



Hosea L Williams Dr NE



## OFFERING MEMORANDUM

MIXED-USE COMMERCIAL SITE NEAR DOWNTOWN ATLANTA | 0.24 ACRES

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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

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# THE OFFERING



# EXECUTIVE SUMMARY



Rendered Site Plans



Rendered Site Plans

## PROPERTY OVERVIEW

Bull Realty is pleased to offer for sale 0.24 acres on Kirkwood Rd NE. The permitted project includes 5 townhomes and 1,000 SF of retail/commercial space. Each unit includes rooftop decks and parking garages.

The current zoning allows for townhomes, multifamily, mixed-use, office, retail and more. There is 50' of frontage on Kirkwood Rd NE with all utilities on-site.

The Kirkwood neighborhood, located in DeKalb County, is 4 miles east of Downtown Atlanta. The area is filled with restaurants, galleries and shopping. It is minutes away from trendy neighborhoods including Downtown Decatur, Little 5 Points, Candler Park, East Atlanta and Virginia-Highland.

## PROPERTY HIGHLIGHTS



**Price | \$650,000**



**0.24 ACRES**

# PROPERTY INFORMATION

## GENERAL

Property Address: 8 Kirkwood Road, Atlanta, GA 30317  
County: Dekalb

## SITE

Site Size: 0.24 Acres  
No. Units: 5 Townhomes  
Unit Mix: 5 Townhomes  
1 Retail Space  
Parcel ID: 15 206 01 121  
Parking: 11 Spots  
Zoning: NC-3  
Proposed Use: Mixed-Use / Residential / Retail  
Utilities: All on-site  
Topography: Generally level

## AREA

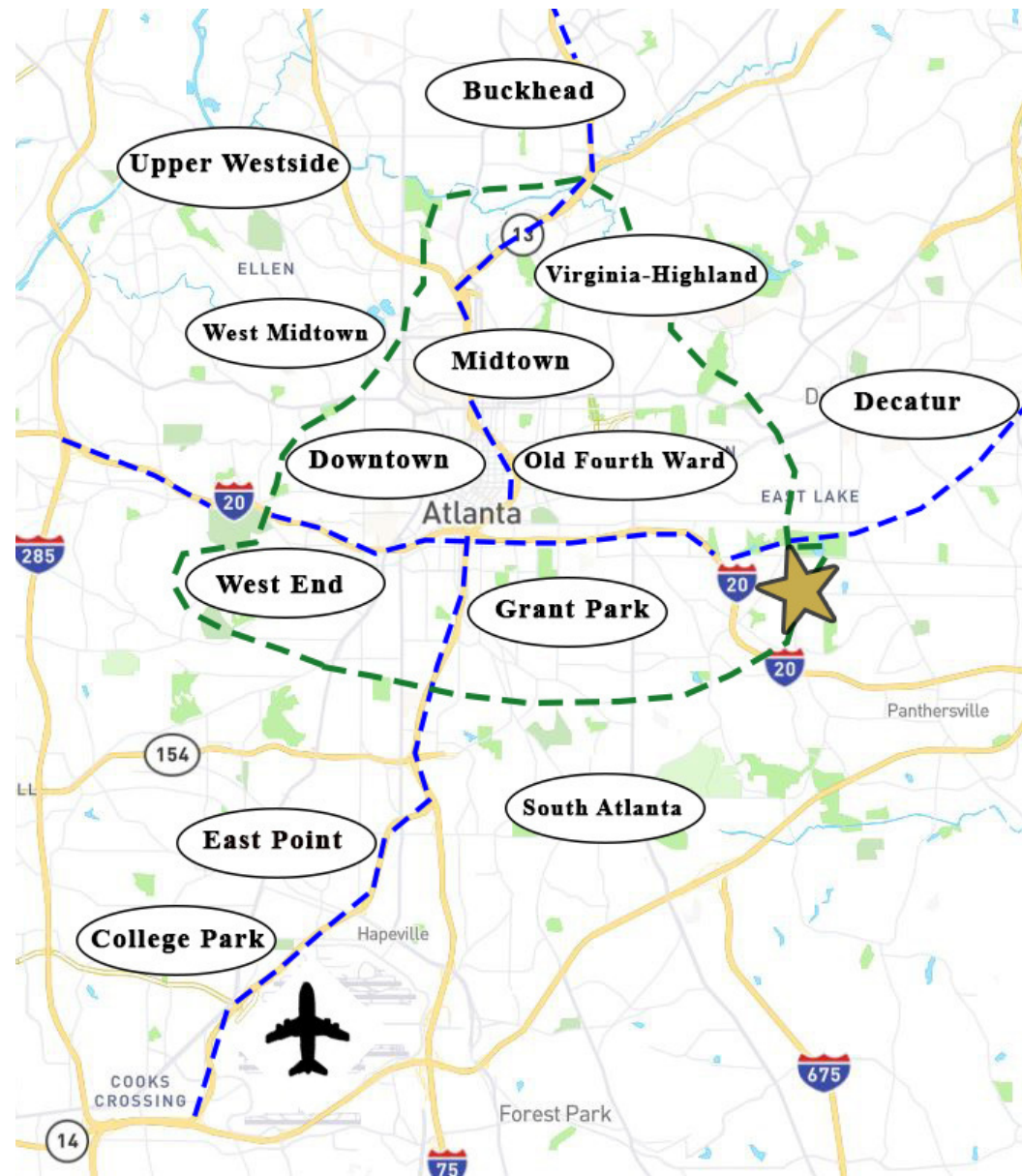
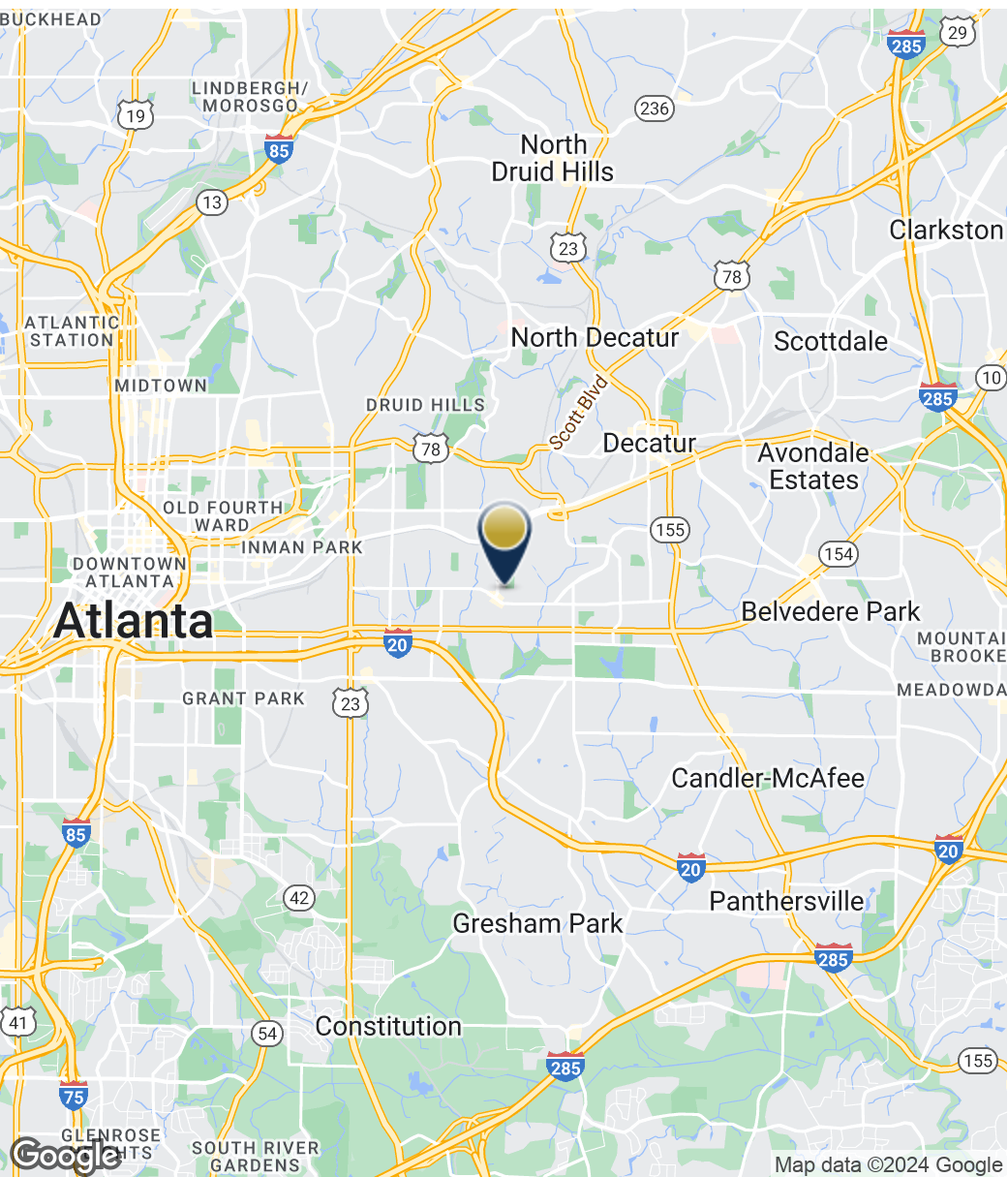
Traffic Count: 16,000 VPD on Hosea L Williams Dr NE  
Frontage: 50' on Kirkwood Rd NE  
Cross Streets: Hosea L Williams Dr. N.E. and Kirkwood Rd. N.E.

## FINANCIAL

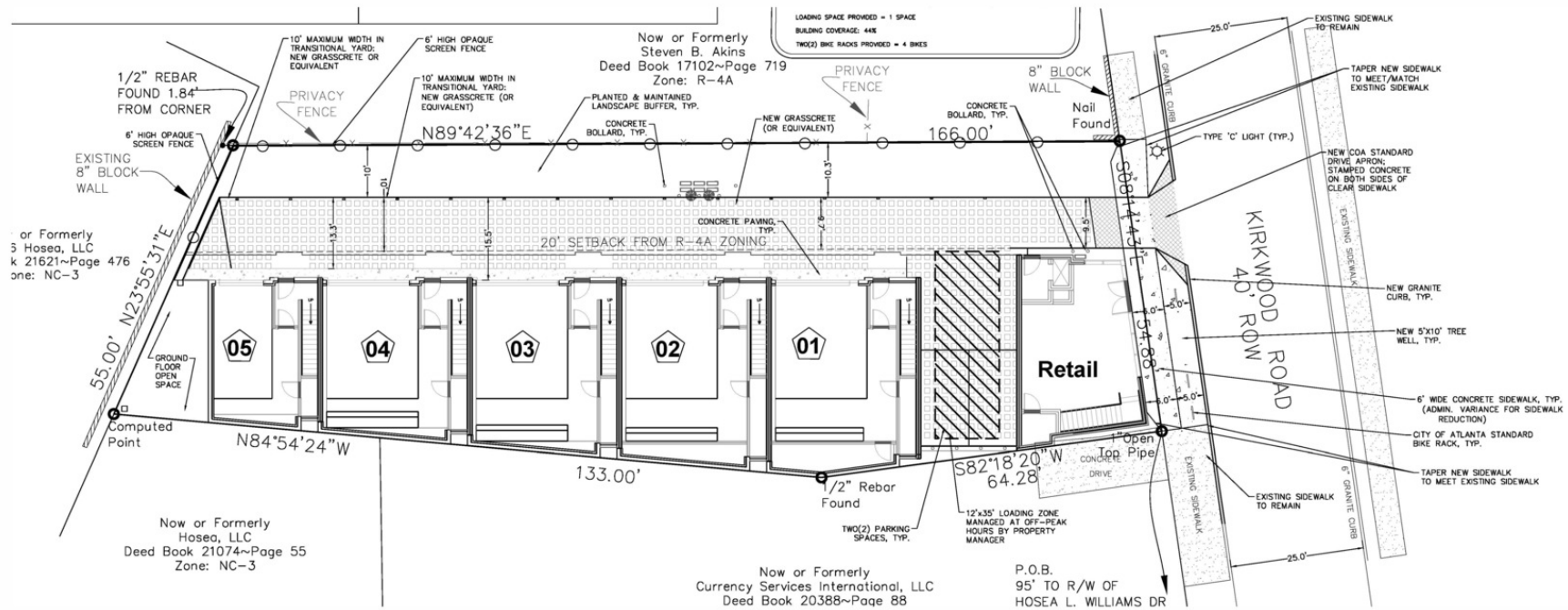
Sale Price: \$650,000



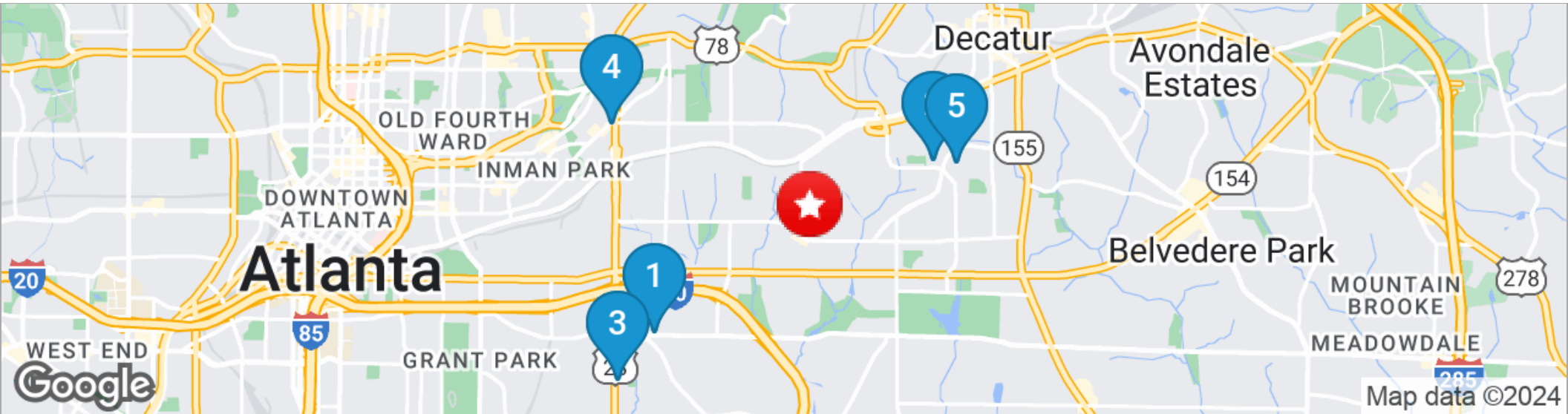
# LOCATION MAPS



# SURVEY



## RETAIL RENT COMPS



### RENT COMPS

	ADDRESS	CITY	RENT/SF/YEAR	RENT/SF/MONTH	AVG RENT/SF/MONTH	AVG. RENT	LEASE TYPE	BUILDING SIZE	SPACE SIZE
1	1336 Glenwood Ave	Atlanta	\$32.00 SF/yr	\$2.67	\$2.67	\$32.00 SF/yr	NNN	2,261 SF	2,261
2	630 E Lake Drive	Decatur	\$24.50 SF/yr	\$2.04	\$2.04	\$24.50 SF/yr	NNN	21,000 SF	10,250 SF
3	714 Moreland Ave SE	Atlanta	\$23.00 SF/yr	\$1.92	\$1.92	\$23.00 SF/yr	NNN	10,287 SF	3,287
4	1143 NE Euclid Ave	Atlanta	\$32.00 SF/yr	\$2.67	\$2.67	\$32.00 SF/yr	NNN	1,104 SF	1,100 SF
5	317 W Hill St	Decatur	\$33.60 SF/yr	\$2.80	\$2.80	\$33.60 SF/yr	NNN	10,500 SF	250 SF

# RETAIL RENT COMPS

1



## 1336 GLENWOOD AVE

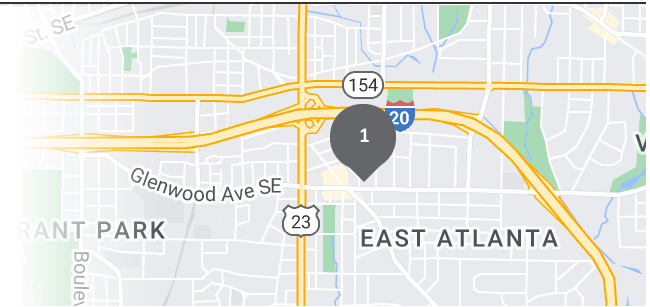
Atlanta, GA 30316

Rent/SF/Year: \$32.00

Lease Type: NNN

Avg. Rent: \$32.00

Bldg Size: 2,261 SF



2



## 630 E LAKE DRIVE

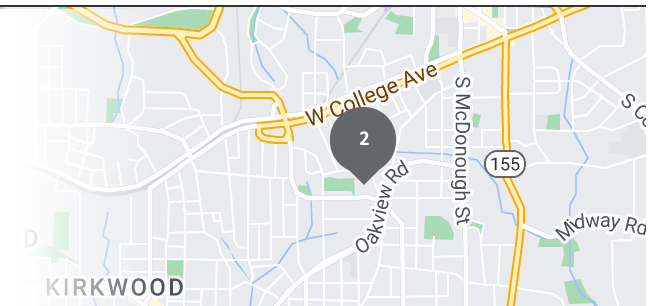
Decatur, GA 30030

Rent/SF/Year: \$24.50

Lease Type: NNN

Avg. Rent: \$24.50

Bldg Size: 21,000 SF



3



## 714 MORELAND AVE SE

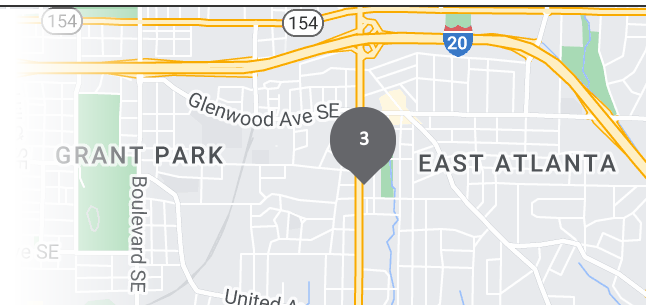
Atlanta, GA 30316

Rent/SF/Year: \$23.00

Lease Type: NNN

Avg. Rent: \$23.00

Bldg Size: 10,287 SF



# RETAIL RENT COMPS

4



## 1143 NE EUCLID AVE

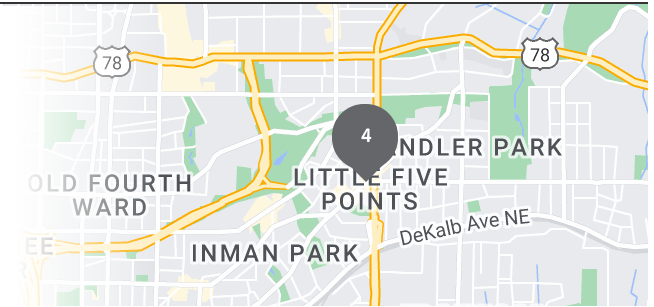
Atlanta, GA 30307

Rent/SF/Year: \$32.00

Lease Type: NNN

Avg. Rent: \$32.00

Bldg Size: 1,104 SF



5



## 317 W HILL ST

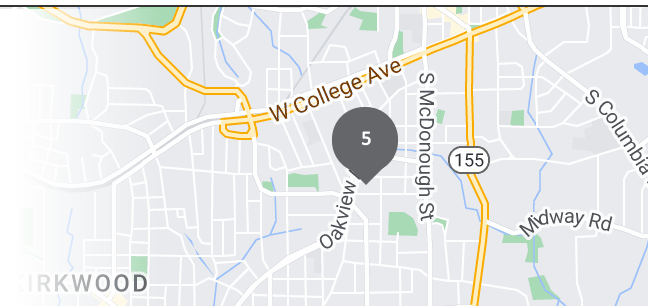
Decatur, GA 30030

Rent/SF/Year: \$33.60

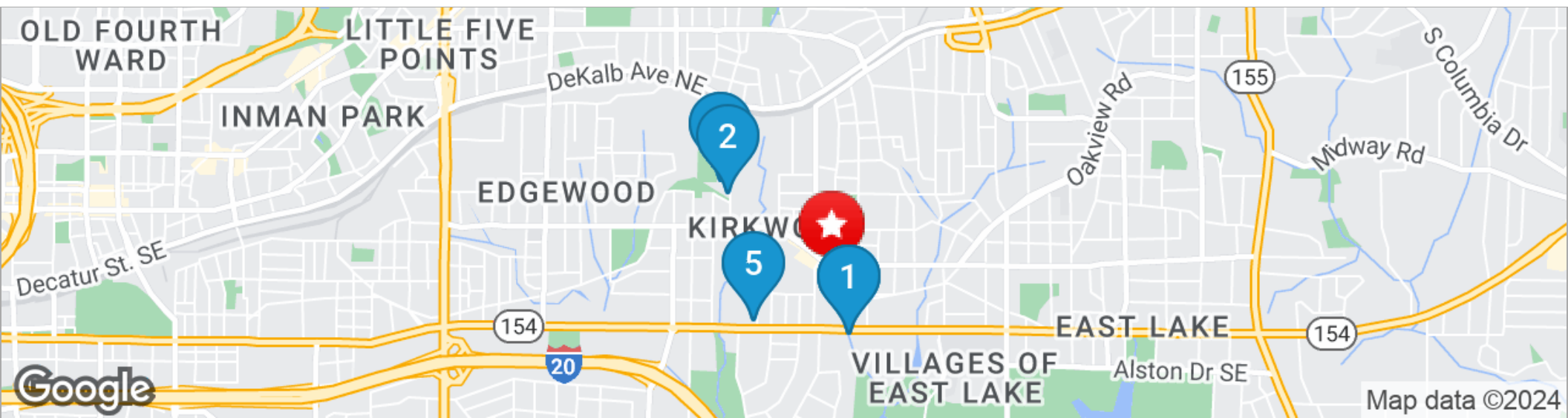
Lease Type: NNN

Avg. Rent: \$33.60

Bldg Size: 10,500 SF



## SALE COMPS



### SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS:	CAP RATE	PRICE PSF	SITE SIZE	SOLD DATE
1	1606 Rock Dam Drive Unit 11	Atlanta	\$246,500	2017	1,505 SF	-	-	\$163.79	0.0 AC	03/15/2019
2	54 Rogers Street NE Unit 1	Atlanta	\$555,688	2018	2,122 SF	-	-	\$261.87	0.0 AC	03/15/2019
3	1594 Rock Dam Drive Unit 17	Atlanta	\$265,000	2018	1,505 SF	-	-	\$176.08	0.0 AC	04/01/2019
4	1700 Edgehill Manor	Atlanta	\$589,295	2019	2,122 SF	-	-	\$277.71	0.0 AC	07/31/2019
5	1836 Memorial Drive SE Unit 404	Atlanta	\$674,845	2019	2,838 SF	-	-	\$237.79	0.0 AC	04/23/2020

# SALE COMPS

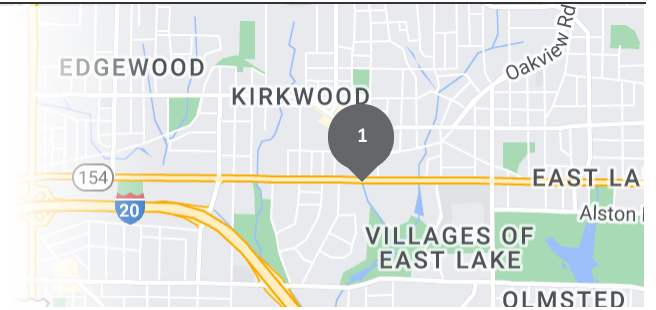
1



## THE MODERNS AT SUGAR CREEK

1606 Rock Dam Drive Unit 11 | Atlanta, GA 30317

Sale Price:	\$246,500	Year Built:	2017
Building SF:	1,505 SF	Price PSF:	\$163.79
Sold Date:	03/15/2019		



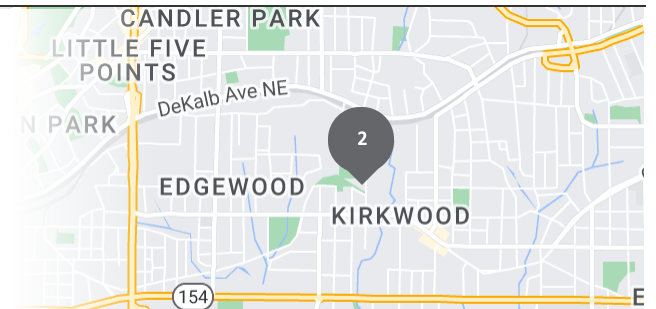
2



## EDGEHILL AT HISTORIC KIRKWOOD

54 Rogers Street NE Unit 1 | Atlanta, GA 30317

Sale Price:	\$555,688	Year Built:	2018
Building SF:	2,122 SF	Price PSF:	\$261.87
Sold Date:	03/15/2019		



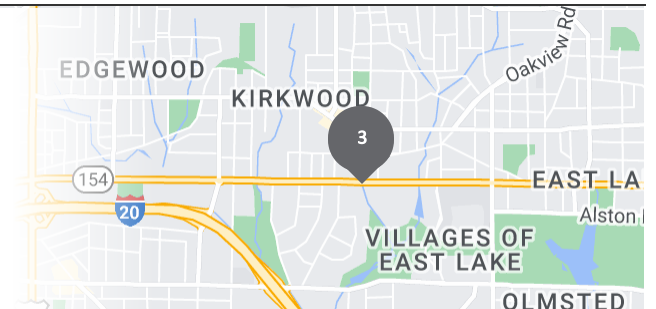
3



## THE MODERNS

1594 Rock Dam Drive Unit 17 | Atlanta, GA 30317

Sale Price:	\$265,000	Year Built:	2018
Building SF:	1,505 SF	Price PSF:	\$176.08
Sold Date:	04/01/2019		



# SALE COMPS

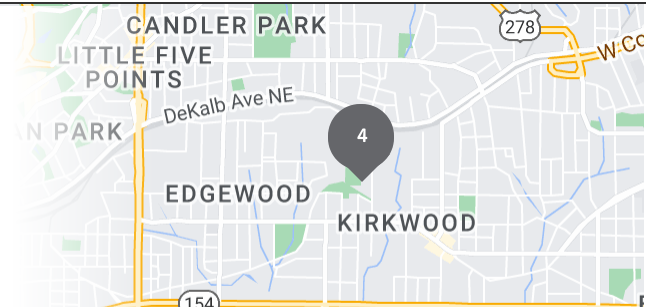
4



## EDGEHILL AT HISTORIC KIRKWOOD

1700 Edgehill Manor | Atlanta, GA 30317

Sale Price:	\$589,295	Year Built:	2019
Building SF:	2,122 SF	Price PSF:	\$277.71
Sold Date:	07/31/2019		



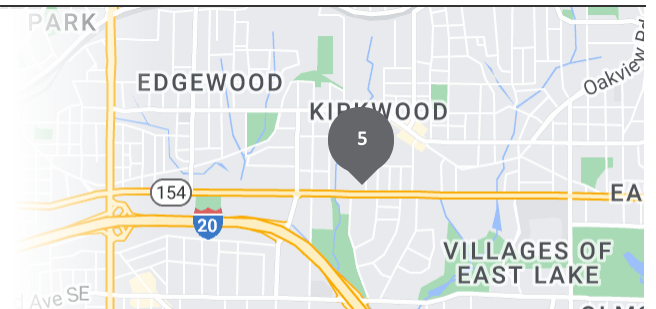
5



## THE WARREN KIRKWOOD

1836 Memorial Drive SE Unit 404 | Atlanta, GA 30317

Sale Price:	\$674,845	Year Built:	2019
Building SF:	2,838 SF	Price PSF:	\$237.79
Sold Date:	04/23/2020		



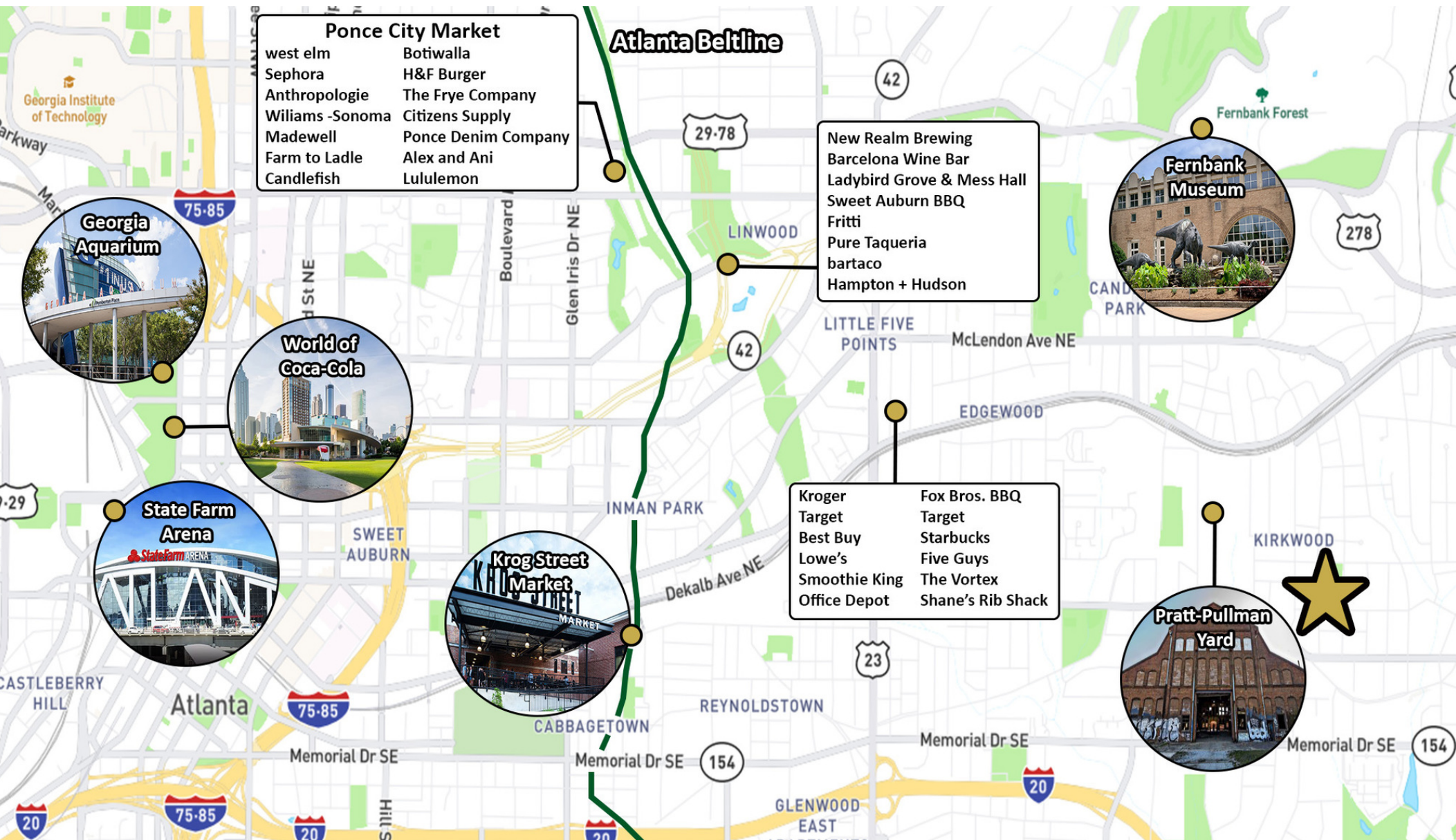
# AREA OVERVIEW



# RETAILER MAP



# IN THE AREA



## IN THE AREA



### PRATT-PULLMAN YARDS

This up-and-coming \$100 million dollar project is soon to break ground with the film production, Atomic Entertainment. The 27-acre property is slated to become a mixed-use development anchored by movie and TV production facilities.



### KROG STREET

Krog Street Market is a 9-acre mixed-use development located along the Atlanta BeltLine in Inman Park. The complex is a 12,000 SF west-coast style marketplace complete with restaurants and 300 apartments.



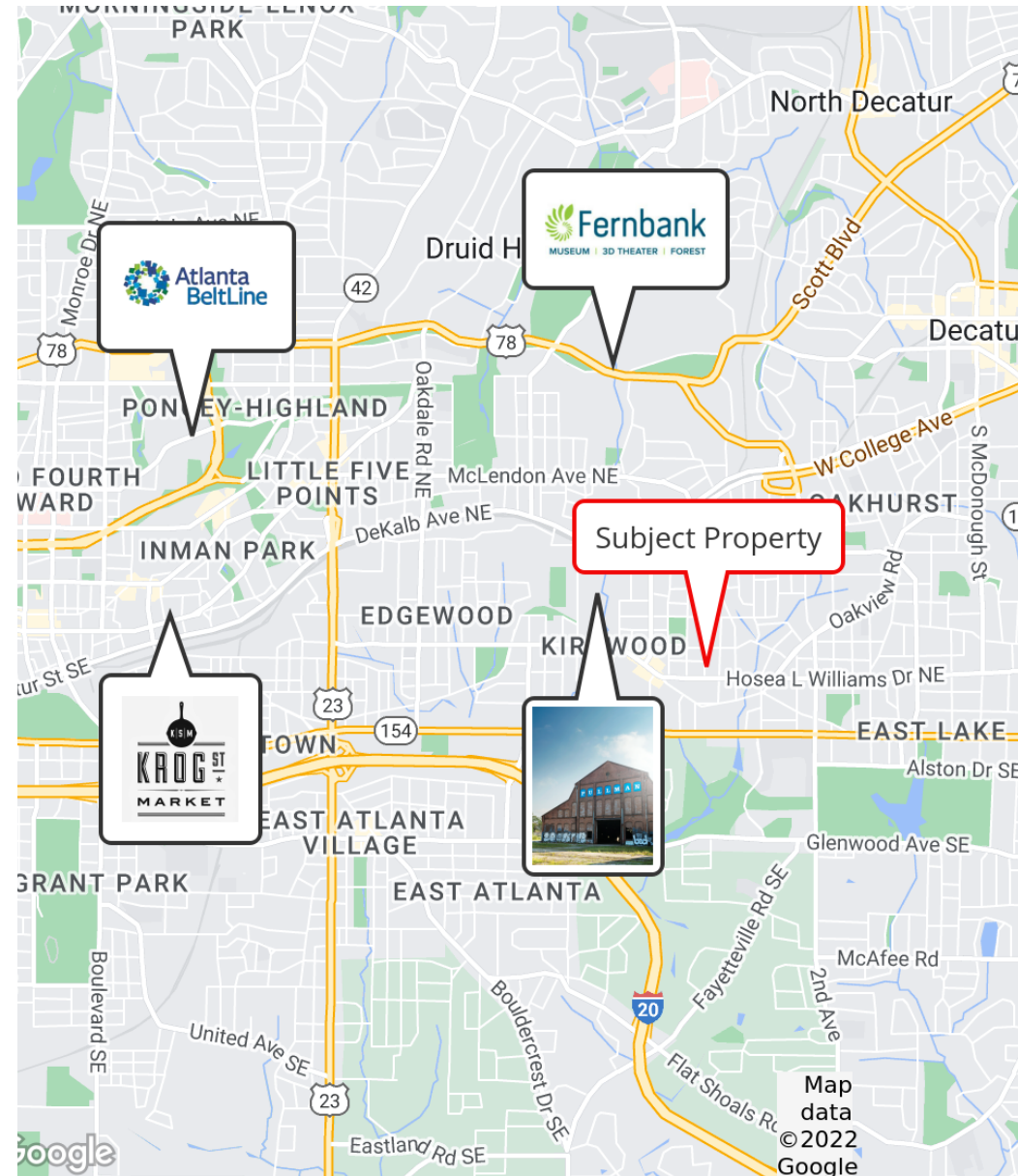
### FERNBANK MUSEUM

Fernbank Museum of National History is filled with dinosaurs, live animals, cultural artifacts and hands-on science explorations. It brings science to life through immersive programming and unmatched experiences that encourage a greater



### ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods



## ABOUT THE AREA

### KIRKWOOD, GA

Kirkwood is a national-historic designated neighborhood on the east side of Atlanta, Georgia. Kirkwood is situated entirely in DeKalb County, bordered by the neighborhoods of Lake Claire, East Lake, Edgewood and Oakhurst. Kirkwood is bound on the north by DeKalb Avenue, on the south by Memorial Drive and Interstate 20, on the west by Montgomery Street and on the east by 1st Ave.

Kirkwood is home to five of Atlanta's public parks that are situated throughout the neighborhood. Additionally, Kirkwood is working to establish the Eastside Greenway; a series of linear parks, greenspace and urban trail network traversing the neighborhood.

Over the many years, the area has gone through ebbs and flows of residential settlement, as Kirkwood houses people of varying racial, economic and social histories. This melting pot continues to attract residents and visitors alike because of its unique food, shopping and music offerings, as well as some annual events, like the Kirkwood Wine Stroll, Kirkwood Spring Fling, 'Lanta Gras and many more. As a result, Kirkwood displays a strong sense of local community and entrepreneurship.

There is ample green space in Kirkwood to visit year round in the form of great public spaces like Bessie Branham Park and Coan Park. Kirkwood is also home to the historic Pratt-Pullman Yard which is in the process of redevelopment. While the redevelopment project does not have an official completion date, renovations are hoped to be completed by the end of 2020.

### DEMOGRAPHICS



POPULATION

1 Mile 12,979

3 Miles 105,858

5 Miles 288,937



HOUSEHOLDS

1 Mile 5,550

3 Miles 45,520

5 Miles 128,900



AVG. HH INCOME

1 Mile \$70,548

3 Miles \$83,585

5 Miles \$77,620

# CONTACT INFORMATION

# BROKER PROFILE

## MARCO WELCH

S.V.P. The Apartment Group



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## PROFESSIONAL BACKGROUND

Marco Welch joined Bull Realty with over 16 years of commercial real estate experience. As member of the Apartment Group, Marco specializes in assisting clients in the acquisition and disposition of multifamily communities across the southeast. Marco leverages upon Bull Realty's advanced technology, digital resources and marketing prowess to provide their clients superior service while supporting their individual financial goals.

Marco has closed over \$100MM transaction volume in 2020-2021. He is also a member of the Atlanta Commercial Board of Realtors (ACBR) and continues to further his industry expertise by working to complete his CCIM designation. The Chicago native studied business and finance at Morehouse College.



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 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](http://www.CREshow.com).

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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.

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