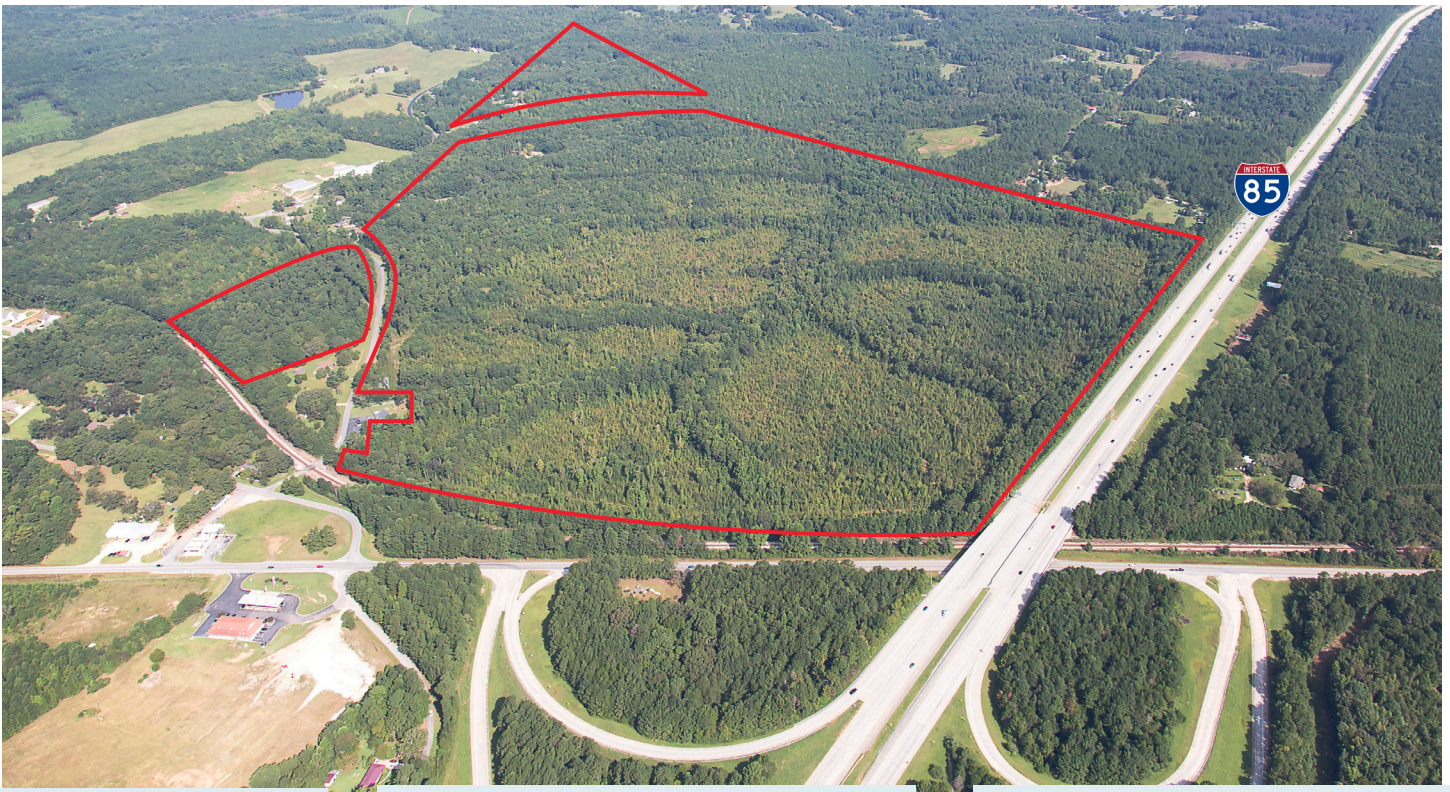


CASE STUDY

GRANTVILLE TRACT

DISPOSITION OF 197 ACRES OF INDUSTRIAL LAND



CONTACT



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DETAILS

LOCATION

Grantville, GA

TIME FRAME

Closed – 3Q 2019

PROPERTY FEATURES

- 197 Acres – 153 Acres of Usable Land
- Zoned a Mix of General Commercial and Residential
- Easy Access to Interstate 85
- Able to Accommodate Two Million SF of Industrial Space
- 2,400+ SF of Road Frontage on Interstate 85
- 1,900+ SF of Combined Road Frontage on Both Sides of Charlie Patterson Road
- 3,500+ SF of Combined Road Frontage on Both Sides of Allen Road
- Substantial Timber Value

RESPONSIBILITIES

- Prepared a market analysis of Industrial sales in Coweta County, GA
- Collected large amounts of background information and due diligence on the property
- Created an engaging marketing package, specifically targeting industrial end users
- Identified a list of targets actively pursuing industrial options along the Interstate 85 South Corridor
- Had aerial photography flown for the site
- Met with and served as liaison to the City of Grantville, Coweta County, and Coweta Water & Sewer Authority

ANALYZED THE SITES POTENTIAL FOR DEVELOPMENT INCLUDING:

- Rezoning
- Utilities
- Wetlands and Streams
- Soils
- Budgets from Third Party Vendors

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DEAL SYNOPSIS

Macallan Real Estate (MRE) was engaged by a national timber investment company to manage the disposition of 197 acres located in the City of Grantville, which is in the southwest corner of Coweta County, GA. The Grantville Tract, being near the City of Atlanta and with easy access to Interstate 85, setup very nicely for a future industrial development. Macallan worked with the city and the county to resolve as many of the development hurdles as possible prior to taking the property to market. Using a wide variety of marketing tools and online resources, MRE was able to solicit multiple offers on the site. The property ended up selling to an investor and closed in September of 2019.