

PROPERTY HISTORY OF 3630 PEACHTREE

In 1983 Pope & Land acquired the 3.9 acres at the corner of Peachtree Road and Peachtree Dunwoody and held the property for 23 years until the market had matured enough to support a vertical mixed-use development. During this time, Pope & Land re-entitled the site to a high density vertical mixed-use property that contained retail, office, residential units for sale and a second residential tower with structured parking. In 2007, in a joint venture with Duke Realty Partners, Post Properties, and Novare Group, the project broke ground and delivered phase one in March of 2010. Pope & Land, as lead developer on the project, oversaw all common space and legal logistics with the adjacent church, which included a shared parking deck, enhancements to the daycare and cross access and use agreements. Pope & Land lead the coordination effort which involved four investor/developer partners, two architects, the church, neighborhood association, lenders, tenants and customers. Ultimately, the building, which delivered in the middle of the "Great Recession", was substantially leased and sold in 2014 for the highest price per SF in Atlanta at that time.