

# MANOR DRUID HILLS MOB PAD

CONSTRUCTION READY PAD SITE IN METRO ATLANTA



EXECUTIVE SUMMARY



# MANOR DRUID HILLS MOB PAD

## HIGH PROFILE CONSTRUCTION READY PAD SITE IN METRO ATLANTA

Transwestern's Southeast Investment Services Group is pleased to present the opportunity to purchase a construction-ready pad site at the intersection of North Druid Hills Road and Briarcliff Road in Atlanta, Georgia. Part of a larger 6.76-acre redevelopment into a vibrant mixed-use community, this site is approved for a 59,000-square-foot medical office building. It offers a unique opportunity for a developer to build a non-healthcare-affiliated medical office tailored for private practices, addressing a critical need in the area.

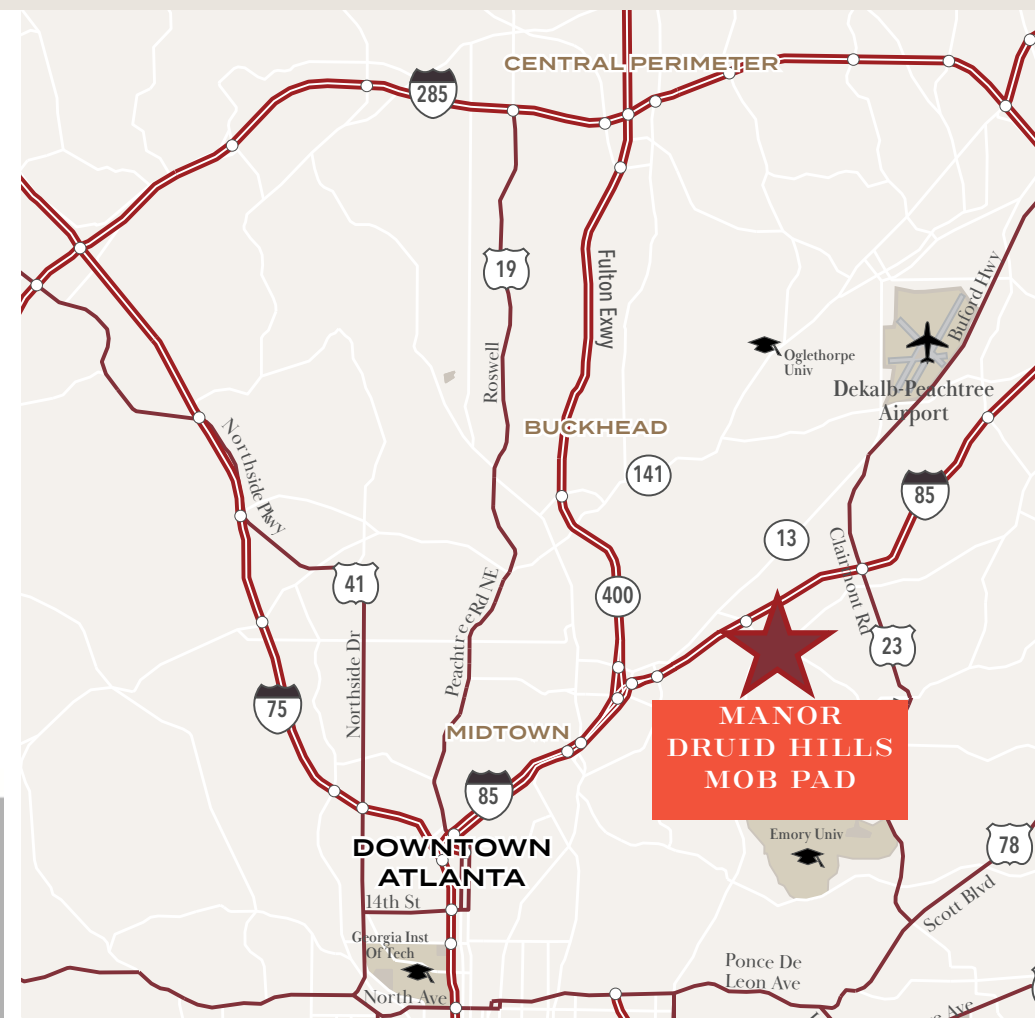
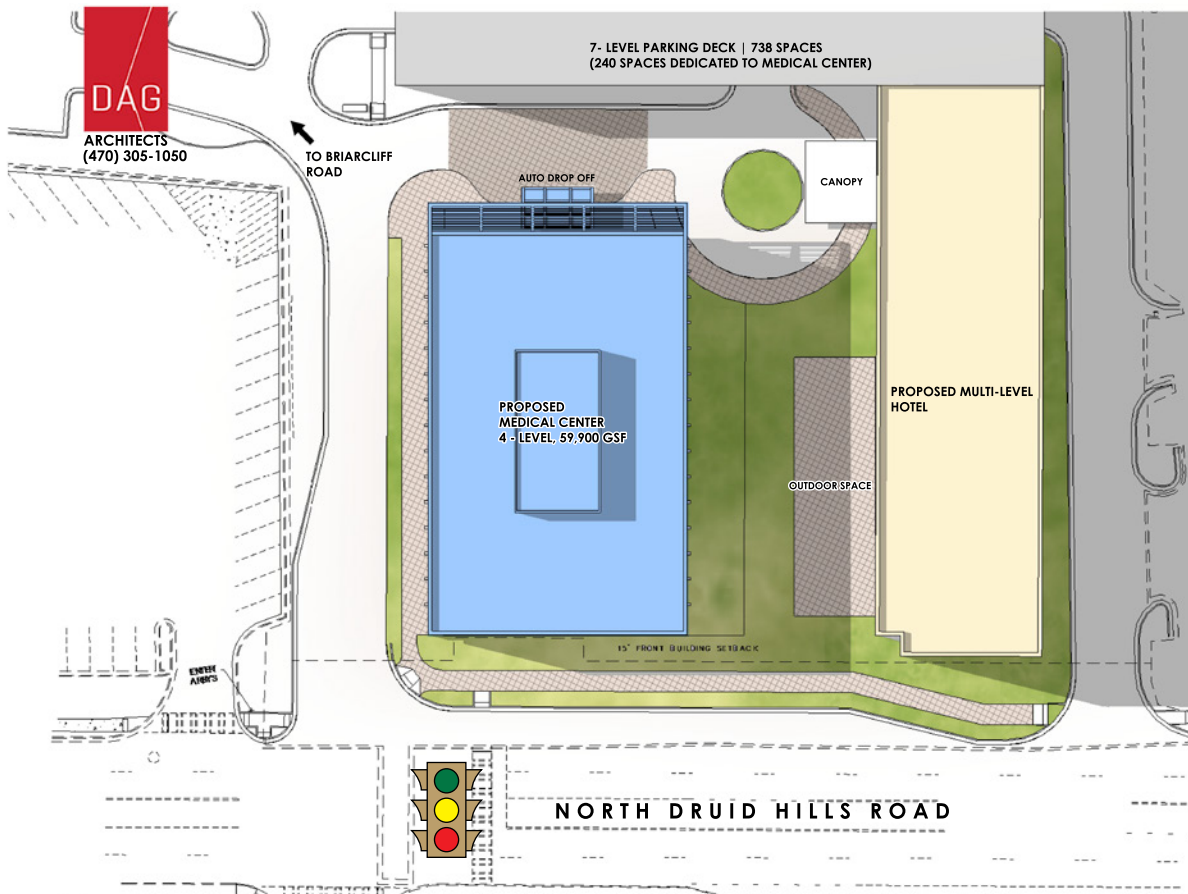
Situated near one of Atlanta's most strategic interstate interchanges, the property benefits from its location within the evolving healthcare corridor at North Druid Hills Road and I-85. The area has been significantly transformed by Children's Healthcare of Atlanta's (CHOA) recently completed \$2+ billion campus, including the Arthur M. Blank Hospital, and Emory Healthcare's ongoing development of its new mixed-use healthcare innovation district, a \$1 billion project. Together, these projects reinforce the area's reputation as Atlanta's next premier medical corridor.





# INVESTMENT HIGHLIGHTS

- PART OF A NEW, MIXED-USE DEVELOPMENT
- CONSTRUCTION READY PAD SITE
- PRIME OPPORTUNITY FOR NON-HEALTHCARE AFFILIATED PRIVATE PRACTICES
- ADJACENT \$3+ BILLION MEDICAL HUB
- IRREPLACEABLE, HIGHLY VISIBLE LOCATION
- UNMATCHED TRANSPORTATION ACCESS
- PHENOMENAL DEMOGRAPHICS
- 10-YEAR TAX ABATEMENT AVAILABLE



|                |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS        | North Druid Hills and Briarcliff Road                                                                                                                                                                                                                                                                                                                                                                                      |
| SITE           | 0.67 Acres                                                                                                                                                                                                                                                                                                                                                                                                                 |
| POTENTIAL SIZE | 59,900 SF                                                                                                                                                                                                                                                                                                                                                                                                                  |
| FLOORS         | 4 (potential)                                                                                                                                                                                                                                                                                                                                                                                                              |
| ZONING         | C-1                                                                                                                                                                                                                                                                                                                                                                                                                        |
| USES           | <ul style="list-style-type: none"> <li>▪ Small retail stores, such as grocery stores, drug stores, and small clothing stores</li> <li>▪ Personal service establishments, such as hair salons and dry cleaners</li> <li>▪ Offices, such as general medical office, laboratories, scientific research, and general offices</li> <li>▪ Residential uses, such as community gardens, playgrounds, and hotel lodging</li> </ul> |

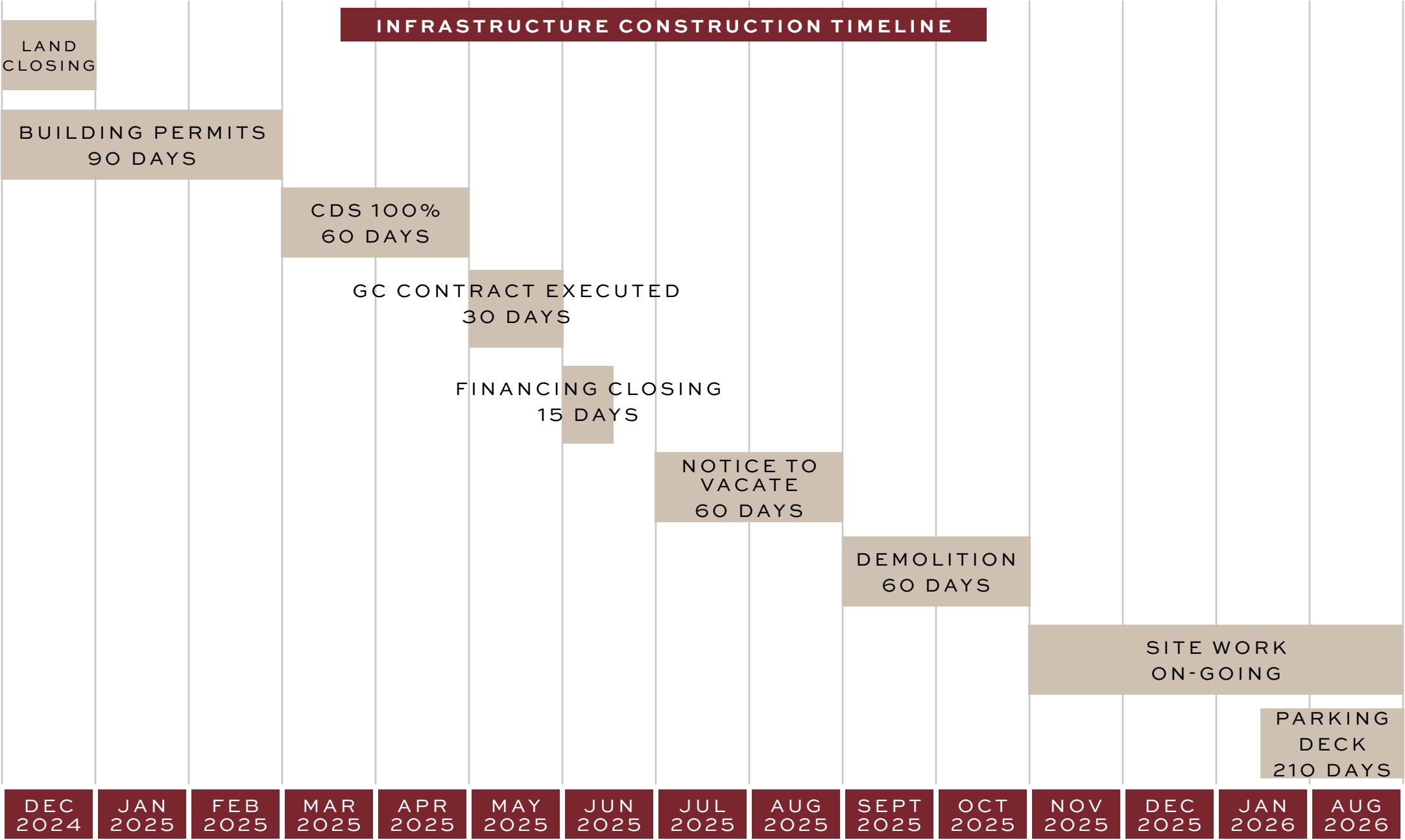
- The pad site for sale is part of an exciting new mixed-use development featuring 381 apartments, being developed by Related Group, a nationally recognized developer known for high-quality, innovative projects.
- Elsewhere in the project, there is the potential for a 140-room hotel near Target, designed with long-term stay options for Children's Healthcare of Atlanta hospital & Emory patient families.
- The development will complement the area, an already bustling retail corridor with nationally recognized tenants such as Target, Chick-fil-A, Mattress Firm, and Panera.
- Additionally, the developer plans to invest in upgrades to sidewalks, roadways, and greenspace, creating a vibrant, integrated community offering residential, hospitality, and healthcare opportunities in one prime location.

- This site offers a unique opportunity for a developer to construct a non-healthcare-affiliated medical outpatient building tailored for private practices, which often face challenges in finding new, high-quality office spaces. With a critical need for such properties in the area, this development will provide much-needed options for medical professionals, addressing a gap in the local market for private practice spaces.
- With no use restrictions, this site offers a unique opportunity for a developer to construct either a health system anchored medical outpatient building or an MOB for private practices, including clinics, surgery centers and imaging centers.



# CONSTRUCTION-READY PAD SITE

- The pad site will be delivered construction-ready by August 2026 and can accommodate a 59,900-square-foot, four-story medical office building.
- As part of a larger mixed-use development, the project includes a parking structure being built for the adjacent new apartments, with dedicated spaces allocated specifically for the medical office building. This integration ensures seamless functionality and maximizes convenience for tenants and visitors while reducing development costs.





# ADJACENT \$3+ BILLION MEDICAL HUB

## SURROUNDED BY KEY NEW HEALTHCARE DEVELOPMENTS

- Located near one of Atlanta's most strategically positioned interstate interchanges, this property is ideally situated within the rapidly evolving healthcare corridor at North Druid Hills Road and I-85.
- The area has undergone a significant transformation with the recent completion of Children's Healthcare of Atlanta's (CHOA) \$2+ billion campus, including the Arthur M. Blank Hospital. Additionally, Emory Healthcare is in the midst of a \$1+ billion, 15-year phased development of a new mixed-use healthcare innovation district. These ambitious projects have solidified the area's status as Atlanta's next premier medical corridor, positioning it as a leading destination for medical excellence and innovation.

### CHILDREN'S HEALTHCARE OF ATLANTA ARTHUR M. BLANK HOSPITAL

**\$2+ Billion**  
Construction  
Cost

**2M SF**  
19 Stories &  
2 Towers

**446**  
Hospital Beds

**450**  
Physicians

**1M+**  
Expected  
Patient Visits

### EMORY HEALTHCARE EXECUTIVE PARK INNOVATION DISTRICT

**\$1+ Billion**  
Construction  
Cost

**3M SF**  
Medical Office  
Space

**180K SF**  
Musculoskeletal  
Institute

**90K SF**  
Sports Medicine  
Complex





HEALTHCARE OF ATLANTA |  
IN DEVELOPMENT

Dr. M. Blank Hospital, part of Children's  
Hospital of Atlanta, was built to meet growing  
healthcare needs, offering advanced  
services, state-of-the-art facilities, and a  
holistic approach to care.

EMORY EXECUTIVE PARK INNOVATION DISTRICT |  
\$1 BILLION DEVELOPMENT



Emory's Executive Park Innovation District is a 15-year  
project integrating state-of-the-art medical facilities,  
research, and wellness hubs to advance healthcare,  
education, and innovation.

BRIARCLIFF ROAD

NORTH DRUID HILLS

Atlanta Hawks  
Training Facility

Musculoskeletal  
Institute

Recently Built  
342 Unit  
Apartments



# IRREPLACEABLE, HIGHLY VISIBLE LOCATION

- The site is well-positioned in a heavily trafficked retail and residential corridor with excellent visibility along North Druid Hills Road.
- There are multiple points of ingress and egress from both Druid Hills Road and Briarcliff Road with multiple traffic lights on North Druid Hills Road and one light on Briarcliff near the CHOA entrance.
- Traffic counts exceed 50,000 VPD from both locals and commuters who travel North Druid Hills to access I-85 (0.7 mi), which has traffic counts of  $\pm 212,000$  VPD.





# 25 Minutes

## ATLANTA AIRPORT



## 9



# PHENOMENAL DEMOGRAPHICS

- The area surrounding the pad site boasts phenomenal affluent and dense demographics, making it ideal for development. Within a 3-mile radius, the population reaches +149,900, with an average household income of +\$157,000 and an average home value of +\$695,600. This high-income, high-density community presents a strong demand for premium healthcare services, ensuring a solid patient base and long-term viability for medical facilities.

|                           | 1-MILE<br>RADIUS | 3-MILE<br>RADIUS | 5-MILE<br>RADIUS |
|---------------------------|------------------|------------------|------------------|
| 2024 POPULATION           | 15,420           | 149,941          | 383,918          |
| 2029 PROJECTED POPULATION | 16,885           | 151,644          | 395,845          |
| AVERAGE HOUSEHOLD INCOME  | \$125,459        | \$157,048        | \$166,981        |
| AVERAGE HOME VALUE        | \$552,083        | \$695,621        | \$727,677        |

## 10-YEAR TAX ABATEMENT

- Related, the developer of the multifamily component, secured a 10-year real estate abatement through Decide DeKalb, the Development Authority of DeKalb County. This abatement covers all three components of the project: multifamily, office, and hotel. The structure of the tax abatement is as follows:

| ABATEMENT YEAR:   | ABATEMENT % |
|-------------------|-------------|
| Abatement Year 1  | 95.0%       |
| Abatement Year 2  | 85.5%       |
| Abatement Year 3  | 76.0%       |
| Abatement Year 4  | 66.5%       |
| Abatement Year 5  | 57.0%       |
| Abatement Year 6  | 47.5%       |
| Abatement Year 7  | 38.0%       |
| Abatement Year 8  | 28.5%       |
| Abatement Year 9  | 19.0%       |
| Abatement Year 10 | 9.5%        |

Note: The tax abatement starts 13 months after CO









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