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CLEARVIEW REGIONAL
MEDICAL CENTER



OFFERING MEMORANDUM
MIXED-USE COMMERCIAL LAND | 248 ACRES



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CLEARVIEW REGIONAL
MEDICAL CENTER



GA 138



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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, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

MIXED-USE COMMERCIAL LAND | 248 ACRES



SALE DESCRIPTION

Prime 248-acre site well-located in an Atlanta bedroom community approximately 45 minutes from Downtown. This is a highly-visible site zoned for mixed-use including retail, industrial, medical office, multifamily, self-storage & other uses.

The property has great visibility and frontage on three major thoroughfares; Hwy 78, Business 10 and Hwy 138. This fully-entitled property is well located in an area predicting tremendous demand for many types of retail, medical office and multifamily uses. Piedmont Walton, located on 65 contiguous acres in center of site, opened in 2016.

The portion of the property contiguous to Piedmont Walton is well suited for medical office, professional space and continuing care or assisted living facilities. The prime frontage areas of the property are ideal for retail uses such as restaurants, fast food, clothing stores, big box and a grocery anchored shopping center. Several parcels are prime for multifamily and other uses.

HIGHLIGHTS

- \$100,000/acre sale price for purchase of entire site, sales price adjusted for partial site acquisition
- Prime 248-acre site well located in an Atlanta bedroom community
- Highly visible site with all utilities zoned for mixed-use including retail, industrial, medical office, multifamily, self storage & other uses
- Great visibility and frontage on Hwy 78, Business 10 and Hwy 138
- Portion of property contiguous to Piedmont Walton (located on 65 contiguous acres)
- Well-suited for medical office, professional space and continuing care or assisted living facilities
- Prime frontage ($\pm 5,000'$) areas of property ideal for retail uses such as restaurants, fast food, clothing stores, big box and a grocery anchored shopping center
- Subject property may be annexed into the city of Monroe for sewer availability

PRICE | \$100,000/Acre

PROPERTY INFORMATION

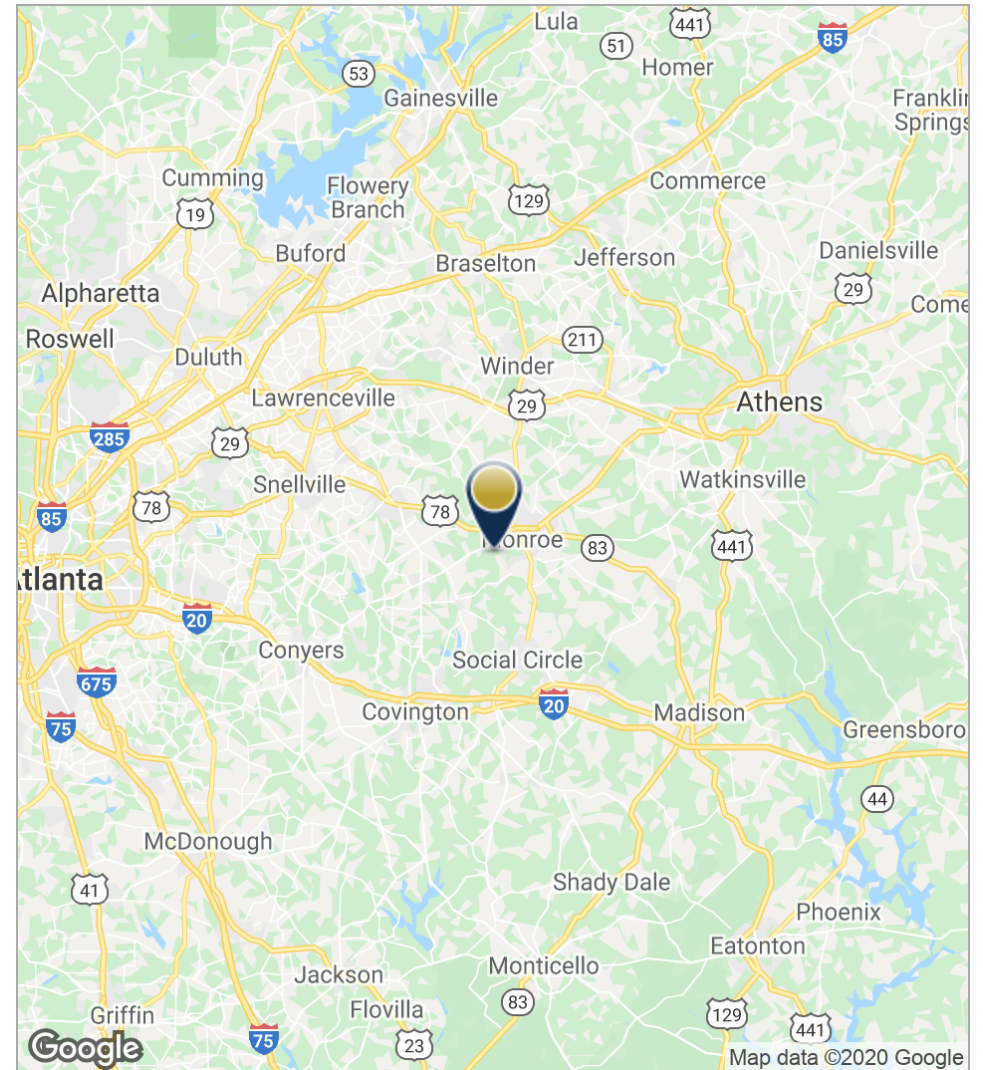
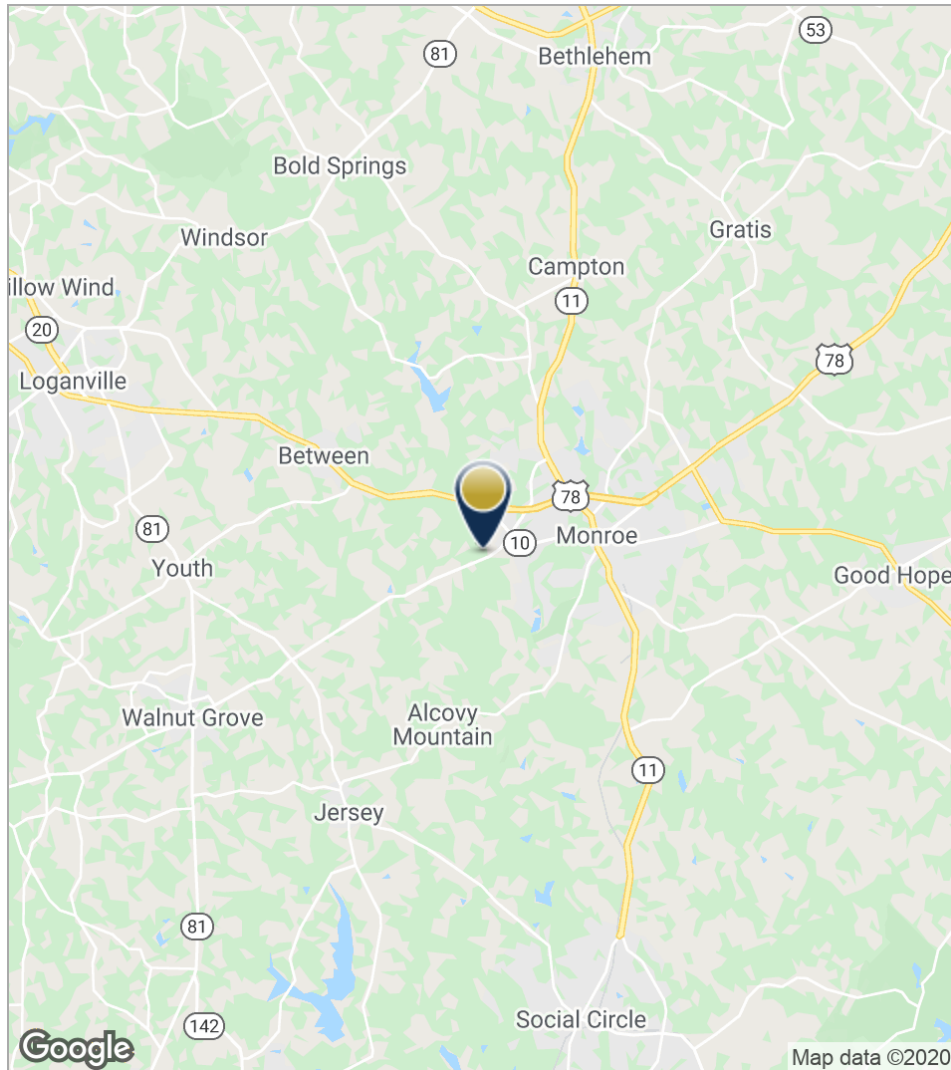
MIXED-USE COMMERCIAL LAND | 248 ACRES

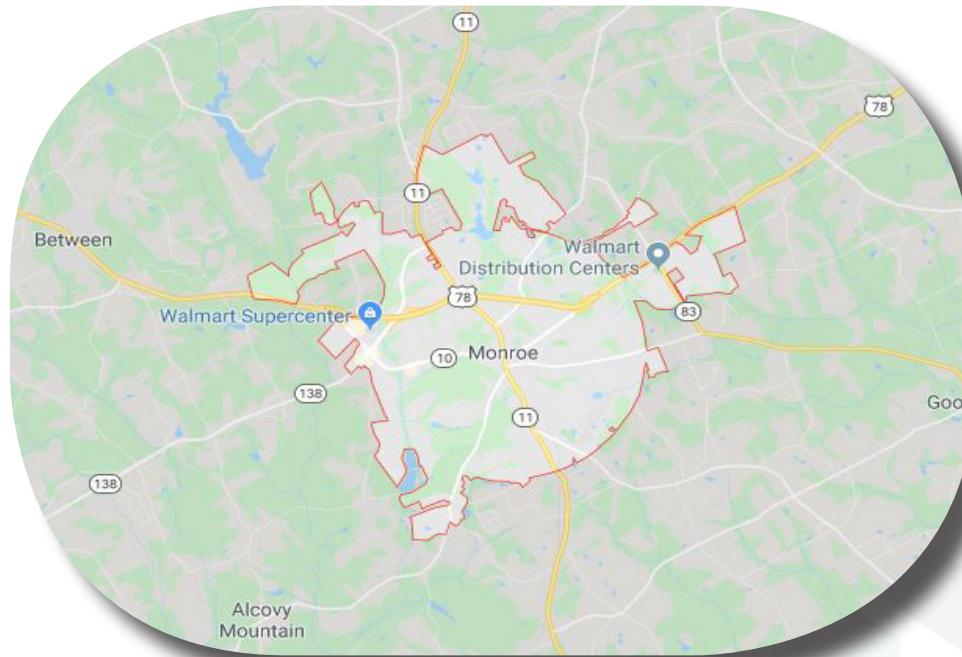
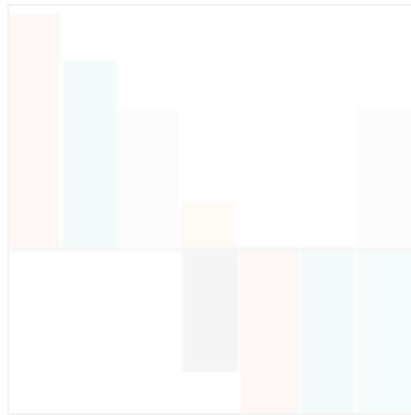
Property Address:	2075 West Spring Street, Monroe, GA 30655
County:	Walton
Site Size:	248 acres available
Assessor's Parcel ID:	C0930-007000, C0930-0070DP & C0930-009A00
Zoning:	B-3
Proposed Use:	Medical office, professional space and continuing care or assisted living facilities
Frontage:	Total of $\pm 5,000'$ (Along GA 138, Hwy 78 & W. Spring St)
Utilities:	All to site
Sale Price:	\$100,000/Acre



LOCATION MAP

MIXED-USE COMMERCIAL LAND | 248 ACRES





ABOUT RETAIL GAP ANALYSIS

The following reports reflect a snapshot of the opportunity for each sector. The Leakage/Surplus Factor measures the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus).

A positive value represents 'leakage' of opportunity to retailers outside the area, while a negative value represents a surplus of retail sales, indicating a market where customers are drawn in from outside the area.

This factor is generated by reviewing the dollar value of consumer expenditures made by local area residents (demand) and then measure the retail sales of the businesses in that same area to measure supply.

Gaps are created when retailers are not meeting the demand of consumers based on attributes such as price or product/service quality, or there are not enough retailers in the area to meet the overall demand of the community.

Details on following pages.

RETAIL GAP ANALYSIS

MIXED-USE COMMERCIAL LAND | 248 ACRES

1-MILE RADIUS

Summary Demographics

2019 Population	245
2019 Households	189
2019 Median Disposable Income	\$49,716
2019 Per Capita Income	\$29,638

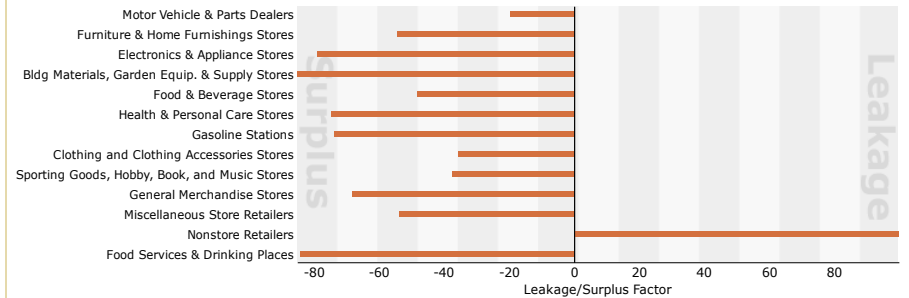
2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$5,928,146	\$30,937,589	-\$25,009,443	-67.8	26
Total Retail Trade	44-45	\$5,356,112	\$24,161,864	-\$18,805,752	-63.7	15
Total Food & Drink	722	\$572,033	\$6,775,725	-\$6,203,692	-84.4	11

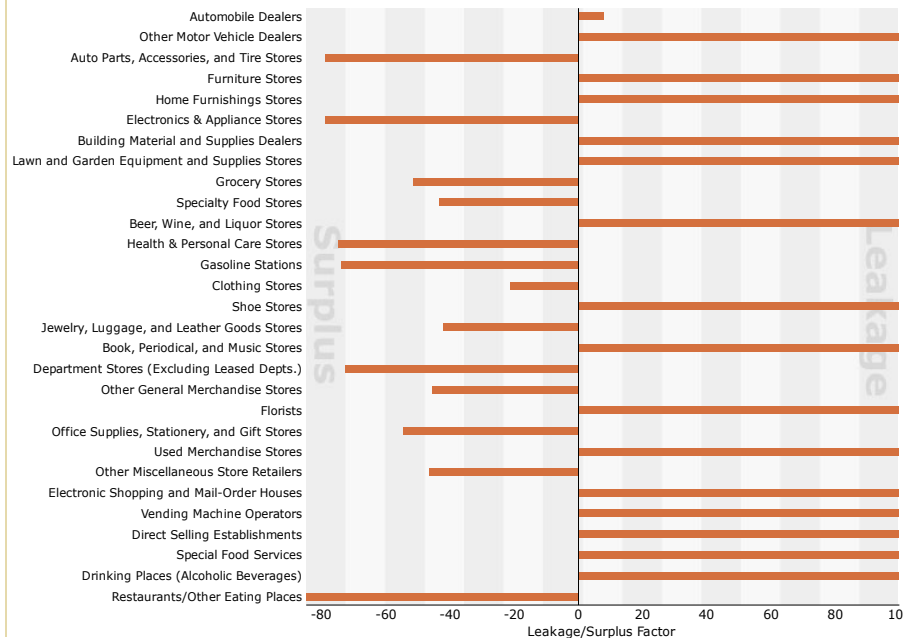
2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$1,149,737	\$1,712,331	-\$562,594	-19.7	2
Automobile Dealers	4411	\$946,611	\$802,911	\$143,700	8.2	1
Other Motor Vehicle Dealers	4412	\$97,659	\$0	\$97,659	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$105,468	\$909,420	-\$803,952	-79.2	1
Furniture & Home Furnishings Stores	442	\$214,464	\$731,269	-\$516,805	-54.6	1
Furniture Stores	4421	\$113,849	\$0	\$113,849	100.0	0
Home Furnishings Stores	4422	\$100,615	\$0	\$100,615	100.0	0
Electronics & Appliance Stores	443	\$184,025	\$1,566,185	-\$1,382,160	-79.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$351,830	\$4,414,652	-\$4,062,822	-85.2	1
Bldg Material & Supplies Dealers	4441	\$332,503	\$0	\$332,503	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$19,327	\$0	\$19,327	100.0	0
Food & Beverage Stores	445	\$914,486	\$2,638,611	-\$1,724,125	-48.5	1
Grocery Stores	4451	\$804,429	\$2,505,127	-\$1,700,698	-51.4	1
Specialty Food Stores	4452	\$52,889	\$133,484	-\$80,595	-43.2	1
Beer, Wine & Liquor Stores	4453	\$57,168	\$0	\$57,168	100.0	0
Health & Personal Care Stores	446,4461	\$328,308	\$2,274,950	-\$1,946,642	-74.8	1
Gasoline Stations	447,4471	\$626,283	\$4,202,635	-\$3,576,352	-74.1	1
Clothing & Clothing Accessories Stores	448	\$259,986	\$551,313	-\$291,327	-35.9	2
Clothing Stores	4481	\$173,350	\$268,546	-\$95,196	-21.5	1
Shoe Stores	4482	\$40,638	\$0	\$40,638	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$45,999	\$112,718	-\$66,719	-42.0	1
Sporting Goods, Hobby, Book & Music Stores	451	\$145,314	\$319,582	-\$174,268	-37.5	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$125,452	\$319,582	-\$194,130	-43.6	1
Book, Periodical & Music Stores	4512	\$19,863	\$0	\$19,863	100.0	0
General Merchandise Stores	452	\$928,616	\$4,952,221	-\$4,023,605	-68.4	2
Department Stores Excluding Leased Depts.	4521	\$675,598	\$4,272,978	-\$3,597,380	-72.7	1
Other General Merchandise Stores	4529	\$253,017	\$679,243	-\$426,226	-45.7	1
Miscellaneous Store Retailers	453	\$185,535	\$617,343	-\$431,808	-53.8	2
Florists	4531	\$6,751	\$0	\$6,751	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$36,325	\$123,873	-\$87,548	-54.6	1
Used Merchandise Stores	4533	\$31,248	\$0	\$31,248	100.0	0
Other Miscellaneous Store Retailers	4539	\$111,210	\$305,811	-\$194,601	-46.7	1
Nonstore Retailers	454	\$67,529	\$0	\$67,529	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$48,332	\$0	\$48,332	100.0	0
Vending Machine Operators	4542	\$4,084	\$0	\$4,084	100.0	0
Direct Selling Establishments	4543	\$15,113	\$0	\$15,113	100.0	0
Food Services & Drinking Places	722	\$572,033	\$6,775,725	-\$6,203,692	-84.4	11
Special Food Services	7223	\$6,222	\$0	\$6,222	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$12,937	\$0	\$12,937	100.0	0
Restaurants/Other Eating Places	7225	\$552,874	\$6,775,725	-\$6,222,851	-84.9	11

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Source: ESRI

RETAIL GAP ANALYSIS

MIXED-USE COMMERCIAL LAND | 248 ACRES

3-MILE RADIUS

Summary Demographics

2019 Population	15,295
2019 Households	5,503
2019 Median Disposable Income	\$41,542
2019 Per Capita Income	\$25,080

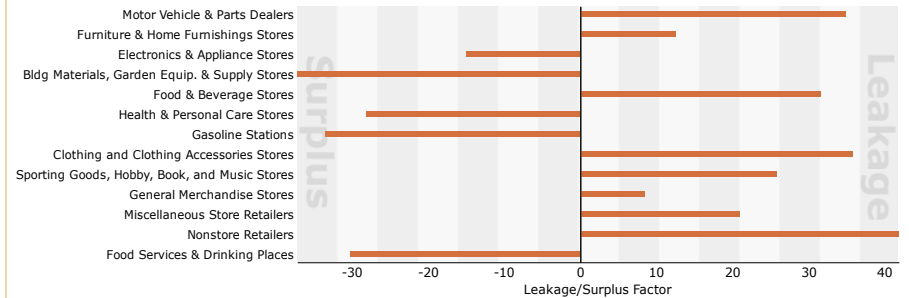
2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$166,793,896	\$175,916,458	-\$9,122,562	-2.7	155
Total Retail Trade	44-45	\$150,904,011	\$146,290,058	\$4,613,953	1.6	102
Total Food & Drink	722	\$15,889,885	\$29,626,400	-\$13,736,515	-30.2	52

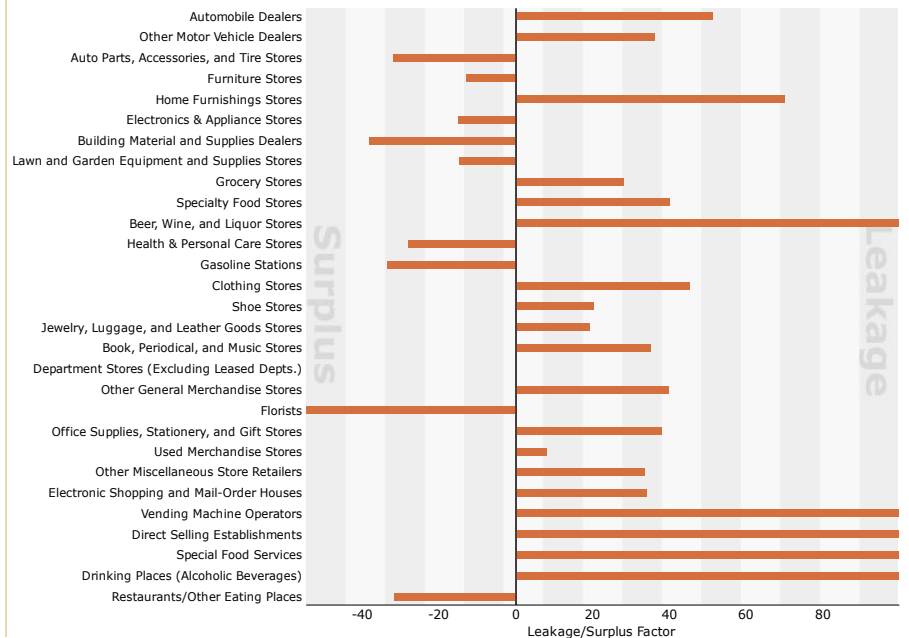
2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$32,312,862	\$15,568,010	\$16,744,852	35.0	18
Automobile Dealers	4411	\$26,591,881	\$8,506,555	\$18,085,326	51.5	9
Other Motor Vehicle Dealers	4412	\$2,743,264	\$1,277,091	\$1,466,173	36.5	1
Auto Parts, Accessories & Tire Stores	4413	\$2,977,717	\$5,784,364	-\$2,806,647	-32.0	9
Furniture & Home Furnishings Stores	442	\$5,927,373	\$4,603,424	\$1,323,949	12.6	5
Furniture Stores	4421	\$3,171,531	\$4,122,202	-\$950,671	-13.0	3
Home Furnishings Stores	4422	\$2,755,842	\$481,222	\$2,274,620	70.3	2
Electronics & Appliance Stores	443	\$5,142,679	\$6,950,829	-\$1,808,150	-15.0	7
Bldg Materials, Garden Equip. & Supply Stores	444	\$9,734,364	\$21,267,606	-\$11,533,242	-37.2	5
Bldg Material & Supplies Dealers	4441	\$9,169,866	\$20,510,300	-\$11,340,434	-38.2	4
Lawn & Garden Equip & Supply Stores	4442	\$564,498	\$757,306	-\$192,808	-14.6	1
Food & Beverage Stores	445	\$26,024,271	\$13,481,465	\$12,542,806	31.7	8
Grocery Stores	4451	\$22,903,998	\$12,840,418	\$10,063,580	28.2	5
Specialty Food Stores	4452	\$1,506,774	\$641,047	\$865,727	40.3	2
Beer, Wine & Liquor Stores	4453	\$1,613,499	\$0	\$1,613,499	100.0	0
Health & Personal Care Stores	446,4461	\$9,343,531	\$16,690,927	-\$7,347,396	-28.2	6
Gasoline Stations	447,4471	\$17,729,932	\$35,628,593	-\$17,898,661	-33.5	10
Clothing & Clothing Accessories Stores	448	\$7,240,589	\$3,418,232	\$3,822,357	35.9	11
Clothing Stores	4481	\$4,844,569	\$1,814,345	\$3,030,224	45.5	6
Shoe Stores	4482	\$1,121,775	\$741,699	\$380,076	20.4	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,274,245	\$862,189	\$412,056	19.3	3
Sporting Goods, Hobby, Book & Music Stores	451	\$4,061,961	\$2,391,994	\$1,669,967	25.9	8
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,498,911	\$2,123,373	\$1,375,538	24.5	7
Book, Periodical & Music Stores	4512	\$563,050	\$268,620	\$294,430	35.4	1
General Merchandise Stores	452	\$26,174,018	\$22,059,094	\$4,114,924	8.5	9
Department Stores Excluding Leased Depts.	4521	\$18,980,838	\$18,973,769	\$7,069	0.0	4
Other General Merchandise Stores	4529	\$7,193,181	\$3,085,325	\$4,107,856	40.0	6
Miscellaneous Store Retailers	453	\$5,245,311	\$3,424,823	\$1,820,488	21.0	14
Florists	4531	\$193,871	\$661,914	-\$468,043	-54.7	4
Office Supplies, Stationery & Gift Stores	4532	\$1,009,892	\$453,504	\$556,388	38.0	2
Used Merchandise Stores	4533	\$881,412	\$750,965	\$130,447	8.0	4
Other Miscellaneous Store Retailers	4539	\$3,160,135	\$1,558,440	\$1,601,695	33.9	4
Nonstore Retailers	454	\$1,967,121	\$805,062	\$1,162,059	41.9	1
Electronic Shopping & Mail-Order Houses	4541	\$1,349,662	\$661,813	\$687,849	34.2	1
Vending Machine Operators	4542	\$115,770	\$0	\$115,770	100.0	0
Direct Selling Establishments	4543	\$501,689	\$0	\$501,689	100.0	0
Food Services & Drinking Places	722	\$15,889,885	\$29,626,400	-\$13,736,515	-30.2	52
Special Food Services	7223	\$175,045	\$0	\$175,045	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$366,578	\$0	\$366,578	100.0	0
Restaurants/Other Eating Places	7225	\$15,348,262	\$29,626,400	-\$14,278,138	-31.7	52

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Source: ESRI

RETAIL GAP ANALYSIS

MIXED-USE COMMERCIAL LAND | 248 ACRES

5-MILE RADIUS

Summary Demographics

2019 Population	33,974
2019 Households	11,907
2019 Median Disposable Income	\$41,444
2019 Per Capita Income	\$24,427

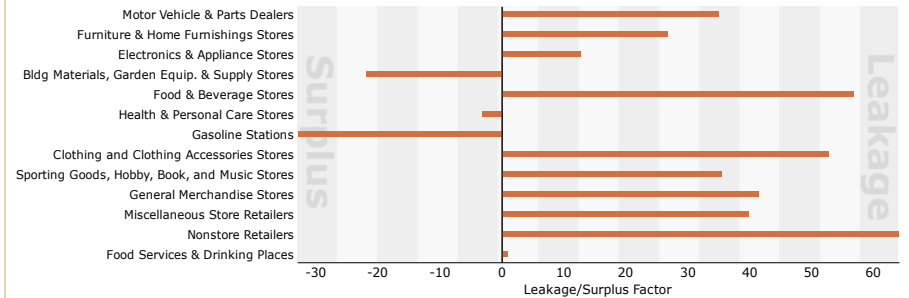
2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$361,653,416	\$268,558,204	\$93,095,212	14.8	227
Total Retail Trade	44-45	\$327,876,456	\$235,460,180	\$92,416,276	16.4	165
Total Food & Drink	722	\$33,776,960	\$33,098,024	\$678,936	1.0	62

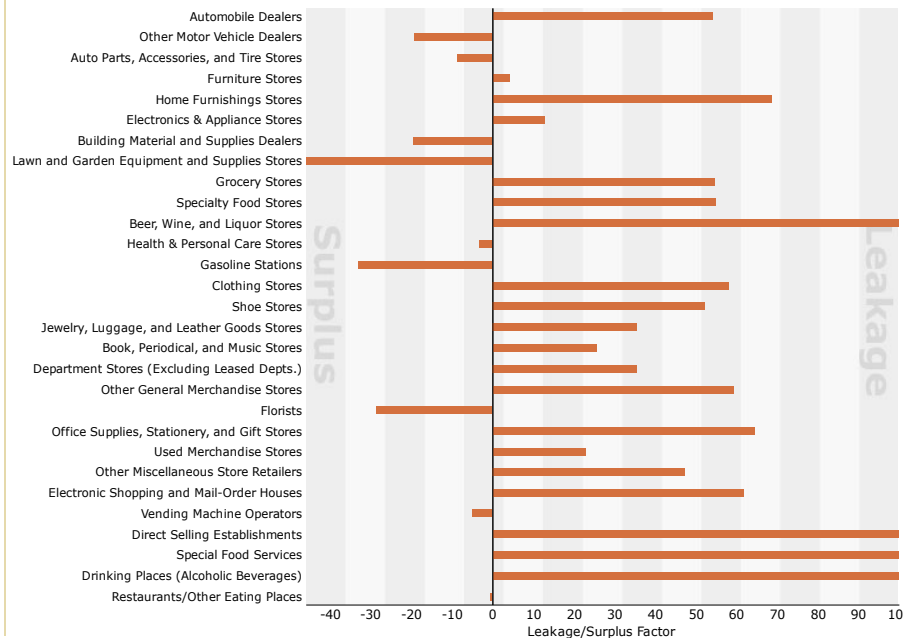
2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$70,872,661	\$33,974,616	\$36,898,045	35.2	32
Automobile Dealers	4411	\$58,339,970	\$17,274,558	\$41,065,412	54.3	18
Other Motor Vehicle Dealers	4412	\$6,069,524	\$9,004,821	-\$2,935,297	-19.5	3
Auto Parts, Accessories & Tire Stores	4413	\$6,463,167	\$7,695,237	-\$1,232,070	-8.7	12
Furniture & Home Furnishings Stores	442	\$12,580,870	\$7,251,533	\$5,329,337	26.9	8
Furniture Stores	4421	\$6,729,094	\$6,164,782	\$564,312	4.4	5
Home Furnishings Stores	4422	\$5,851,777	\$1,086,751	\$4,765,026	68.7	3
Electronics & Appliance Stores	443	\$10,931,538	\$8,430,524	\$2,501,014	12.9	9
Bldg Materials, Garden Equip. & Supply Stores	444	\$21,450,779	\$33,509,736	-\$12,058,957	-21.9	12
Bldg Material & Supplies Dealers	4441	\$20,170,549	\$30,048,266	-\$9,877,717	-19.7	10
Lawn & Garden Equip & Supply Stores	4442	\$1,280,230	\$3,461,469	-\$2,181,239	-46.0	2
Food & Beverage Stores	445	\$56,496,602	\$15,465,728	\$41,030,874	57.0	12
Grocery Stores	4451	\$49,778,429	\$14,484,771	\$35,293,658	54.9	8
Specialty Food Stores	4452	\$3,270,653	\$950,122	\$2,320,531	55.0	3
Beer, Wine & Liquor Stores	4453	\$3,447,520	\$0	\$3,447,520	100.0	0
Health & Personal Care Stores	446,4461	\$20,564,650	\$21,916,281	-\$1,351,631	-3.2	10
Gasoline Stations	447,4471	\$38,803,951	\$76,943,057	-\$38,139,106	-33.0	20
Clothing & Clothing Accessories Stores	448	\$15,333,647	\$4,727,701	\$10,605,946	52.9	14
Clothing Stores	4481	\$10,300,470	\$2,722,383	\$7,578,087	58.2	9
Shoe Stores	4482	\$2,373,330	\$741,699	\$1,631,631	52.4	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,659,847	\$1,263,620	\$1,396,227	35.6	4
Sporting Goods, Hobby, Book & Music Stores	451	\$8,671,464	\$4,109,236	\$4,562,228	35.7	14
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,478,274	\$3,402,309	\$4,075,965	37.5	11
Book, Periodical & Music Stores	4512	\$1,193,189	\$706,928	\$486,261	25.6	3
General Merchandise Stores	452	\$56,351,302	\$23,273,577	\$33,077,725	41.5	12
Department Stores Excluding Leased Depts.	4521	\$40,704,375	\$19,284,038	\$21,420,337	35.7	4
Other General Merchandise Stores	4529	\$15,646,926	\$3,989,539	\$11,657,387	59.4	8
Miscellaneous Store Retailers	453	\$11,454,743	\$4,905,093	\$6,549,650	40.0	20
Florists	4531	\$423,445	\$766,703	-\$343,258	-28.8	5
Office Supplies, Stationery & Gift Stores	4532	\$2,153,080	\$464,002	\$1,689,078	64.5	2
Used Merchandise Stores	4533	\$1,863,995	\$1,169,769	\$694,226	22.9	6
Other Miscellaneous Store Retailers	4539	\$7,014,222	\$2,504,619	\$4,509,603	47.4	7
Nonstore Retailers	454	\$4,364,250	\$953,097	\$3,411,153	64.2	2
Electronic Shopping & Mail-Order Houses	4541	\$2,879,045	\$677,133	\$2,201,912	61.9	1
Vending Machine Operators	4542	\$250,414	\$275,964	-\$25,550	-4.9	1
Direct Selling Establishments	4543	\$1,234,791	\$0	\$1,234,791	100.0	0
Food Services & Drinking Places	722	\$33,776,960	\$33,098,024	\$678,936	1.0	62
Special Food Services	7223	\$375,923	\$0	\$375,923	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$774,186	\$0	\$774,186	100.0	0
Restaurants/Other Eating Places	7225	\$32,626,851	\$33,098,024	-\$471,173	-0.7	62

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



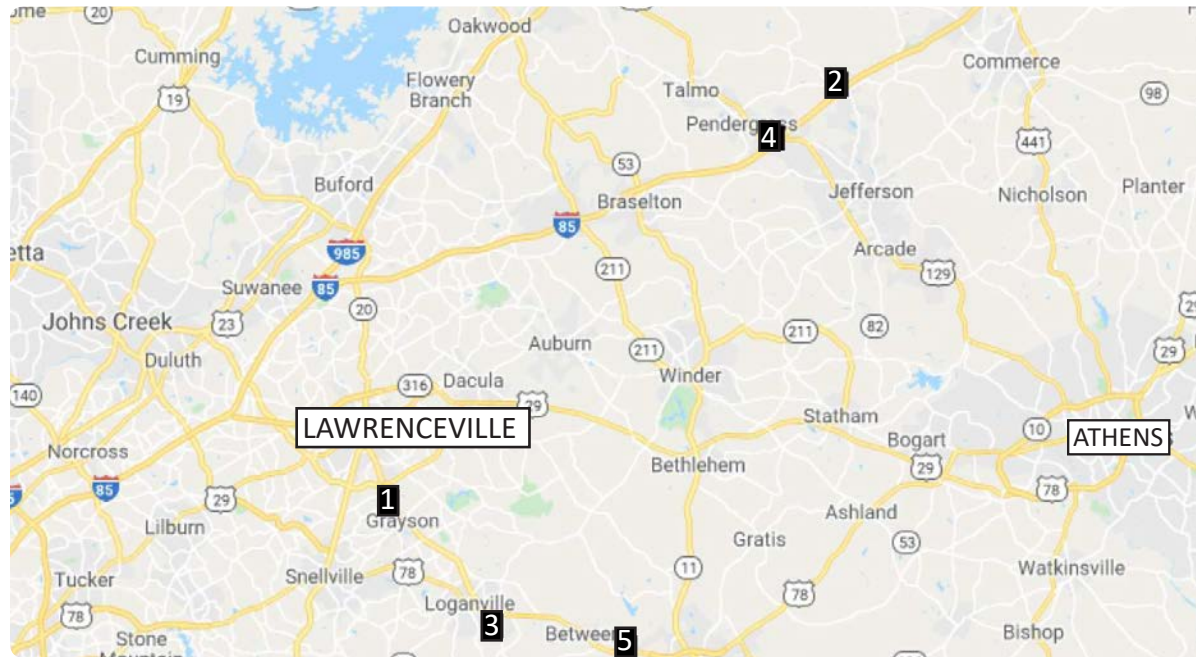
Source: ESRI

SALE COMPS

MIXED-USE COMMERCIAL LAND | 248 ACRES



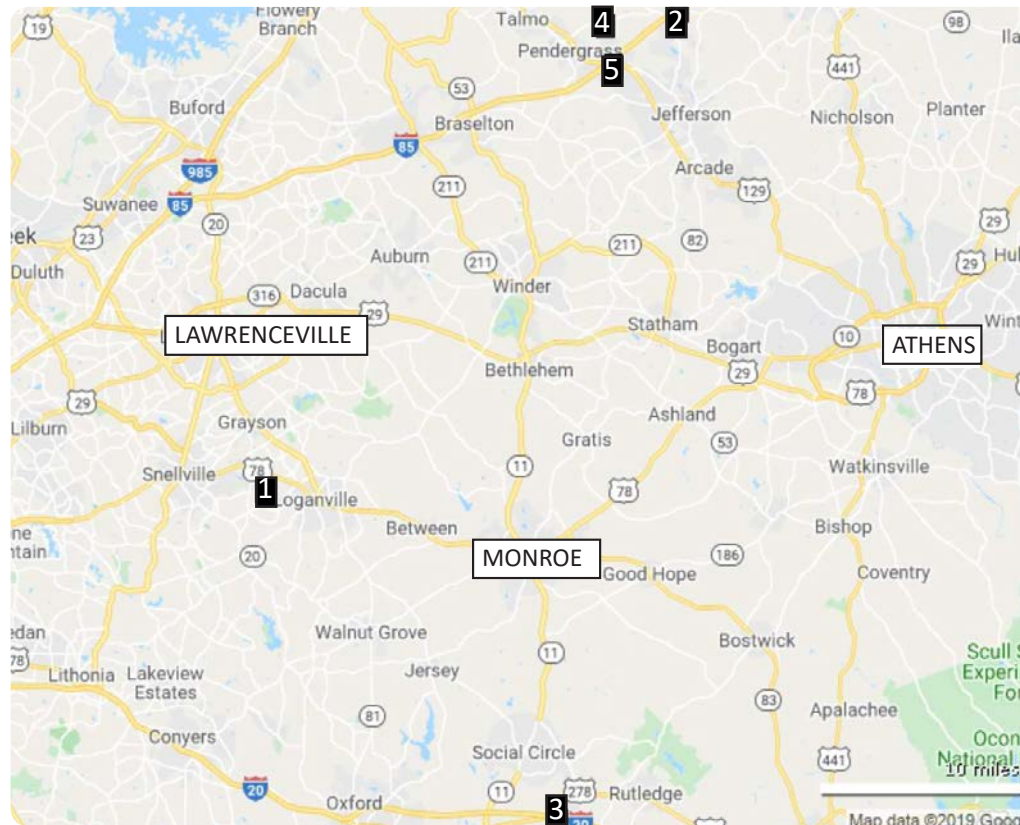
	<u>Address</u>	<u>City</u>	<u>Property Info</u>	<u>Sale Info</u>	<u>Sale Date</u>
1	720 Breedlove Dr	Monroe	5.03 AC Land	Sold: \$195,000 (\$38,767.40/AC)	7/19/2019
2	1050 Good Hope Rd	Monroe	50.33 AC Land	Sold: \$258,100 (\$5,128.15/AC)	7/12/2019
3	Hwy 138 & Michael Etchins	Monroe	123.70 AC Land	Sold: \$950,000 (\$7,679.87/AC)	10/8/2017
4	1500 Nunnally Farm Rd	Monroe	104.03 AC Land	Sold: \$950,000 (\$9,131.98/AC)	9/28/2018
5	860 Royal Park Dr	Monroe	4.42 AC Land	Sold: \$100,000 (\$22,624.43/AC)	10/26/2017



	<u>Address</u>	<u>City</u>	<u>Property Info</u>	<u>Sale Info</u>	<u>Sale Date</u>	<u>Proposed Use</u>
1	500 Hillside Dr	Grayson	16 AC Land	Sold: \$3,510,000 (\$219,375/AC)	11/8/2018	Apartments
2	2306 Holly Springs Rd	Jefferson	10.25 AC Land	Sold: \$1,150,000 (\$112,195.12/AC)	4/9/2019	Business
3	Hwy 138 & Highway 78 @ Highway 78	Loganville	12.21 AC Land	Sold: \$1,389,150 (\$113,771.50/AC)	3/29/2019	Uncertain
4	US Highway 129 N	Jefferson	17.56 AC Land	Sold: \$2,200,000 (\$125,284.74/AC)	1/14/2019	Ground Lease

SALE COMPS

MIXED-USE COMMERCIAL LAND | 248 ACRES



	<u>Address</u>	<u>City</u>	<u>Property Info</u>	<u>Sale Info</u>	<u>Sale Date</u>	<u>Proposed use</u>
1	3420 Brushy Fork Rd	Loganville	84.30 AC Land	Sold: \$4,865,500 (\$57,716.49/AC)	6/28/2019	Residential
2	Dry Pond Rd @ I-85	Jefferson	65.51 AC Land	Sold: \$4,274,220 (\$65,245.31/AC)	3/18/2019	Industrial
3	505 Sire Pky	Social Circle	403 AC Land	Sold: \$26,368,188 (\$65,429.75/AC)	3/1/2018	Office
4	429 Toy Wright Rd	Jefferson	184 AC Land	Sold: \$9,844,000 (\$53,500/AC)	10/1/2017	Office
5	4875 US-129 Hwy	Jefferson	70.56 AC Land	Sold: \$4,172,500 (\$59,134.07/AC)	9/22/2017	Uncertain

PREVIOUS LOCAL SALES

MIXED-USE COMMERCIAL LAND | 248 ACRES



THE HOME DEPOT

Sale Date: 6/2/2005

Sale Price: \$3,100,000.00

Site Size: 11.7 Acres

Price/Acre: \$264,957.27

WALMART

Sale Date: 6/30/2003

Sale Price: \$3,100,000.00

Site Size: 25.4 Acres

Price/Acre: \$131,633.03

PIEDMONT HEALTHCARE

Sale Date: 3/28/2006

Sale Price: \$3,950,760.00

Site Size: 65.68 Acres

Price/Acre: \$264,957.27



NEARBY RETAIL

MIXED-USE COMMERCIAL LAND | 248 ACRES



Home Depot



Walmart



Piedmont Walton



Piedmont Walton



Piedmont Walton Physicians Center



U.S. Renal Care

PROPERTY AERIAL VIEW

MIXED-USE COMMERCIAL LAND | 248 ACRES



PROPERTY AERIAL VIEW

MIXED-USE COMMERCIAL LAND | 248 ACRES



MIXED-USE COMMERCIAL LAND | 248 ACRES

Ⓐ NOT INCLUDED

DESCRIPTION	SqFt.	RATIO	REQUIRED
SubTotal:			
TOTAL GLA			
PARKING PROV'D			
	surplus		

DESCRIPTION	SqFt.	RATIO	REQUIRED
OFFICE	120,000 SF	3.00	360 spaces
OP-3	5,100 SF	5.00	25 spaces
OP-4	5,200 SF	3.00	26 spaces
TOTAL GLA	133,300 SF	3.00	411 spaces
PARKING PROV'D			425 spaces
	surplus		14 spaces

DESCRIPTION	Sq.Ft.	RATIO	REQUIRED
APARTMENTS (250)	250,000 SF	1/U	250 spaces
LOFT OFFICE(4 BLDG)	97,000 SF	3.00	291 spaces
RETAIL	53,000 SF	5.00	265 spaces
SubTotal:	400,000 SF		806 spaces
OP-5	5,600 SF	5.00	28 spaces
OP-6	10,000 SF	3.00	30 spaces
TOTAL GLA	415,600 SF		864 spaces
PARKING PROV'D(W/DECK)			908 spaces
	surplus		44 spaces

DESCRIPTION	SqFt.	RATIO	REQUIRED
DISCOUNT DEPT STORE	125,000 SF	5.00	625 spaces
GROCERY STORE	60,000 SF	5.00	300 spaces
RETAIL BOX 1	30,000 SF	5.00	150 spaces
RETAIL BOX 2	20,000 SF	5.00	100 spaces
SubTotal:	235,000 SF	5.00	1175 spaces
INLINE GLA	17,700 SF	5.00	88 spaces
TOTAL GLA	252,700 SF	5.00	1263 spaces
PARKING PROV'D			1276 spaces
	surplus		13 spaces

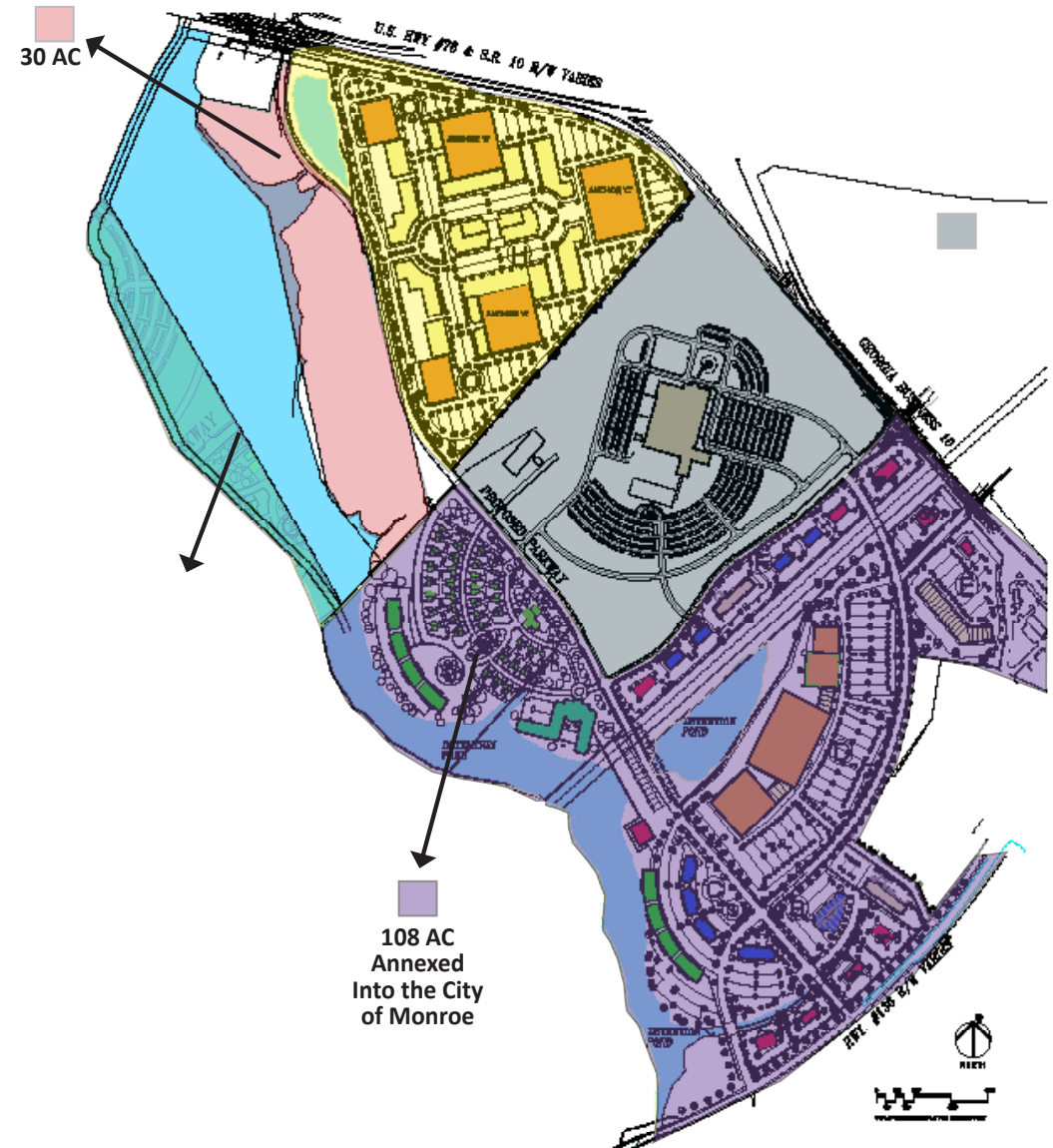
DESCRIPTION	Sq.Ft.	RATIO	REQUIRED
SHOPPING CENTER	55,000 SF	5.00	275 spaces
ICE CREAM STAND	1,200 SF	10.00	12 spaces
SubTotal:	35,700 SF		287 spaces
OP-7	7,000 SF	5.00	35 spaces
OP-8 (PHARMACY)	12,900 SF	5.00	64 spaces
TOTAL GLA	55,600 SF		386 spaces
PARKING PROV'D			428 spaces
	surplus		42 spaces

DESCRIPTION	Sq.Ft.	RATIO	REQUIRED
OFFICE (4 BLDGS)	88,000 SF	3.00	264 spaces
HOTEL (65 RMS)	50,000 SF	1/RM	65 spaces
RESTAURANT #1	5,600 SF	10.00	56 spaces
RESTAURANT #2	5,600 SF	10.00	56 spaces
TOTAL GLA	149,200 SF		431 spaces
PARKING PROV'D			452 spaces
	surplus		21 spaces

DESCRIPTION	Sq.Ft.	RATIO	REQUIRED
RESIDENTIAL(101@2K EA.)	202,000 SF	2	202 spaces
APARTMENTS (250)	250,000 SF	1/U	250 spaces
INDEPENDENT LVG (250)	250,000 SF	1/U	250 spaces
CLUBHOUSE	3,500 SF	10.00	35 spaces
TOTAL GLA	705,500 SF		737 spaces
PARKING PROV'D(W/DECK)			750 spaces
	surplus		13 spaces

DESCRIPTION	SqFt.	RATIO	REQUIRED
ANCHOR A	68,000 SF	5.00	511 spaces
ANCHOR B	90,000 SF	5.00	630 spaces
ANCHOR C	103,000 SF	5.00	126 spaces
SubTotal:	261,000 SF	5.00	1305 spaces
MALL GLA	440,000 SF	5.00	2200 spaces
TOTAL GLA	701,000 SF	5.00	3505 spaces
PARKING PROV'D (DECK)			3600 spaces
	surplus		95 spaces

DESCRIPTION	SqFt.	RATIO	REQUIRED
TOTAL GLA	2,534,900 SF		8087 spaces



CONCEPTUAL SITE PLAN

MIXED-USE COMMERCIAL LAND | 248 ACRES

LEGEND:

P.E.	PERMANENT EASEMENT
C.E.	CONSTRUCTION EASEMENT
S.E.	SANITARY SEWER EASEMENT
H.W.	HEAD WALL
C.B.	CATCH BASIN
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
C.	CENTER LINE
M.H.	MANHOLE
Φ	FIRE HYDRANT
X	WATER VALVE
E.C.D.	EROSION CONTROL DEVICE
LeB3	SOIL TYPE
●	1/2" REBAR SET
○	COMPUTED POINT

OWNER/DEVELOPER

STAR REAL ESTATE HOLDINGS, LLC
CONTACT: RAMESH SUHAGIA
4494 HIGHWAY 78
LILBURN, GEORGIA - 30047
PHONE: 770.982.1905
FAX: 770.982.1907

THIS SHEET IS FOR ANNEXATION AND ZONING PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

ANNEXATION LINE

GRAPHIC SCALE

(1" = 100' FEET)
1" = 100' FEET

Location Map

PROPOSED B-3 ZONING
82.15 TOTAL ACRES

ANNEXATION LINE

GENERAL NOTES:

- BOUNDARY INFORMATION TAKEN FROM SURVEY FOR STAR REAL ESTATE HOLDINGS, LLC, AND DATED DECEMBER 12, 2006.
- COMPOSITE PLAT IS A CERTIFIED SURVEY AND IS TO BE USED FOR ALL PLANNING PURPOSES.
- TOTAL SITE AREA CONSISTS OF 218.183 TOTAL ACRES.
- THIS REQUEST IS TO ANNEX 104.74 ACRES IN TO THE CITY OF MONROE.
- CURRENT ZONING IS A-1 IN WALTON COUNTY.
- THE SITE IS CURRENTLY UNDEVELOPED WITH ONE WOOD FRAME HOUSE ON IT. THE PROPOSED USE IS FOR A COMMERCIAL DEVELOPMENT WITHIN A CITY OF MONROE B-3 AND PCD ZONING.
- A PORTION OF THE SITE IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FIRM PANELS No. 13297C 0100 B AND 13297C 0111 B EFFECTIVE DATE 2/16/1990.

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ANNEXATION REQUEST:

- ANNEX APPROXIMATELY 104.74 TOTAL ACRES FROM WALTON COUNTY IN TO THE CITY OF MONROE.
- THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF SR 10 BETWEEN US 78 AND SR 138 AND IS DIRECTLY ACROSS SR 10 FROM HOME DEPOT AND WAL-MART.

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MASTERPLAN SITE DATA

A) OFFICE/PROFESSIONAL	B) RESTAURANTS	C) SHOPPING CENTER DATA	D) RESIDENTIAL	E) OUTPARCELS	DEVELOPMENT TOTALS
16 OFFICE BUILDINGS - VARIOUS SIZES AREA = 140,000 SF 1 HOTEL - 5 FLOORS @ 15,000 SF EACH AREA = 75,000 SF TOTAL AREA = 215,000 SF PARKING PROVIDED PER CITY OF MONROE REQUIREMENTS	5 RESTAURANTS - VARIOUS SIZES AREA = 32,115 SF TOTAL AREA = 32,115 SF PARKING PROVIDED PER CITY OF MONROE REQUIREMENTS	17 BUILDINGS - VARIOUS SIZES AREA = 397,716 SF TOTAL AREA = 397,716 SF PARKING PROVIDED PER CITY OF MONROE REQUIREMENTS	16 APARTMENT BUILDINGS - 3 STORIES EACH 8,100 SF EACH FLOOR / 8 UNITS PER FLOOR 27,300 SF EACH BLDG / 24 UNITS EACH BLDG AREA = 436,857 SF TOTAL AREA = 436,857 SF PARKING PROVIDED PER CITY OF MONROE REQUIREMENTS	8 OUTPARCEL BUILDINGS - VARIOUS SIZES AREA = 51,000 SF TOTAL AREA = 51,000 SF PARKING PROVIDED PER CITY OF MONROE REQUIREMENTS	OFFICE/PROFESSIONAL - 140,000 SF TOTAL HOTEL - 75,000 SF TOTAL RESTAURANTS - 32,115 SF TOTAL SHOPPING - 397,716 SF TOTAL RESIDENTIAL - 436,857 SF TOTAL OUTPARCELS - 51,000 SF TOTAL TOTAL AREA = 1,132,788 SF

ZONING REQUEST:

- REZONE 104.74 ACRES FROM A-1, WALTON COUNTY, TO B-3 (82.15 AC) AND PCD (22.59 AC), CITY OF MONROE.

View Full Document Here: <http://ow.ly/Kpa150zndFX>

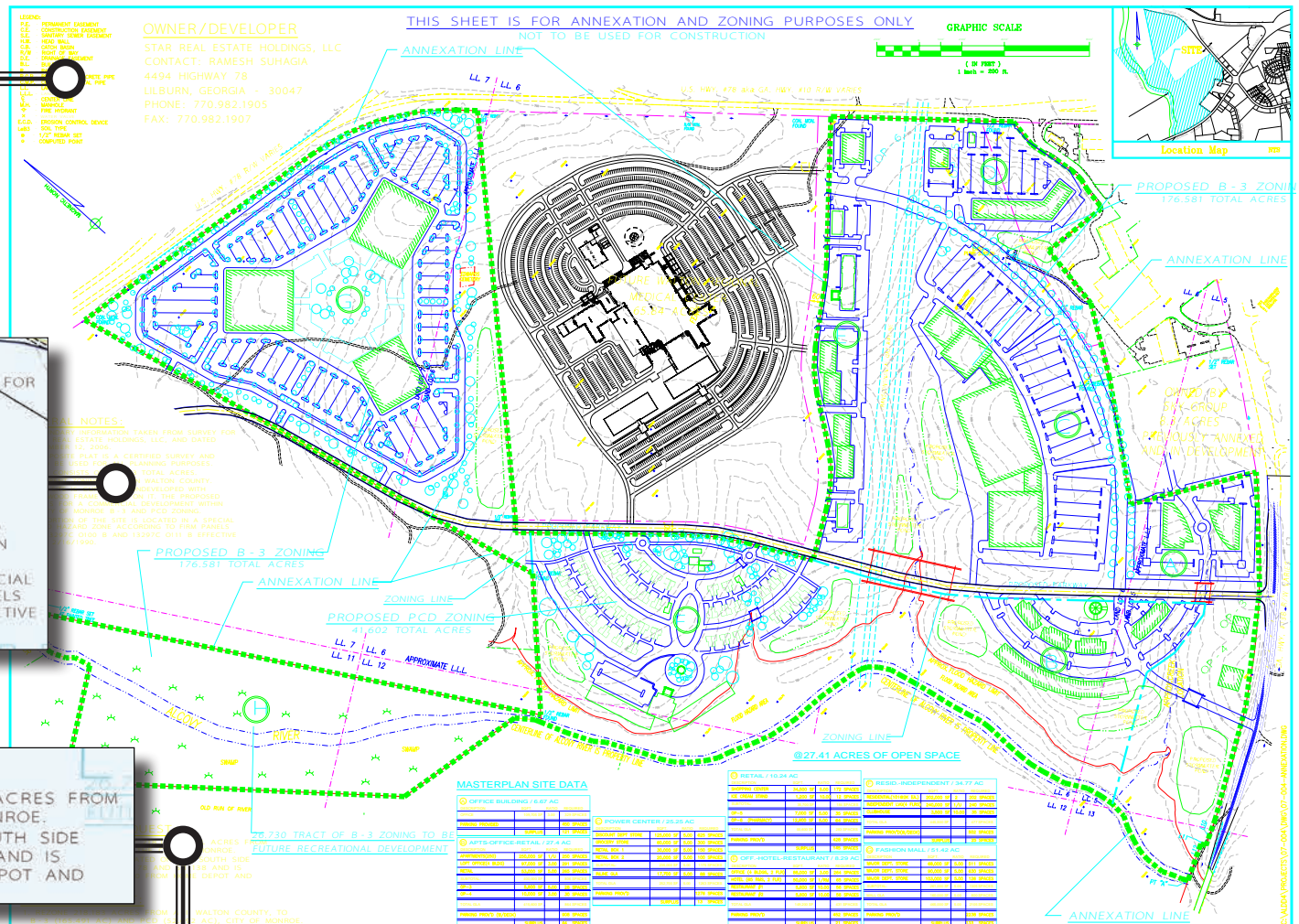
MIXED-USE COMMERCIAL LAND | 248 ACRES

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C.E. - CONSTRUCTION EASEMENT
S.E. - SANITARY SEWER EASEMENT
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C.B. - CATCH BASIN
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D.E. - DRAINAGE EASEMENT
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E.C.D. - EROSION CONTROL DEVICE
LeB3 - SOIL TYPE
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1. REZONE 218.183 ACRES FROM A-1, WALTON COUNTY, TO B-3 (165.491 AC) AND PCD (52.692 AC), CITY OF MONROE.



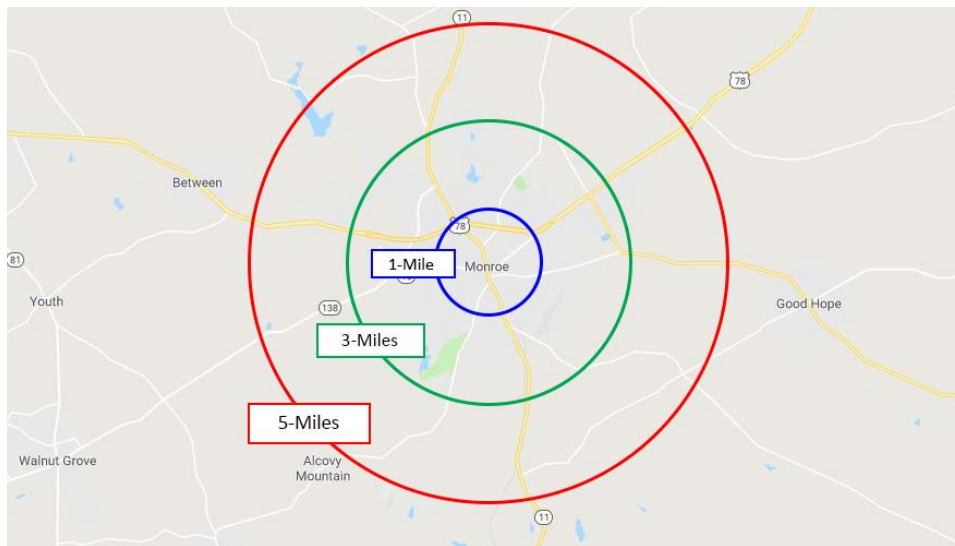
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MIXED-USE COMMERCIAL LAND | 248 ACRES



INFRASTRUCTURE & DEMOGRAPHIC OVERVIEW

MIXED-USE COMMERCIAL LAND | 248 ACRES



CURRENT ZONING/SEWER & CITY ANNEXATION

Currently Walton County does not have sewer availability but the subject property is a natural candidate for annexation into the City of Monroe as it has abutted the city limits on two sides. The city of Monroe has sewer and has been to date very receptive to annexing properties that have commercial development potential.

SEWER AND WATER OVERVIEW

If annexed into the city of Monroe, there is an existing sewage pump station located adjacent to the subject property. This along with one additional supplemental pump station will be needed to properly design the system. The site plan shows the path of the proposed sewer extension.

GAS EASEMENT

There is an existing Transcontinental Gas Line easement (150' wide) on the property as shown on the site plan. All other utilities are available to the property.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	353	6,559	11,671
Total Population	753	17,978	33,300
Average HH Income	\$59,390	\$62,943	\$68,039

* Source: ESRI



PERRY HAYES

V.P. Land & Developer Services



Bull Realty Inc.

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Atlanta, GA 30328

404-876-1640 x135

PHayes@BullRealty.com

AL License #12345



Professional Background

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta licensed in nine Southeast states. 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, automotive, 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 intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.