

Winters Chapel Rd

Peachtree Industrial Blvd

GA 141



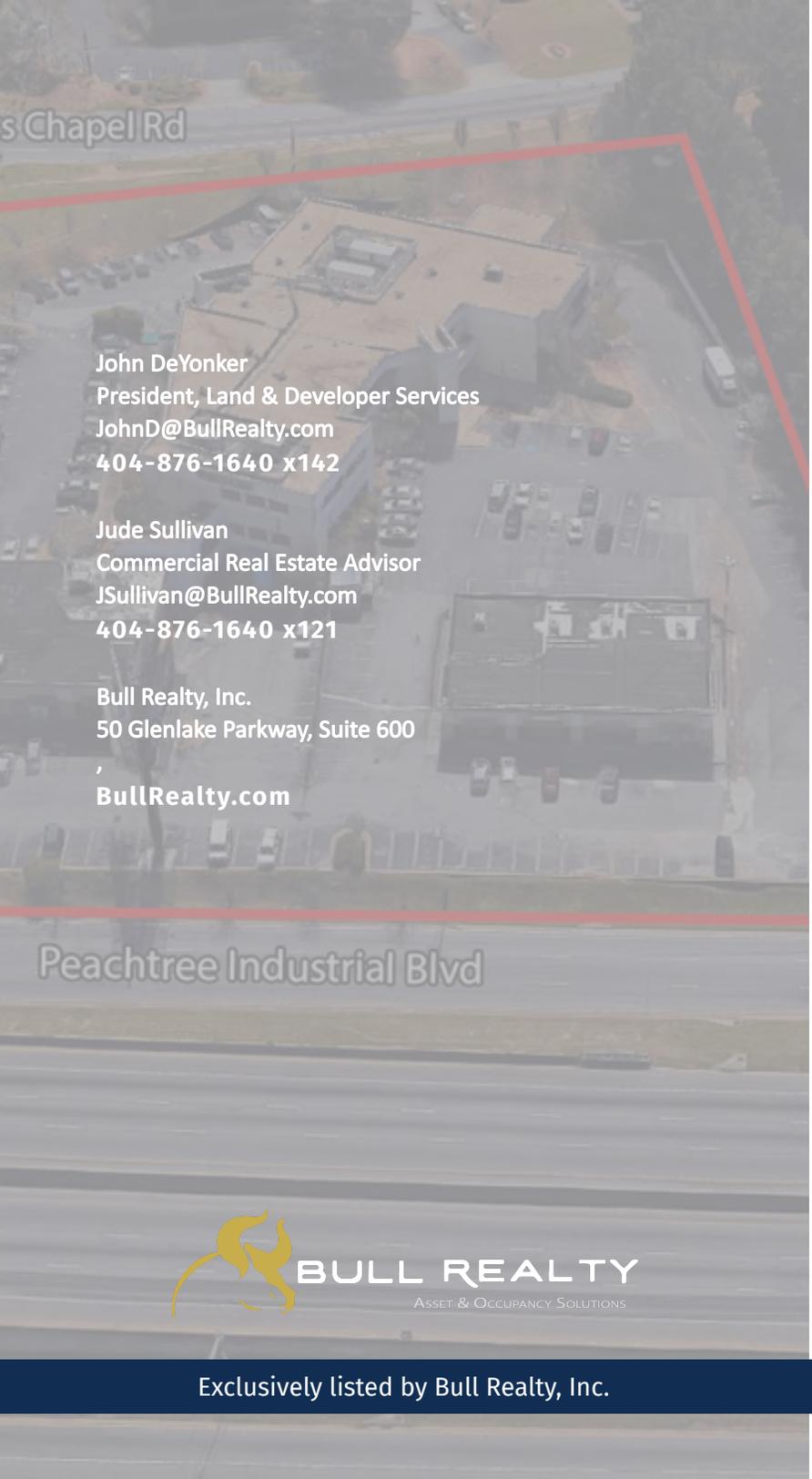
BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Offering Memorandum

DORAVILLE REDEVELOPMENT SITE | 3.8 ACRES

DORAVILLE, GEORGIA

ATLANTA MSA



John DeYonker
President, Land & Developer Services
JohnD@BullRealty.com
404-876-1640 x142

Jude Sullivan
Commercial Real Estate Advisor
JSullivan@BullRealty.com
404-876-1640 x121

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
,
BullRealty.com

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Exclusively listed by Bull Realty, Inc.

DISCLAIMER

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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

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EXECUTIVE SUMMARY

This site is currently used as a university and contains approximately 64,482 SF of office in one three-story building and two additional one-story buildings. The site has excellent visibility and frontage on Peachtree Industrial Blvd, and totals 3.8 acres.

Located in the Atlanta MSA, the site offers excellent potential to reposition the current buildings or rezone for a high-density, mixed-use project. Bring your vision for hospitality, senior living, destination retail, entertainment, school, corporate campus or other commercial venture in this growing area.

Doraville is a diverse city located just inside the Atlanta Perimeter, and is home to the new 165-acre mixed-use GM plant development, Assembly Yards. Doraville predicts a 44.7% future job growth over the next 10 years.

HIGHLIGHTS

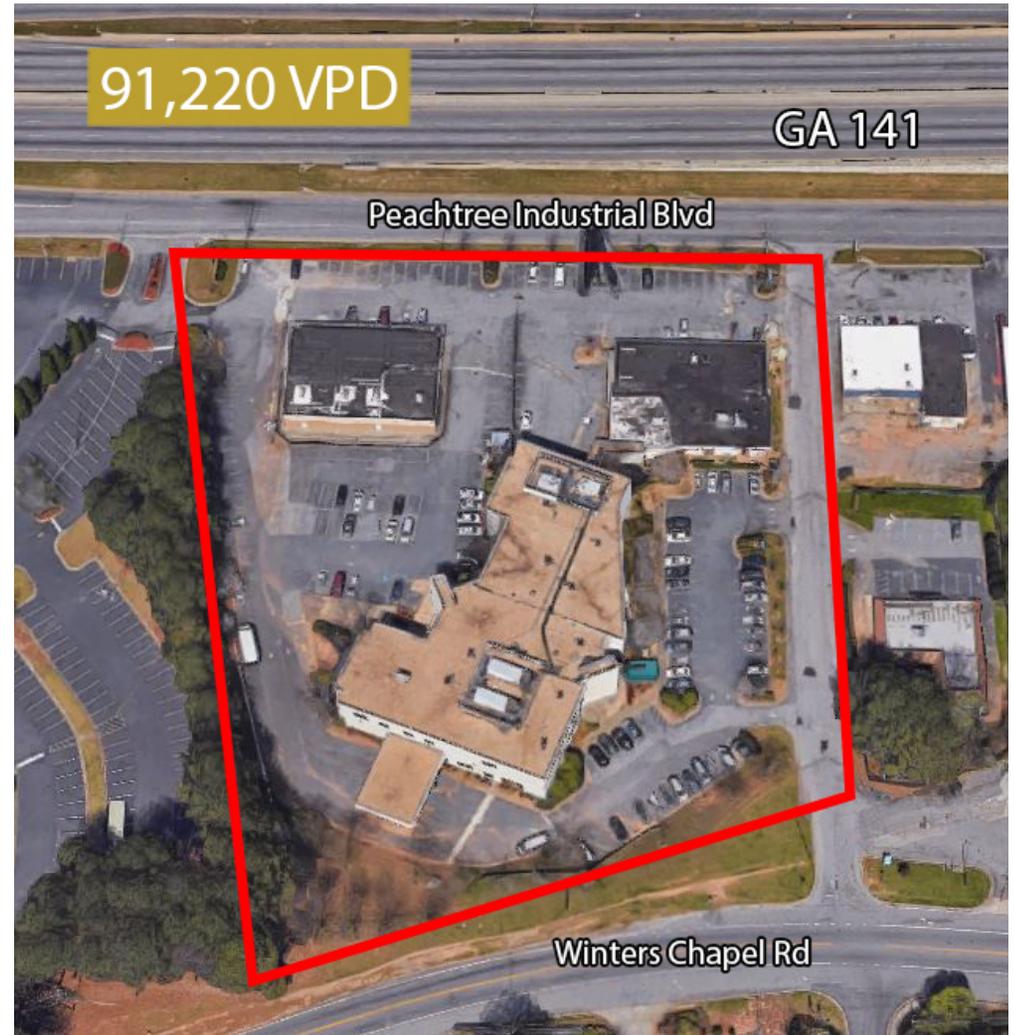
- 3.8-acre redevelopment site
- Excellent visibility on Peachtree Industrial Blvd
- Ideal for redevelopment or repurpose
- Ingress and egress on Peachtree Industrial Blvd and Winters Chapel
- Existing 64,482 SF of office in three buildings on-site
- ± 91,220 vehicles per day on GA-141
- Highly sought-after Dunwoody High School district

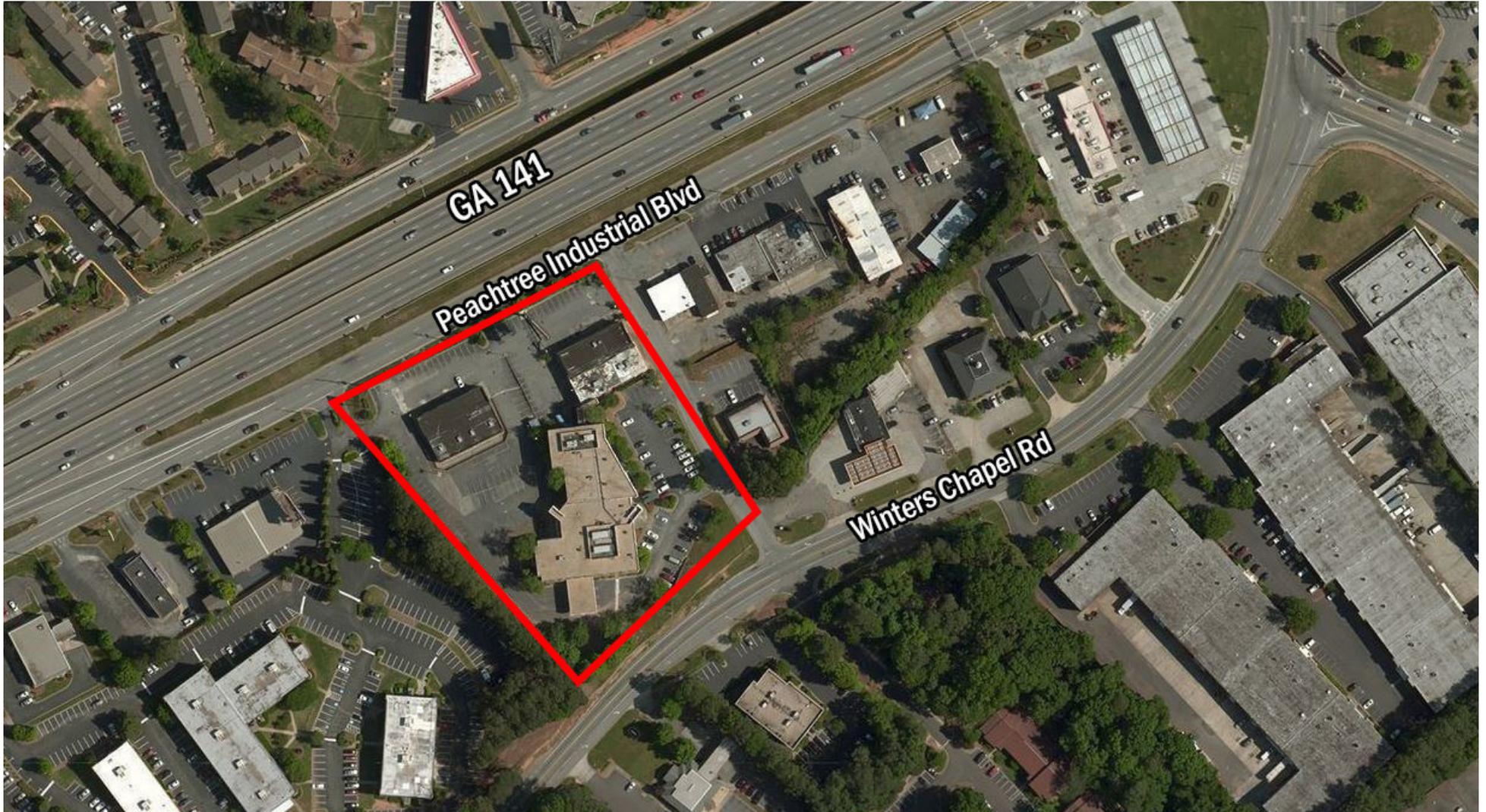
PRICE | \$5,500,000

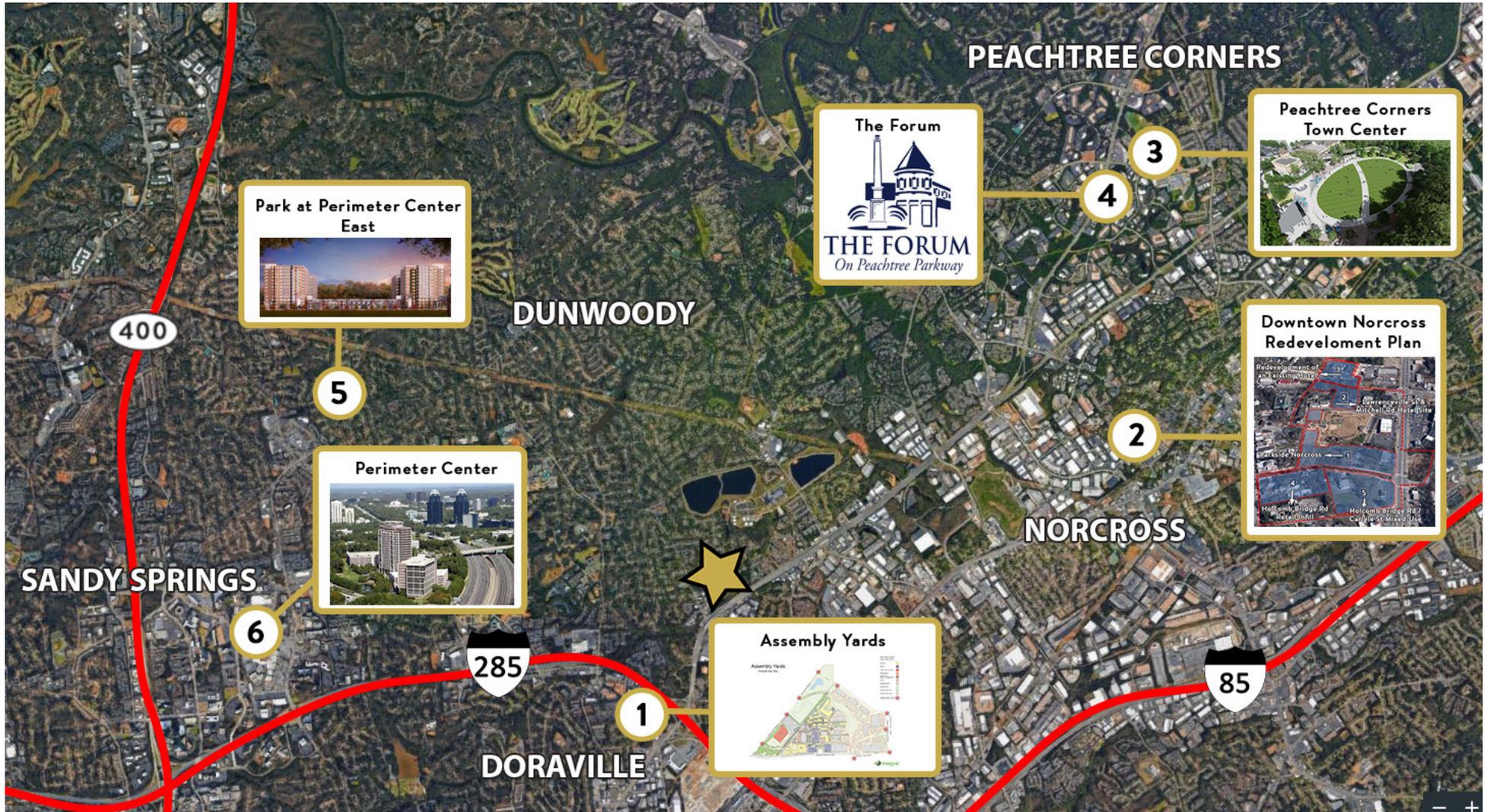
PROPERTY INFORMATION

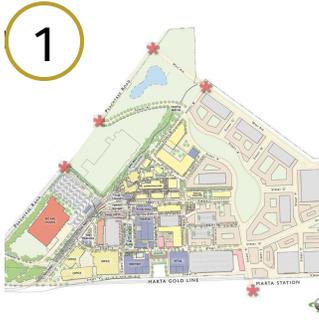
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Property Address:	6789 and 6803 Peachtree Industrial Blvd, Doraville, GA 30360
County:	DeKalb
Site Size:	3.8 Acres
Zoning:	C-2 (General Commercial District)
Utilities:	All utilities on-site
Proposed Use:	Repurpose / Redevelopment
Traffic Counts:	91,220 VPD
Parcel ID:	06 278 04 017 & 06 278 04 003
Total SF:	± 64,482
Ingress/Egress:	Peachtree Industrial Blvd. & Winters Chapel
Buildings On Site:	3
Sale Price:	\$5,500,000









ASSEMBLY YARDS

Formely 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 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 intergrated 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 office 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.



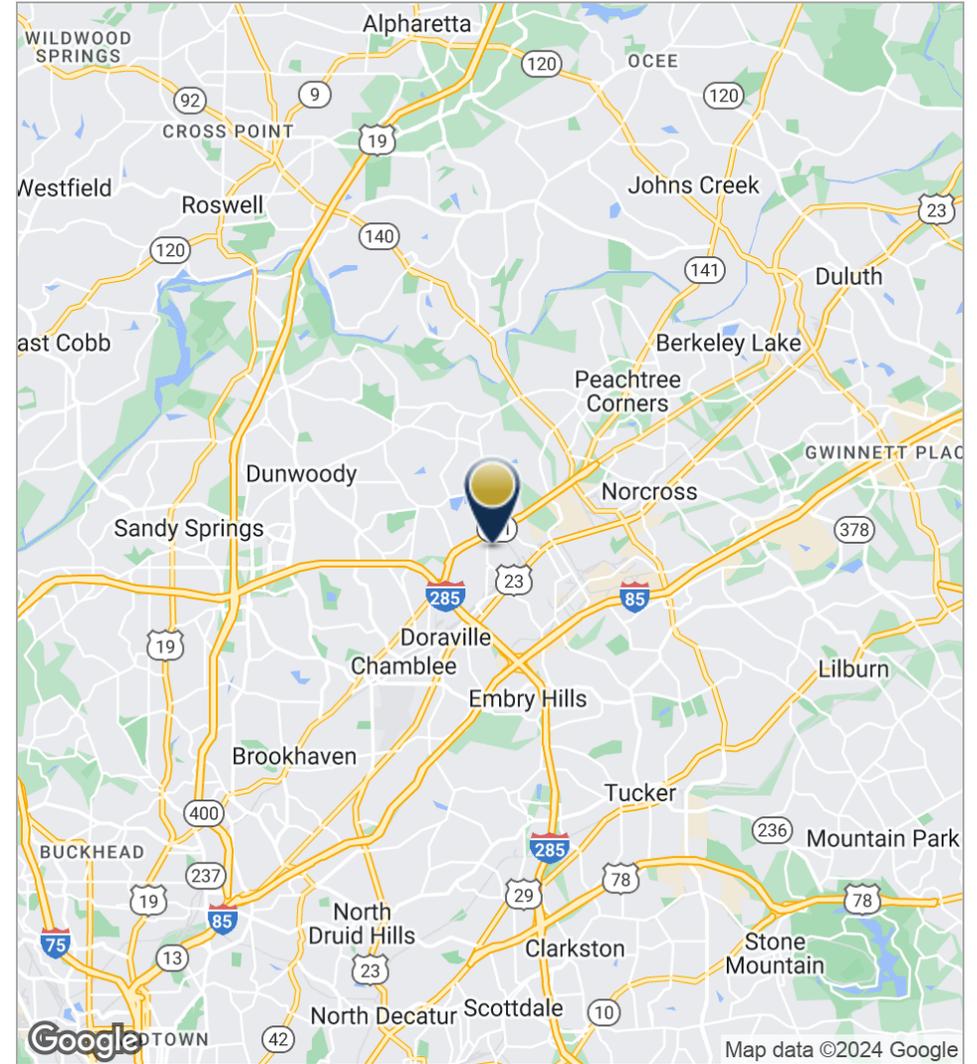
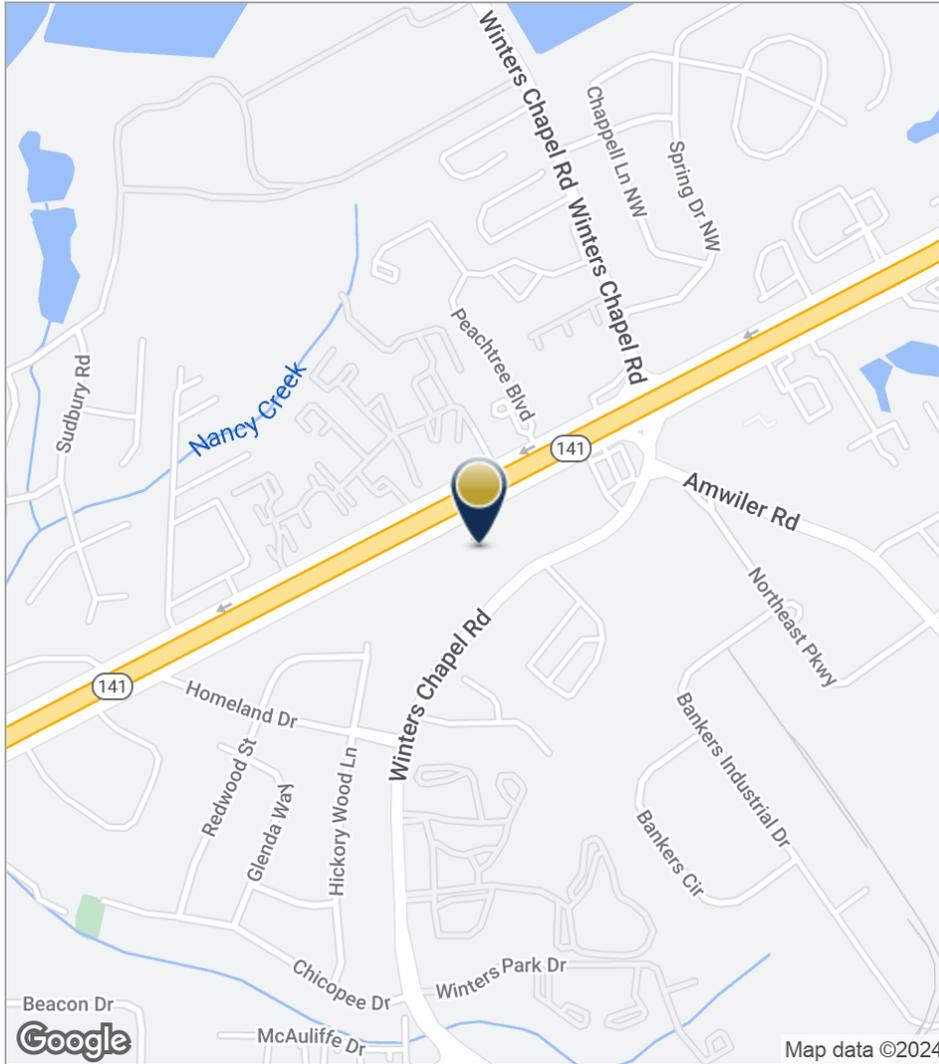
PERIMETER CENTER

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 explain 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

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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





John DeYonker
President, Land & Developer Services
JohnD@BullRealty.com
O: 404-876-1640 x142

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.



Jude Sullivan
Commercial Real Estate Advisor
JSullivan@BullRealty.com
O: 404-876-1640 x121

Jude Sullivan specializes in assisting clients with the acquisition and disposition of office properties in the Southeast, with a focus on the Atlanta MSA. He enhanced his asset acquisition and disposition techniques by completing the exclusive Commercial Agent Success Strategies training program at Bull Realty under CEO Michael Bull.

Mr. Sullivan has founded his practice on the delivery of responsive and reliable client attention and consistent services. He understands his role as a consultant and advisor is measured by the value added for his clients and execution of their goals.

Jude graduated from the University of Pennsylvania in 2014, and is a Certified Commercial Investment Member (CCIM) candidate, having completed all four of the core courses. He enjoys participating in sports and scuba diving.