



4.6 Acres

Conceptual
Site Plan

OCCUPANCY: 50 BEDS

North Dalton Bypass

Sawgrass Drive



Hamilton
Health Care System

DALTON

Offering Memorandum

PRICE ADJUSTMENT | SENIOR HOUSING
OPPORTUNITY | 4.6 ACRES



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

4.6 Acres

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES



SALE DESCRIPTION

This 4.6 acre site is well-located on the northwest corner of North Dalton Bypass and Riverburch Parkway in Dalton, GA. The parcel is less than (3) miles from I-75 and zoned C-2 and is fully entitled for a senior housing community. Adjacent to Dalton Golf & Country Club, it offers excellent visibility in a growth corridor, has strong support from the local community and benefits from limited competition in the local market.

Click here for the Integra Report: <http://ow.ly/TtO430nF5vz>

HIGHLIGHTS

- ± 4.6 acre site
- Zoned C-2
- Approved for senior housing
- In close proximity to Hamilton Health Care System
- Excellent visibility
- Limited competition in the local market
- Situated in a growth corridor
- 612' on North Dalton Bypass
- Less than (3) miles from I-75

PRICE | \$1,090,000

PROPERTY INFORMATION

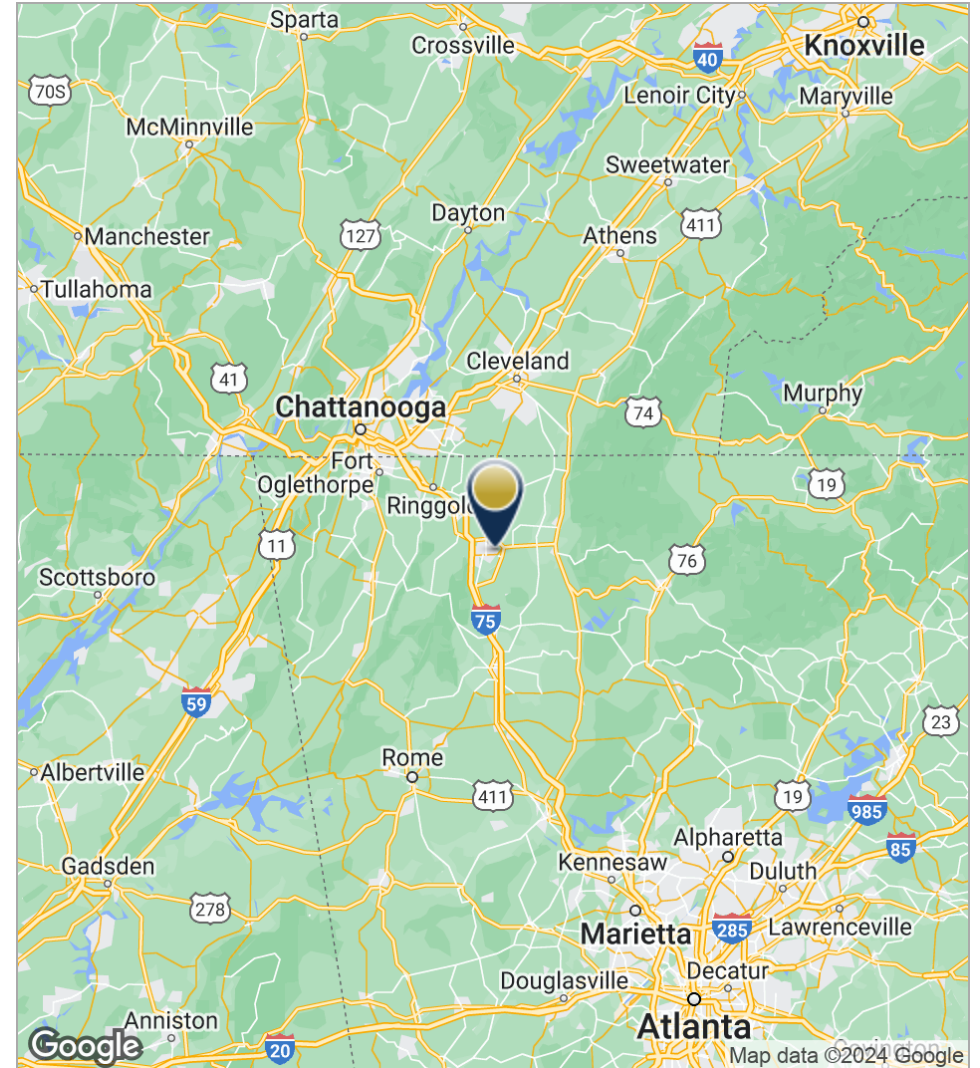
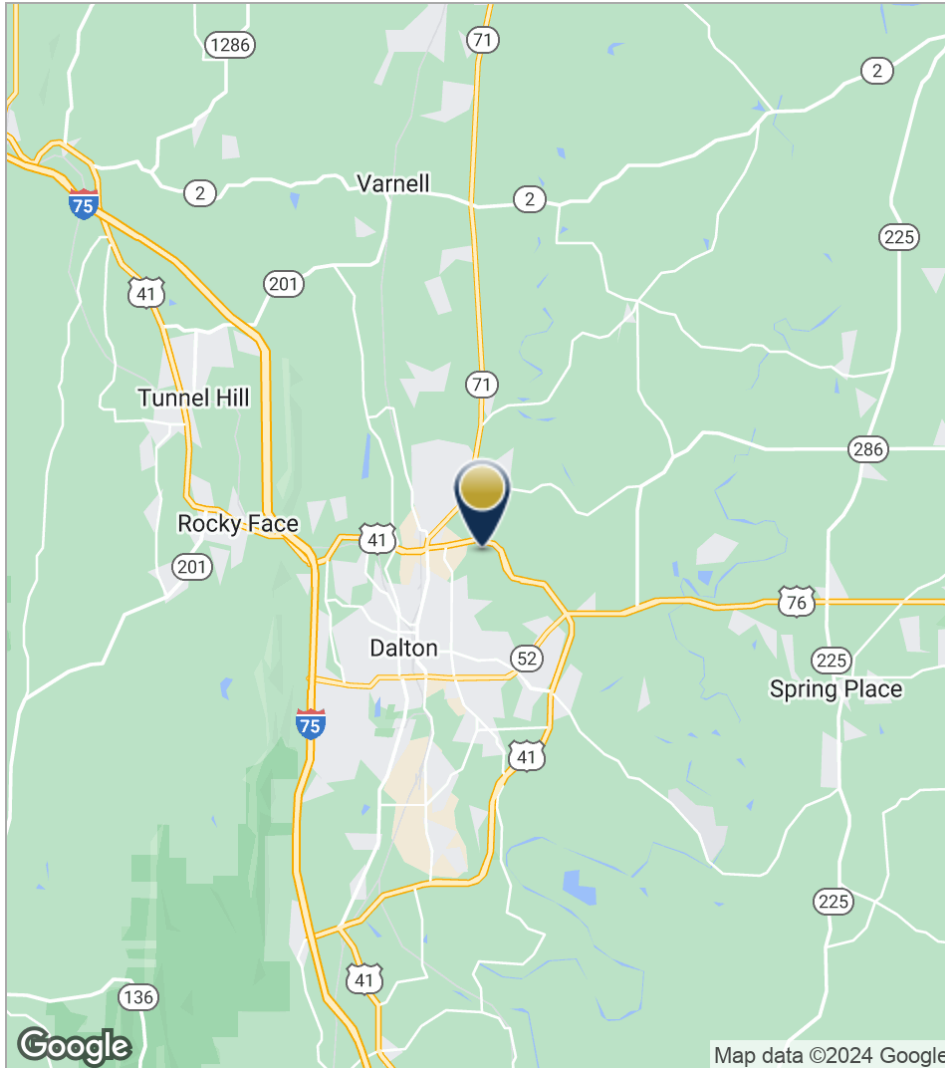
PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

| | |
|-----------------------|-------------------------------------------------|
| Property Address: | North Bypass & Sawgrass Drive, Dalton, GA 30721 |
| County: | Whitfield |
| Site Size: | 4.6 Acres |
| Assessor's Parcel ID: | 12-163-24-013, 12-163-24-012 |
| Utilities: | All on site |
| Zoning: | C-2 |
| Proposed Use: | Senior/Assisted Living/Memory Care |
| Frontage: | 612' on North Dalton Bypass |
| Sale Price: | \$1,090,000 |



LOCATION MAPS

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES



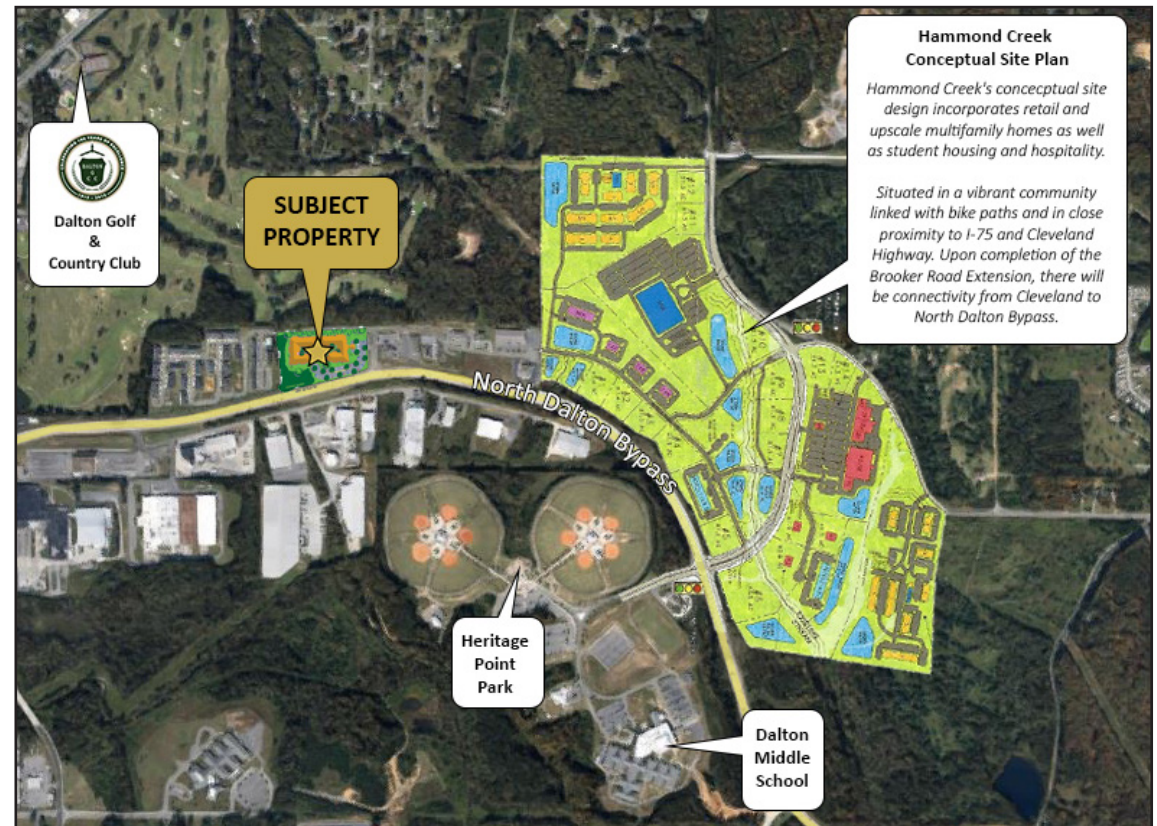
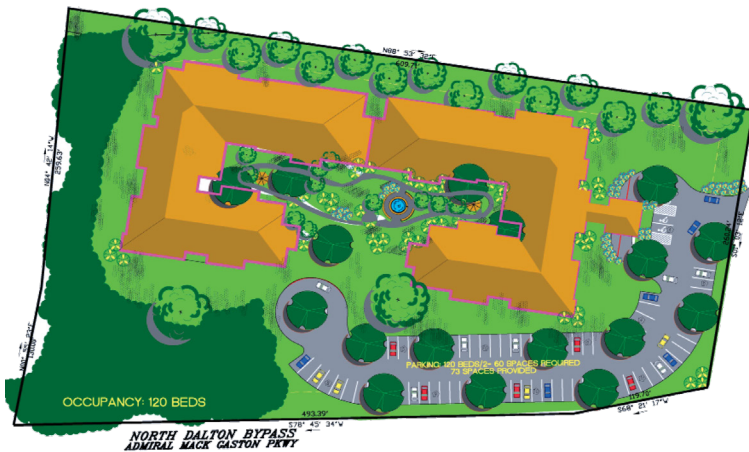
CONCEPTUAL SITE PLAN

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

HAMMOND GARDENS SENIOR CARE

4.6 ACRE SITE IS APPROVED FOR:

- 65 Assisted living/memory care units at \$10,000/door
- 55 Independent living senior apartments at \$8,000/door

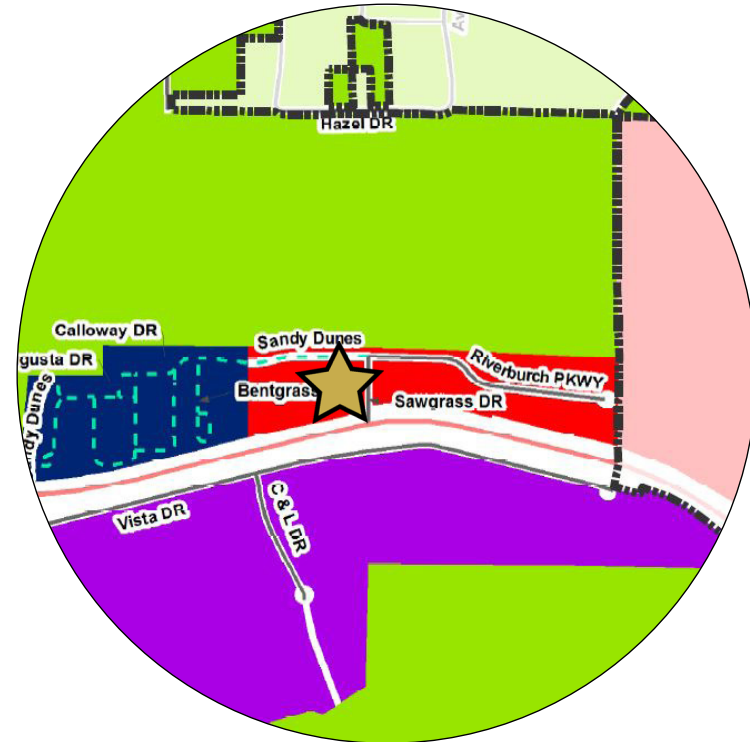


ZONING INFORMATION

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

KEY

| | | | |
|-----------------------|--------------------------------------------------|--|--------------------------------------|
| | Town Boundaries | | High Density Residential (R-7) |
| | Historic Areas | | High Density Residential (R-7) Cond |
| | Railroads | | Planned Unit Development (PUD) |
| | Roads | | Limited Commercial (C-1A) |
| | State Highway | | Limited Commercial (C-1A) Cond |
| | US Highway | | Neighborhood Commercial (C-1) |
| | Interstate | | Mixed Use (MU) |
| | Private | | General Commercial (C-2) |
| | County Boundary | | General Commercial (C-2) Cond |
| Unified Zoning | | | Central Business District (C-3) |
| Zoning | | | Transitional Commercial (C-4) |
| | General Agriculture (GA) | | Light Manufacturing (M-1) |
| | General Agriculture (GA) Cond | | Heavy Manufacturing (M-2) |
| | Suburban Agriculture (SA) | | Heavy Manufacturing (M-2) Cond |
| | Estate Residential (R-1) | | Zoned within the City of Cohutta |
| | Low Density Single Family Residential (R-2) | | Zoned within the City of Tunnel Hill |
| | Low Density Single Family Residential (R-2) Cond | | |
| | Medium Density Single Family Residential (R-3) | | |
| | Zero Lot Line Residential (R-4) | | |
| | Rural Residential (R-5) | | |
| | Rural Residential (R-5) Cond | | |
| | Transitional Residential (R-6) | | |
| | Transitional Residential (R-6) Cond | | |



GENERAL COMMERCIAL (C-2) ZONING

This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares, which includes the broadest mix of commercial retail and service uses with associated storage capabilities, and other commercial activities which will both accommodate the needs of residents and those of the traveling public. Shopping centers and large retail stores would be common, along with a host of supporting commercial uses.

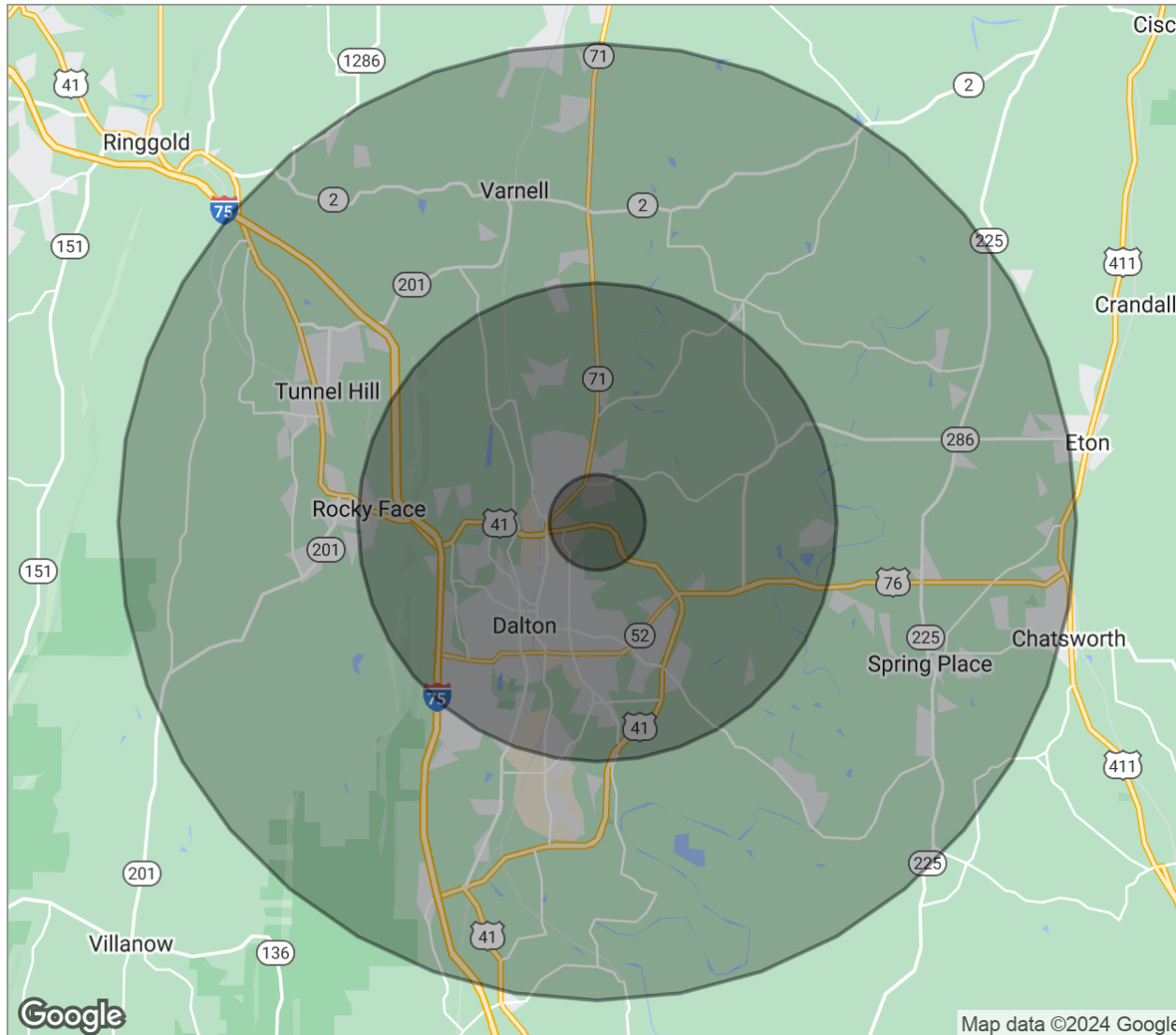
For more information on zoning, click here: <http://ow.ly/XeHI30nRwgz>

SOURCE: <https://www.whitfieldcountyga.com>



DEMOGRAPHICS

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES



| | 1 MILE |
|-------------------|----------|
| Total Population | 2,883 |
| Total Households | 899 |
| Average HH Income | \$37,749 |
| | 5 MILES |
| Total Population | 53,210 |
| Total Households | 17,832 |
| Average HH Income | \$52,426 |
| | 10 MILES |
| Total Population | 111,525 |
| Total Households | 37,998 |
| Average HH Income | \$54,524 |

DEMOGRAPHICS

20 MILE RADIUS

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

| Summary | Census 2010 | 2018 | 2023 | Change | Annual Rate |
|------------------------|-------------|---------|---------|--------|-------------|
| Population | 293,058 | 309,309 | 319,917 | 10,608 | 0.68% |
| Median Age | 36.8 | 38.3 | 39.4 | 1.1 | 0.57% |
| Households | 106,122 | 111,545 | 115,136 | 3,591 | 0.64% |
| Average Household Size | 2.71 | 2.72 | 2.73 | 0.01 | 0.07% |

| 2018 Households by Net Worth | Number | Percent |
|------------------------------|---------|---------|
| Total | 111,545 | 100.0% |
| <\$15,000 | 30,983 | 27.8% |
| \$15,000-\$34,999 | 10,011 | 9.0% |
| \$35,000-\$49,999 | 4,826 | 4.3% |
| \$50,000-\$74,999 | 6,494 | 5.8% |
| \$75,000-\$99,999 | 6,154 | 5.5% |
| \$100,000-\$149,999 | 9,206 | 8.3% |
| \$150,000-\$249,999 | 12,990 | 11.6% |
| \$250,000-\$500,000 | 14,260 | 12.8% |
| \$500,000+ | 16,621 | 14.9% |

| 2018 Net Worth by Age of Householder | Number of Households | | | | | | |
|--------------------------------------|----------------------|----------|-----------|-----------|-----------|-----------|-----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| Total | 3,865 | 16,705 | 19,175 | 21,403 | 21,400 | 17,392 | 11,606 |
| <\$15,000 | 2,681 | 7,944 | 6,509 | 5,747 | 3,966 | 2,726 | 1,411 |
| \$15,000-\$34,999 | 591 | 2,447 | 2,132 | 1,955 | 1,343 | 1,077 | 467 |
| \$35,000-\$49,999 | 197 | 808 | 1,113 | 910 | 952 | 607 | 240 |
| \$50,000-\$99,999 | 291 | 2,597 | 2,859 | 2,168 | 1,912 | 1,593 | 1,225 |
| \$100,000-\$149,999 | 62 | 1,304 | 1,690 | 1,750 | 2,069 | 1,415 | 916 |
| \$150,000-\$249,999 | 27 | 846 | 2,107 | 2,947 | 2,874 | 2,548 | 1,641 |
| \$250,000+ | 16 | 759 | 2,765 | 5,925 | 8,285 | 7,426 | 5,706 |
| Median Net Worth | \$10,812 | \$16,972 | \$47,279 | \$97,273 | \$161,193 | \$190,200 | \$241,627 |
| Average Net Worth | \$25,314 | \$71,594 | \$205,871 | \$511,598 | \$869,830 | \$854,430 | \$865,537 |

Source: ESRI

ABOUT THE AREA

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

DALTON, GA

Downtown Dalton is nestled in the valley between the Cumberland and Blue Ridge Mountains. As Georgia's fifth largest downtown district, with approximately 3,000 employees and 300 businesses, this historic and picturesque downtown district has been a national Main Street City since 1985 and is managed by the Downtown Dalton Development Authority (DDDA). An eclectic and impressive array of one-of-a-kind shops and dining choices, attractions from the Civil War era, and the region's leading professional businesses and financial institutions offer the perfect setting to play, learn, work and live.

According to the 2018 U.S. census estimate, the population in Dalton is approximately 33,600 with an average household income of approximately \$66,000., with over 12% of the total population is over the age of 65. The area is served by the Chattanooga Airport, which is located approximately 30 miles north of Dalton and the Hartsfield-Jackson Atlanta International Airport, which is located approximately 100 miles south of Dalton.

Health care services in Dalton are provided by Hamilton Medical Center. The Center is a 282-bed, regional, acute-care medical center offering medical, surgical and diagnostic services as well as a 24-hour emergency department which provides advanced cardiac life support services. The hospital is a part of the non-profit organization, Hamilton Health Care System, which provides services throughout northern Georgia. To learn more about Hamilton Medical Center or Hamilton Health Care System.

WHITFIELD COUNTY

The population in Whitfield County is approximately 105,000. The County is well-located in northern Georgia and borders Tennessee. The area is served by major interstate I-75 and U.S. Hwy 41.

Source: CityofDalton-GA.gov



TEAM PROFILE

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES



Perry Hayes

V.P. Land & Developer Services
Perry@BullRealty.com

404-876-1640 x135



Michael Bull
Broker



Carine Davis
Marketing



Scott Jackson
Analyst

CONFIDENTIALITY AGREEMENT

PRICE ADJUSTMENT | SENIOR HOUSING OPPORTUNITY | 4.6 ACRES

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as North Dalton Bypass & Sawgrass Drive. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
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