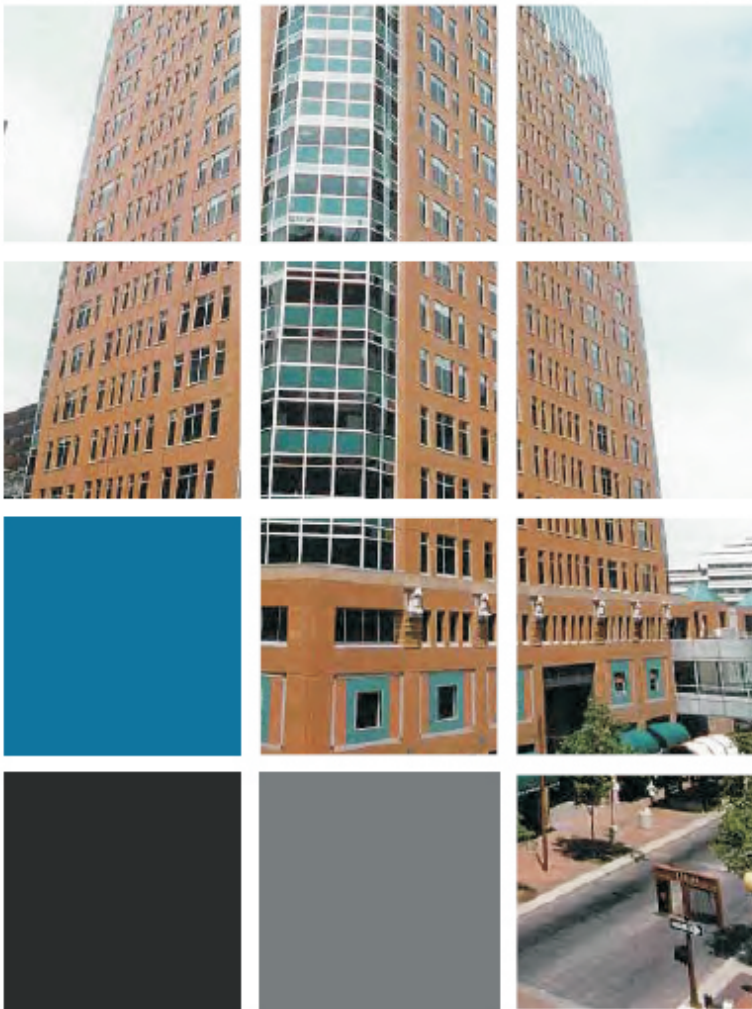


OFFERING MEMORANDUM



2.12 Acres of Commercial Land
7250 Church Street, Riverdale , GA 30274



3296 Summit Ridge Pkwy, Suite 420
Ph: 678.417.1434 Fax: 678.417.1438
www.tbrealtor.com info@tbrealtor.com

7250 Church Road
Riverdale, GA

Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TBRE Real Estate Services and should not be made available to any other person or entity without the written consent of TBRE Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, TBRE Real Estate Services makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. TBRE Real Estate Services has all rights reserved in this document. Without our permission, this offering memorandum is prohibited to copy or revise same format such as tables, forms and design which appear in this document.

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7250 Church Street
Riverdale, GA

OFFERING SUMMARY

7250 Church Road
Riverdale, GA

INVESTMENT SUMMARY

Location	7250 Church Street Riverdale, GA
Purchase Price	\$300,000
Acreage	2.12
Square Footage	92,347
Zoning	NB (Neighborhood Business)



7250 Church Road
Riverdale, GA

INVESTMENT HIGHLIGHTS

- One of the busiest corridors in Clayton County
- Easy Access to Major Highways (I-285 and I-75)
- High visibility and great development opportunity
- Average Daily Traffic Counts over 50,000 Vehicles per Day
- 2015 Total Population within 3 mile radius : 83,861
- 2015 Total Households within 3 mile radius : 30,456
- Many Well-Known Retailers and Shopping Centers Surrounding Area
(Home Depot, Captain D's, Church's Chicken, National Auto Parts, U-Haul
Meineke, Kroger, Fedex, Panda Express, Chase Bank, Pizza Hut, etc.)



7250 Church Street
Riverdale, GA

PROPERTY INFORMATION

7250 Church Road
Riverdale, GA

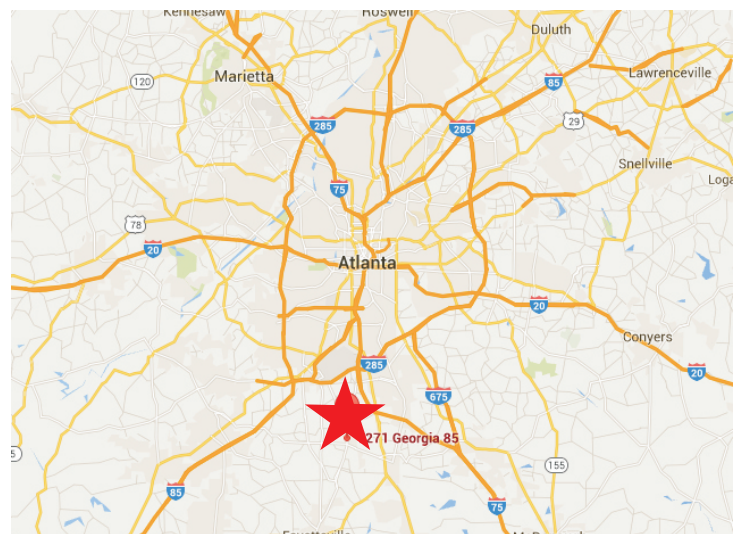
PROPERTY DESCRIPTION



The subject property consists of 2.12 acres of C-2 zoned commercial land located at 7250 Church Rd. in Clayton County. This property has direct access to Highway 85, which is state highway in the west-central part of the State of Georgia. The site is a 18 minute drive to Hartsfield Jackson Atlanta International Airport. This site benefits from being in the close proximity to more than 31,000 homes and 2015 population in excess of 83,861.

LOCATION DESCRIPTION

The property has easy access to interstate I-285, I-85 and Hartsfield-Jackson Atlanta International Airport. Highway 85 traffic volume is approximately 50,000 vehicles per day. Also the Riverdale Town Center (City Hall) is 0.2 miles down Church Street and generates significant traffic.



7250 Church Road
Riverdale, GA

PROPERTY PHOTO



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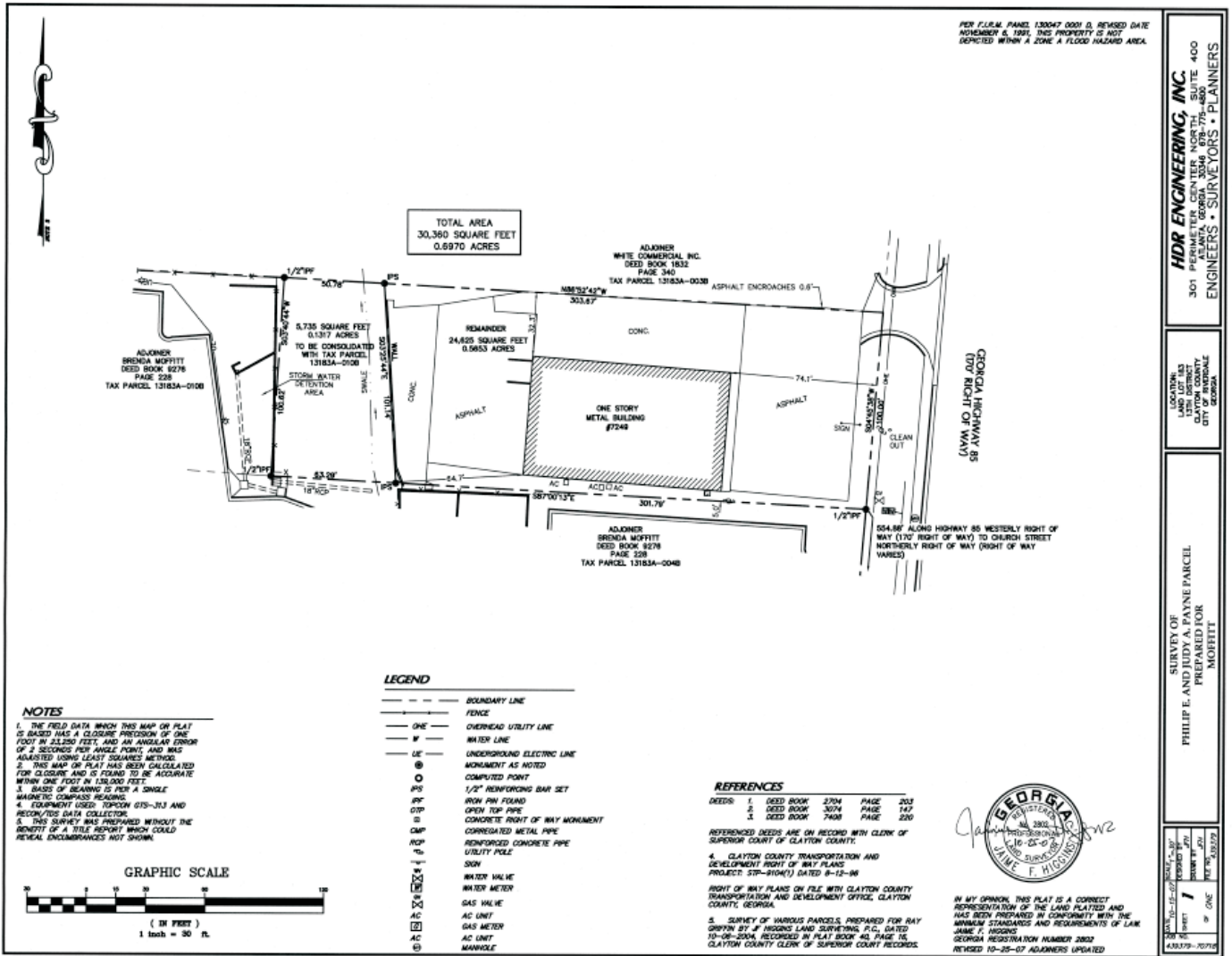
7250 Church Road
Riverdale, GA

PROPERTY PHOTO



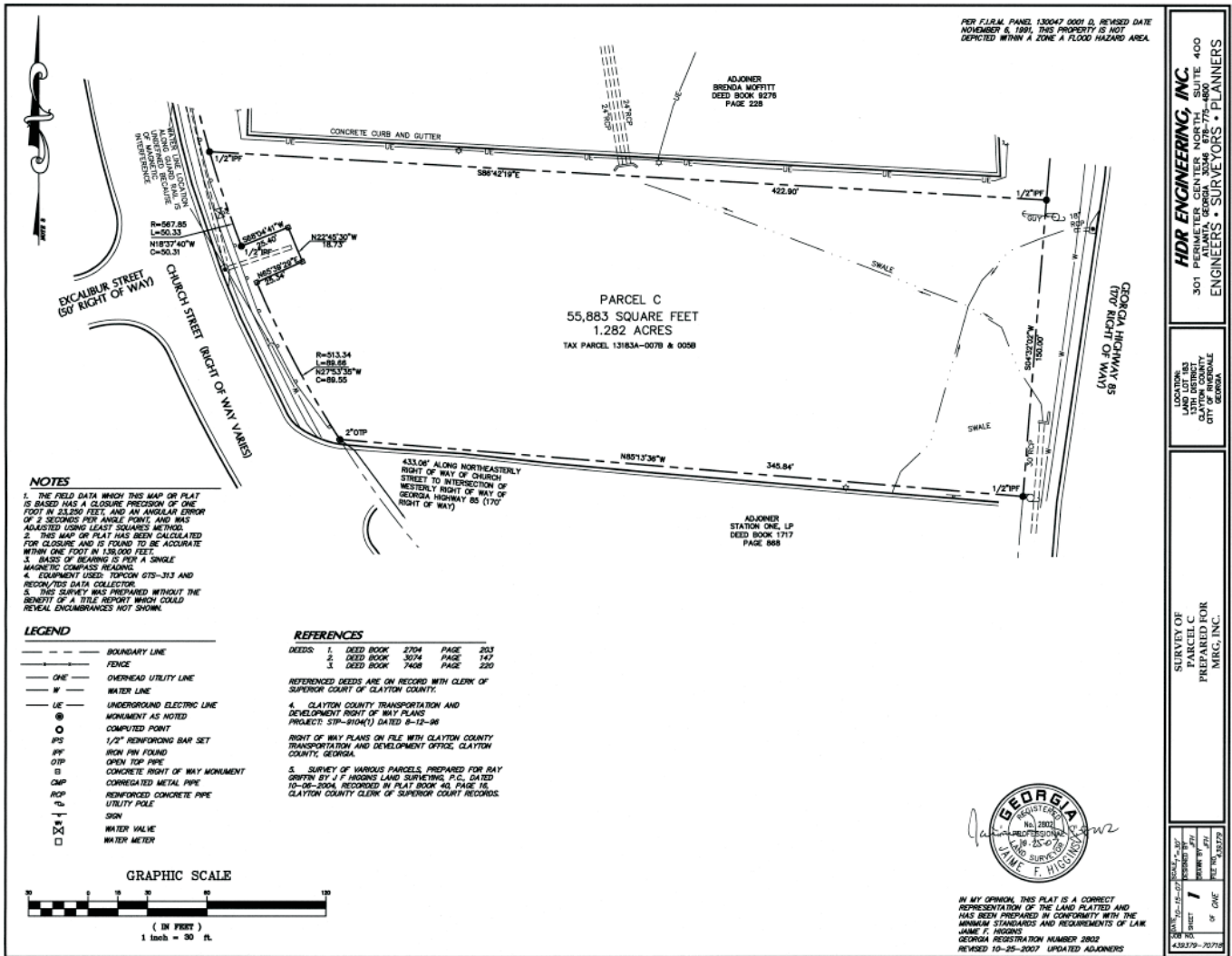
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SURVEY



P:\439379-MRG-inc\70718-Church-Street\13-0-Cadd\Survey\DWG\439379_70718_PAYNE_PARCEL.dwg 10/25/2007 1:07:54 PM PBT

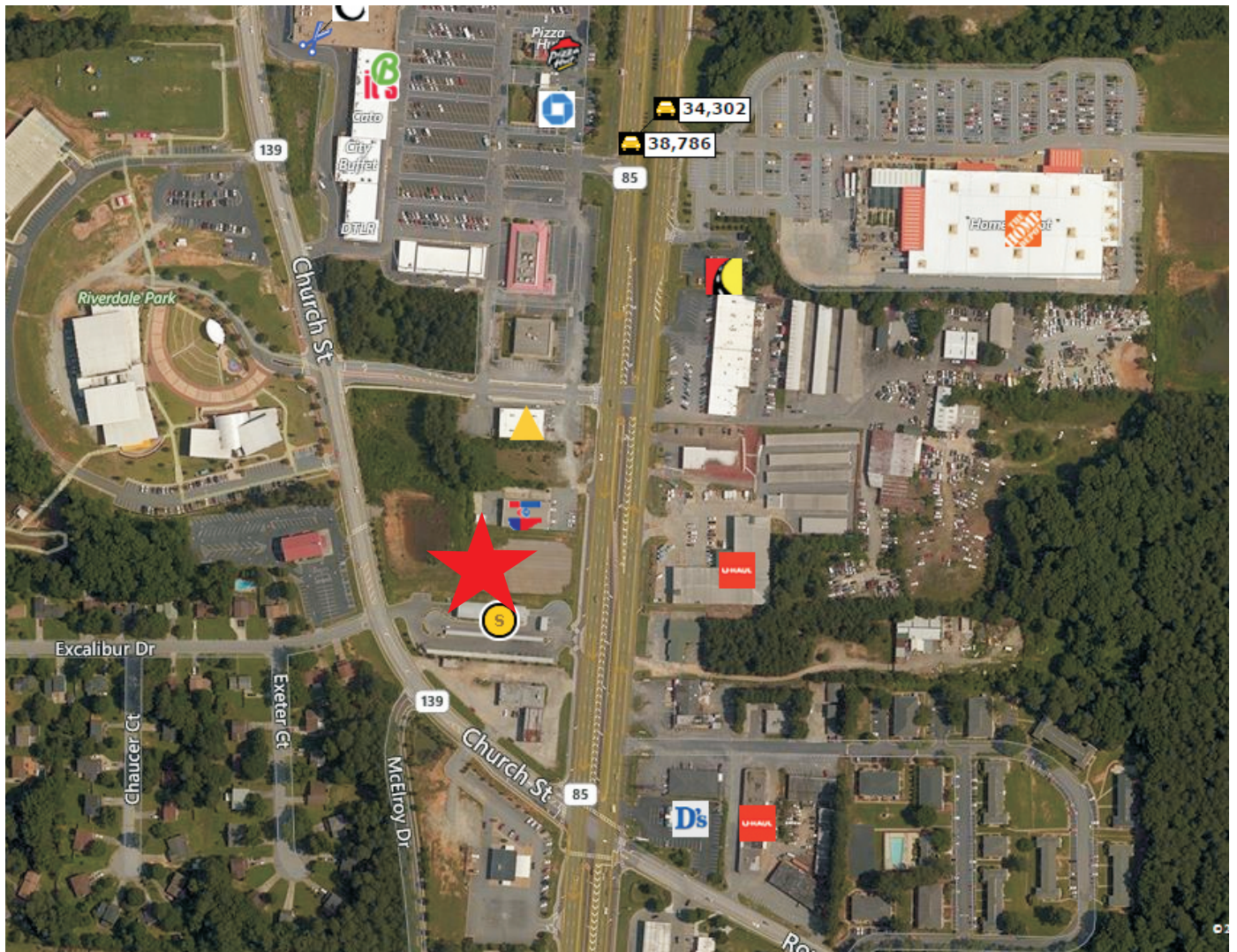
SURVEY



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7250 Church Road
Riverdale, GA

SURROUNDING RETAILERS









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7250 Church Street
Riverdale, GA

MARKET ANALYSIS

7250 Church Road
Riverdale, GA

SALES COMPARABLES

1	1836 GA Highway 85 - Kenwood Crossing Land	FOR SALE								
<p>Fayetteville, GA 30214 Fayette County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$600,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$329,670.33 (\$7.57/SF)</td> <td>Land Area: 1.82 AC (79,279 SF)</td> </tr> <tr> <td>Days on Market: 1459</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: Commercial [Partial List]</td> </tr> </table> <p>Parcel No: 0081-2212, 0081-2228 [Partial List] Sales Condition: -</p> 			Asking Price: \$600,000	Sale Type: Investment	\$/AC Land Gross: \$329,670.33 (\$7.57/SF)	Land Area: 1.82 AC (79,279 SF)	Days on Market: 1459	Lot Dimensions: -	Sale Status: Active	Proposed Use: Commercial [Partial List]
Asking Price: \$600,000	Sale Type: Investment									
\$/AC Land Gross: \$329,670.33 (\$7.57/SF)	Land Area: 1.82 AC (79,279 SF)									
Days on Market: 1459	Lot Dimensions: -									
Sale Status: Active	Proposed Use: Commercial [Partial List]									
2	Hwy 138 & Old National Hwy @ Old National Hwy	FOR SALE								
<p>Fairburn, GA 30213 Fulton County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$395,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$404,713.11 (\$9.29/SF)</td> <td>Land Area: 0.98 AC (42,515 SF)</td> </tr> <tr> <td>Days on Market: 409</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: Hold for Development</td> </tr> </table> <p>Parcel No: 05-52-00-045 Sales Condition: -</p> 			Asking Price: \$395,000	Sale Type: Investment	\$/AC Land Gross: \$404,713.11 (\$9.29/SF)	Land Area: 0.98 AC (42,515 SF)	Days on Market: 409	Lot Dimensions: -	Sale Status: Active	Proposed Use: Hold for Development
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Days on Market: 409	Lot Dimensions: -									
Sale Status: Active	Proposed Use: Hold for Development									
3	7009 Hwy 85	FOR SALE								
<p>Riverdale, GA 30274 Clayton County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$650,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$326,633.17 (\$7.50/SF)</td> <td>Land Area: 1.99 AC (86,684 SF)</td> </tr> <tr> <td>Days on Market: 494</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: -</td> </tr> </table> <p>Parcel No: 13-0196-LL-079 Sales Condition: -</p> 			Asking Price: \$650,000	Sale Type: Investment	\$/AC Land Gross: \$326,633.17 (\$7.50/SF)	Land Area: 1.99 AC (86,684 SF)	Days on Market: 494	Lot Dimensions: -	Sale Status: Active	Proposed Use: -
Asking Price: \$650,000	Sale Type: Investment									
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Days on Market: 494	Lot Dimensions: -									
Sale Status: Active	Proposed Use: -									
4	5926 Old Dixie Rd	FOR SALE								
<p>Forest Park, GA 30297 Clayton County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$650,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$288,888.89 (\$6.63/SF)</td> <td>Land Area: 2.25 AC (98,010 SF)</td> </tr> <tr> <td>Days on Market: 758</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: -</td> </tr> </table> <p>Parcel No: 13-0170B-00B-007 Sales Condition: -</p> 			Asking Price: \$650,000	Sale Type: Investment	\$/AC Land Gross: \$288,888.89 (\$6.63/SF)	Land Area: 2.25 AC (98,010 SF)	Days on Market: 758	Lot Dimensions: -	Sale Status: Active	Proposed Use: -
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Days on Market: 758	Lot Dimensions: -									
Sale Status: Active	Proposed Use: -									
5	5371-5343 Old National Hwy	FOR SALE								
<p>Atlanta, GA 30349 Fulton County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$590,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$331,460.67 (\$7.61/SF)</td> <td>Land Area: 1.78 AC (77,537 SF)</td> </tr> <tr> <td>Days on Market: 444</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: -</td> </tr> </table> <p>Parcel No: - Sales Condition: -</p> 			Asking Price: \$590,000	Sale Type: Investment	\$/AC Land Gross: \$331,460.67 (\$7.61/SF)	Land Area: 1.78 AC (77,537 SF)	Days on Market: 444	Lot Dimensions: -	Sale Status: Active	Proposed Use: -
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Days on Market: 444	Lot Dimensions: -									
Sale Status: Active	Proposed Use: -									
6	1517 Southlake Pky	FOR SALE								
<p>Morrow, GA 30260 Clayton County</p> <table border="0" style="width: 100%;"> <tr> <td>Asking Price: \$350,000</td> <td>Sale Type: Investment</td> </tr> <tr> <td>\$/AC Land Gross: \$454,545.45 (\$10.43/SF)</td> <td>Land Area: 0.77 AC (33,541 SF)</td> </tr> <tr> <td>Days on Market: 554</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Sale Status: Active</td> <td>Proposed Use: -</td> </tr> </table> <p>Parcel No: - Sales Condition: -</p> 			Asking Price: \$350,000	Sale Type: Investment	\$/AC Land Gross: \$454,545.45 (\$10.43/SF)	Land Area: 0.77 AC (33,541 SF)	Days on Market: 554	Lot Dimensions: -	Sale Status: Active	Proposed Use: -
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