

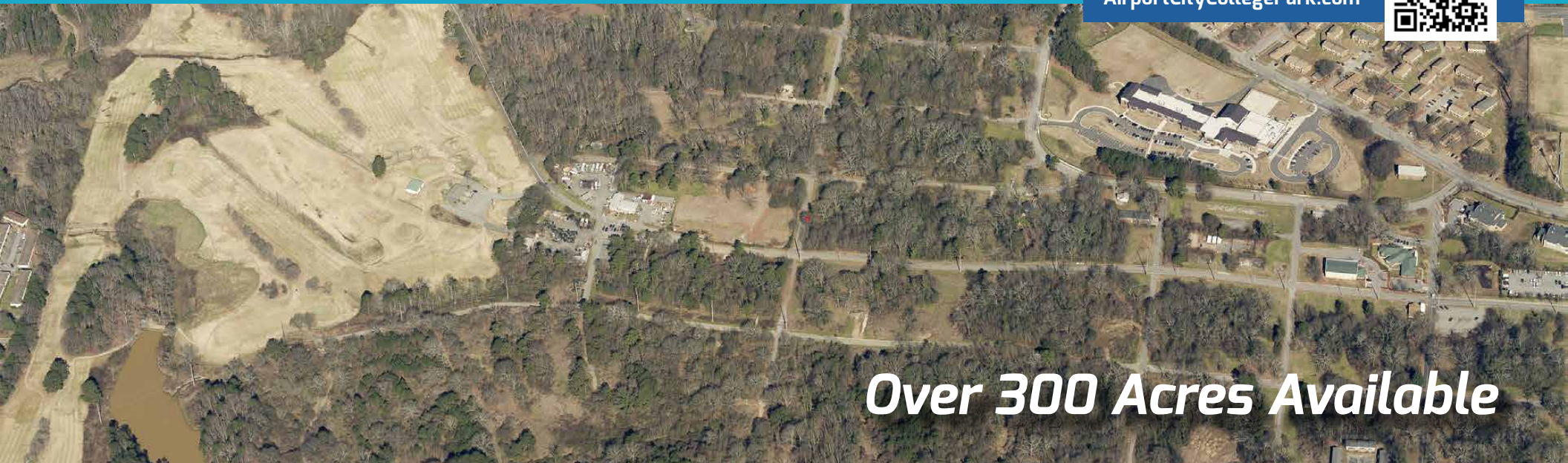


Future “Airport City” Development

Adjacent to Hartsfield-Jackson Atlanta International Airport (ATL)

College Park, Georgia, USA

Click or scan to view website:
AirportCityCollegePark.com



Over 300 Acres Available

Confidential Investment Offering

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What is an Airport City?



Example Conceptual

AIRPORT CITY'S guru, Dr. John Kasarda, reports on the growing worldwide phenomenon: the rise of the aerotropolis and their increasing economic importance. The Airport City is at the core of the aerotropolis, a new urban form evolving around many major airports.

REGARDLESS OF process, airports continue to transform from primarily air transport infrastructure to multimodal, multi-functional enterprises generating considerable commercial development within and well beyond their boundaries.

TODAY, VIRTUALLY all of the commercial functions of a modern metropolitan center are found on or near most major air getaways; fundamentally changing them from "City Airports" to "Airport Cities."

UPSCALE BOUTIQUES offering high-end fashion clothing and accessories, along with gourmet and themed restaurants, have been complemented by health, fitness and entertainment facilities including spas, clinics, multiplex cinemas and, in some cases, museums, art galleries, concerts and gaming venues.

WE HAVE entered a new transit-oriented development era where cities are being built around airports instead of the reverse. In the process, the urban center is being relocated in the form of globally significant Airport Cities and aerotropolises.

PROFITOUS OPPORTUNITIES await metropolitan regions (including their traditional central cities) that can marshal the vision, planning skills and coordinated actions to capitalize on them.

[Read more on the Evolution of Airport Cities](#)

Offering Overview



NAI BRANNEN GODDARD is pleased to exclusively offer this development opportunity of approximately 171 to 300 acres in the City of College Park, Georgia. The multi-zoned site, which is centrally located by the Hartsfield-Jackson Atlanta International Airport, makes it prime for a unique, vibrant "Airport City" project.

CURRENTLY, AIRPORTS around the world of this caliber are starting to develop what is called "Airport City" projects. One great example is the Manchester Airport City project in Manchester, England. Hartsfield-Jackson Atlanta International Airport was just awarded World's Busiest Airport for the eighteenth year in a row, making it an ideal candidate for an "Airport City".

The Project

THE GOAL is to attract the right investor/ developer who can vision a master plan to give birth to a project like none in the world; a mixed-use project which gives its visitors an experience of their lifetime. As the airplane descends, passengers should be able to gaze down from the sky and visually be amazed and anxious to experience what awaits them. Travelers, visitors and locals will find this miniature city to be a business and leisure destination to visit, shop, play, work and live.

AN AIRPORT CITY of this magnitude would show the world that Atlanta is indeed an economic powerhouse, and this story began with Porsche Cars North America, Inc., who opened its new North American headquarters and testing track adjacent to the airport.



Site Proximity Map

The Location



NAMED ONE of Atlanta Magazine's "Best Places to Call Home" in April, 2003, the City of College Park has become one of the most exciting historic

communities in the greater metropolitan Atlanta area in which to live. As a well-established community with an individuality all its own, residents and businesses alike benefit from College Park's close proximity to Hartsfield-Jackson Atlanta International Airport, Interstates 85 and 285, the CSX Railroad, Metropolitan Atlanta Rapid Transit Authority (MARTA) and Downtown Atlanta. Residents and visitors find that this revitalized city offers the best of Southern hospitality in its city services, local restaurants, lodging accommodations, parks and recreation, and community events.



The Landing at College Park Mixed-Use Community Conceptual Master Plan

THE LANDING AT COLLEGE PARK

- 295 Multi-Family Units (Market Rate Units)
- 136-Room Loft Hotel
- 9,000 SF Pharmacy
- 15,000 SF Food Court
- Park and Pool
- 400 Space Parking Deck

Start Date: June 2015 | Completion Date: February 2018

The Vision

THE RIGHT CANDIDATE for this project is a visionary who will create a grand-scale master plan development and has the ability to fund and oversee it from concept to completion.

PASSENGERS descending to Hartsfield-Jackson Atlanta International Airport (ATL) will look down as they descent with amazement. Visitors from around the world will be eager to land and head toward this one-of-a-kind, eye-catching place of wonder. A place where one can live, dine, shop, work and play. This project must go down in history as the greatest Airport City! After all, Hartsfield-Jackson Atlanta International Airport is the most traveled airport in the world.



Example Conceptual

Hartsfield-Jackson Atlanta International Airport (ATL)

ATLANTA is an international center of commerce. It's a place where people from around the world converge. Served by the world's busiest airport, Hartsfield-Jackson Atlanta International Airport (ATL), has five runways that serve more than 100 million passengers a year. More than 80 percent of U.S. consumers can be reached from Atlanta in two flight hours or two truckload delivery days. Hartsfield-Jackson is served by 14 all-cargo airlines. This connectivity is key to its strength.

AIRPORT STATS

WORLD'S BUSIEST AIRPORT since 1998

Averages 272,000 Passengers Daily

150+ US Destinations

75+ International Destinations

Five Runways

Over 200 Gates:

167 Domestic & 40 International

Nearly 2,500 Arrivals & Departures Daily

**Airport Trains Carry More than
200,000 Passengers/Day**



The Process



Example Conceptual

1. DEVELOP a master plan and gain approval from the City
2. PURCHASE the land
Price for 300± acres: \$60M
3. TOTAL estimated project cost: \$1.2B
4. BEGIN development
5. OVERSEE project to conclusion

Contact Us

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6,700 Market Leaders

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55 Countries



Information is deemed from reliable sources. No warranty is made as to its accuracy.

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