

Request for Proposals

From: Haddow & Company

RE: 1.79 Acres – 195 Stonewall Avenue, Fayetteville, Georgia

Date: June 11, 2018

On behalf of the Fayetteville Downtown Development Authority (DDA), Haddow & Company is pleased to present a unique development opportunity. Downtown Fayetteville is undergoing a significant revitalization and this property is well-positioned to capitalize on the City's positive momentum. The DDA is seeking proposals to purchase and develop the 1.79-acre site, which is located directly across Stonewall Avenue from the planned new City Hall and greenspace. Key facts are listed below:

Project Vision: The DDA would like to see a mixed-use development that contains local/regional retailers, potentially with residential flats above. The DDA's goal is to find the right developer and concept plan for this unique site.

Financial Terms: The DDA prefers an outright sale of the property, but is open to alternative options such as a ground lease, seller financing, or a fee development.

Improvements: A single-family house, built in 1900, currently occupies the eastern portion of the property. The preference is for the house to be converted to a commercial use. However, the DDA will entertain alternative development scenarios.

Proposal Content: The proposal shall include the following: 1) description of the development team and relevant experience; 2) financial terms; 3) proposed uses; 4) preliminary site plan; and 5) projected development schedule.

Submittal Date: Proposals must be submitted to the DDA no later than 5:00 P.M. on **August 17, 2018.**

For more information on the proposed plans in Downtown Fayetteville, please [click here](#). The DDA reserves the right to not select any proposal at the end of the RFP period. Should you have any questions regarding this opportunity, please refer to the contacts listed below:

Ladson Haddow - Haddow & Company - 404.577.7222 - Lhaddow@haddowandcompany.com

Brian Wismer - Downtown Development Director - 770.719.4175 - Bwismer@fayetteville-ga.gov

CONTEXT AERIAL



DOWNTOWN FAYETTEVILLE



PROPERTY FACTS



Owner	Fayetteville Downtown Development Authority
Property Address	195 Stonewall Avenue, Fayetteville, GA
Site Area	1.787 Acres
Current Zoning	Downtown Historic Mixed-Use (C-1)
Notable Permitted Uses	<ul style="list-style-type: none"> - Bed & Breakfast - Hotel - Office - Residential (above commercial) - Restaurant (no drive-through) - Retail Store - Wine Bar, Microbrewery, or Brewpub
Road Frontage	<p>Stonewall Avenue - 302 Feet</p> <p>Lanier Avenue - 310 Feet</p>
Existing Curb Cuts	Two Curb Cuts on Lanier Avenue and One Curb Cut on Stonewall Avenue
Current Improvements	There is a single-family house built in 1900 that is situated in the southeast corner of the property.
Site Features	The property is essentially flat.

195 STONEWALL AVENUE



Existing House

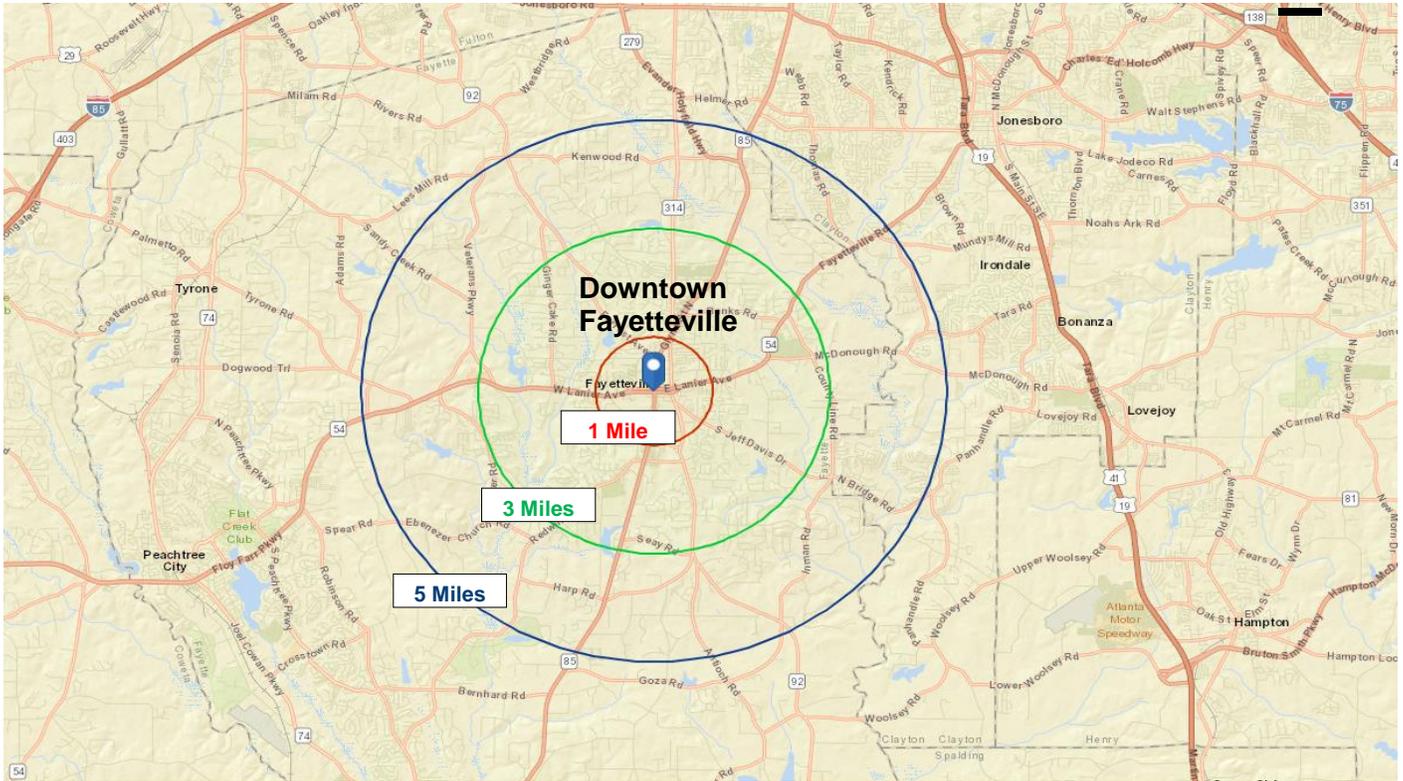


View of Property Looking South

PROPOSED CITY HALL AND GREENSPACE



DEMOGRAPHIC PROFILE



	1 - Mile Radius	3 - Mile Radius	5 - Mile Radius
Population			
2010	3,752	26,832	51,989
2017	3,962	28,299	55,319
% Annual Change	0.8%	0.8%	0.9%
Households	1,679	10,509	19,843
Families	1,142	7,860	15,172
Average Household Size	2.29	2.66	2.77
Median Age	46.2	45.1	42.8
Median Household Income	\$62,251	\$73,845	\$71,584
Total Housing Units			
% Occupied	90.9%	94.4%	94.1%
% Owner-Occupied	67.4%	74.2%	75.0%
% Renter-Occupied	23.5%	20.2%	19.0%
% Vacant	9.1%	5.6%	5.9%
Median Home Value	\$200,000	\$224,373	\$199,433
Average Home Value	\$236,838	\$253,058	\$238,429
% Units by Household Size (Occupied)			
1-Person	27.8%	21.8%	19.9%
2-Person	34.9%	34.4%	33.3%
3-Person	15.8%	17.7%	18.4%
4-Person	12.2%	15.0%	15.8%
5-Person or Larger	9.2%	11.1%	12.5%

Note: All data reflect 2017 ESRI estimates, except for % Units by Household Size, which report 2010 Census counts.

Sources: U.S. Census Bureau and ESRI