



# Offering Memorandum

HIGH EXPOSURE CLARKSTON DEVELOPMENT SITE | 1.14 ACRES



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*Exclusively listed by Bull Realty, Inc.*

# DISCLAIMER & LIMITING CONDITIONS

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.

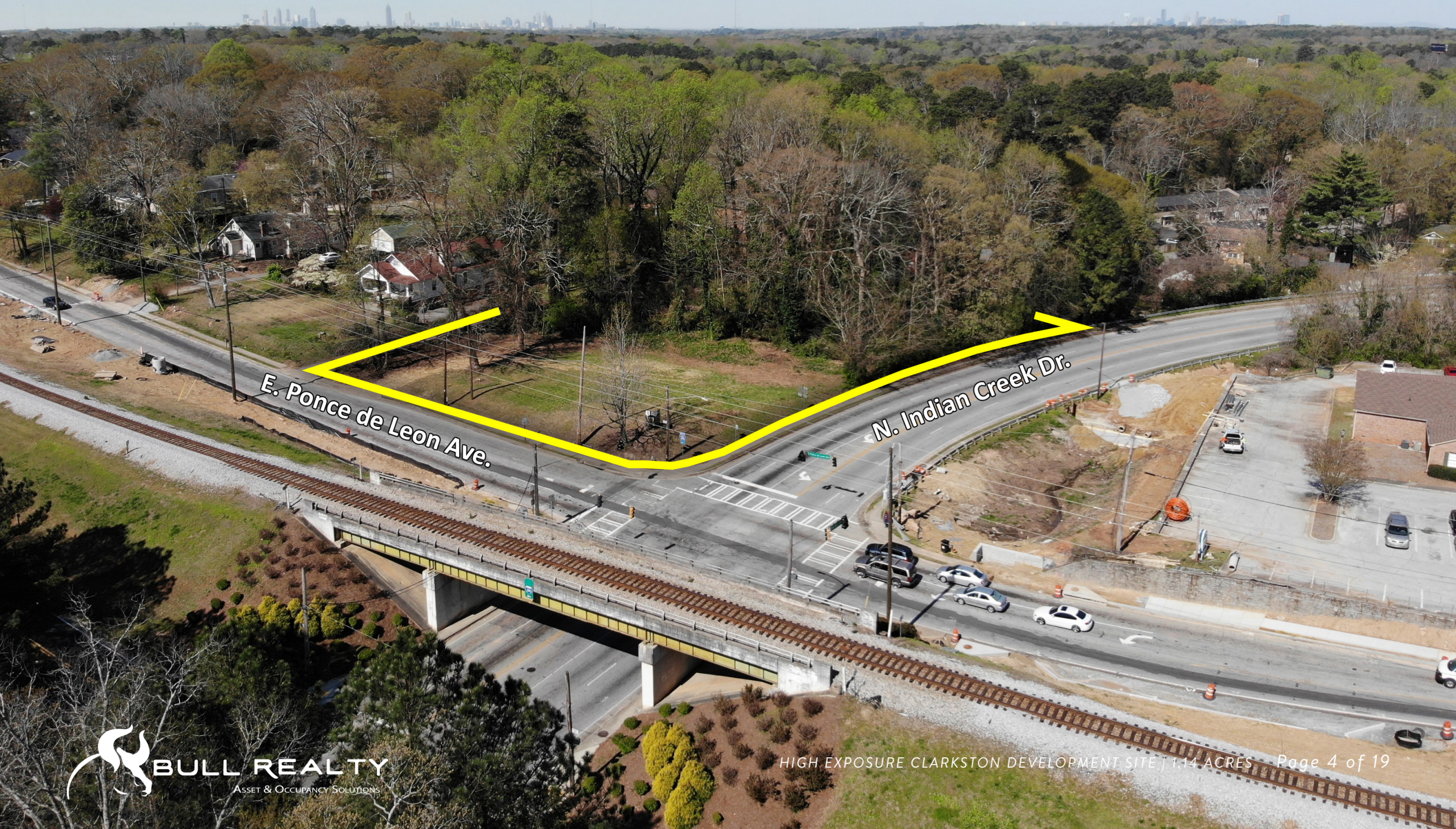
This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its 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 to purchase the Property 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 to purchase 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 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 Owner. 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. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



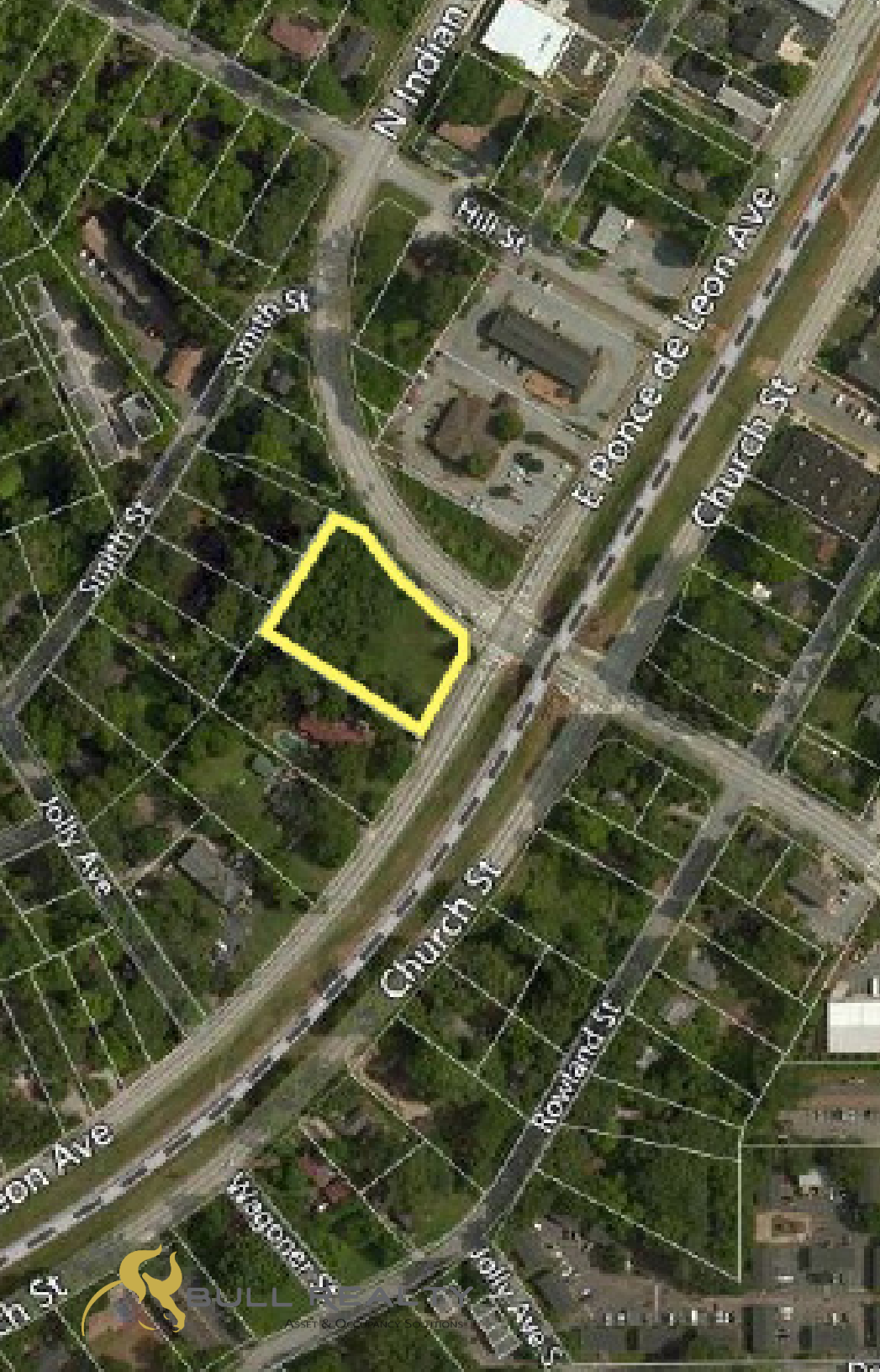
# THE OFFERING



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

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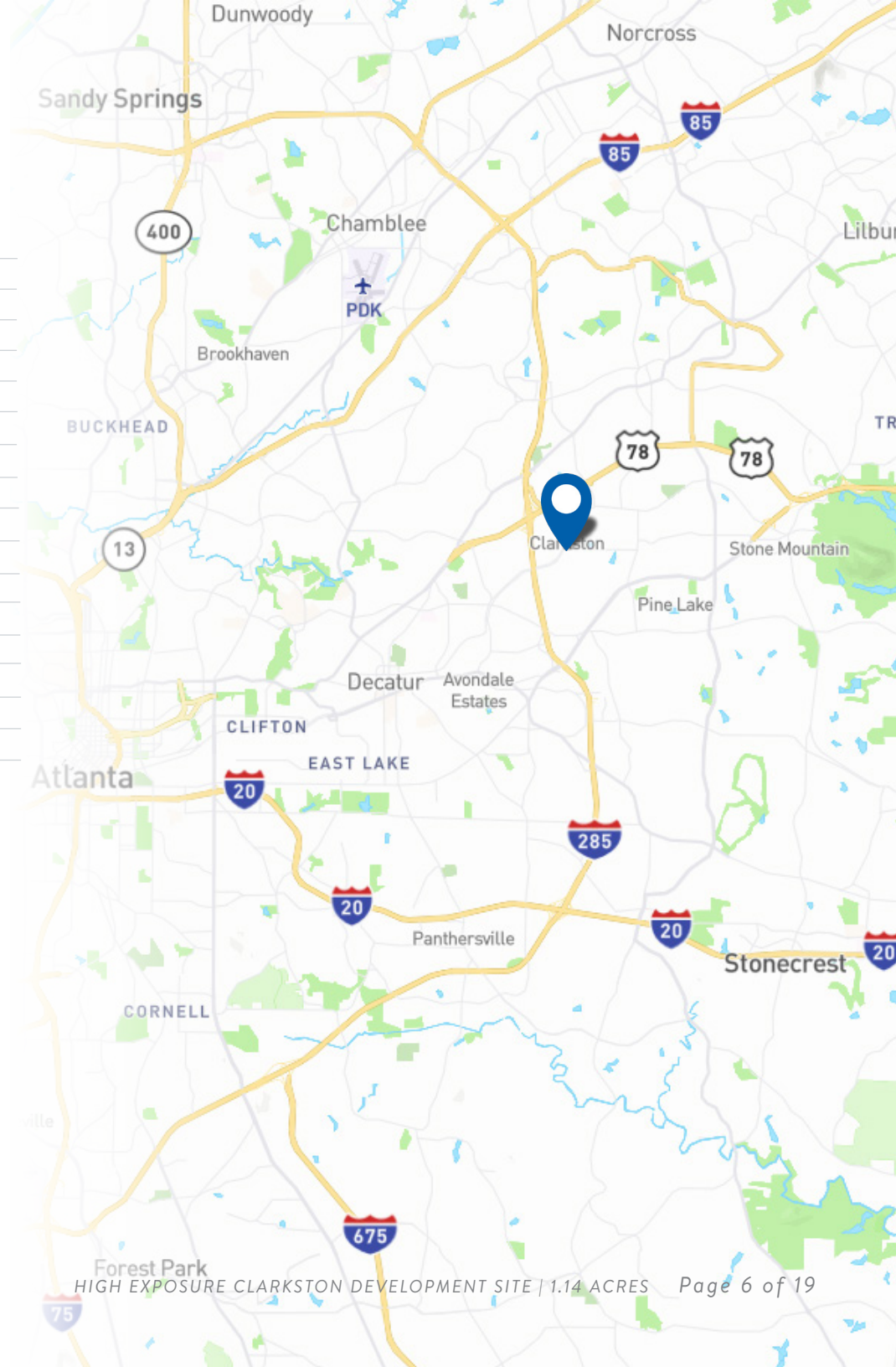
# HIGHLIGHTS

- 1.14-acre corner site at signalized intersection available for sale or groundlease
- Zoned RC (Residential/Commercial)
- Permitted Uses (including retail, restaurant, medical and office) and Regulations found here: <http://ow.ly/AuGN30o8iy6>
- Located in an opportunity zone
- Ingress/egress from both E Ponce De Leon and N Indian Creek
- Fantastic visibility with 173' of frontage on E Ponce De Leon and 255' on N Indian Creek
- On main thoroughfare leading into City of Clarkston from neighboring Scottdale and Decatur
- Approximately half a mile from I-285 Exit 40 (Church St/Clarkston)



# PROPERTY INFORMATION

ADDRESS	4080 E Ponce de Leon Ave. Clarkston, GA 30021
COUNTY	DeKalb
ZONING	RC (Residential/Commercial)
PROPOSED USES	Retail, restaurant, medical, office
PARCEL ID	18-097-06-004
SITE SIZE	1.14 Acres
UTILITIES	All on-site
SETBACK REQUIREMENTS	Front: 15' Side: 7' Rear: 20' Maximum Height: 35'
FRONTAGE	173' on E Ponce de Leon Ave. 255' on N Indian Creek Dr.
TRAFFIC COUNTS	11,000 VPD on E. Ponce de Leon Ave.
INGRESS / EGRESS POINTS	2
ASKING PRICE	\$650,000





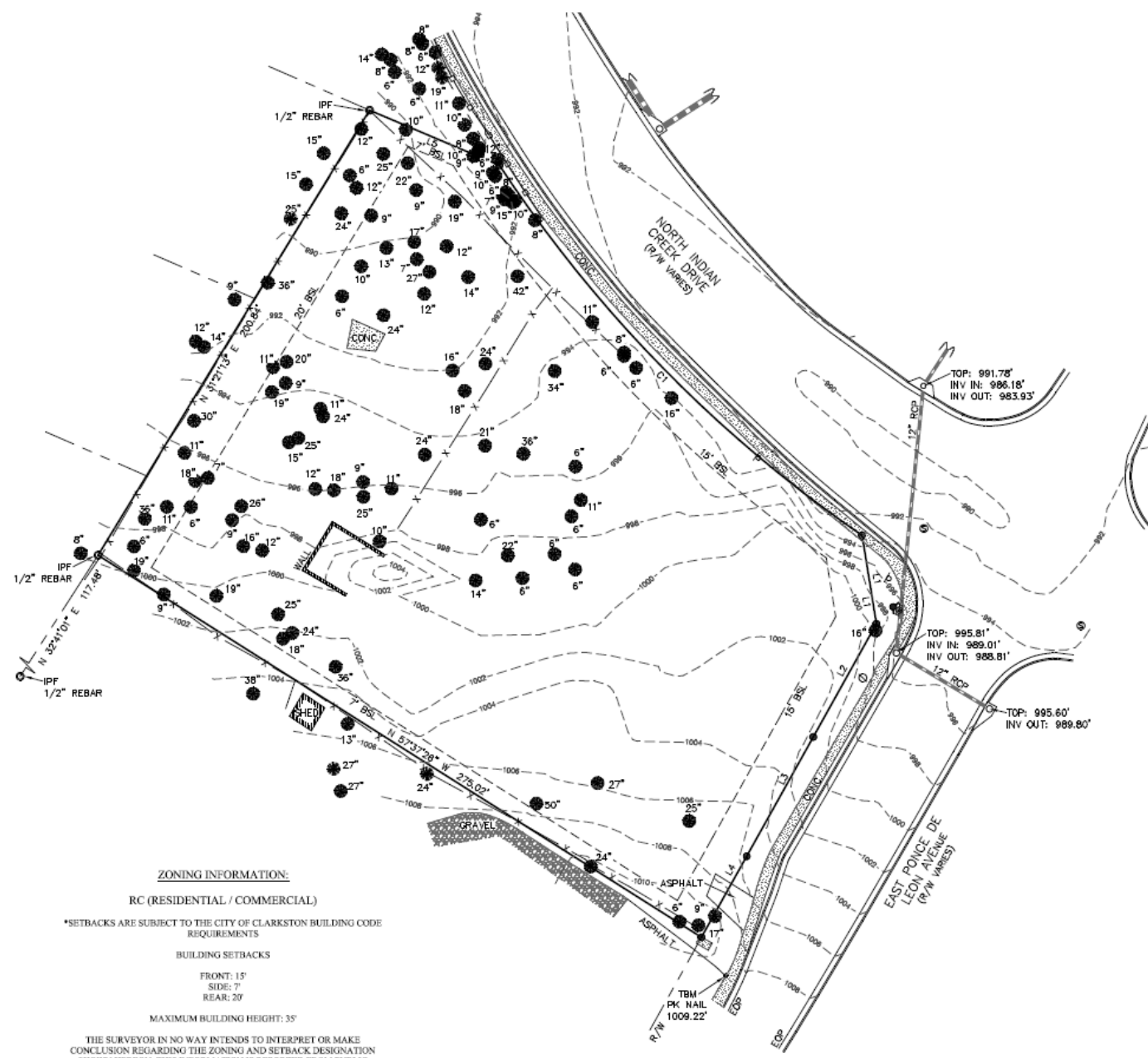








# SURVEY



**ZONING INFORMATION:**

RC (RESIDENTIAL / COMMERCIAL)

\*SETBACKS ARE SUBJECT TO THE CITY OF CLARKSTON BUILDING CODE REQUIREMENTS

**BUILDING SETBACKS**

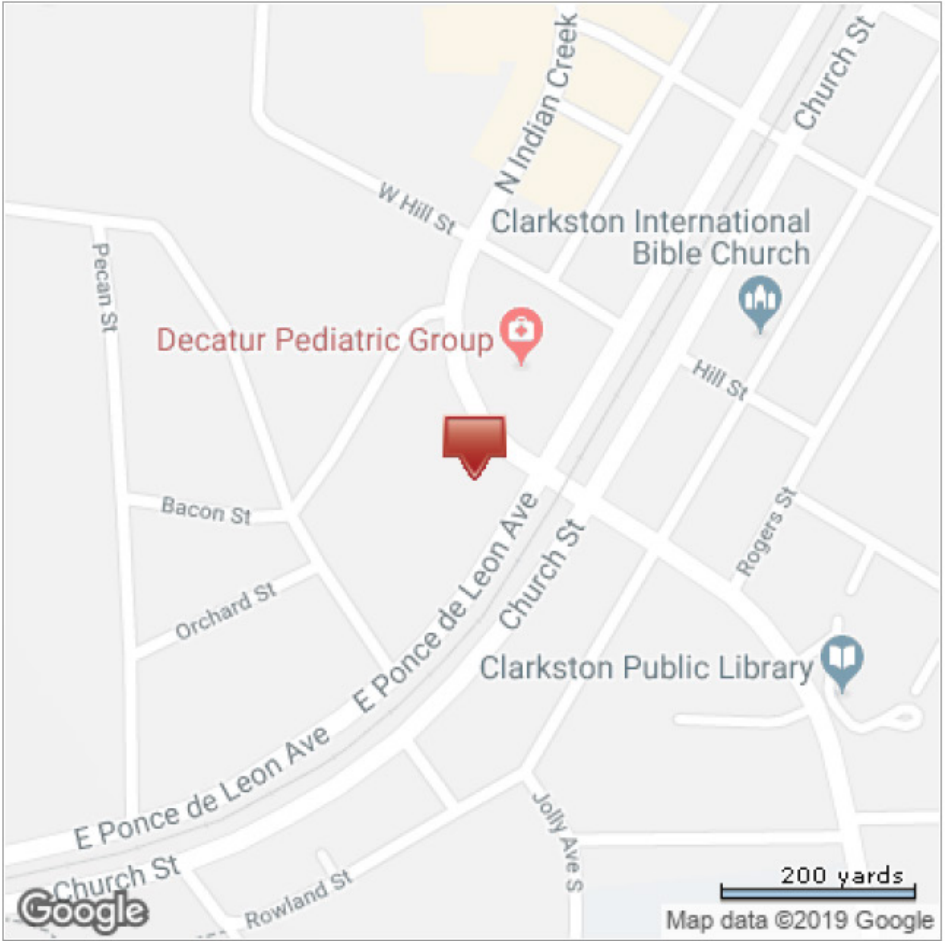
FRONT: 15'  
SIDE: 7'  
REAR: 20'

MAXIMUM BUILDING HEIGHT: 35'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF CLARKSTON PLANNING AND ZONING DEPARTMENT.



# TAX MAP



\*Lot Dimensions are Estimated



# ABOUT THE AREA









# IN THE AREA

1



## TOCO HILLS

This 300,000 SF, 27-acre shopping district consists of Toco Hills Promenade and Toco Hills Shopping Center. Both of the centers are designed to engage the community with a collection of local and national retailers and community gathering space. Tenants include Duck Donuts, Chopt, Publix, Spiller Park and Local Pizzaiolo.

2



**EMORY**  
UNIVERSITY

## EMORY UNIVERSITY

Emory University is a top-ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools, and one of the world's leading healthcare systems. It generates \$734 million in research funding annually and had a total annual enrollment of 15,451 for Fall 2018.

3



## SUBURBAN PLAZA

The Suburban Plaza redevelopment plan reinvents one of Atlanta's first suburban shopping centers offering 290,000 SF of shopping and dining. In early 2016, the DeKalb Chamber of Commerce presented the inaugural Economic Development Project of the Year Award to Selig Enterprises for the Suburban Plaza project, estimated to generate \$150 to \$250 Million in annual sales and create an estimated 400 to 450 jobs. Major tenants include Walmart, LA Fitness, Starbucks, HomeGoods and Ross.

## YOUR DEKALB FARMERS MARKET

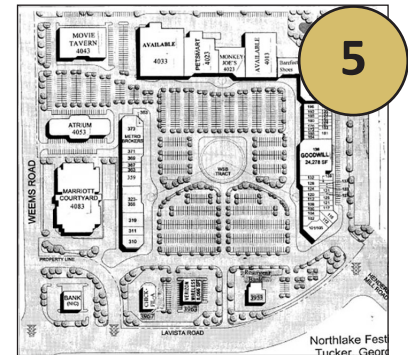
The market began in 1977 as a small produce stand. Today it is a 140,000 SF warehouse serving over 100,000 customers each week. The market represents 184 countries with more than 450 varieties of domestic and international fruits, vegetables, meats, cheese, wines and more.



4

## NORTHLAKE TOWER FESTIVAL

Northlake Festival Shopping Center is a 367,000 SF center with a tenant mix consisting of large national retailers and local businesses. Easily spotted by the radio tower that stretches to the sky from the middle of the shopping center, it has become a landmark destination to the community for over 25 years.



5

## STONE MOUNTAIN PARK

Stone Mountain Park is Georgia's most popular attraction and features a wide variety of family activities located on 3,200 acres of natural beauty with 15 miles of hiking trails. It is the largest piece of exposed granite in the world and attracts over 4 million visitors annually.

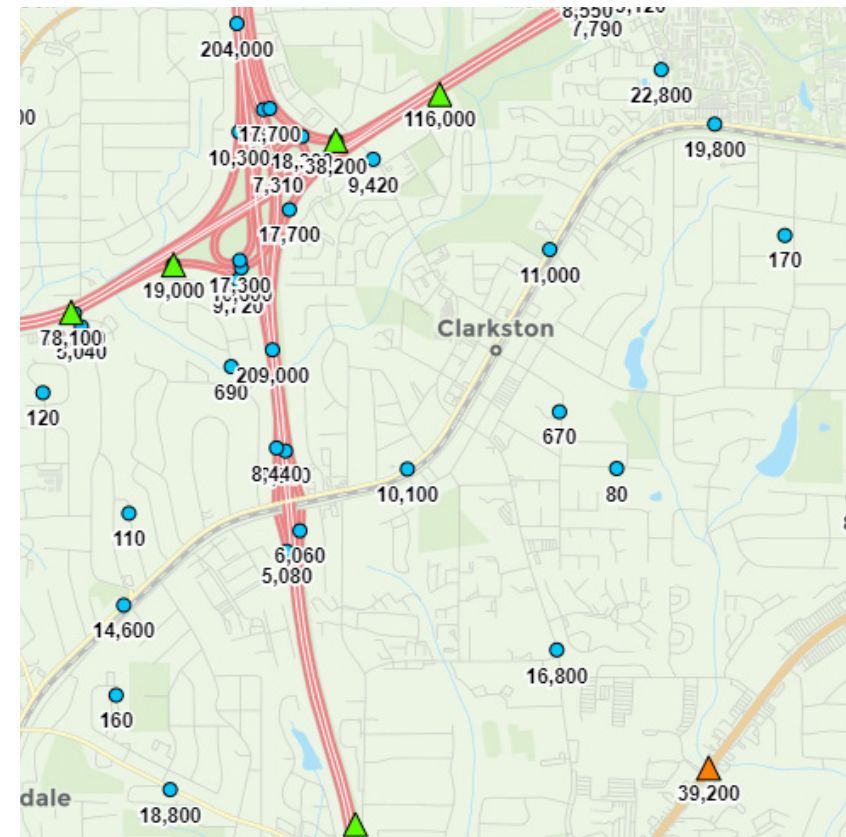


6



A map of the Atlanta, Georgia area, centered on a blue location pin. Three concentric circles are drawn around the pin, representing different distances: a red circle for 1 mile, a green circle for 3 miles, and a blue circle for 5 miles. The map shows major highways (Interstates 285, 20, 78, 29, 154, 403, 155, 141, 13, 278, 402) and local roads. Labeled areas include Chamblee, Brookhaven, Peachtree Airport, Tucker, Stone Mountain, Decatur, Druid Hills, and Gresham Park. The Bull Realty logo is in the bottom left corner.

	1 MILE	3 MILES	5 MILES
POPULATION	18,959	105,015	261,154
HOUSEHOLDS	6,593	40,789	105,317
AVG. HH INCOME	\$52,564	\$77,917	\$92,405
ANNUAL POP. GROWTH (2018-2023)	0.64%	0.86%	0.96%



**SOURCE: GDOT**





## CLARKSTON

The diverse City of Clarkston owes much of its beginnings to the Georgia Railroad. In as early as the 1830s, the railroad started constructing rail lines that, by 1845, would connect surrounding Atlanta towns (including Clarkston) with merchants of Athens, Augusta and South Carolina. The railroad still runs through Clarkston today, and it is a homely reminder of the city's humble, historic beginnings.

Originally referred to as “New Siding” (named after Jake New, a Section Foreman that worked for the Georgia Railroad), the City of Clarkston was officially named as such by Governor Alexander H. Stevens on December 12th, 1882. Clarkston is named to honor Colonel W.W. Clark, a Director of the Georgia Railroad and a Covington Lawyer.

Since the railroad made commuting to Atlanta so convenient, Clarkston became a bustling community of homeowners who worked in Atlanta—one of the South's first true “suburban” communities. These commuters accounted for most of Clarkston's earlier growth.

Beginning in the 1990s, refugee asylum programs identified Clarkston as an ideal place to resettle the new immigrants due to the close proximity to metro-Atlanta, public transportation and affordable apartment housing. The City has embraced the influx of immigrants and refugees and Clarkston was held up as an example of what successful integration can look like. Today half of the city's residents are foreign born and hail from over 50 countries across 6 continents and the City proudly proclaims itself as “the Ellis Island of the South.”

SOURCE: <https://clarkstonga.gov/history>

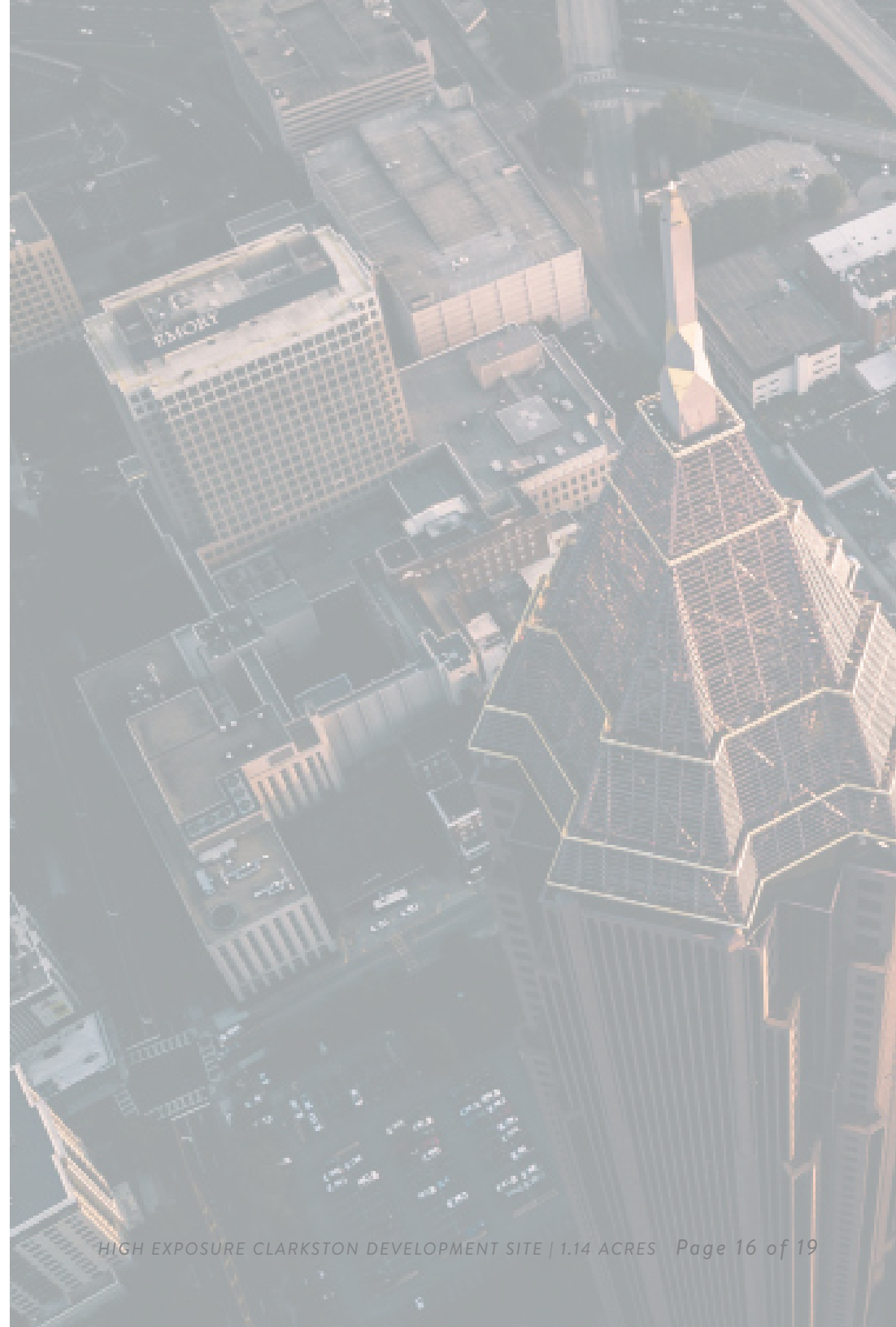


# ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.





# ATLANTA

## TOP EMPLOYERS



## EDUCATION



## DEMOGRAPHICS (2018 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

## MAJOR ATTRACTIONS





# BROKER PROFILE



## ANDY LUNDSBERG

Partner  
ALundsberg@BullRealty.com  
404-876-1640 x 107

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as the top producer at Bull Realty with over \$50 million in sales in 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

### Organizations:

National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club



## MICHAEL WESS

Commercial Real Estate Advisor  
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Michael Wess joined Bull Realty having experience with the consulting and sales of various types of commercial real estate, specializing in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients, and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.



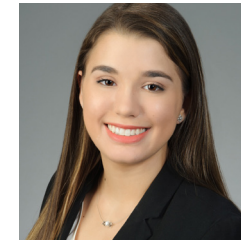
# TEAM PROFILE



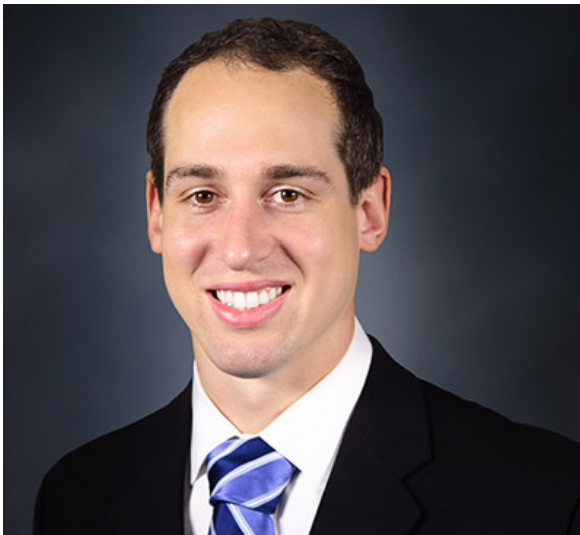
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**Scott Jackson**  
Analyst