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Offering Memorandum

**Land – 5640 Commerce Blvd
(Grassland)**

5640 Commerce Blvd Alpharetta (Atlanta MSA), GA 30004



Executive Summary

Sale Price

\$1,700,000

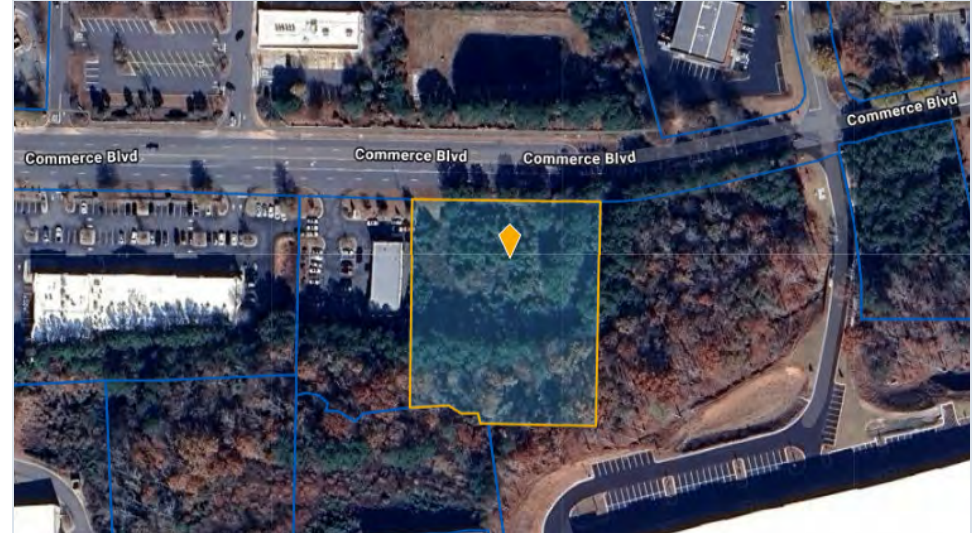
Offering Summary

Lot Size: 1.97 AC

Zoning CBD

Property Highlights

- 1.97± Land parcel located at 5640 Commerce Blvd, Alpharetta, GA, within a highly desirable North Alpharetta market
- Build-to-Suit (BTS) opportunity or for sale at \$1,700,000
- Opportunity for retail, service, or medical use
- Adjacent to Walmart, benefiting from strong retail traffic drivers and established consumer activity
- Positioned just off Hwy 9 or Atlanta Hwy, a major road providing accessibility with over 20,000 cars passing per day
- Surrounded by existing residential and commercial development, supporting long-term demand - Hwy 9 road widening in process now due to the growth in the area.
- Located within the growing Alpharetta market, known for strong demographics and continued development - Cumming is located to the north, which is experiencing explosive growth.
- Average household income within 3 miles exceeds \$215,000, which is expected to grow by 28% over the next 5 years.



Property Description

The subject property is a land parcel located at 5640 Commerce Boulevard in Alpharetta, Georgia, within one of Metro Atlanta's most desirable and rapidly growing submarkets. The site is positioned adjacent to Walmart, providing strong retail synergy and access to an established consumer base, while its location just off the main corridor offers convenient accessibility with reduced congestion.

The property is offered as a build-to-suit opportunity, providing flexibility for developers, investors, or end users. Surrounded by existing residential and commercial development, the site is well-positioned to support a variety of potential uses, making it an attractive opportunity to capitalize on the continued growth of the Alpharetta and Cumming market.

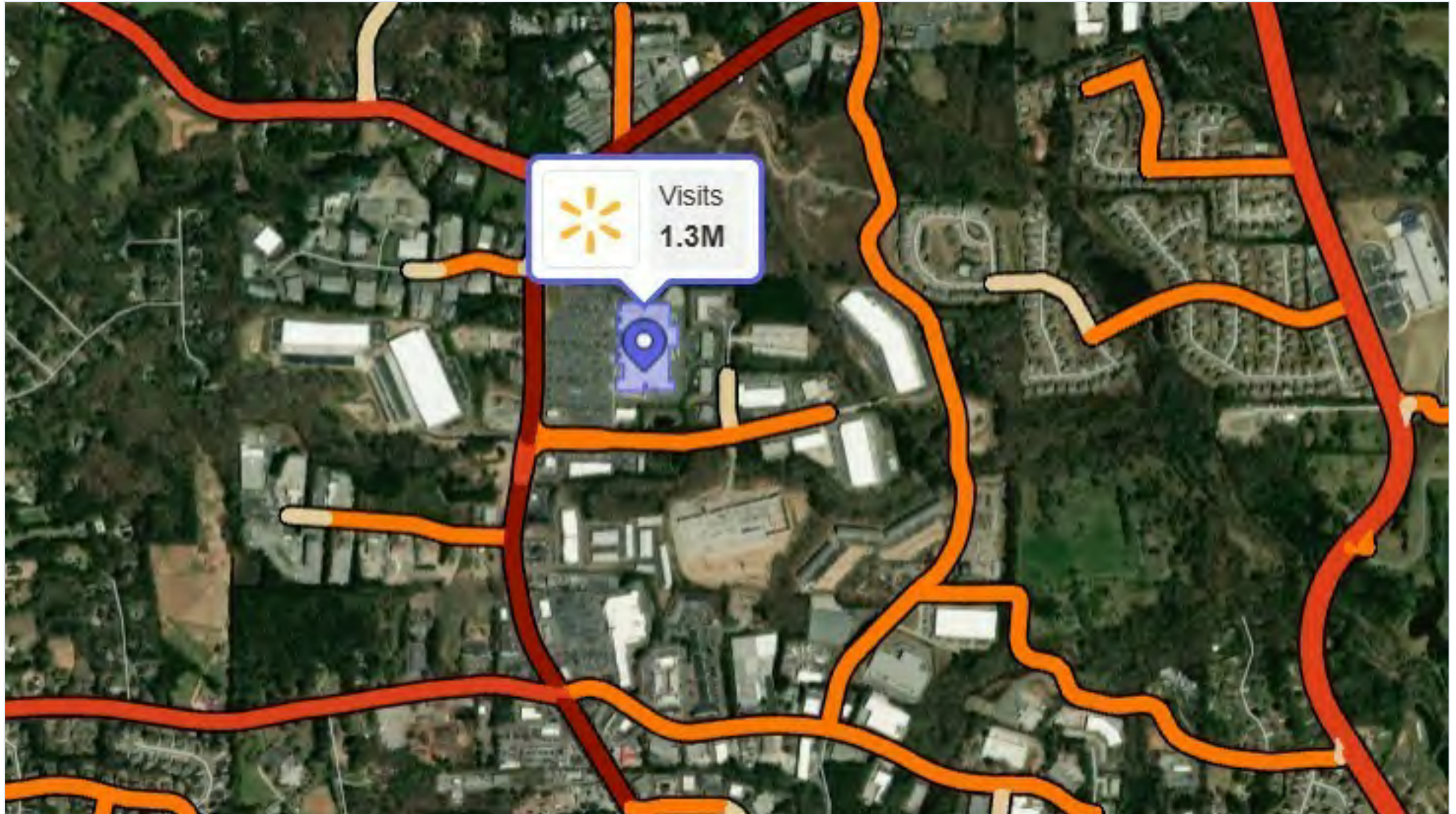
Retailer Map



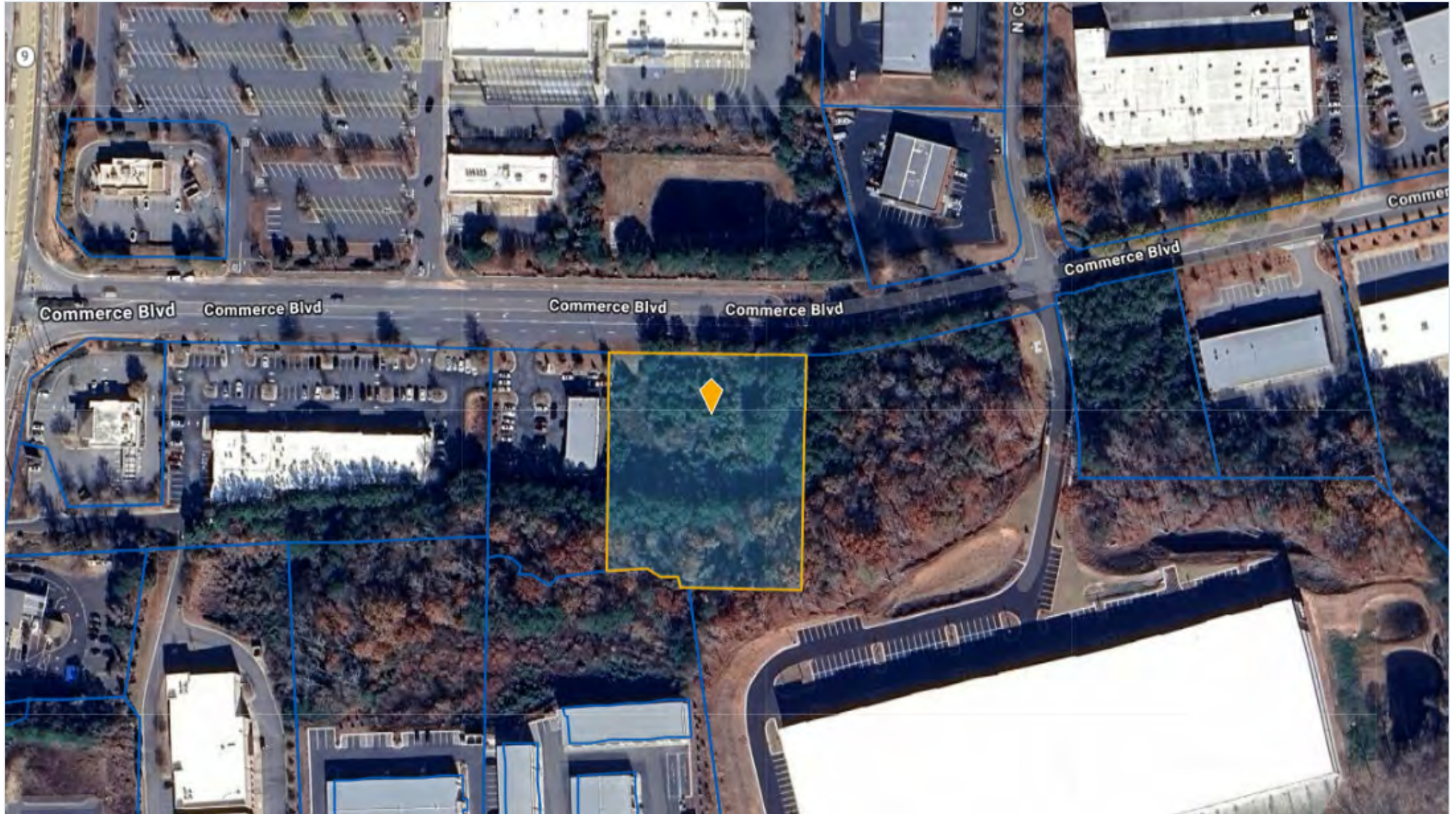
Retailer Map



Placer.ai Data



Parcel Map



Additional Photos



Aerial Photo



Across from Walmart



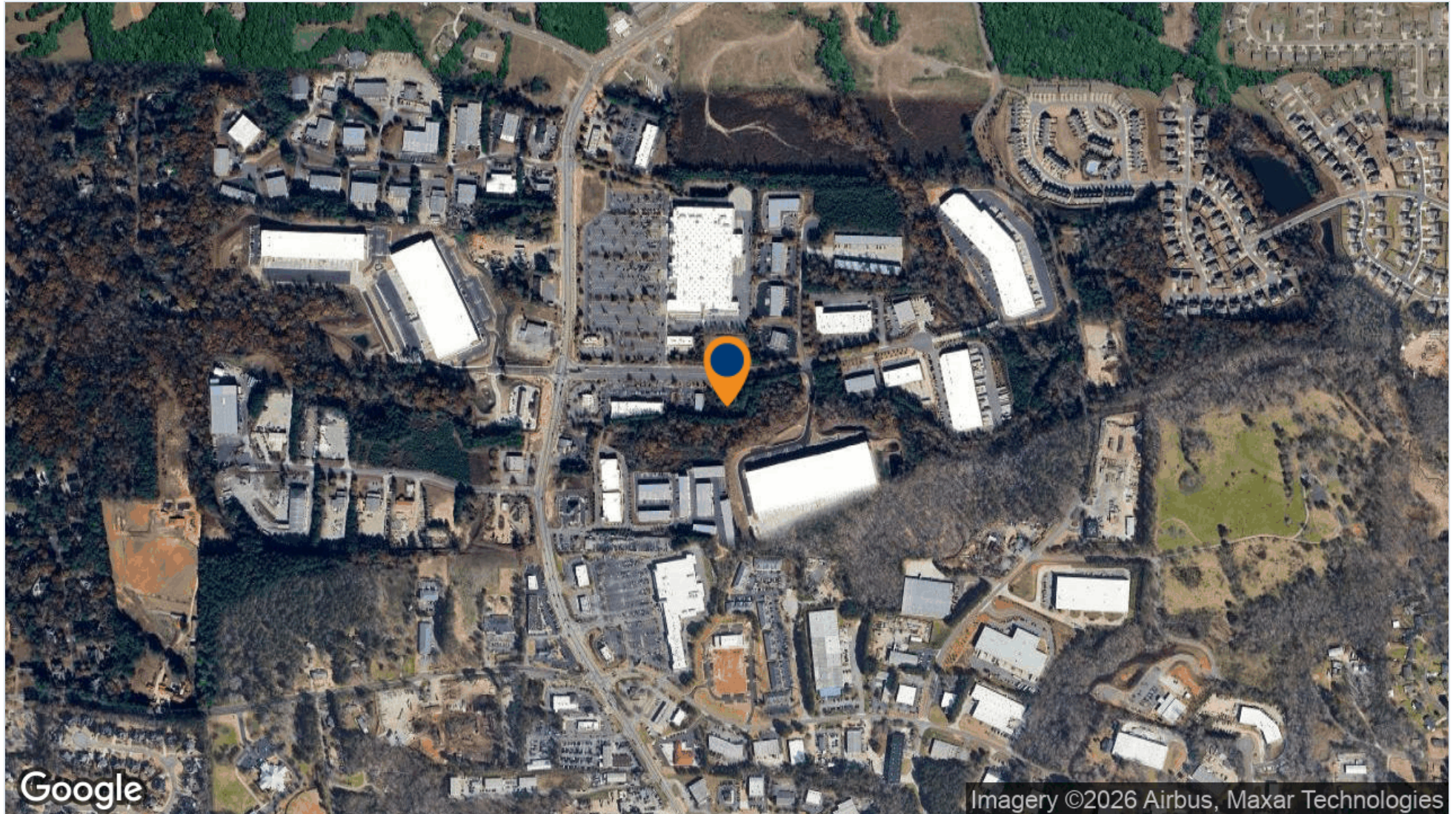
Surrounding Area



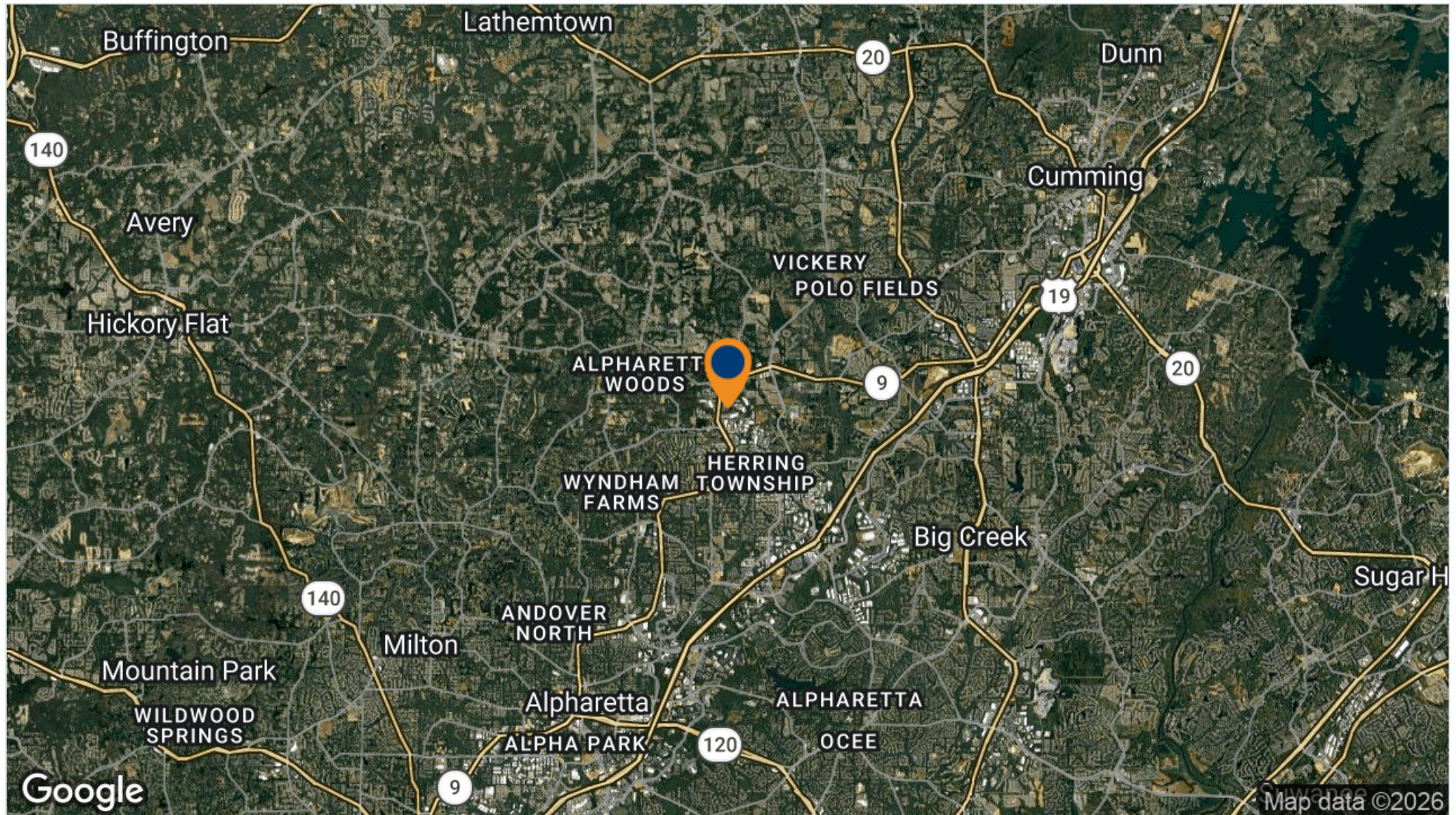
Surrounding Area



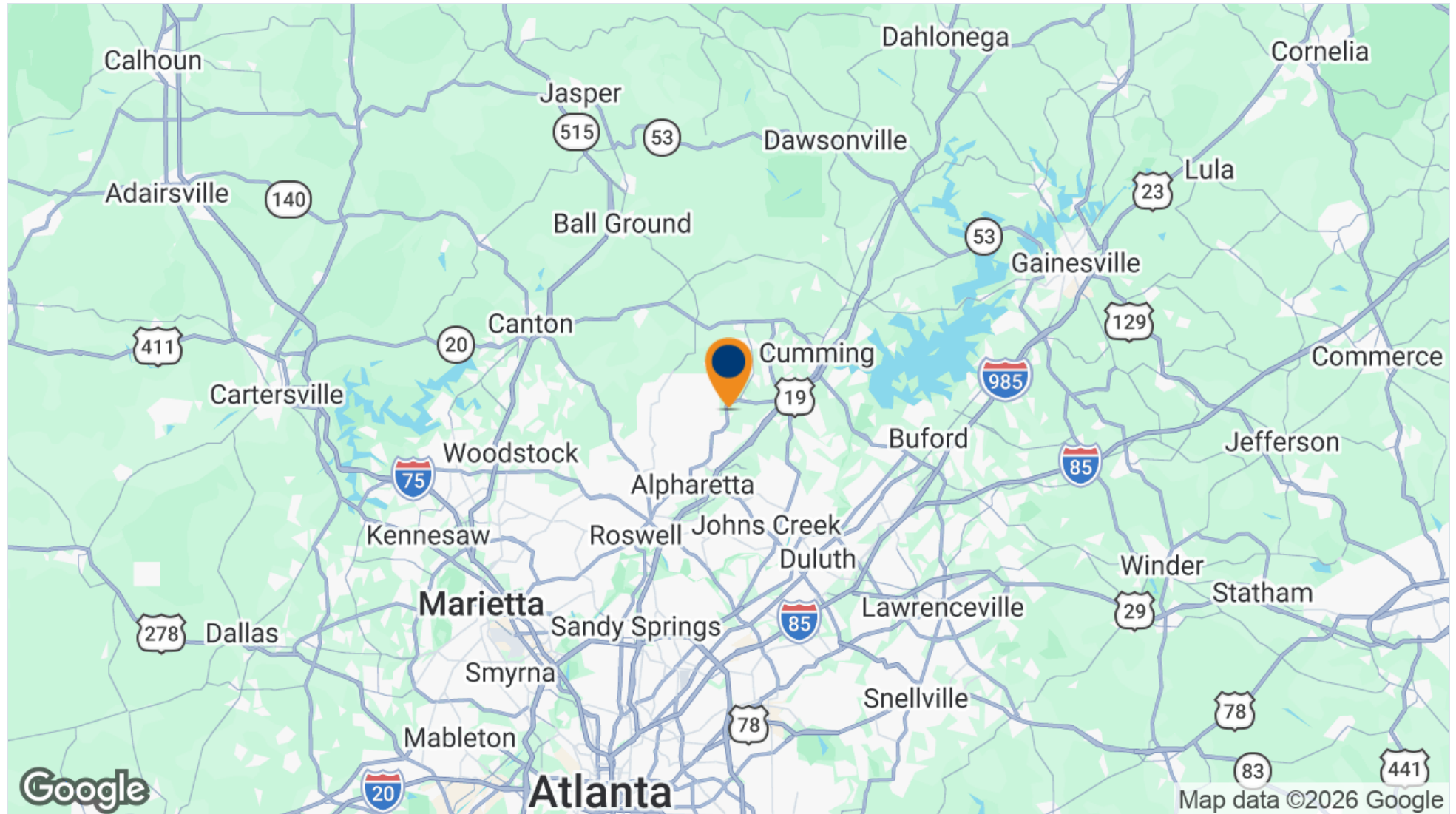
Aerial Map



Location Map

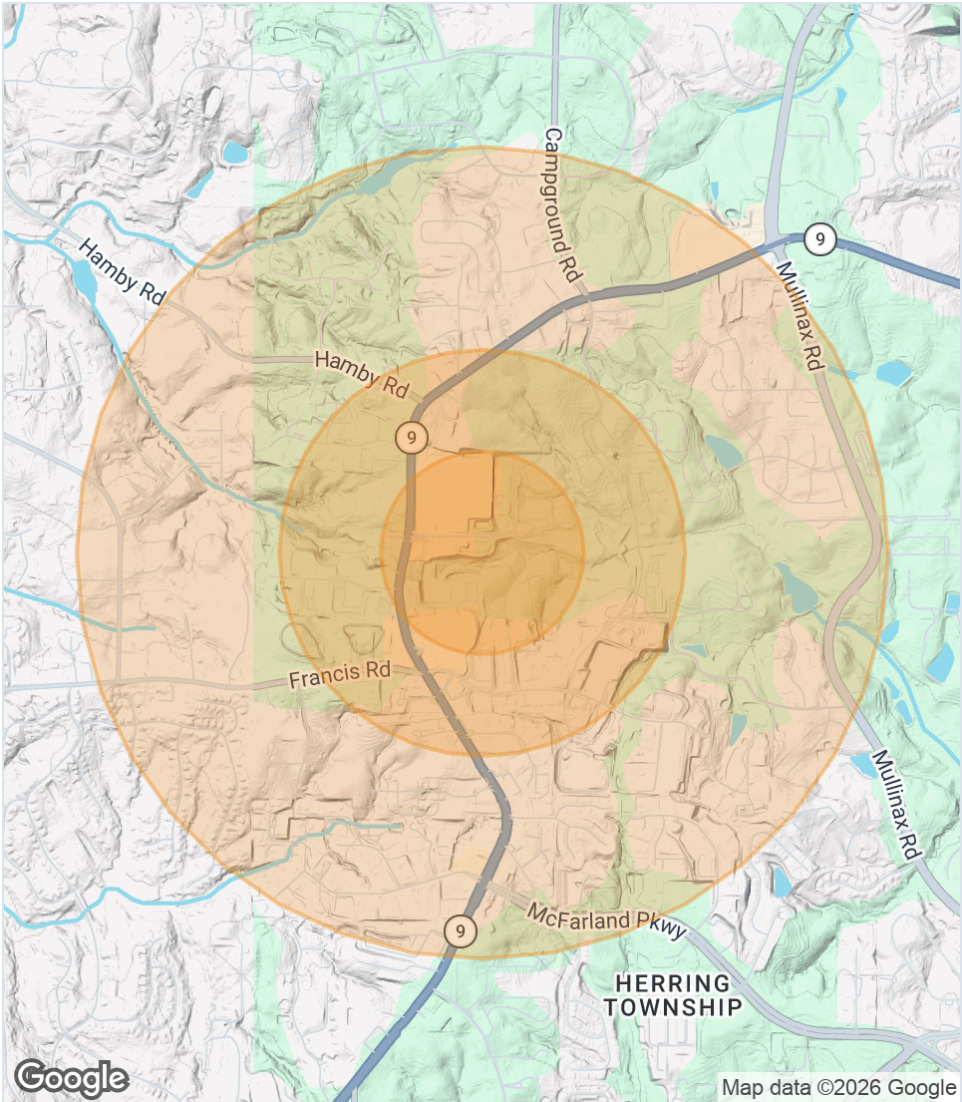


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	4,018	38,699	125,537
2030 Population	4,478	42,427	138,847
5 Year Projected	5,204	48,168	157,962
Households			
2025 Population	1,375	12,524	43,082
2030 Population	1,533	13,745	47,596
5 Year Projected	1,781	15,617	54,079
Income			
2025 Average Household Income	\$161,356	\$215,694	\$206,328
5 Year Projected (2030)	\$211,567	\$275,425	\$265,302



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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.