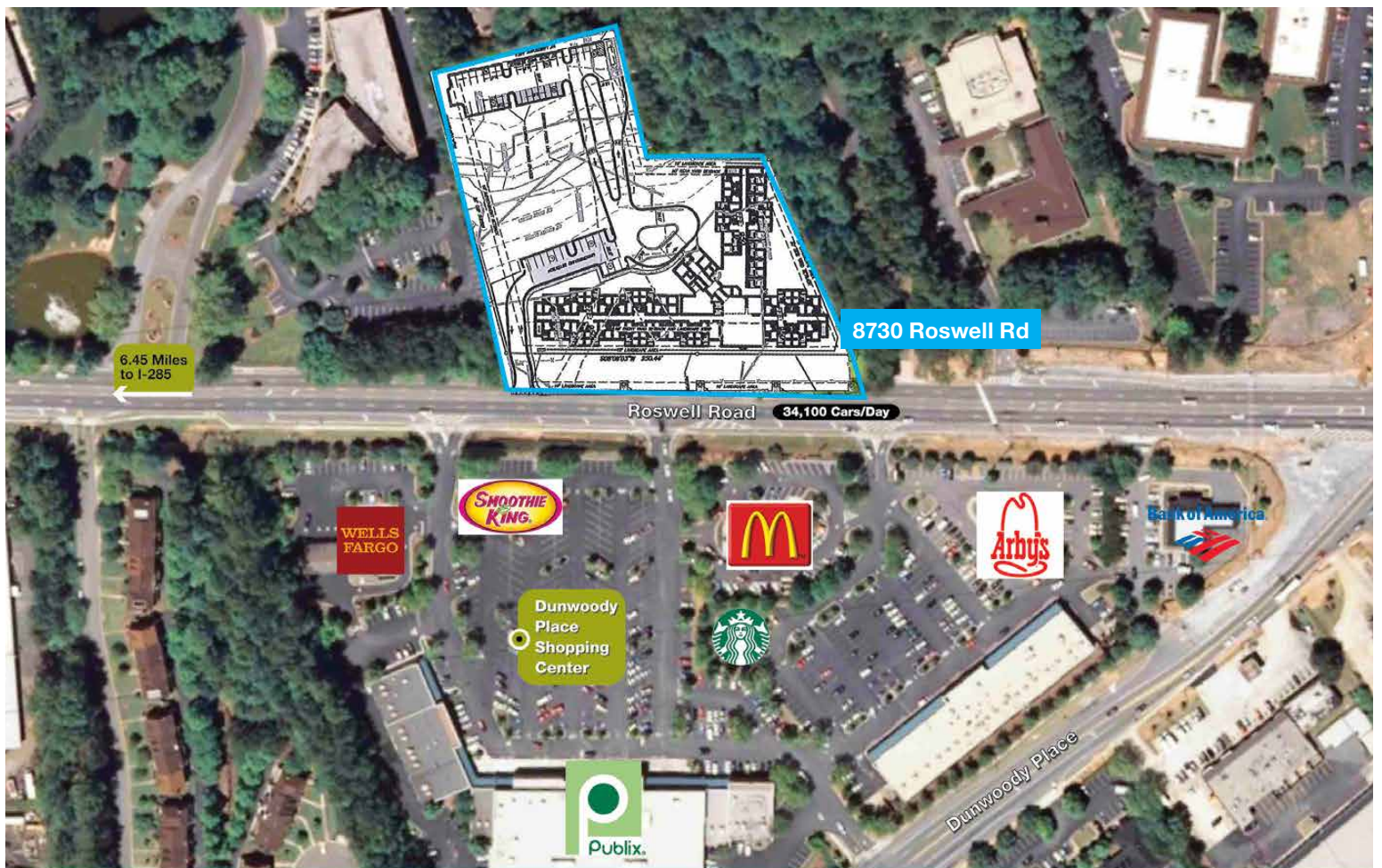
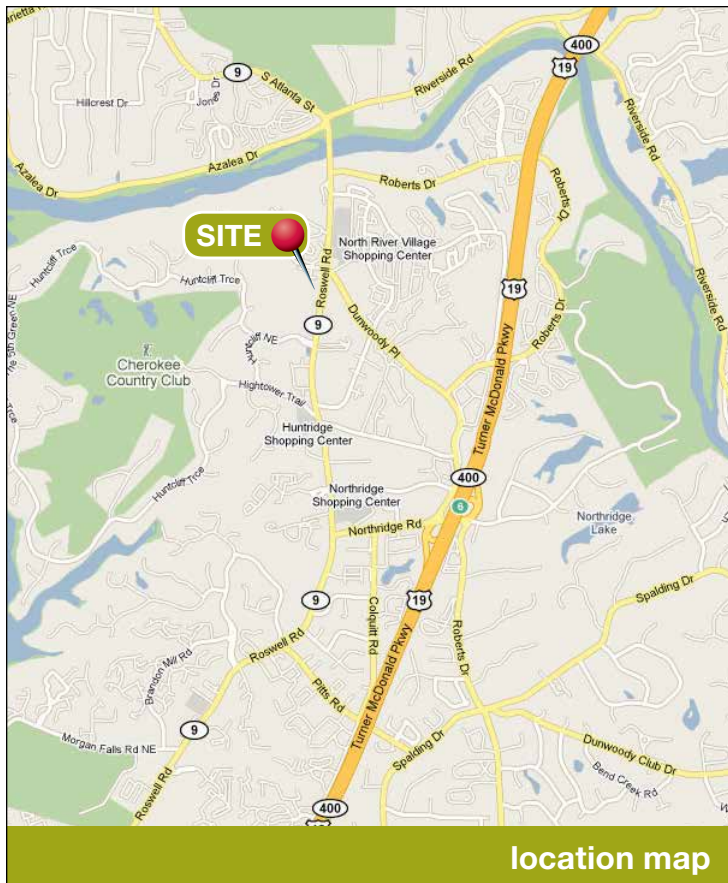




Conceptual Building Elevation

3.4 ACRES, FULLY ENTITLED, ASSISTED LIVING FACILITY ROSWELL ROAD IN SANDY SPRINGS





Location Information

Sandy Springs is an affluent community north of Atlanta and is the sixth largest city in the state with more than 98,000 people. The subject property, located in an established portion of Sandy Springs in North Fulton, boasts very impressive demographics and amenities. Convenient to numerous retailers, community service providers, two major hospital systems and affluent residential communities. The property possesses those characteristics necessary for a successful project.

Specifications

Physical Address

8730 Roswell Road
Sandy Springs, GA

Utilities

All available on site

Acreage

3.4 acres

Frontage

450'

Zoning

City of Sandy Springs
A-L (Apartment Limited
Dwelling District)

Traffic

34,100 cars daily

Price

\$1,600,000

Municipality

City of Sandy Springs

*Additional information regarding
this property is available upon
request.*

Property Overview

The site consists of 3.4 acres located on the western side of Roswell Road just south of the intersection of Roswell Road and Dunwoody Place, within the city limits of Sandy Springs.

The property is directly across from the Dunwoody Place shopping center, anchored by a Publix grocery store and includes McDonald's, Starbucks, Arby's and a Wachovia bank. The site has excellent visibility on Roswell Road with approximately 450 feet of frontage. Adjacent to the north of the property is the Rivercliff Lutheran Church and to the south lies the Premier Business Center and the Huntcliff subdivision. Access to GA-400 via Northridge Road is only half a mile away, a MARTA bus stop is adjacent to the site, and I-285 is only 6.45 miles south on Roswell Road.

The acreage slopes off of Roswell Road and is split by a small creek leaving the majority of the site encompassed with flood plain. The site's excellent location and demographics makes it highly suitable for senior housing or assisted living. The current plan embraces the topo and yields 99 units with 51 parking spaces.

Area Attractions

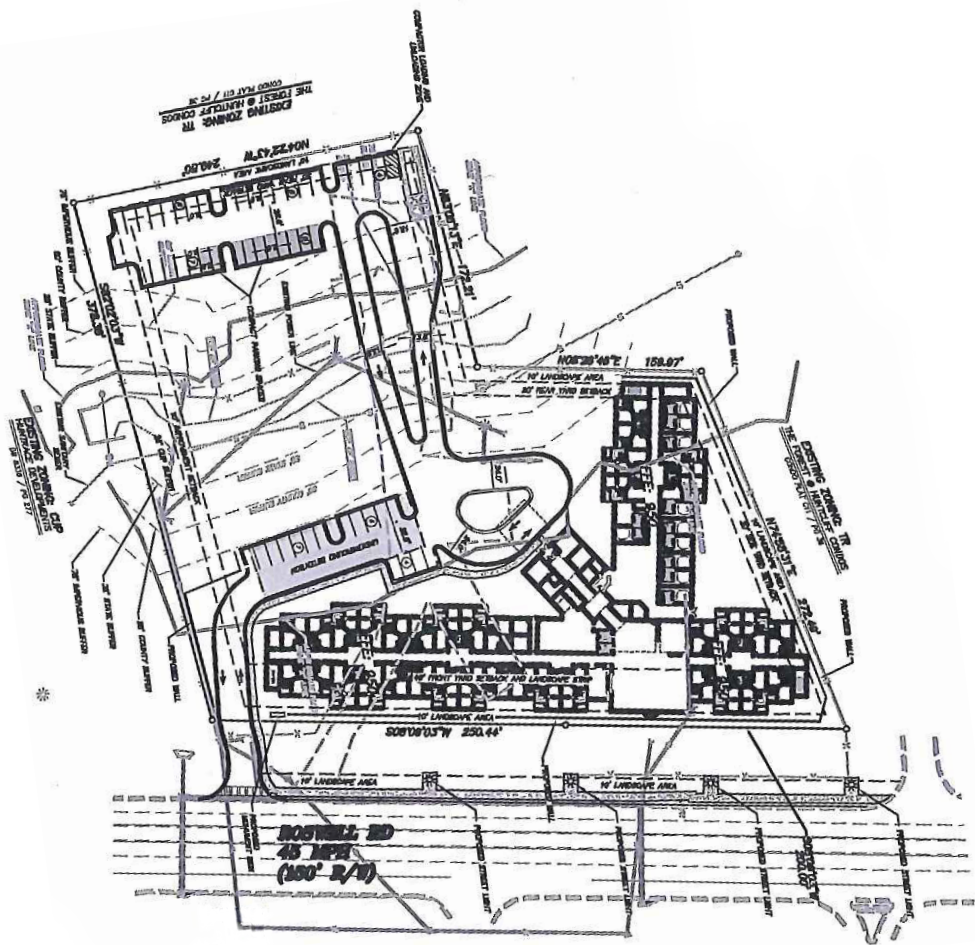
The subject property is conveniently located near the following nearby attractions: Chattahoochee Nature Center, Historical Roswell Square, Azalea Park, Vickery Creek Park and Roswell Mill, each of which are ideal for outdoor recreation, shopping and tourism.

	1-Mi Radius	3-Mi Radius	5-Mi Radius
Population			
2015 Estimate	13,090	77,452	204,393
2020 Projected	13,503	80,622	214,912
Households			
2015 Estimate	6,331	32,668	84,882
2020 Projected	6,526	34,072	89,617
Income			
2015 Estimate	\$66,536	\$94,318	\$112,316
2020 Projected	\$76,387	\$108,116	\$127,775
Companies			
2015 Businesses	751	3,525	13,038
2015 Employees	9,565	41,818	168,135
area demographics			

3.4 Acres, Fully Entitled, Assisted Living Facility

Roswell Road in Sandy Springs

PROPOSED SITE PLAN



ROSWELL ROAD SENIOR LIVING COMMUNITY

SANDY SPRINGS, GEORGIA

SITE DATA:	
OVERALL TOTAL SITE AREA	3.319 ACRES
ZONING	
EXISTING ZONING	AG-1 & OI
PROPOSED ZONING	A-L (APARTMENT LIMITED DWELLING)
ZONING JURISDICTION	CITY OF SANDY SPRINGS - FULTON COUNTY
SITE SUMMARY:	
TOTAL SITE	3.319 ACRES
APARTMENT SF	GROSS: 73,150 SF
TOTAL RESIDENTIAL UNITS	99 UNITS
TOTAL RESIDENTIAL PARKING PROVIDED:	51 SPACES (0.52 SP/UNIT)
TOTAL IMPERVIOUS AREA:	59,023 SF (40.8%)
TOTAL LANDSCAPING AREA:	2,487 SF (1.7%)
TOTAL 500 YR FLOODPLAIN AREA:	61,436 SF (42.5%)
TOTAL UNDEVELOPED / OPEN SPACE AREA:	31,717 SF (21.9%)
UNIT SQUARE FOOTAGE	
APARTMENT BUILDING UNITS	99 UNITS
TOTAL RESIDENTIAL SQUARE FOOTAGE:	73,150 SF
SQUARE FOOTAGE PER UNIT (73,150 SF/99 UNITS)	739 SF
REGULATIONS AND SETBACKS PER A-L ZONING:	
MAX HEIGHT	60 FEET OR 4 STORIES
MIN FRONT YARD	10 FEET
MIN REAR YARD	20 FEET
MIN SIDE YARD	20 FEET
MIN LOT FRONTAGE	35 FEET