



Land » For Sale

Buckhead Development Opportunity

2621 SHADY VALLEY DRIVE, ATLANTA, GA 30324

THE SIMPSON COMPANY OF GEORGIA, INC.
40 Technology Pkwy., South
Suite 202
Peachtree Corners, GA 30092
O: 770.817.9880

CHRIS HOAG	JASON HOLLAND, CCIM
Sales Associate	Associate Broker
770.817.9880	770.817.9880
chris@simpsoncompany.com	jason@simpsoncompany.com

Executive Summary

2621 Shady Valley Drive, Atlanta, GA 30324



OFFERING SUMMARY

Sale Price: \$995,000

Lot Size: 1.59 Acres

Zoning: RG-2

PROPERTY OVERVIEW

Cleared Development Site

PROPERTY HIGHLIGHTS

- RG-2 multi-family zoning
- Highly sought-after central location
- Close to Lenox Mall, Phipps Plaza, & Lindbergh Plaza
- Immediate access to GA-400, I-85, & MARTA
- All utilities to the property.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,680	62,172	151,050
Total Population	15,664	128,297	322,064
Average HH Income	\$78,225	\$102,783	\$104,538

Jason Holland, CCIM / Associate Broker / 770.817.9880 / jason@simpsoncompany.com

Chris Hoag / Sales Associate / 770.817.9880 / chris@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

2621 Shady Valley Drive, Atlanta, GA 30324



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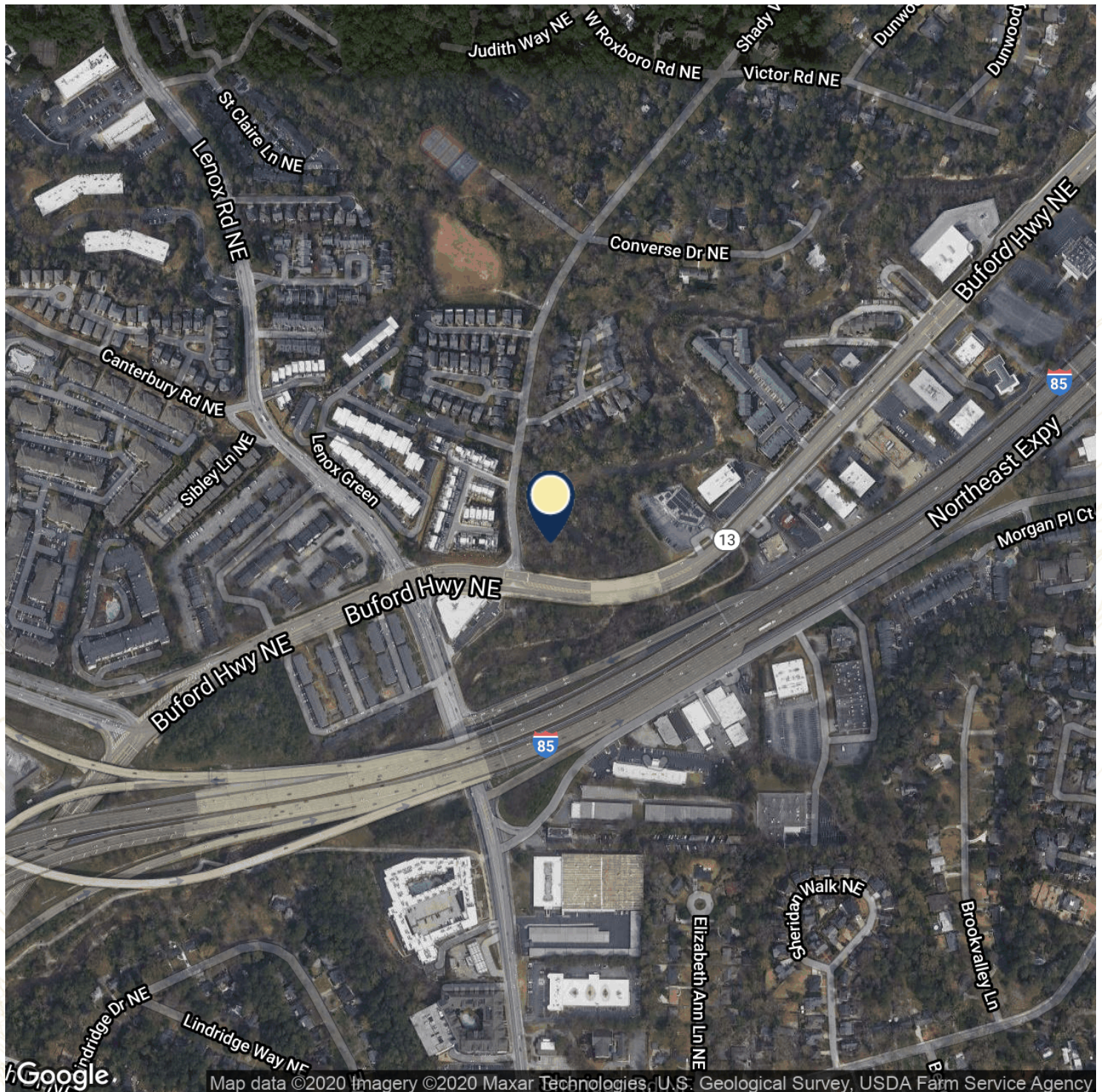
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Location Maps

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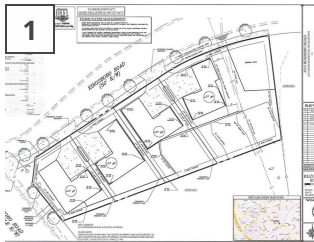
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Sale Comps

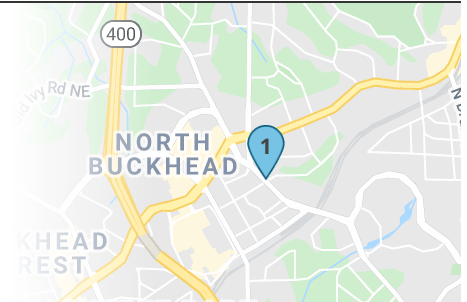
2621 Shady Valley Drive, Atlanta, GA 30324



ZONING: RG-3

3519 Roxboro Rd | Atlanta, GA 30326

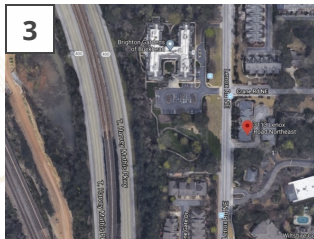
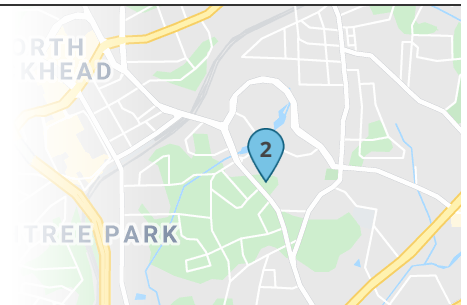
Sale Price: \$1,135,000 Lot Size: 0.524 AC
Price PSF: \$49.73 Price / AC: \$2,166,030
Closed: 12/03/2019



ZONING: R85

2055 E. Roxboro Rd | Atlanta, GA 30324

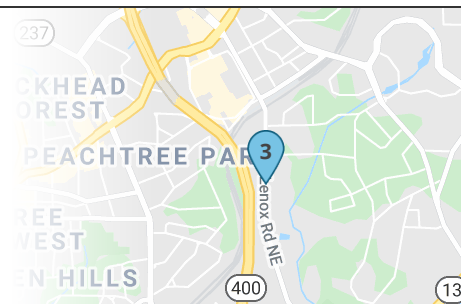
Sale Price: \$375,000 Lot Size: 1.06 AC
Price PSF: \$8.12 Price / AC: \$353,773
Closed: 07/12/2019



ZONING: R3

3113 Lenox Rd, NE | Atlanta, GA 30324

Sale Price: \$740,000 Lot Size: 0.47 AC
Price PSF: \$36.14 Price / AC: \$1,574,468
Closed: 07/29/2019



ZONING: R1

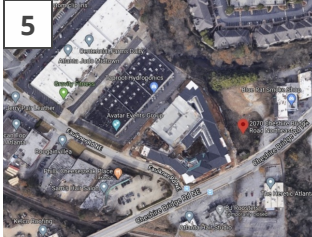
1345 Sheridan Road | Atlanta, GA 30324

Sale Price: \$445,000 Lot Size: 0.8 AC
Price PSF: \$12.77 Price / AC: \$556,250
Closed: 05/30/2019



Sale Comps

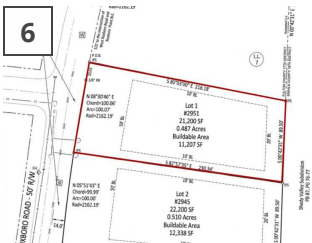
2621 Shady Valley Drive, Atlanta, GA 30324



ZONING: MRC-1

2070 Cheshire Bridge Rd | Atlanta, GA 30324

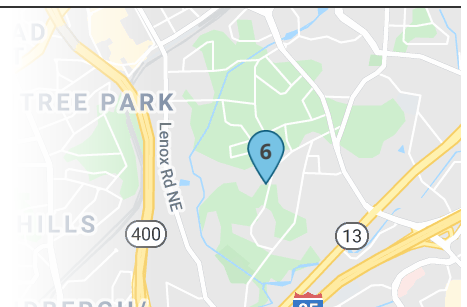
Sale Price: \$1,850,000 Lot Size: 1.79 AC
Price PSF: \$23.73 Price / AC: \$1,033,519
Closed: 03/01/2019



ZONING: R3

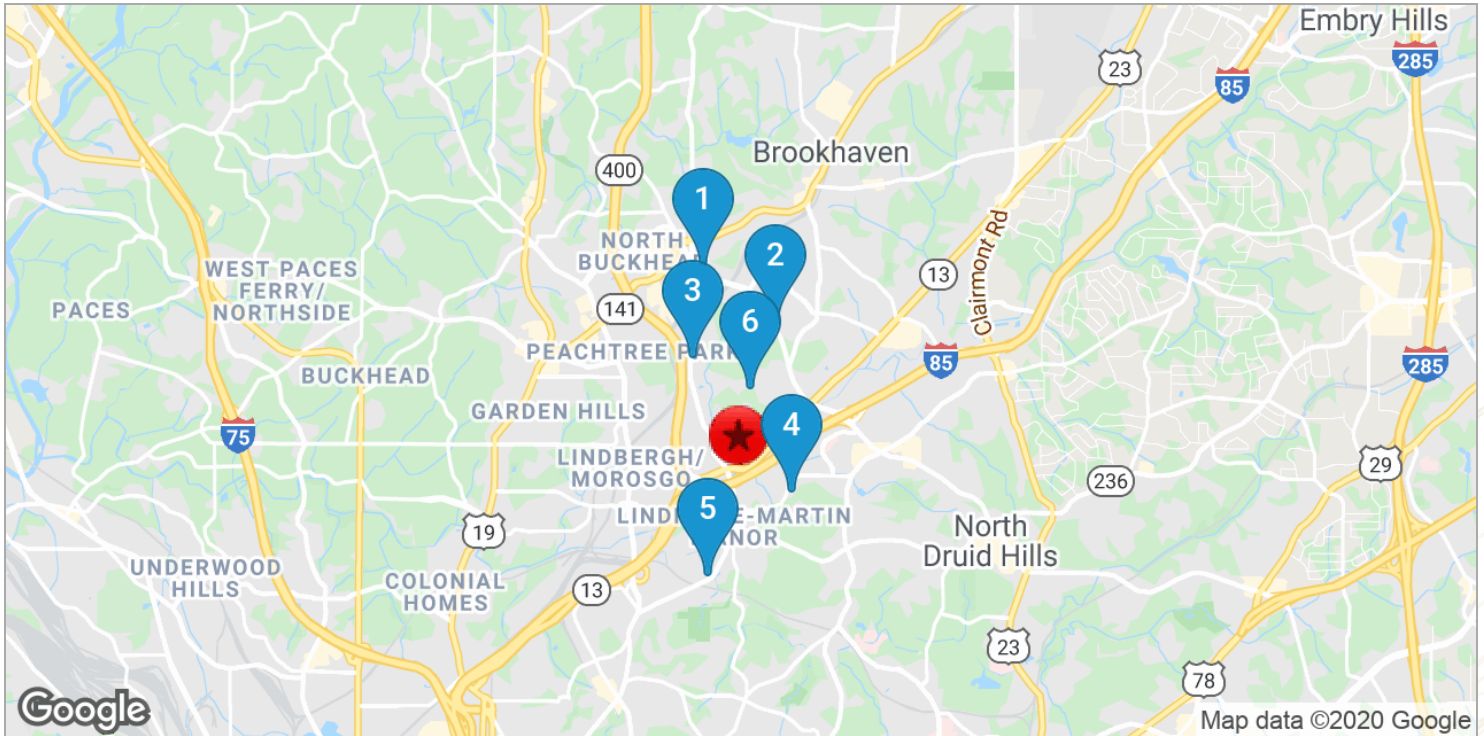
2951 W. Roxboro Rd, NE | Atlanta, GA 30305

Sale Price: \$1,025,000 Lot Size: 0.487 AC
Price PSF: \$48.32 Price / AC: \$2,104,722
Closed: 10/02/2019



Sale Comps Map

2621 Shady Valley Drive, Atlanta, GA 30324



SUBJECT PROPERTY

2621 Shady Valley Drive | Atlanta, GA 30324

- | | | |
|---|---|---|
| 1 ZONING: RG-3
3519 Roxboro Rd
Atlanta, GA 30326 | 2 ZONING: R85
2055 E. Roxboro Rd
Atlanta, GA 30324 | 3 ZONING: R3
3113 Lenox Rd, NE
Atlanta, GA 30324 |
| 4 ZONING: R1
1345 Sheridan Road
Atlanta, GA 30324 | 5 ZONING: MRC-1
2070 Cheshire Bridge Rd
Atlanta, GA 30324 | 6 ZONING: R3
2951 W. Roxboro Rd, NE
Atlanta, GA 30305 |

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Demographic and Income Profile

2621 Shady Valley Dr NE, Atlanta, Georgia, 30324
Ring: 1 mile radius

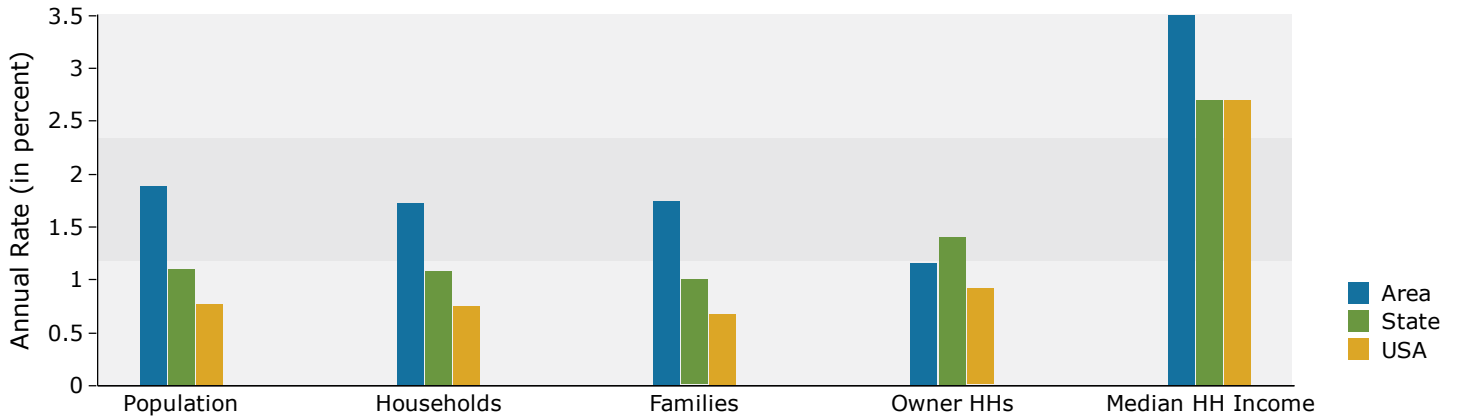
Jason Holland, CCIM

Summary	Census 2010		2019		2024	
Population	18,087		21,787		23,925	
Households	9,903		11,583		12,621	
Families	2,824		3,273		3,567	
Average Household Size	1.83		1.88		1.89	
Owner Occupied Housing Units	3,275		3,529		3,738	
Renter Occupied Housing Units	6,628		8,055		8,882	
Median Age	31.6		33.3		32.8	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.89%		1.10%		0.77%	
Households	1.73%		1.09%		0.75%	
Families	1.74%		1.01%		0.68%	
Owner HHs	1.16%		1.41%		0.92%	
Median Household Income	3.51%		2.70%		2.70%	
			2019		2024	
Households by Income			Number	Percent	Number	Percent
<\$15,000			981	8.5%	745	5.9%
\$15,000 - \$24,999			808	7.0%	684	5.4%
\$25,000 - \$34,999			951	8.2%	808	6.4%
\$35,000 - \$49,999			1,261	10.9%	1,200	9.5%
\$50,000 - \$74,999			2,567	22.2%	2,669	21.1%
\$75,000 - \$99,999			1,400	12.1%	1,641	13.0%
\$100,000 - \$149,999			1,817	15.7%	2,438	19.3%
\$150,000 - \$199,999			576	5.0%	857	6.8%
\$200,000+			1,224	10.6%	1,578	12.5%
Median Household Income			\$65,134		\$77,403	
Average Household Income			\$97,047		\$113,669	
Per Capita Income			\$51,097		\$59,365	
			2019		2024	
Population by Age	Census 2010		Number	Percent	Number	Percent
0 - 4	1,008	5.6%	1,050	4.8%	1,234	5.2%
5 - 9	708	3.9%	829	3.8%	806	3.4%
10 - 14	438	2.4%	740	3.4%	697	2.9%
15 - 19	433	2.4%	782	3.6%	800	3.3%
20 - 24	2,249	12.4%	2,085	9.6%	2,696	11.3%
25 - 34	5,806	32.1%	6,398	29.4%	7,053	29.5%
35 - 44	3,082	17.0%	3,839	17.6%	4,076	17.0%
45 - 54	1,889	10.4%	2,584	11.9%	2,695	11.3%
55 - 64	1,239	6.8%	1,717	7.9%	1,832	7.7%
65 - 74	625	3.5%	1,028	4.7%	1,174	4.9%
75 - 84	398	2.2%	489	2.2%	596	2.5%
85+	214	1.2%	245	1.1%	268	1.1%
			2019		2024	
Race and Ethnicity	Census 2010		Number	Percent	Number	Percent
White Alone	10,113	55.9%	11,059	50.8%	11,483	48.0%
Black Alone	3,664	20.3%	4,674	21.5%	5,167	21.6%
American Indian Alone	104	0.6%	111	0.5%	117	0.5%
Asian Alone	1,402	7.8%	2,406	11.0%	3,236	13.5%
Pacific Islander Alone	8	0.0%	8	0.0%	9	0.0%
Some Other Race Alone	2,243	12.4%	2,758	12.7%	2,999	12.5%
Two or More Races	552	3.1%	772	3.5%	915	3.8%
Hispanic Origin (Any Race)			4,233	23.4%	5,151	23.5%

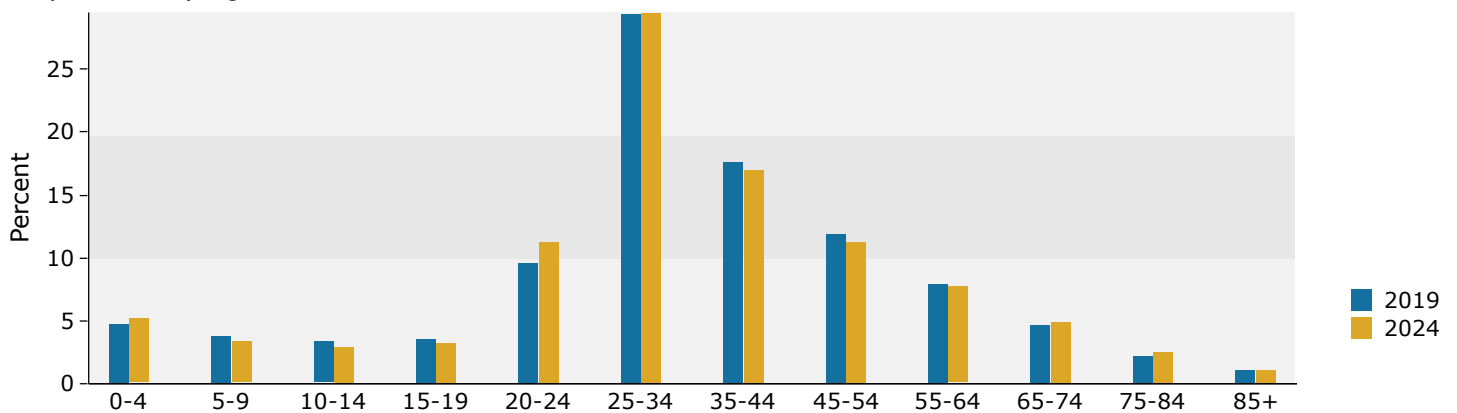
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

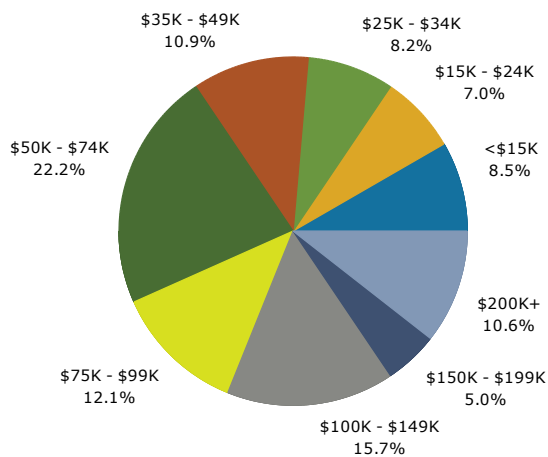
Trends 2019-2024



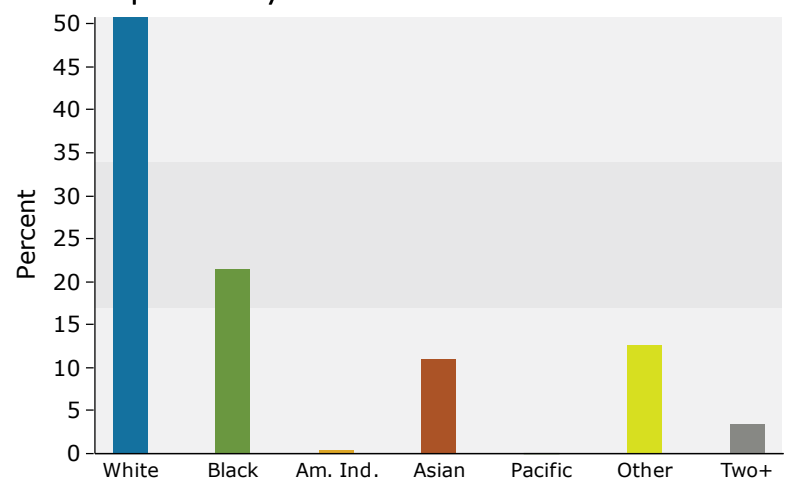
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.6%

Demographic and Income Profile

2621 Shady Valley Dr NE, Atlanta, Georgia, 30324
Ring: 3 mile radius

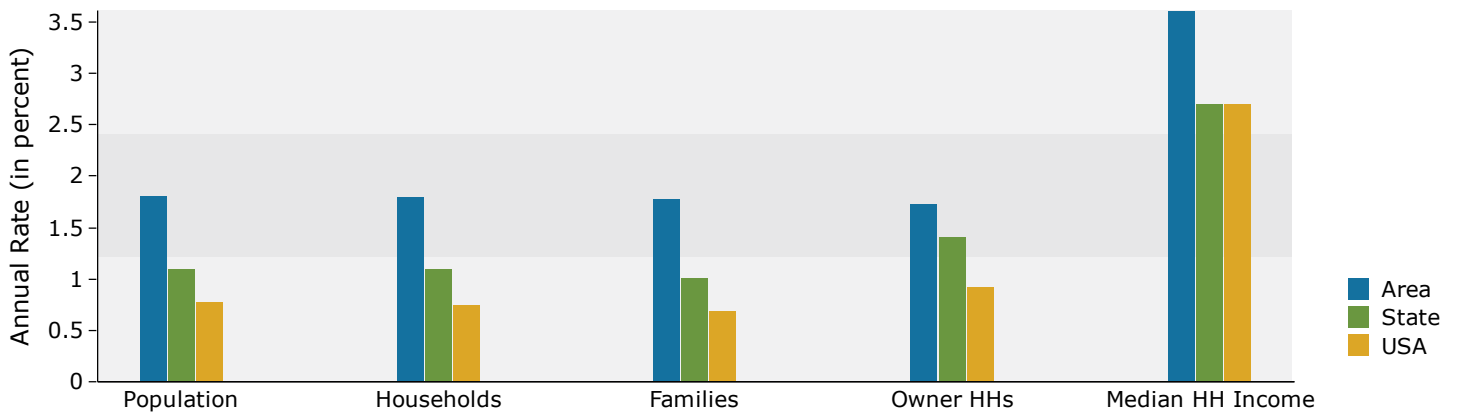
Jason Holland, CCIM

Summary	Census 2010		2019		2024	
Population	131,283		159,047		173,987	
Households	64,332		77,667		84,865	
Families	23,643		28,267		30,881	
Average Household Size	1.97		1.99		2.00	
Owner Occupied Housing Units	27,256		29,151		31,759	
Renter Occupied Housing Units	37,076		48,517		53,106	
Median Age	33.0		34.8		34.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.81%		1.10%		0.77%	
Households	1.79%		1.09%		0.75%	
Families	1.78%		1.01%		0.68%	
Owner HHs	1.73%		1.41%		0.92%	
Median Household Income	3.61%		2.70%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	5,434	7.0%	4,289	5.1%		
\$15,000 - \$24,999	4,294	5.5%	3,780	4.5%		
\$25,000 - \$34,999	5,542	7.1%	4,941	5.8%		
\$35,000 - \$49,999	6,828	8.8%	6,524	7.7%		
\$50,000 - \$74,999	13,158	16.9%	13,314	15.7%		
\$75,000 - \$99,999	8,512	11.0%	9,439	11.1%		
\$100,000 - \$149,999	12,932	16.7%	16,030	18.9%		
\$150,000 - \$199,999	6,114	7.9%	8,334	9.8%		
\$200,000+	14,855	19.1%	18,215	21.5%		
Median Household Income	\$83,989		\$100,295			
Average Household Income	\$131,439		\$149,231			
Per Capita Income	\$64,103		\$72,703			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,965	6.1%	8,315	5.2%	9,300	5.3%
5 - 9	6,088	4.6%	7,168	4.5%	7,550	4.3%
10 - 14	4,175	3.2%	6,371	4.0%	6,442	3.7%
15 - 19	5,154	3.9%	7,580	4.8%	7,982	4.6%
20 - 24	14,547	11.1%	14,199	8.9%	16,850	9.7%
25 - 34	33,311	25.4%	36,758	23.1%	39,437	22.7%
35 - 44	20,773	15.8%	24,829	15.6%	27,096	15.6%
45 - 54	14,691	11.2%	18,404	11.6%	19,122	11.0%
55 - 64	11,410	8.7%	15,269	9.6%	16,278	9.4%
65 - 74	6,083	4.6%	10,803	6.8%	12,530	7.2%
75 - 84	4,071	3.1%	5,652	3.6%	7,504	4.3%
85+	3,012	2.3%	3,698	2.3%	3,898	2.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	90,379	68.8%	103,655	65.2%	109,382	62.9%
Black Alone	16,662	12.7%	21,803	13.7%	24,178	13.9%
American Indian Alone	647	0.5%	696	0.4%	742	0.4%
Asian Alone	8,345	6.4%	14,395	9.1%	19,197	11.0%
Pacific Islander Alone	83	0.1%	89	0.1%	91	0.1%
Some Other Race Alone	11,319	8.6%	13,175	8.3%	14,225	8.2%
Two or More Races	3,848	2.9%	5,234	3.3%	6,173	3.5%
Hispanic Origin (Any Race)	22,591	17.2%	26,149	16.4%	28,097	16.1%

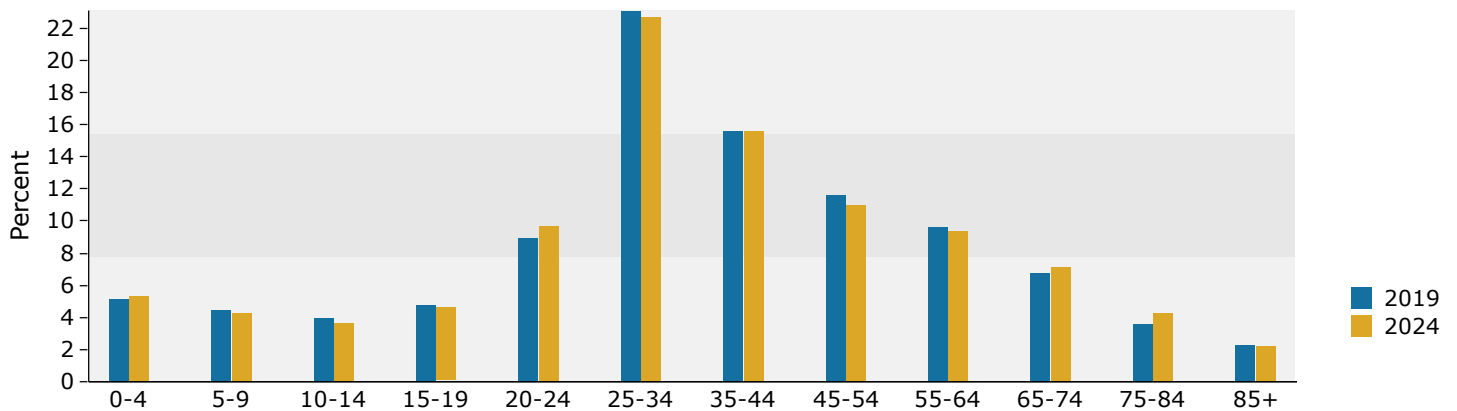
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

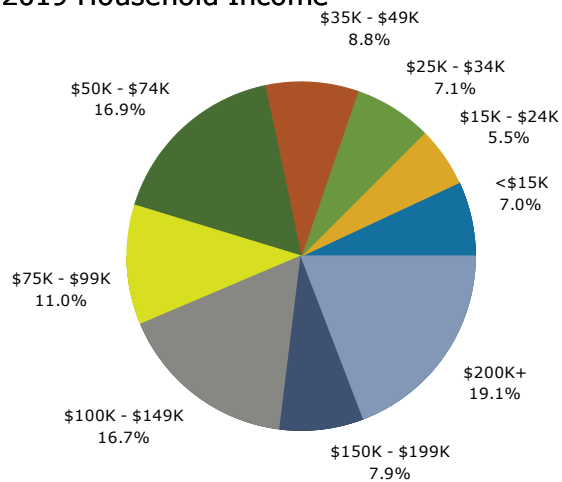
Trends 2019-2024



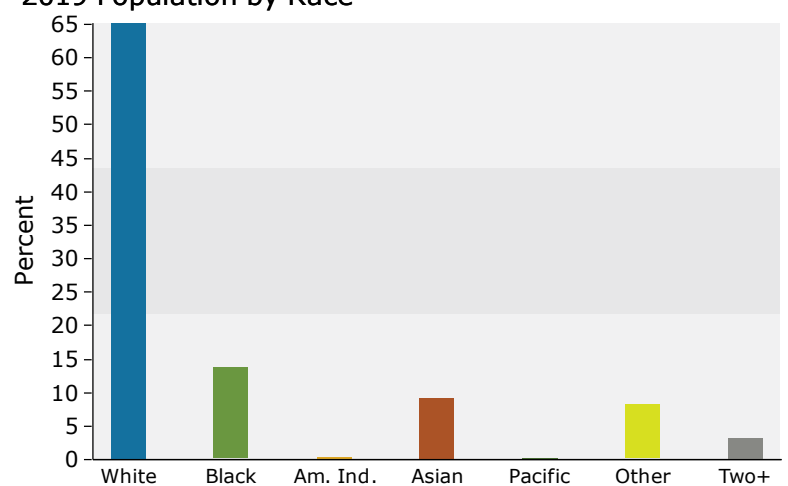
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 16.4%

Demographic and Income Profile

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Ring: 5 mile radius

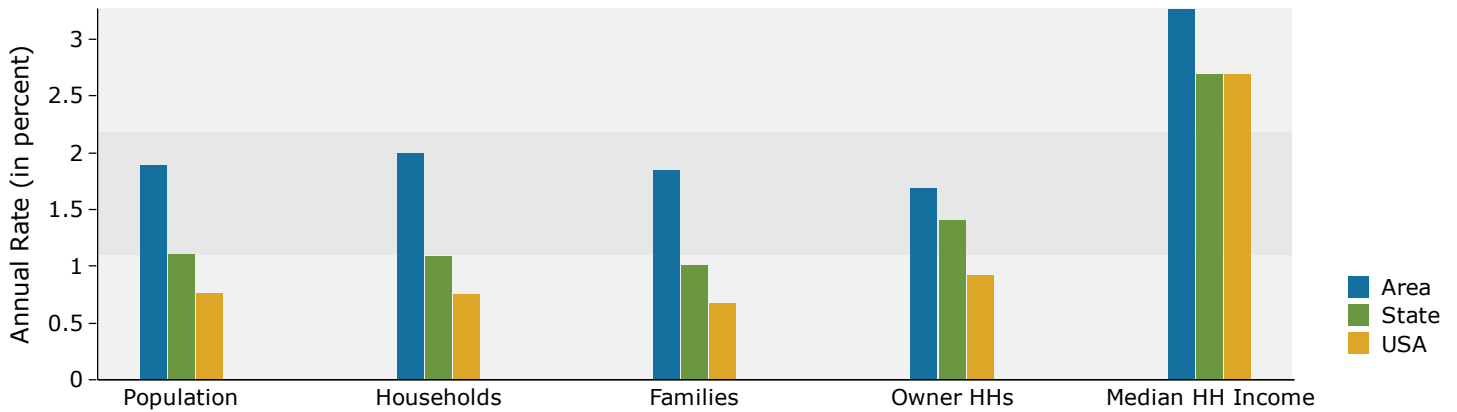
Jason Holland, CCIM

Summary	Census 2010		2019		2024	
Population	318,264		385,886		423,824	
Households	151,417		185,536		204,880	
Families	58,504		69,475		76,130	
Average Household Size	1.97		1.97		1.97	
Owner Occupied Housing Units	70,963		75,343		81,939	
Renter Occupied Housing Units	80,454		110,192		122,941	
Median Age	33.1		34.4		34.6	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.89%		1.10%		0.77%	
Households	2.00%		1.09%		0.75%	
Families	1.85%		1.01%		0.68%	
Owner HHs	1.69%		1.41%		0.92%	
Median Household Income	3.27%		2.70%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	15,206	8.2%	12,526	6.1%		
\$15,000 - \$24,999	10,723	5.8%	9,624	4.7%		
\$25,000 - \$34,999	12,154	6.6%	10,978	5.4%		
\$35,000 - \$49,999	17,222	9.3%	16,715	8.2%		
\$50,000 - \$74,999	30,097	16.2%	30,990	15.1%		
\$75,000 - \$99,999	21,276	11.5%	24,275	11.8%		
\$100,000 - \$149,999	29,929	16.1%	37,749	18.4%		
\$150,000 - \$199,999	15,520	8.4%	21,285	10.4%		
\$200,000+	33,409	18.0%	40,736	19.9%		
Median Household Income	\$82,229		\$96,573			
Average Household Income	\$128,798		\$144,995			
Per Capita Income	\$61,922		\$70,038			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,663	5.9%	19,411	5.0%	21,659	5.1%
5 - 9	15,357	4.8%	17,520	4.5%	18,437	4.4%
10 - 14	11,414	3.6%	15,935	4.1%	16,095	3.8%
15 - 19	15,643	4.9%	21,424	5.6%	22,300	5.3%
20 - 24	36,426	11.4%	37,339	9.7%	43,587	10.3%
25 - 34	73,946	23.2%	85,805	22.2%	93,568	22.1%
35 - 44	51,203	16.1%	59,457	15.4%	65,020	15.3%
45 - 54	38,047	12.0%	45,635	11.8%	47,663	11.2%
55 - 64	28,636	9.0%	38,091	9.9%	40,726	9.6%
65 - 74	14,190	4.5%	25,743	6.7%	30,448	7.2%
75 - 84	9,145	2.9%	12,422	3.2%	16,735	3.9%
85+	5,593	1.8%	7,104	1.8%	7,587	1.8%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	219,280	68.9%	248,348	64.4%	261,471	61.7%
Black Alone	48,390	15.2%	64,895	16.8%	73,066	17.2%
American Indian Alone	1,164	0.4%	1,205	0.3%	1,269	0.3%
Asian Alone	22,373	7.0%	38,619	10.0%	51,254	12.1%
Pacific Islander Alone	151	0.0%	168	0.0%	173	0.0%
Some Other Race Alone	18,118	5.7%	20,364	5.3%	21,906	5.2%
Two or More Races	8,788	2.8%	12,286	3.2%	14,685	3.5%
Hispanic Origin (Any Race)	39,019	12.3%	43,636	11.3%	46,861	11.1%

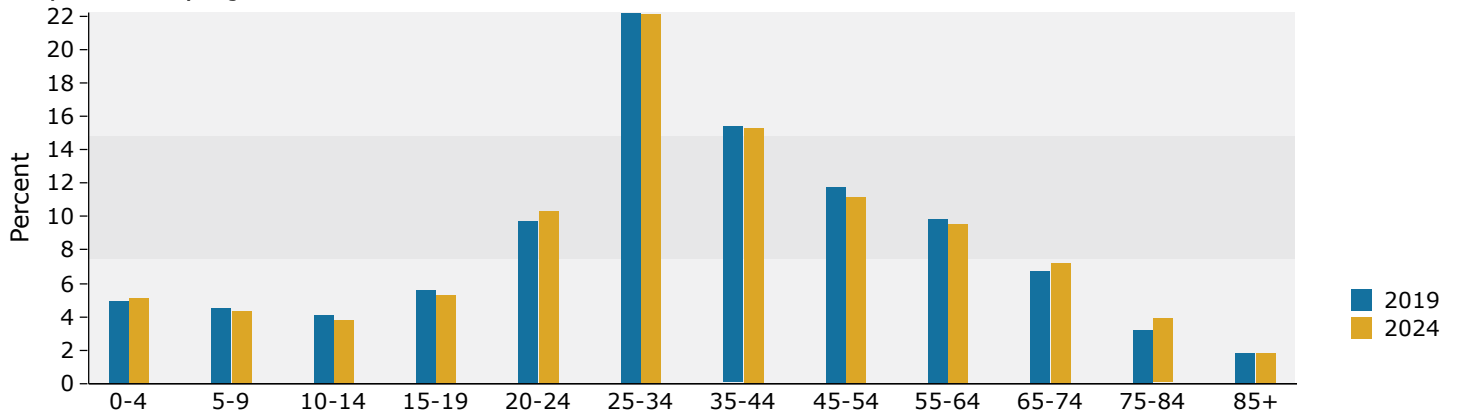
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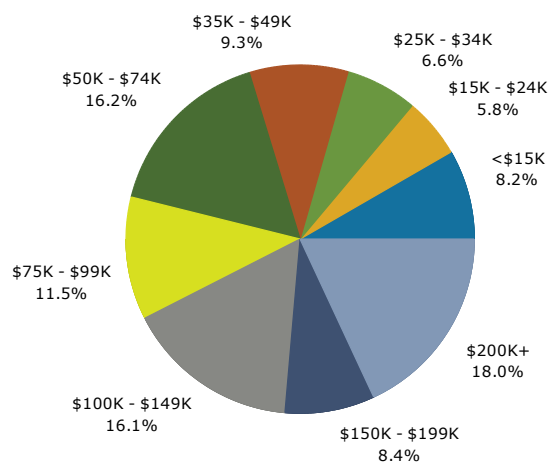
Trends 2019-2024



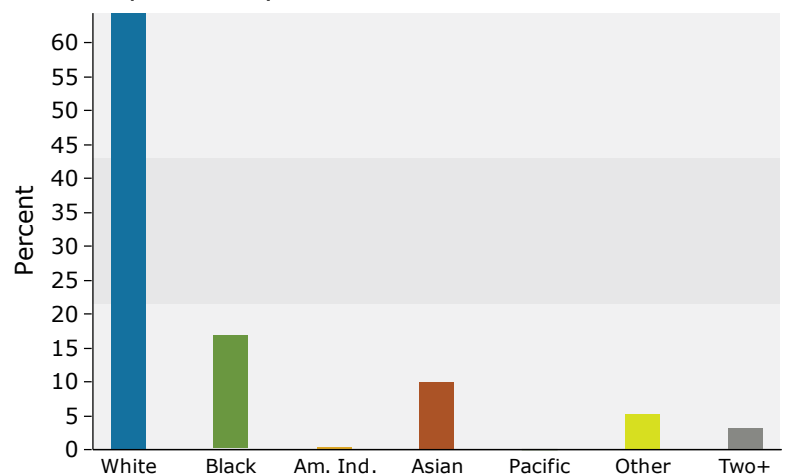
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 11.3%

Broker Profile



Presented by:

Jason Holland, CCIM

Associate Broker

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Chris Hoag

Sales Associate

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