

Clairmont Road

5th Street



± 2.79 Acres

6th Street



Offering Memorandum
DEVELOPMENT SITE IN FEDERAL
OPPORTUNITY ZONE | ± 2.79 ACRES



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2.79 Acres

6th Street



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DISCLAIMER

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 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, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES



SALE DESCRIPTION

Bull Realty, Inc., as exclusive co-broker, is pleased to announce the offering for sale of ± 2.79 acres on Clairmont Road in up-and-coming city of Chamblee and adjacent to Brookhaven.

The site is located between 5th and 6th streets with over 400' of frontage on Clairmont Road. The current zoning allows for **high-density development** as outlined in the zoning highlights. The site has been issued an LDP for 39 townhomes or is available for a multitude of other development ideas.

The Chamblee area has multiple new projects including a new Whole Foods shopping center, Trackside office development, the Parkview, Olmstead, Cantera and The Gordon which are four new multifamily projects.

HIGHLIGHTS

- ± 2.79 acre development site
- Excellent visibility on Clairmont Road adjacent to the DeKalb-Peachtree Airport
- NC-2 zoning allows for townhomes, multifamily, mixed use, office, retail, medical and more
- Density allowed is FAR 2.0
- Located in a federal opportunity zone
- All utilities on-site
- 400' of frontage on Clairmont Road

CONTACT BULL REALTY FOR PRICE INFORMATION

PROPERTY INFORMATION

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES

Property Address:	± 2.79 Acres Clairmont Road, Chamblee, GA 30341
County:	DeKalb
Site Size:	± 2.79 Acres
Zoning:	NC-2
Utilities:	All utilities on-site
Proposed Use:	Townhomes, Multifamily & Commercial
Frontage:	400' on Clairmont Road
Parcels:	5
Parcels:	18 279 05 001, 18 279 05 010, 18 279 05 002, 18 279 05 011 & 18 279 05 003
Sale Price:	Contact Bull Realty for more information



OPPORTUNITY ZONE MAP

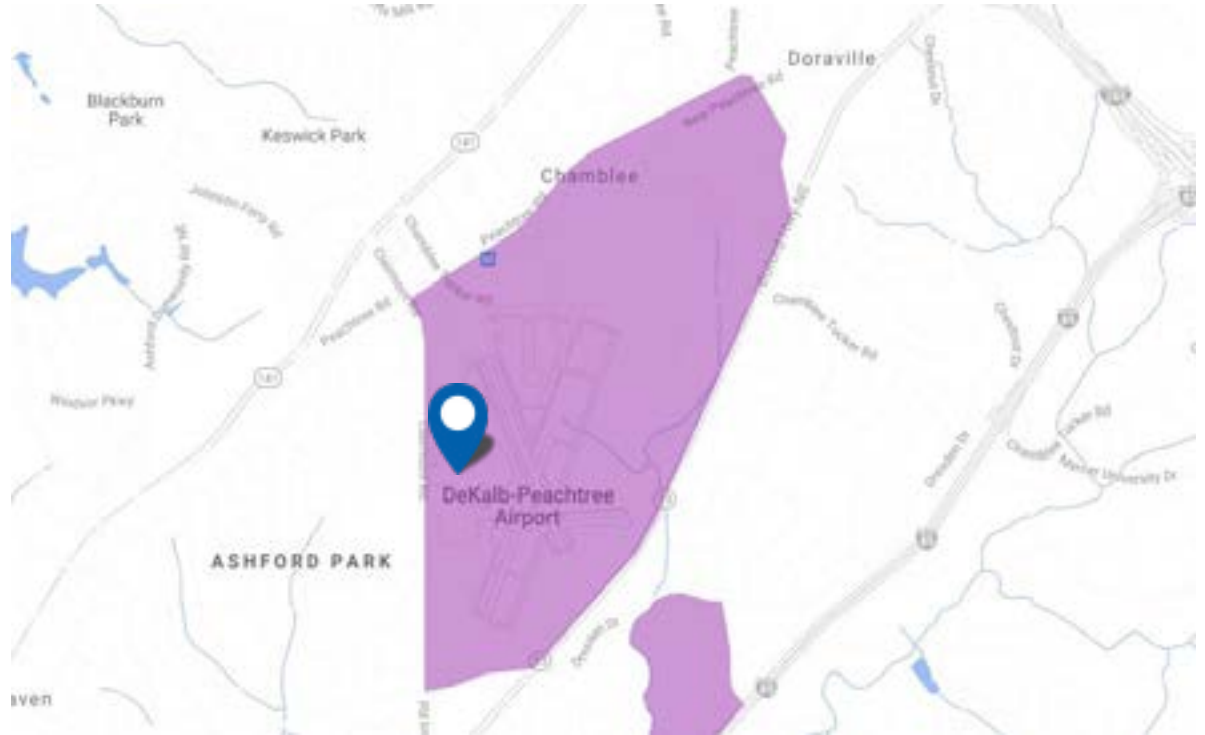
OPPORTUNITY ZONE INVESTMENT OVERVIEW

Qualified Opportunity Zone (QOZ) Investment:
A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Learn more here:

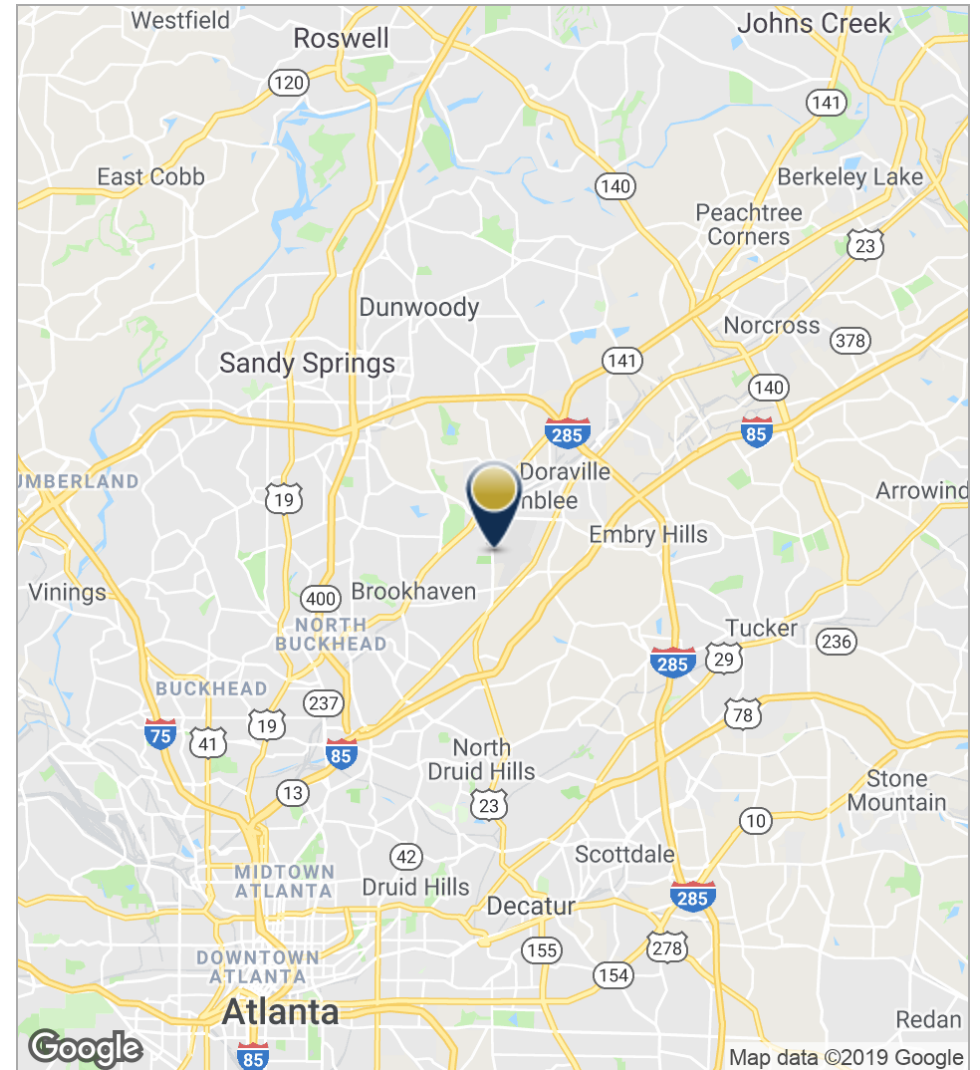
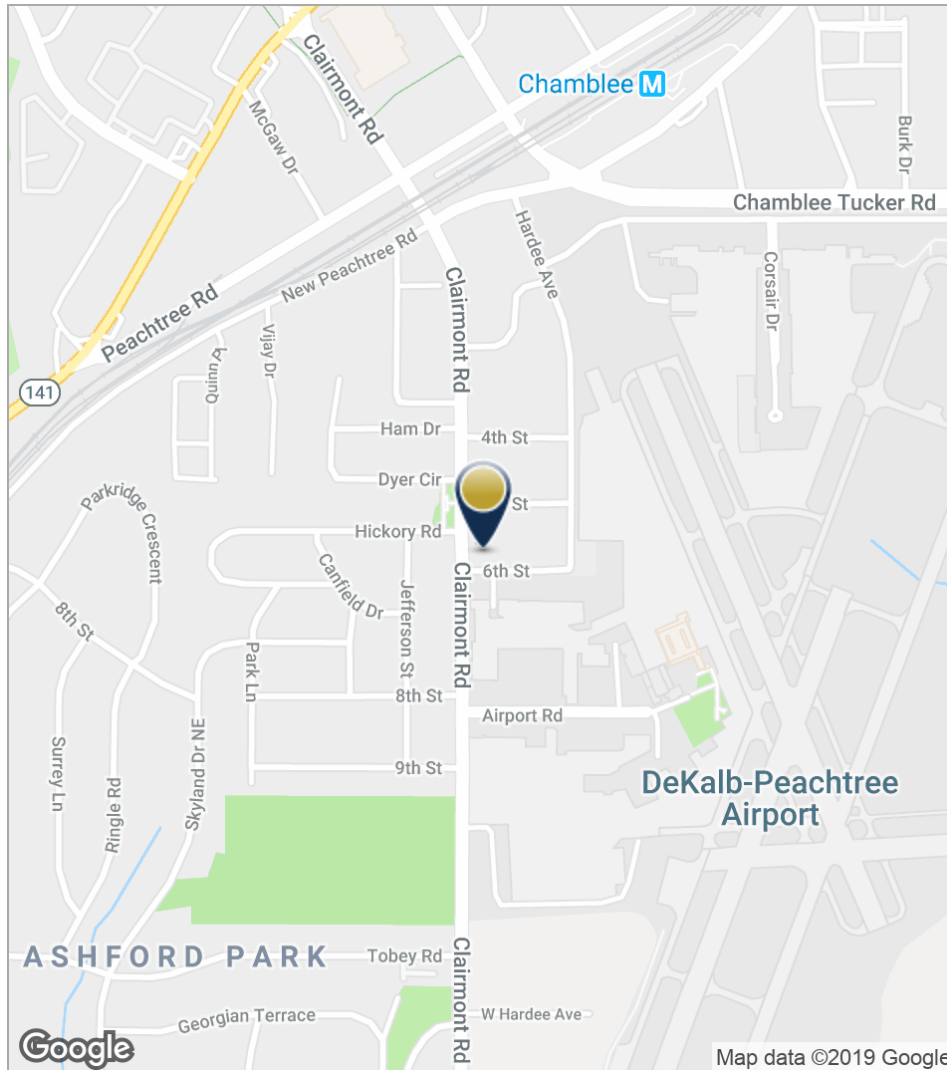
- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

*Disclaimer: Consult tax adviser as it relates to benefits

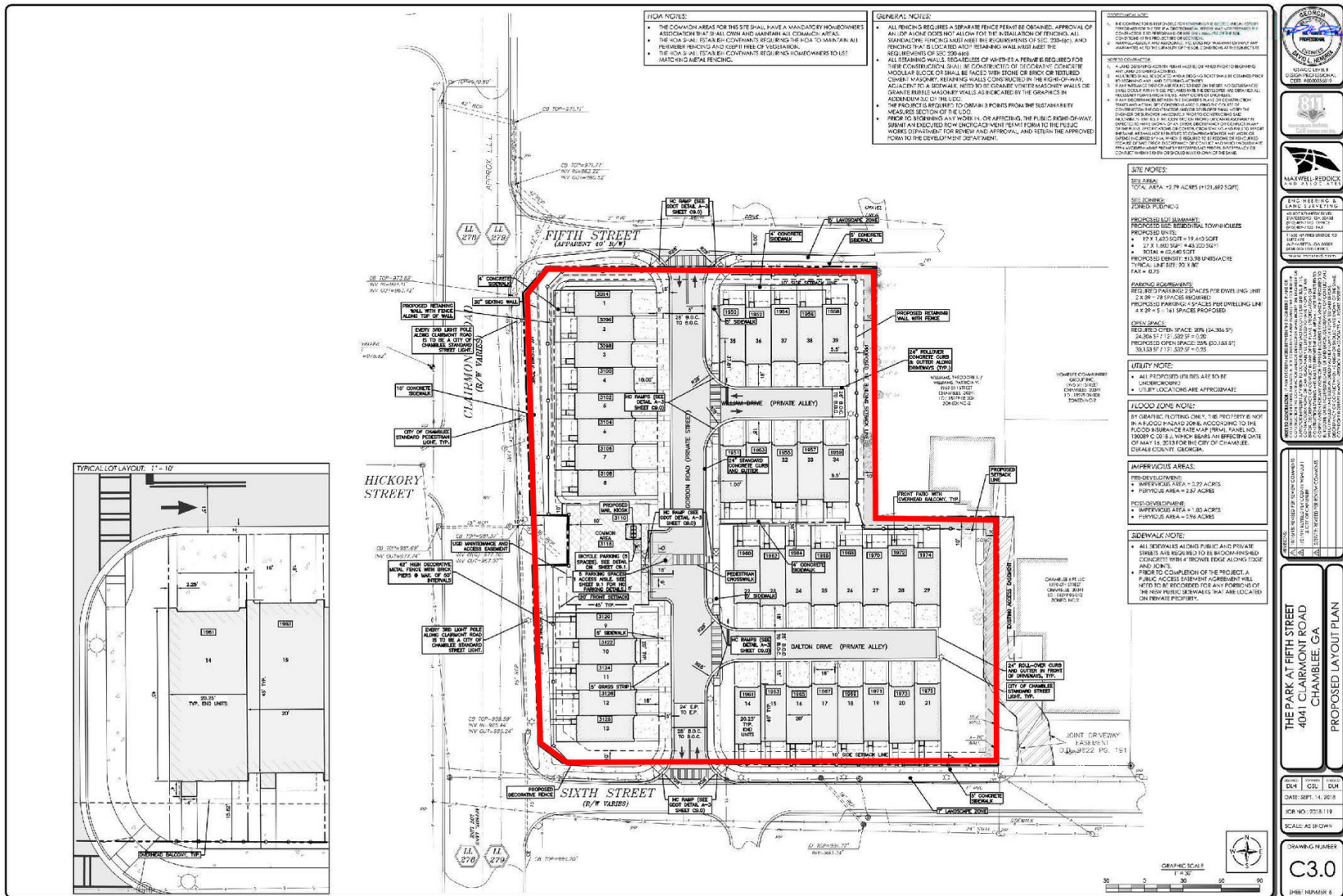


LOCATION MAPS

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES



DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES



APPROVED TOWNHOME ELEVATIONS

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES



- AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 90,967+ FEET.
 - EQUIPMENT USED: TOPCON 605 ELECTRONIC TOTAL STATION.
 - FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 10/13/14. NO SITE VISIT MADE SINCE THIS DATE.
 - NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
 - PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AT THE TIME OF SAID SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE IN THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE USE OF SATELLITE SURVEYING TECHNIQUES USING THE GLOBAL POSITIONING SYSTEM ("GPS") SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - ELEVATIONS ARE BASED ON MEAN SEA LEVEL (NAVD 88).
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR THE RESULTS OF A TITLE SEARCH WERE SUPPLIED TO THE SURVEYOR NAMED HEREON. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS PARCEL.
 - TREE SURVEY PERFORMED BY THE SURVEYOR NAMED HEREON. THE ACCURACY OF SIZE AND SPECIMEN OF TREES ARE NOT GUARANTEED.

SURVEY REFERENCES

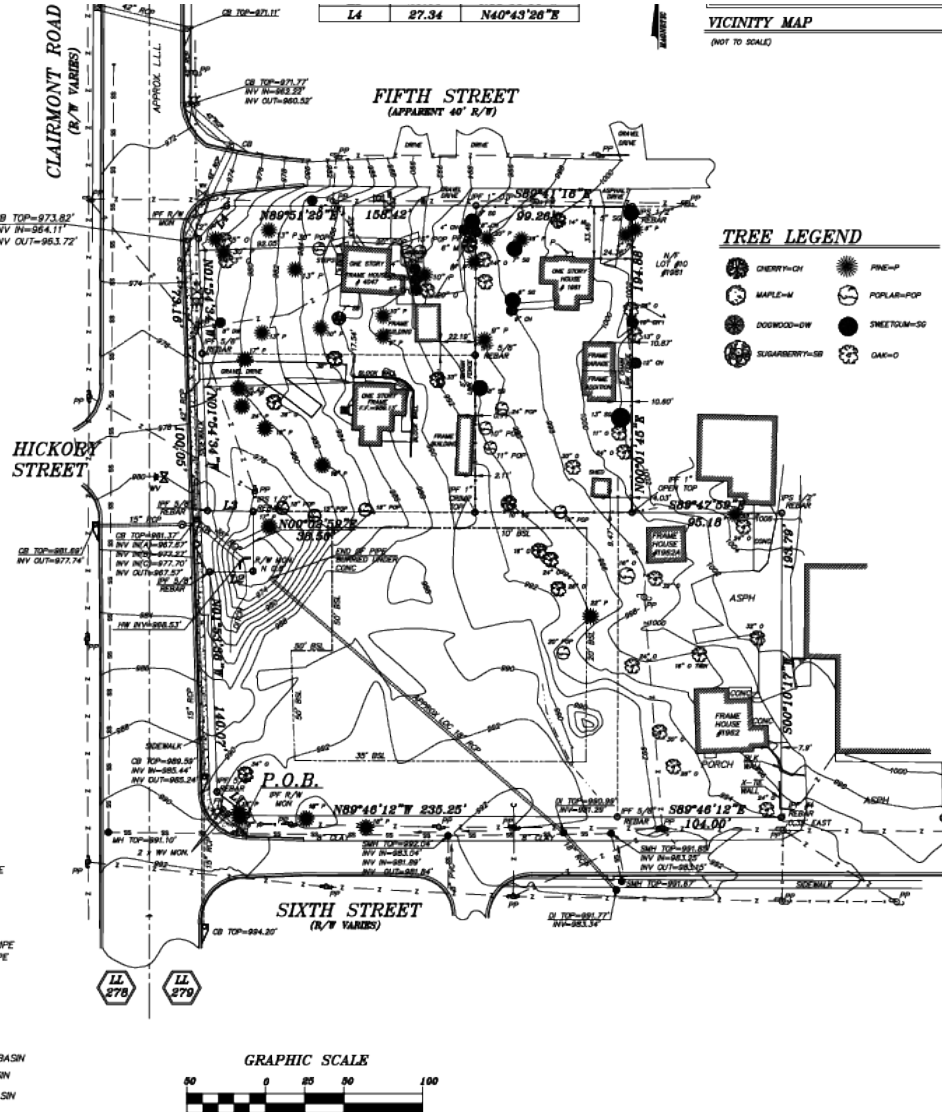
- PLAT BOOK 16, PAGE 100.
- DEED BOOK 16471, PAGES 71-73.
- DEED BOOK 16448, PAGE 356-358.
- DEKALB COUNTY RIGHT-OF-WAY PLANS, PROJECT NO. M-9014(8).
- DEED BOOK 18744, PAGES 133-135.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 13009B C 0218 J, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2013 FOR THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

LEGEND

IPS	IRON PIN SET	LP	LAMP POLE
IPF	IRON PIN FOUND	Z-Z-Z	OVERHEAD UTILITY LINE
CM	CONC. MONUMENT FOUND	MH	MAN HOLE
SS	SANITARY SEWER	CB	CATCH BASIN
FC	FENCE CORNER	JB	JUNCTION BOX
-X-X-	FENCE	DI	DROP INLET
OT	OPEN TOP PIN	HW	HEAD WALL
CT	CRIMP TOP PIN	CMP	CORRUGATED METAL PIPE
#4	RBR REINFORCING BAR	RCP	REINFORCED CONC. PIPE
CL	CENTERLINE	SSE	SEWER EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
WL	WATER LINE	FH	FIRE HYDRANT
C/O	CLEAN OUT	NV	WATER VALVE
PP	POWER POLE	NM	WATER METER
POB	POINT OF BEGINNING	GV	GAS VALVE
POC	POINT OF COMMENCEMENT	GM	GAS METER
W	FIRE HYDRANT	DB	DOUBLE WING CATCH BASIN
WV	GAS VALVE	LB	LEFT WING CATCH BASIN
WV	WATER VALVE	RB	RIGHT WING CATCH BASIN
WM	WATER METER	DI	DROP INLET
PP	POWER POLE	HW	HEAD WALL



VICINITY MAP
(NOT TO SCALE)

TREE LEGEND

CHERRY=CH	PINE=P
MAPLE=M	POPLAR=POP
DODGEWOOD=DW	SWEETGUM=SG
SUGARBERRY=SB	OAK=O

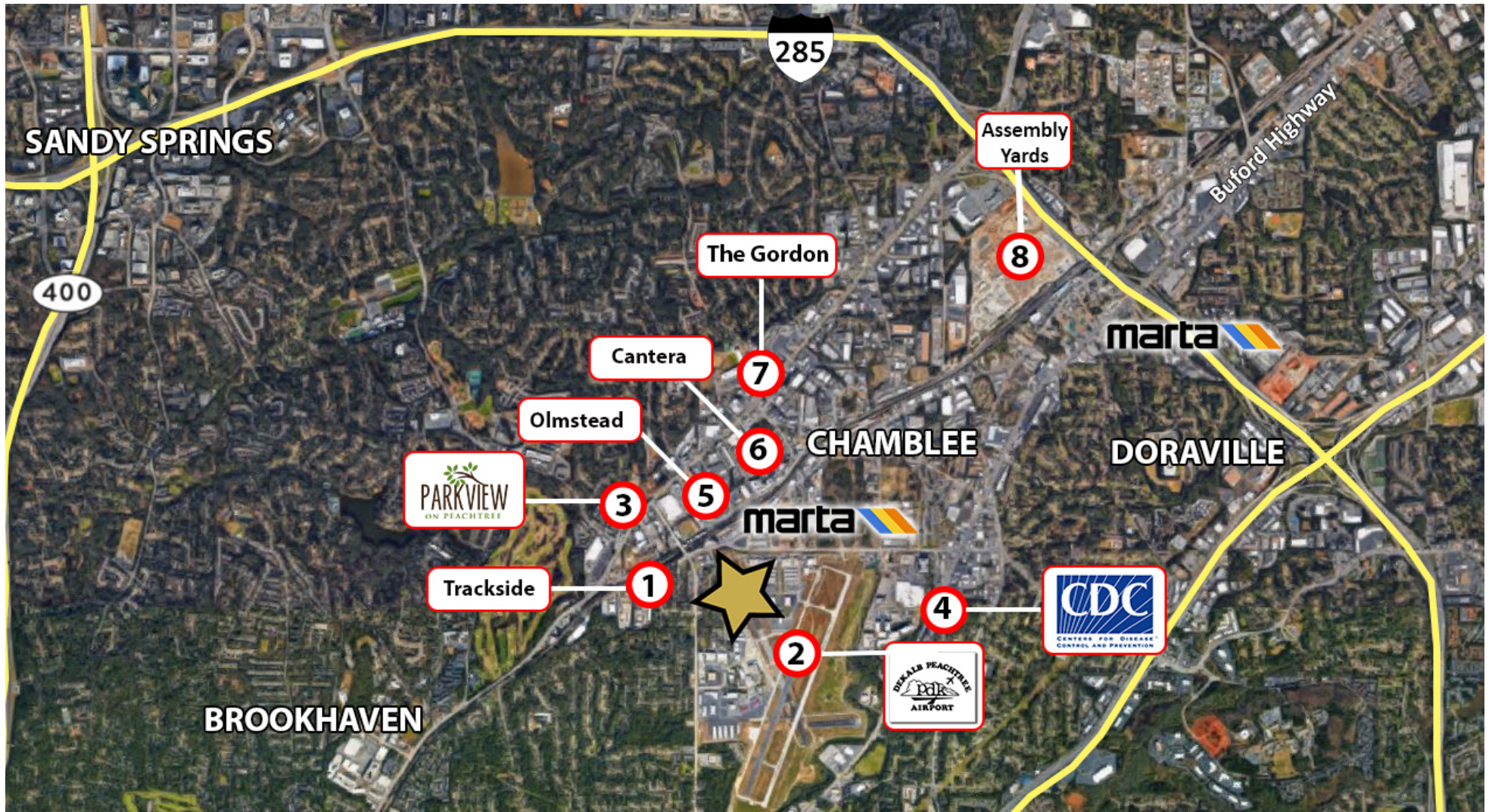
GRAPHIC SCALE



IN THE AREA

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES







TRACKSIDE

Trackside recently opened in May of 2018 and is located across the street from the MARTA station in downtown Chamblee. This office/retail building is 80,000 SF and includes a four-story parking deck.

PEACHTREE DEKALB AIRPORT (PDK)

Peachtree Dekalb Airport is the third-largest payer of property taxes in DeKalb County, responsible for an estimated 7,300 jobs and generates approximately \$130 million in income for local residents. PDK has averaged 230,000 operations-takeoffs and landings-annually for more than thirty years. PDK is the second-busiest airport in Georgia, behind only Hartsfield-Jackson Atlanta International Airport.



PARKVIEW ON PEACHTREE

Parkview on Peachtree is a new mixed-use retail, restaurant, office and residential development set in Chamblee. Steps from mass transit and back dropped by greenscape and a network of walking and fitness trails, the development was thoughtfully designed to reflect the Modern South with a focus on walkability and an active lifestyle. It features 40,000 SF of street front boutique shops, casual cafes and restaurants.

CENTER FOR DISEASE CONTROL & PREVENTION

The CSC is one of the major operating components of the Department of Health and Human Services. CDC increases the health security of our nation. As the nation's health protection agency, CDC saves lives and protects people from health threats.





OLMSTEAD

The Oliver Chamblee is located near the heart of Downtown Chamblee. The small town center is connected by walking paths, railways, historic buildings and a trove of antique stores. With 283 units and 25 different floor plans, this multifamily/retail space is just minutes from the MARTA station, major retailers and the Peachtree DeKalb Airport.



THE GORDON

The Gordon is an up-and-coming mixed-use condo building planned for Downtown Chamblee in 2021. This three building, four story project will consist of 56 condos, 7,500 SF of retail space and a 2,000 SF rooftop amenity. The project is located a quarter mile from the Chamblee Marta Station and is set to open in 2021.



CATNTERA

Nestled in the quiet suburbs of north Atlanta this elegant community of studio, one and two bedroom apartments with beautifully designed homes. Just outside the picturesque community is a neighborhood bustling with life. Great restaurants, locally owned shops, and entertainment venues can be reached within a moment. The Cantera by Cortland was built in 1988 and has 3 stories with 770 units.



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.

ABOUT THE AREA

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CHAMBLEE

The city of Chamblee was incorporated by the Georgia legislature on August 17, 1908. A 1990 census dramatically outlines the change in demographics for Chamblee. Seeing this shift in population as a positive step, the City Council developed new zoning that would address the special needs for such a diverse community. The International Village overlay was the zoning in metro Atlanta that allowed for mixed-use development and championed livable, pedestrian-friendly neighborhoods. The city was rewarded for its efforts by multi-million dollar redevelopment efforts along Buford Highway and throughout the designated International Village area. At the same time, the city moved to protect its historic town center by designating a Central Business District. Home to the nationally-recognized "Antique Row", this area works to preserve the history of the city while providing for modern redevelopment opportunities.

Peachtree Dekalb Airport (PDK) is classified as a "general aviation reliever airport" for the Atlanta metropolitan area. It encompasses approximately 700 acres of land in the northern part of DeKalb County, the majority of which is within the Chamblee city limits. The second busiest airport in the State of Georgia, PDK's location, less than ten miles from downtown Atlanta, makes it the airport of choice for those operators of corporate, business, and general aviation aircraft visiting the Atlanta area. The airport provides a wide array of aeronautic services, charter flights, and rental car options.

In 2014, the City of Chamblee welcomed some 12,000 new residents into the city from the newly annexed area Dresden East Civic Association (DECA), making Chamblee DeKalb's third largest city. The City of Chamblee grew from 3.18 square miles to 7.85 square miles. Now, Chamblee has 26,801 residents.

Source: ChambleeGa.com



TEAM PROFILE

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 ACRES



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Kaley Richard

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Steve Hanna

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404-421-0151



Scott Jackson

Analyst



CONFIDENTIALITY AGREEMENT

DEVELOPMENT SITE IN FEDERAL OPPORTUNITY ZONE | ± 2.79 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 2.79 Acres Clairmont Road. 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

Fax

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