



Peachtree Industrial Blvd

GA 141



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Offering Memorandum

DORAVILLE REVDEVELOPMENT SITE | 9.8 ACRES

DORAVILLE, GEORGIA

ATLANTA MSA

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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

DORAVILLE REDEVELOPMENT SITE | 9.8 ACRES



SALE DESCRIPTION

Bull Realty is pleased to bring this redevelopment opportunity for multifamily, senior living, hospitality, destination retail, entertainment, corporate campus or other commercial ventures. The site is located in the award-winning Dunwoody High School District and offers great residential potential.

This 9.8 acre redevelopment site has approximately 95,135 SF within six office buildings that have all utilities on-site. There is excellent visibility and frontage on Peachtree Industrial Boulevard with four property entrances with one being off the Winters Chapel Road exit.

Doraville is a rapidly changing and diverse city located just inside the Perimeter in the Atlanta MSA. Home to the new 165-acre mixed-use GM plant development, Assembly Yards, the city is predicting a 44.7% future job growth over the next 10 years (higher than the US average of 33.5%).

HIGHLIGHTS

- 9.8 acre redevelopment site
- Excellent visibility on Peachtree Industrial Blvd with 4 ingress/egress points
- City of Doraville may be willing to rezone for high-density mixed-use
- Possibility to assemble additional properties
- Highly sought-after Dunwoody High School district
- Existing 95,135 SF of office in six buildings on-site
- ± 91,220 vehicles per day on GA-141

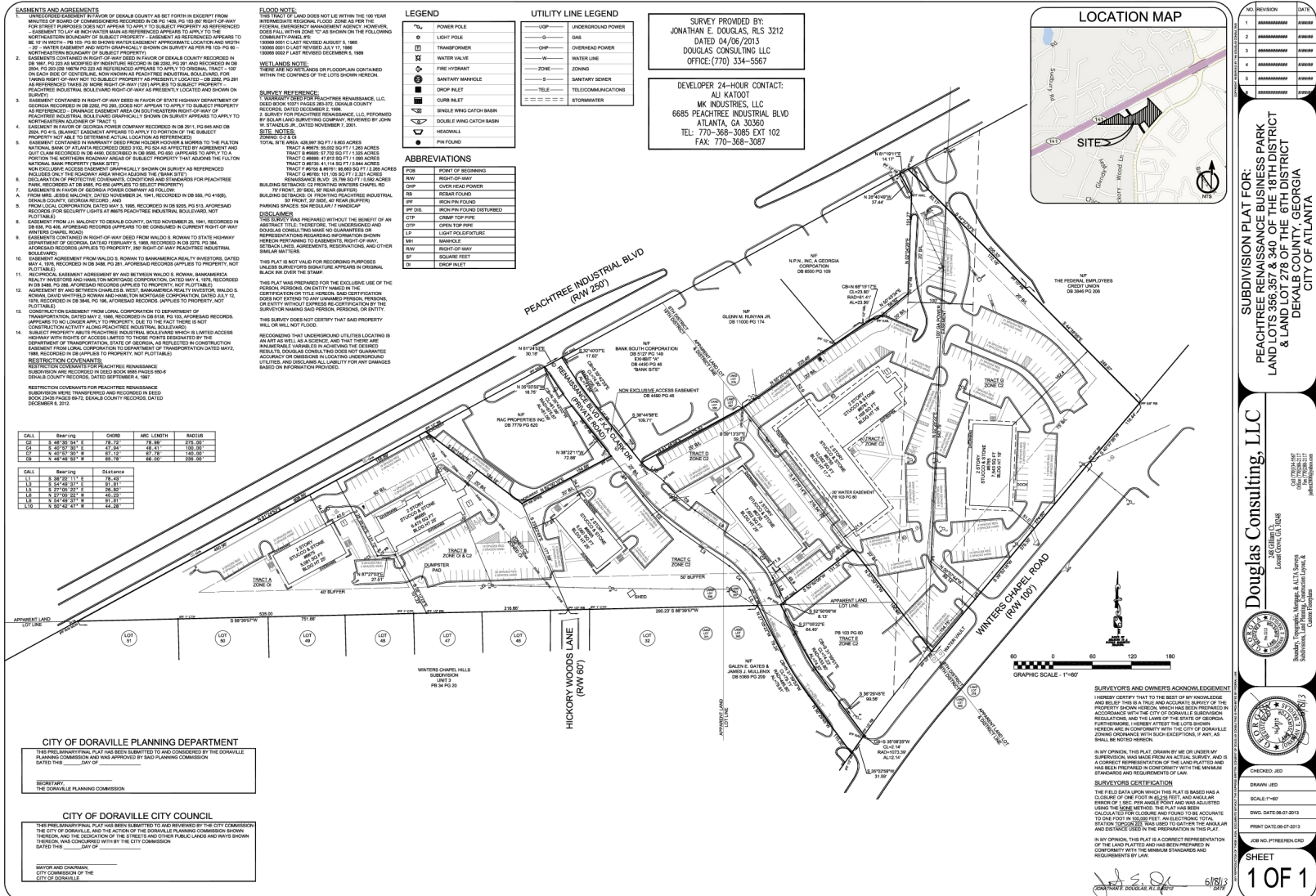
PRICE | \$8,500,000

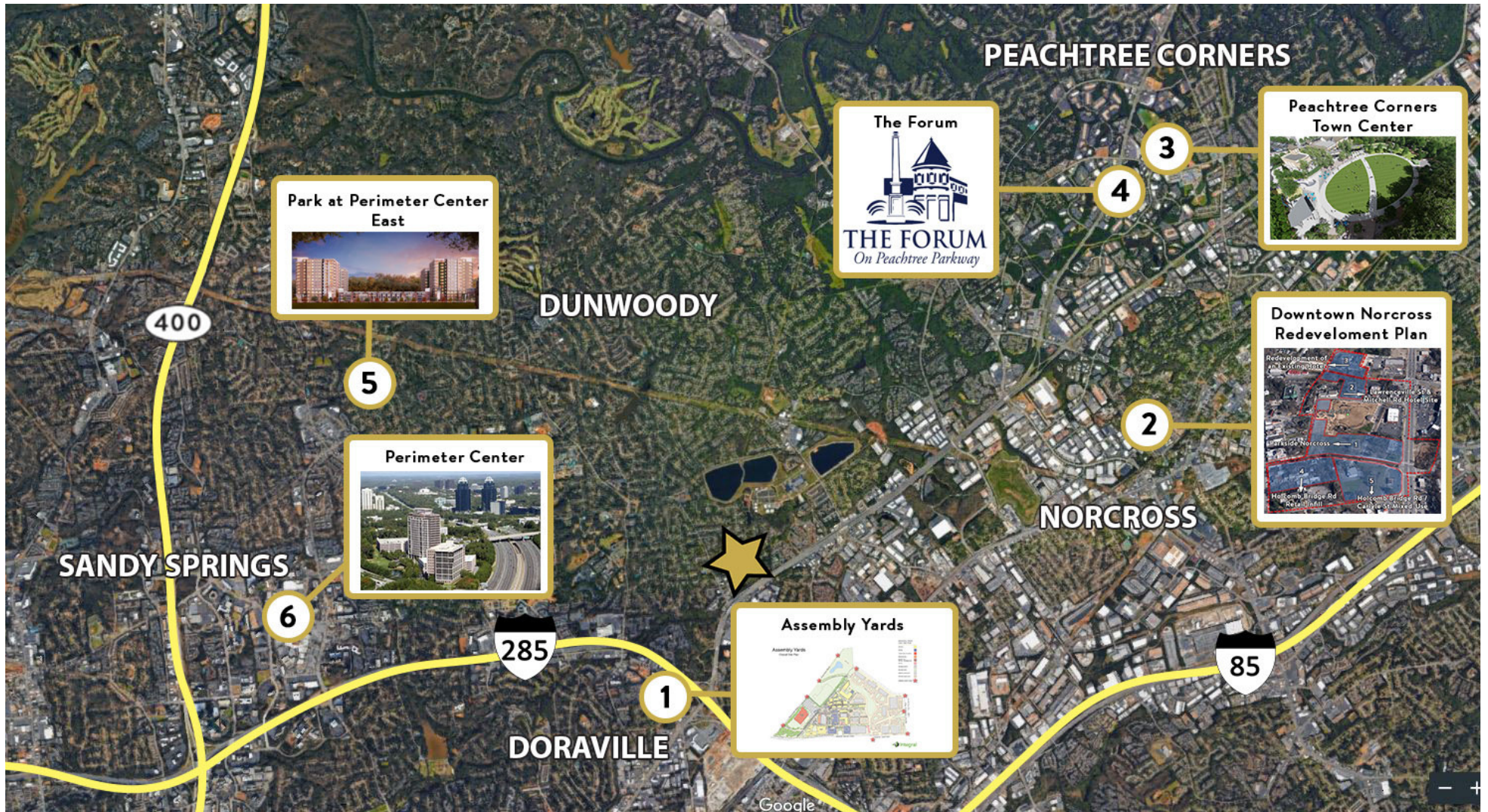
PROPERTY INFORMATION

DORAVILLE REDEVELOPMENT SITE | 9.8 ACRES

Property Address:	6675-6765 Peachtree Industrial Blvd, Doraville, GA 30360
County:	Dekalb
Site Size:	9.8 Acres
Zoning:	OI & C2
Utilities:	All utilities on-site
Proposed Use:	Redevelopment
Traffic Counts:	91,220 VPD along GA-141
Parcel ID:	06 278 04 002 , 18 356 06 004 , 18 356 060 05 , 18 356 06, 18 3560 60 07, 18 356 060 08
Ingress/Egress:	4
Buildings On Site:	95,135 SF
Sale Price:	\$8,500,000









ASSEMBLY YARDS

Formerly a GM manufacturing plant, Assembly Yards is a revitalization project in Doraville that will host a mixed-use community including a film studio, dining, retail, office space and public outdoor space. The community will connect to the Atlanta Beltline for Atlanta's expanding trail system. With anticipation of being Serta's new headquarter location, development is well underway.



DOWNTOWN NORCROSS REDEVELOPMENT

Working with city staff, a total of five redevelopment projects have been identified within the proposed TAD (Tax Allocation District) which are in various stages of planning and development. Proposed redevelopments include Parkside Norcross, Lawrenceville Street & Mitchell Road hotel site, an existing hotel, Holcomb Bridge Road retail and Holcomb Bridge Road/Carlyle Street mixed-use development.



PEACHTREE CORNERS TOWN CENTER

Located at the corner of Peachtree Parkway and Medlock Bridge Road, this premier mixed-use development will include 51,000 SF of restaurants and 18,560 SF of retail. It will also include a theater, municipal parks, an integrated pedestrian trail system and over 70 high-end, townhomes.

THE FORUM ON PEACHTREE PKWY

The Forum on Peachtree Parkway in Norcross, Georgia offers an elite collection of merchants, gathered in a beautifully unique, European-influenced outdoor mall. Stroll The Forum's Main Street while enjoying the best selection of shopping and dining that this area has to offer.



PARK AT PERIMETER CENTER EAST

Dunwoody is undertaking a large redevelopment project over 19-acres that includes offices, retail and parks with an emphasis on walkability. The project will construct 900 condominiums and a large mixed-use hub. Named "Park at Perimeter Center East," the venture would also generate 500,000 SF of new office space, 12,000 SF of retail, new residential townhomes and nearly 3-acres of parkland.



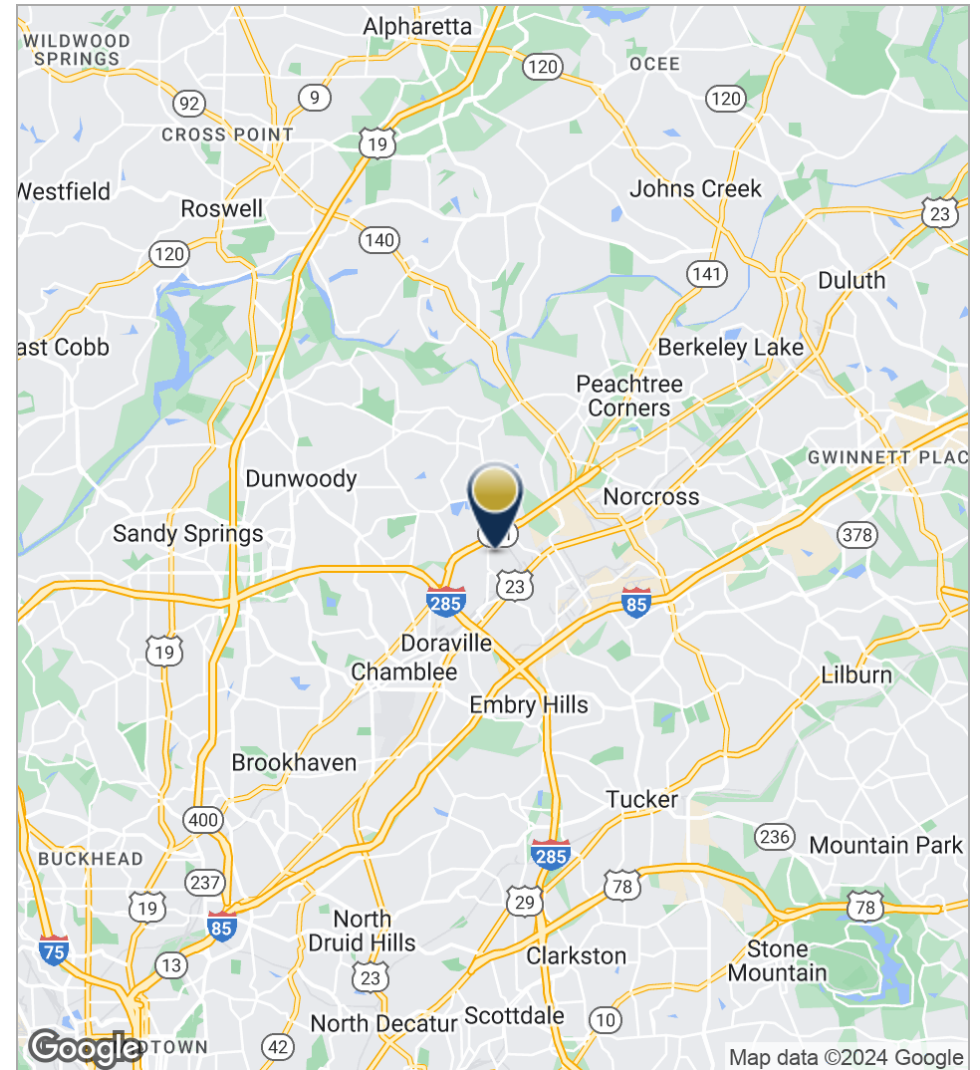
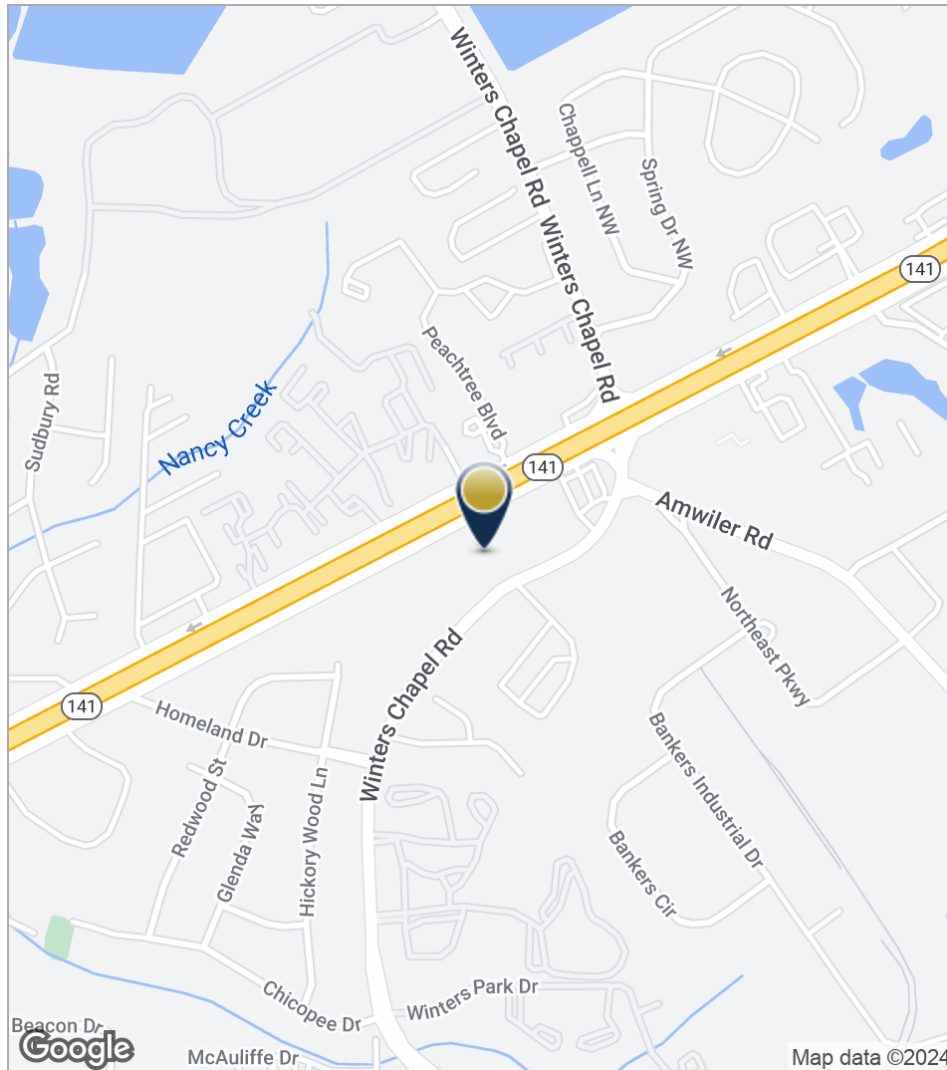
PERIMETER CENTER

As the Dunwoody/Sandy Springs areas continue to expand, particularly at the GA-400 and I-285 connector, the cities have undertaken an infrastructure development project to expand Vernon Road and Ashford Dunwoody Road. The project will focus on expanding the roads to alleviate traffic congestion as well as build more walkways for pedestrians.



LOCATION MAPS

DORAVILLE REDEVELOPMENT SITE | 9.8 ACRES



ABOUT THE AREA

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DORAVILLE

The City of Doraville prides itself on its ability to accommodate a growing, diverse population in Metro Atlanta while maintaining its small-town charm and sense of community. Doraville is one of the most diverse cities in the Southeast, boasting large influence and population from Asian and Hispanic immigrants. The area has been heralded the "Seoul of the South" with its rich Korean culinary scene. Many Asian supermarkets and restaurants can be found along Buford Highway, for an authentic culinary experience.

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. The area is a business, transportation, educational and medical hub that offers numerous cultural and attraction venues. Estimated growth continues to be over 12% with a continuing influx of people due to the livability and availability of jobs to support the corporate, high tech, educational and healthcare sectors.

Atlanta's Hartsfield Jackson International Airport is the busiest airport in the world serving over 103,902,992 passengers a year. In addition, the city is a major hub for passenger and commercial rail transit with the extensive MARTA and Peach Pass systems for commuters.

Atlanta offers corporate headquarters to many, major international brands including Coca Cola, UPS, Delta Airlines, Cox Enterprises, The Home Depot, and more. The city is a financially stable and growing

Source: DoravilleGa.Org



Doraville City Hall



City of Atlanta

JOHN DEYONKER

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PROFESSIONAL BACKGROUND

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in eight Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market

CONFIDENTIALITY AGREEMENT

DORAVILLE REDEVELOPMENT SITE | 9.8 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 9.8 Acres Peachtree Industrial Blvd. 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

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