

Glenwood Road

285

± 19.4 Acres

Offering Memorandum

**± 11.6 USABLE ACRES IN
UNINCORPORATED DEKALB COUNTY**



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Glenwood Road

± 19.4 Acres



Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

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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

± 11.6 USABLE ACRES IN UNINCORPORATED DEKALB COUNTY



PROPERTY OVERVIEW

Bull Realty, Inc. is pleased to offer a ± 19.4-acre site in DeKalb county, of which ± 11.6 are estimated usable. The property lies south of Glenwood Road and is minutes from I-285.

PROPERTY HIGHLIGHTS

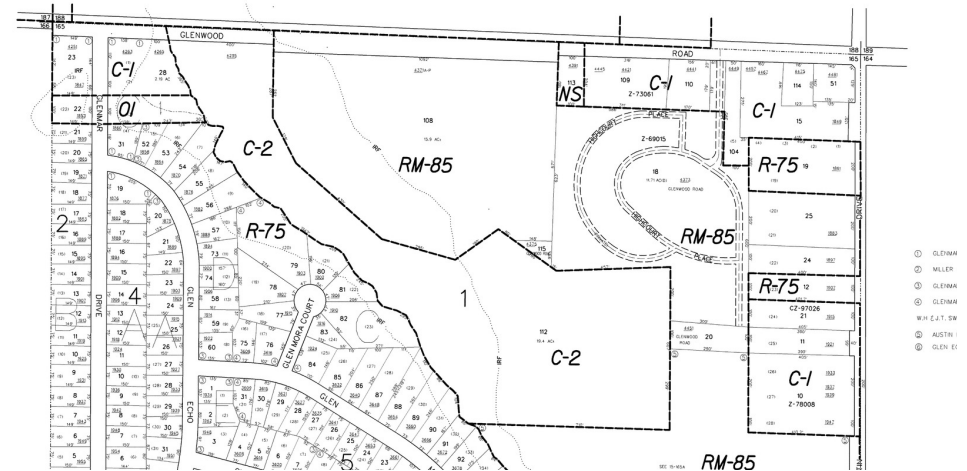
- ± 19.4 acres off Glenwood Road near I-285
- ± 11.6 acres usable
- C-2 zoning
- Gently rolling topography
- All utilities on site including sewer, water, electricity, natural gas, telephone, cable and high speed internet
- 400' of frontage on Glenwood Road
- Visit <https://bit.ly/2DLA5qN> for zoning description

PRICE | \$695,000
PRICE/USABLE ACRE | \$59,913

PROPERTY INFORMATION

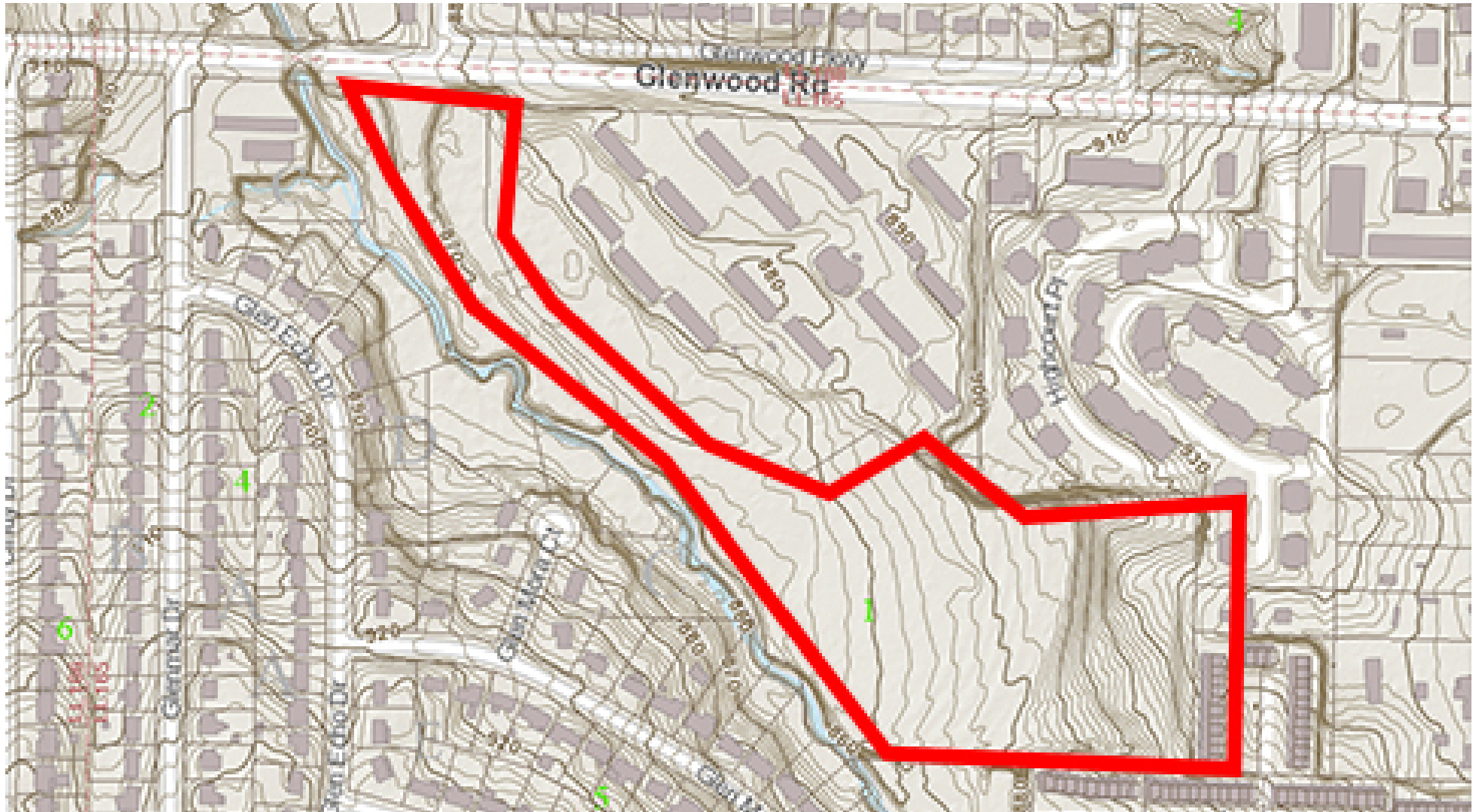
Property Address:	4295 Glenwood Road, Decatur, GA 30032
County:	DeKalb
Assessor's Parcel ID:	15-165-01-112
Acres:	± 19.4 Acres
Usable Acres:	± 11.6 Acres
Topography:	Gently Rolling
Zoning:	C-2
Frontage:	400' on Glenwood Road
Utilities:	All available on site
Price/Usable Acre:	\$59,913
Sale Price:	\$695,000

± 11.6 USABLE ACRES IN UNINCORPORATED DEKALB COUNTY



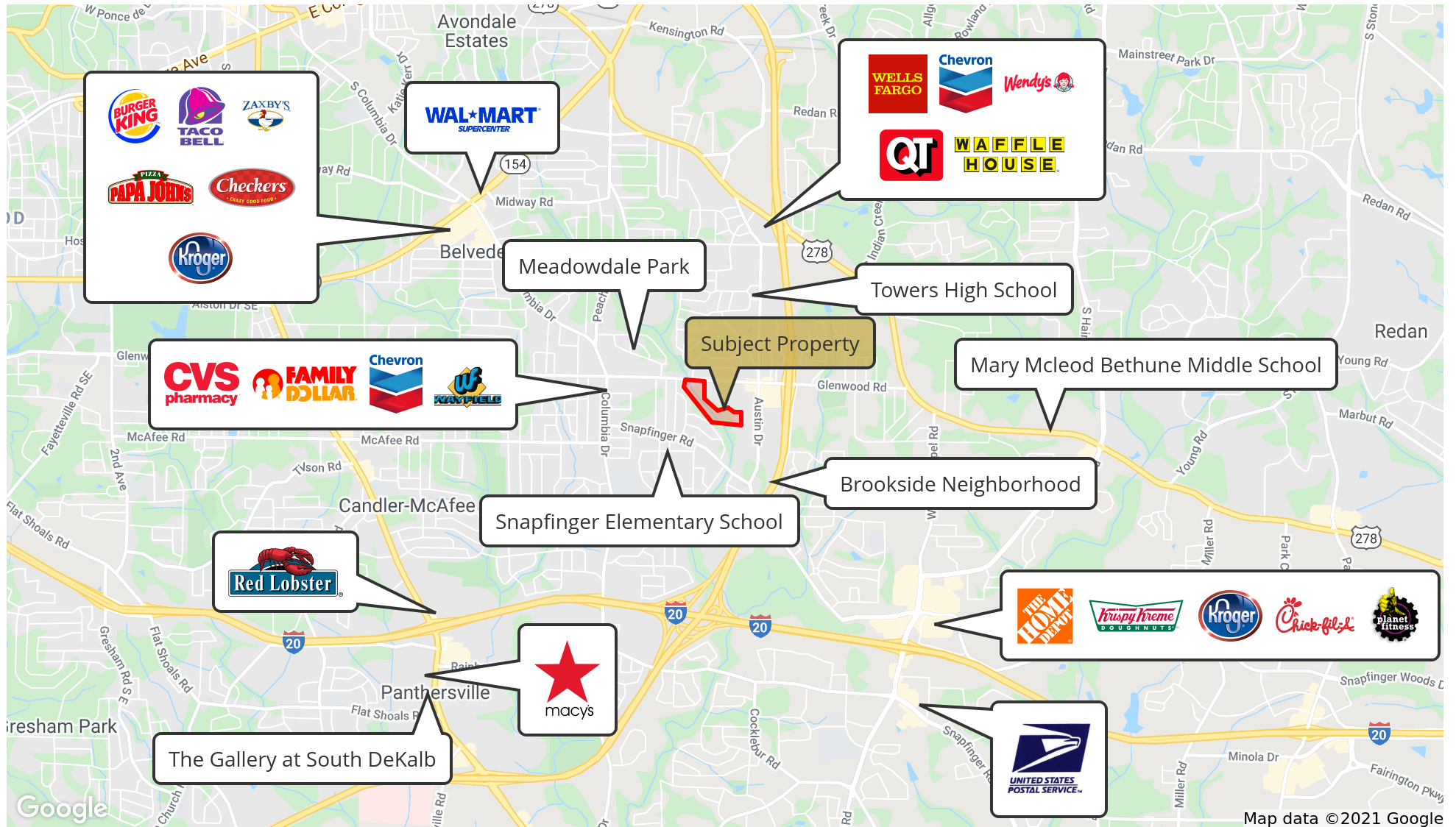
TOPOGRAPHY MAP

± 11.6 USABLE ACRES IN UNINCORPORATED DEKALB COUNTY



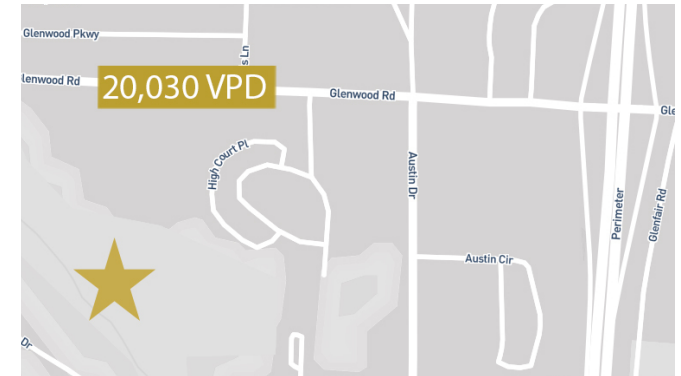
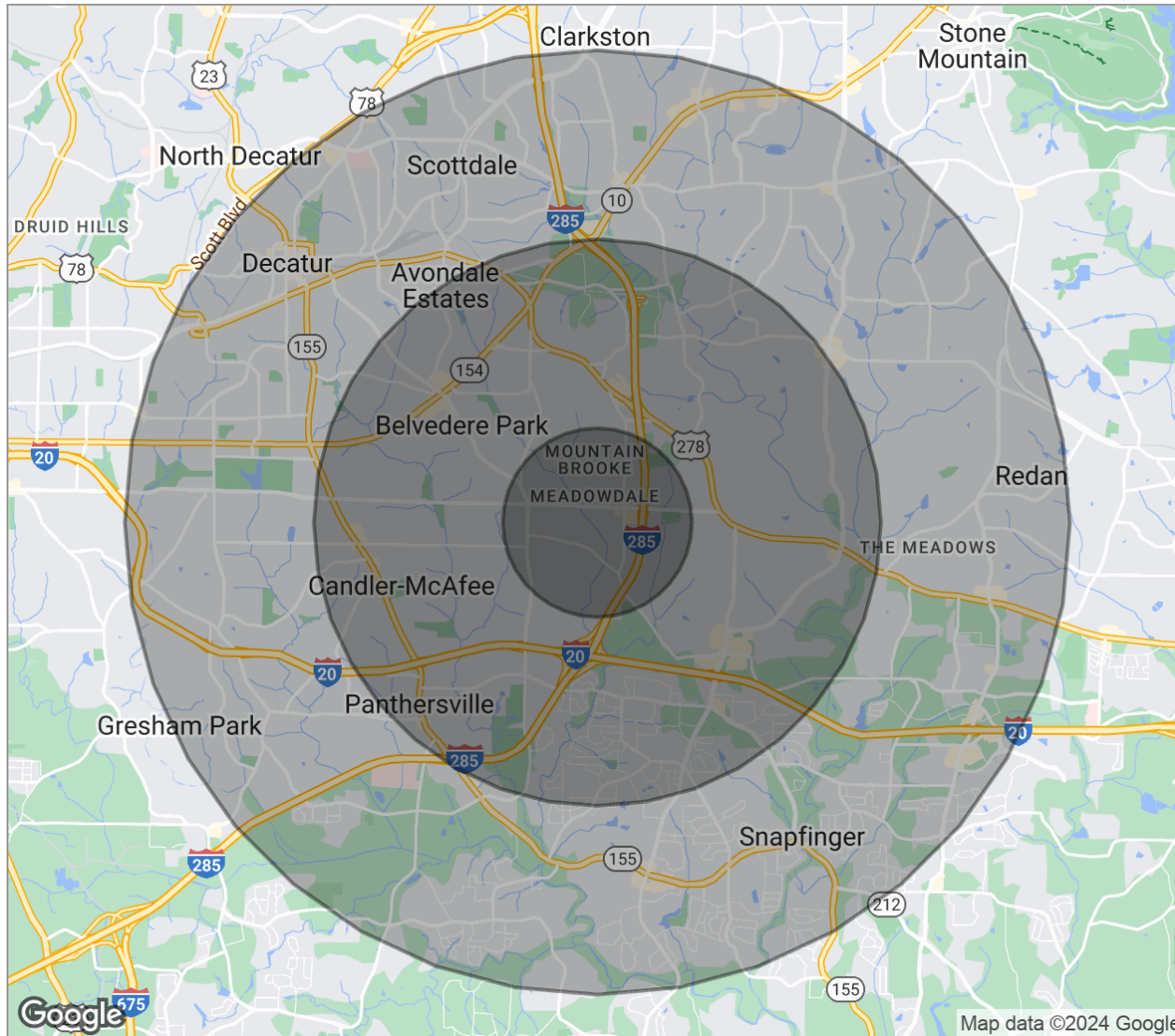
IN THE AREA

± 11.6 USABLE ACRES IN UNINCORPORATED DEKALB COUNTY



DEMOGRAPHICS & TRAFFIC COUNT

± 11.6 USABLE ACRES IN UNINCORPORATED DEKALB COUNTY



1 MILE

Total Population	9,938
Total Households	3,569
Average HH Income	\$56,814

3 MILES

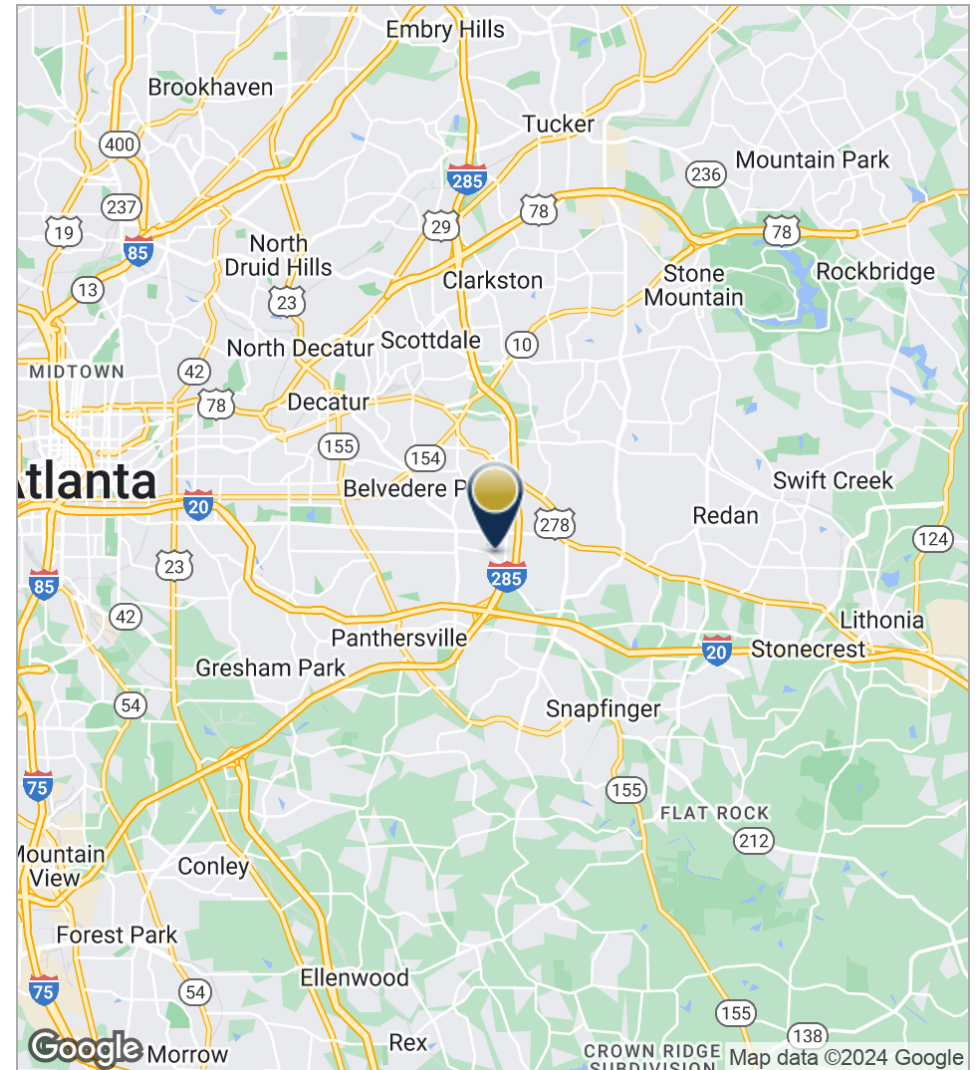
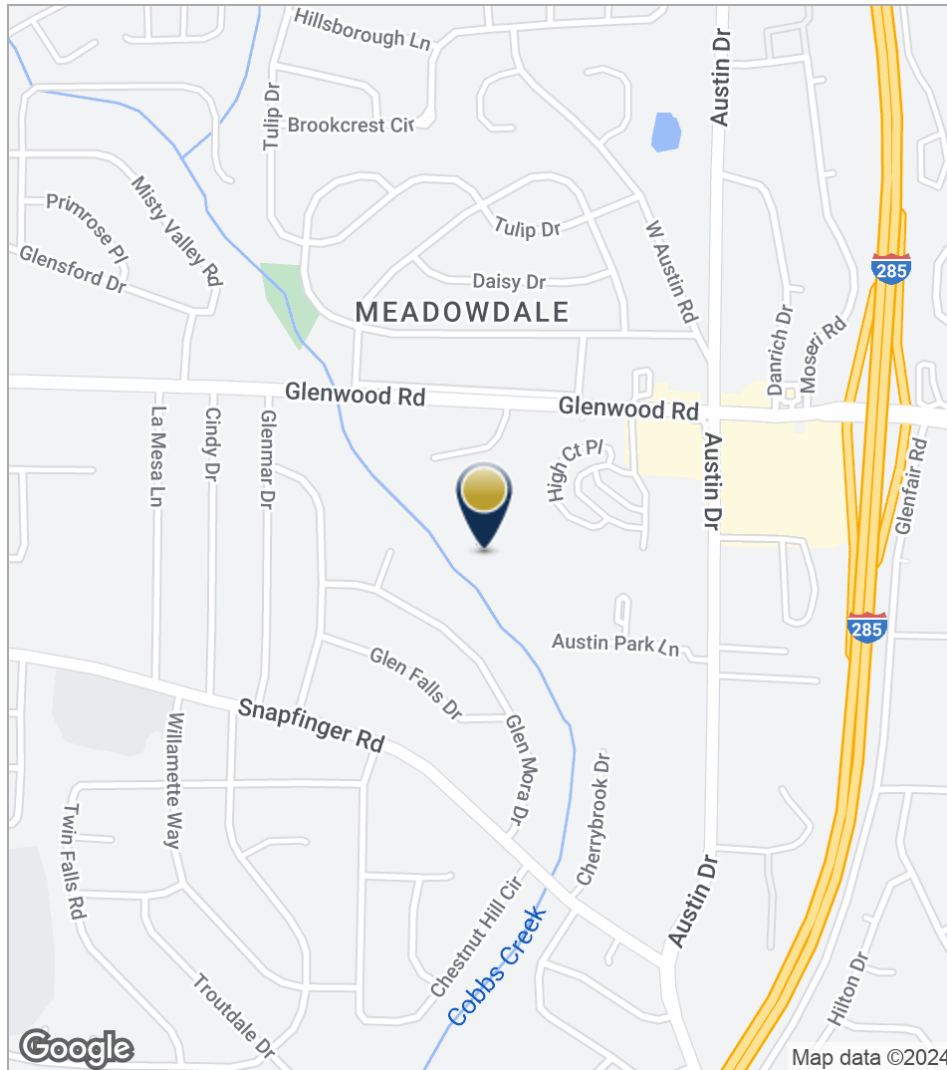
Total Population	85,406
Total Households	31,671
Average HH Income	\$59,475

5 MILES

Total Population	249,953
Total Households	96,074
Average HH Income	\$68,934

LOCATION MAPS

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ABOUT THE AREA

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DEKALB COUNTY, GEORGIA

Atlanta's DeKalb County is located six miles east of downtown and home of Georgia's #1 tourism attraction, Stone Mountain Park. The population of the county is approximately 700,000. DeKalb County's county seat is the City of Decatur and it is the third-most-populated county in Metro Atlanta. It is located six miles east of downtown and contains roughly 10 percent of the city of Atlanta.

DeKalb County includes the cities of Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain and areas of Atlanta. It includes many unique, identifiable communities including Beacon Heights, Candler Park, East Atlanta Village, Druid Hills, Ellenwood, Lynwood Park, Oakhurst, Scottdale, Shermantown, Toco Hills and Tucker.

DeKalb County is international, eclectic and diverse, boasting a selection of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants and one-of-a-kind shops. DeKalb is only ten miles from Hartsfield-Jackson Atlanta International Airport and is easily accessible by I-85, I-75, I-675, I-285 and MARTA (Atlanta's rapid transit system.)

It is home to DeKalb Peachtree Airport (PDK), Georgia's second largest airport and Emory University. The Centers for Disease Control (CDC) and AT&T are also located here.

DeKalb is the most ethnically diverse county in the Southeast with over 64 spoken languages representing Asian, Hispanic, European and African cultures to name a few.



TEAM PROFILE

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