

OWNER/USER OR INVESTMENT

5521 COLLINS BLVD | AUSTELL, GA 30106

INTERACTIVE OFFERING MEMORANDUM



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:



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INVESTMENT OVERVIEW

- **STRATEGIC LOCATION** – Positioned strategically in the Austell Industrial submarket, this facility features direct access to Veterans Memorial Hwy, I-20 and I-285.
- **OWNER-USER OPPORTUNITY** – With very little supply of industrial space under 20,000 square feet, this opportunity will fit the needs of countless different users. This opportunity is made up of two facilities combining for a total of 27,756 SQ FT on 2.90 acres.
- **OUTDOOR STORAGE SPACE** – In addition to the truck court located between the two facilities, this opportunity includes an additional fenced and paved lot. Additional property development is an option.
- **BELOW REPLACEMENT COST** – Industrial development costs have been rising significantly year over year. Priced at only \$61/SF, 5521 Collins Blvd provides an investor or owner/user a very attractive going-in basis.

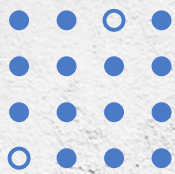


PROPERTY SUMMARY

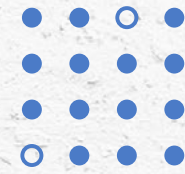
Building 1	
Address	5521 Collins Blvd, Austell, GA 30106
Parcel No.	19128800350
Square Feet	±23,476
Acres	±1.48
Construction	Metal
Coverage Ratio	36.41%
Clear Height	18'
Built	1969
Roof Type/Age/Condition	Good Condition (Recent Repairment)
Zoning	LI
Dock Doors	1
Grade Level Doors	1

Building 2	
Address	1580 Collins Blvd, Austell, GA 30106
Parcel No.	19128800380
Square Feet	±4,280
Acres	±1.03
Construction	Metal
Coverage Ratio	9.54%
Clear Height	18'
Built	1985
Roof Type/Age/Condition	Good Condition (Recent Repairment)
Zoning	LI
Dock Doors	1
Grade Level Doors	3

Additional Land	
Address	2037 Collins Blvd, Austell, GA 30106
Parcel No.	19128800370
Acres	±0.39
Construction	Concrete
Zoning	LI
Parking Spaces	50



PROPERTY SUMMARY - COMBINED



Vacant Industrial - Combined

Address 1580 Collins Blvd, Austell, GA 30106

Square Feet ±27,756

Acres ±2.90

Construction Metal

Coverage Ratio 21.79%

Clear Height 20'

Roof Type/Age/Condition Good Condition (Recent Repairment)

Zoning LI

Dock Doors 2

Grade Level Doors 4



\$61.25
PRICE/SF



\$1,700,000
LIST PRICE



\$13.46
PRICE/SF LAND





GARRETT MIDDLE SCHOOL
951 STUDENTS



JONQUIL STEEL & CONSTRUCTION



BUMPER DOCTOR



LOW VOLTAGE AUDIO SOLUTIONS



**West CreeK
Stables K**



± 37,700 VPD

**SUBJECT
PROPERTY**



RECYCLE 8 AUTO PARTS



± 23,700 VPD

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AREA OVERVIEW

AUSTELL, GA

Austell, Georgia is a charming suburban city located in Cobb County, just west of Atlanta. Known for its friendly community, Austell offers a blend of residential neighborhoods, local businesses, and recreational spaces. One of the city's highlights is the Sweetwater Creek State Park, a natural oasis providing residents and visitors with scenic trails, fishing spots, and picnic areas. Austell also boasts a rich history, with landmarks such as the Austell Rail Depot and the Threadmill Complex reflecting its past as a key rail hub and textile manufacturing center. The city's convenient proximity to Atlanta allows for easy access to metropolitan amenities while maintaining a quieter, family-oriented atmosphere.



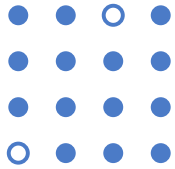
PROPERTY DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2028 Projection	5,380	55,404	149,069
2023 Estimate	5,304	54,748	147,395
2020 Census	4,654	48,590	131,297
Household	1-Mile	3-Mile	5-Mile
2028 Projection	1,988	20,793	54,511
2023 Estimate	1,958	20,552	53,911
2020 Census	1,704	18,239	48,023
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$69,297	\$74,125	\$83,986

ATLANTA, GA

Being the capital of Georgia, Atlanta is the most populous city in the state with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city. The city pays homage to its culture and past with the Atlanta History center as well as the Martin Luther King Jr. National Historic Site which is dedicated to the African American leader's life and times.

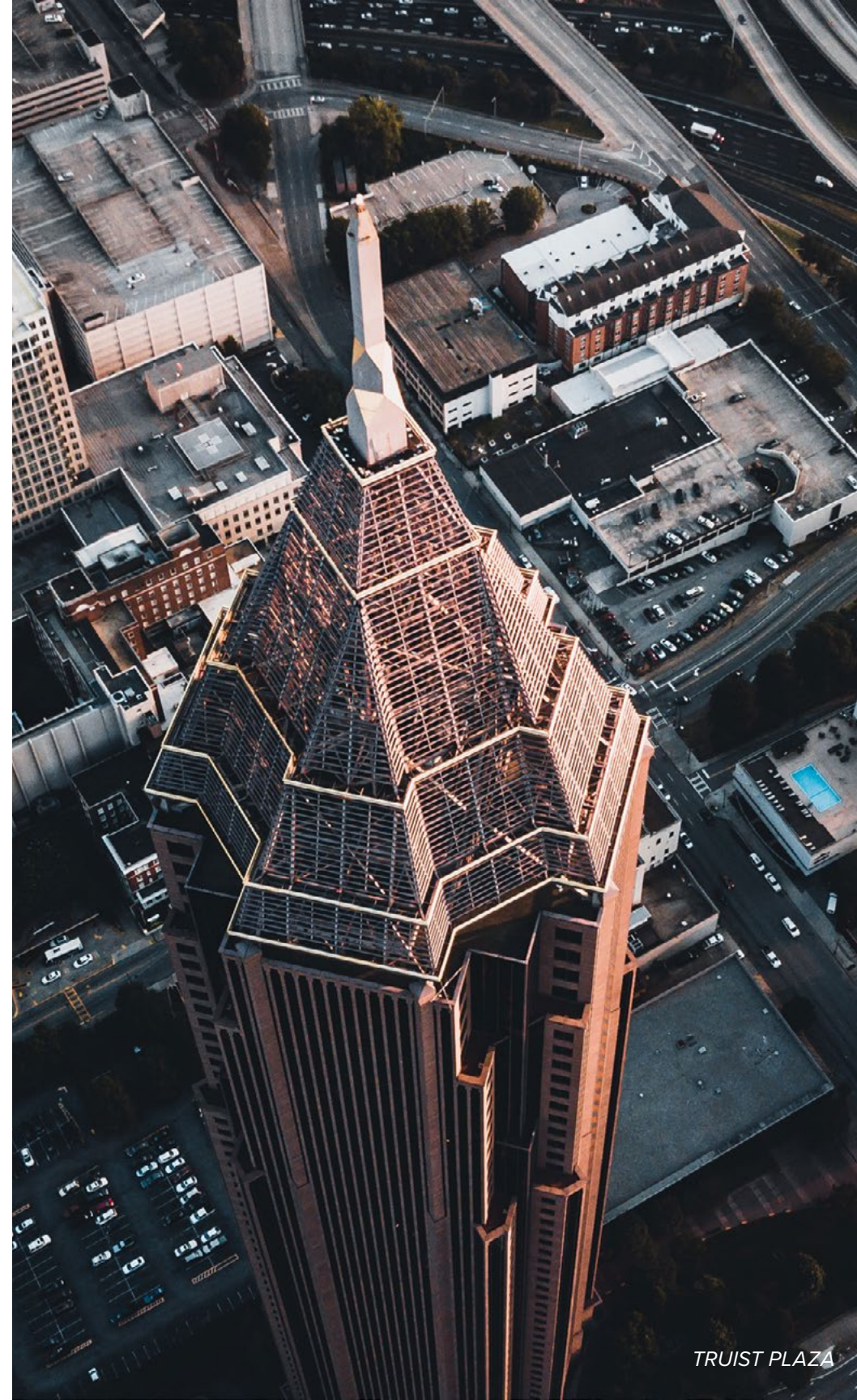




ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. The metro area has the ninth largest population in the country with over 6.14 million residents. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries. The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$399.13 billion. The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of 16 Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

The economy of Atlanta employs about 257,000 people. The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.



TRUIST PLAZA

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs located at **5521 Collins Blvd, Austell, GA 30106** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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