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105 Acres

AFFLE
HOUSE



Exit 14



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

PROPERTY INFORMATION

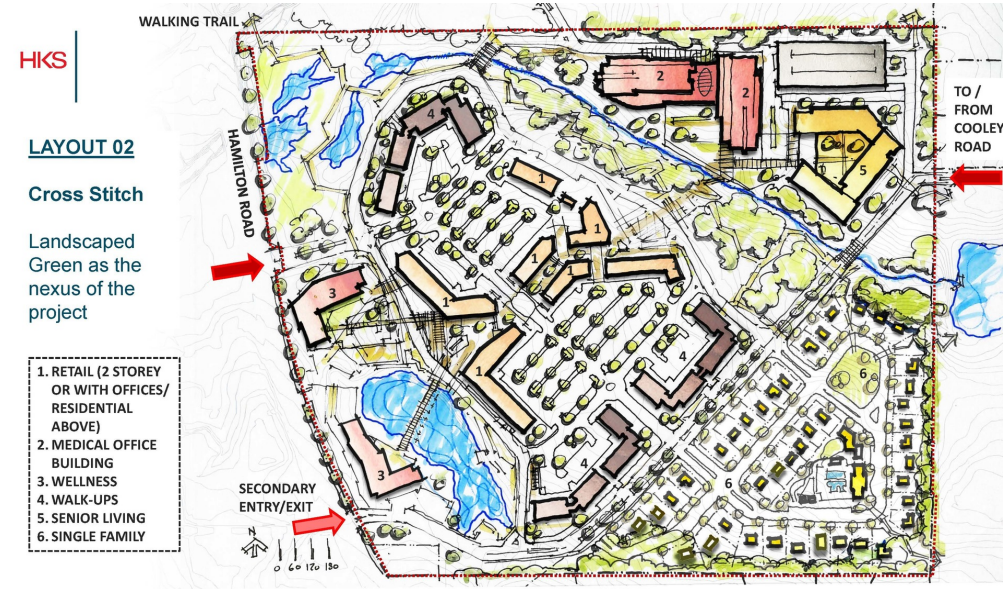
S. Davis Road

Hamilton Road/Hwy 27

105 Acres



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Bull Realty Inc. is proud to offer an incredible 105-acre development site located in LaGrange, Georgia. The site was formerly the American Legion Baxter L. Schaub Post #75, which included a golf course that is now closed and ready for redevelopment. The property is located in the Veterans Village Tax Allocation District which can help fund infrastructure improvements including roads, utilities and streetscape improvements. The redevelopment plan suggests for Veterans Village to include multifamily rental, senior rental, multifamily and single family for-sale or lease-to-purchase and commercial. The current zoning of AC-MX allows for a wide range of residential, multi-family and commercial uses with a building coverage of 60% and impervious surface maximum of 80%.

The property is located just off of Interstate 85 at Exit 14, and has over 1,800' of frontage on Highway 27. In addition, the property is in a State Qualified Opportunity Zone allowing for tax credits for jobs created.

The property is located less than 2 miles north from Great Wolf Lodge Water Park, 3 miles from Downtown LaGrange, 4 miles from Wellstar West Georgia Medical Center and an hour drive north to Hartsfield-Jackson Atlanta International Airport. The Kia assembly plant is located 10 miles southwest where Apple is rumored to be investing billions of dollars to build their new electric vehicle plant in a partnership with KIA.

Zoning allowable uses: <https://bit.ly/3BOvdxk>

Please contact the agent for more information.

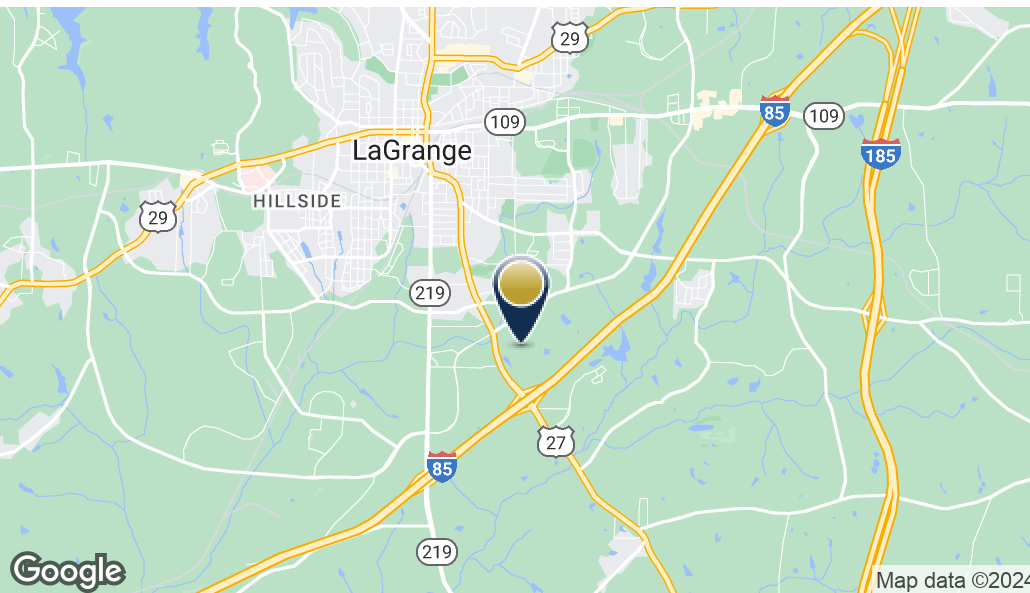


Price | N/A



Acres | 105

EXECUTIVE SUMMARY



REDEVELOPMENT SITE

- 105-acre mixed-use or commercial redevelopment site
- Located in LaGrange, GA
- Zoned AC-MX which allows for a wide range of residential, multi-family and commercial uses
- Zoning allowable uses: <https://bit.ly/3BOvdxk>
- All utilities on-site
- Level topography
- Parcel ID: 0513000089

LOCATION OVERVIEW

- Located in the Veterans Village Tax Allocation District
- Located in a State Qualified Opportunity Zone
- Great visibility with over 1,800' of frontage on Highway 27
- Easy access to interstate 85, exit 14
- Future plans to widen Hwy 27 into Downtown LaGrange
- Located less than 2 miles north from Great Wolf Lodge Water Park, 3 miles from Downtown LaGrange, 4 miles from Wellstar West Georgia Medical Center and an hour drive north to Hartsfield-Jackson Atlanta International Airport.

PROPERTY INFORMATION

GENERAL

Property Address:	1705 Hamilton Road, LaGrange, GA 30241
County:	Troup

SITE

Site Size:	105 Acres
Number of Lots:	1
Parcel ID:	0513000089
Zoning:	AC-MX https://bit.ly/3BOvdxk
Proposed Use:	Mixed-Use or Commercial Development
Utilities:	All Utilities on-site
Topography:	Level
Grading:	Raw land

AREA

Traffic Count:	15,000 VPD on Hamilton Road
Frontage:	1,800' on Highway 27
Cross Streets:	Interstate 85

FINANCIAL

Price/Acre:	-
Sale Price:	N/A



VETERANS VILLAGE TAX ALLOCATION DISTRICT

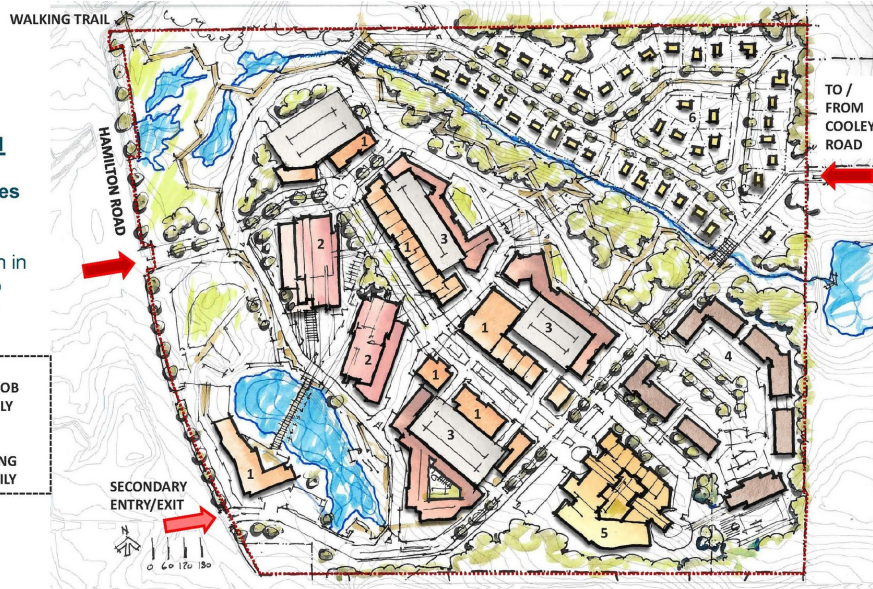
HKS

LAYOUT 01

The Terraces

Striated organization in response to topography

1. RETAIL
2. OFFICES / MOB
3. MULTI-FAMILY WITH DECK
4. WALK-UPS
5. SENIOR LIVING
6. SINGLE FAMILY



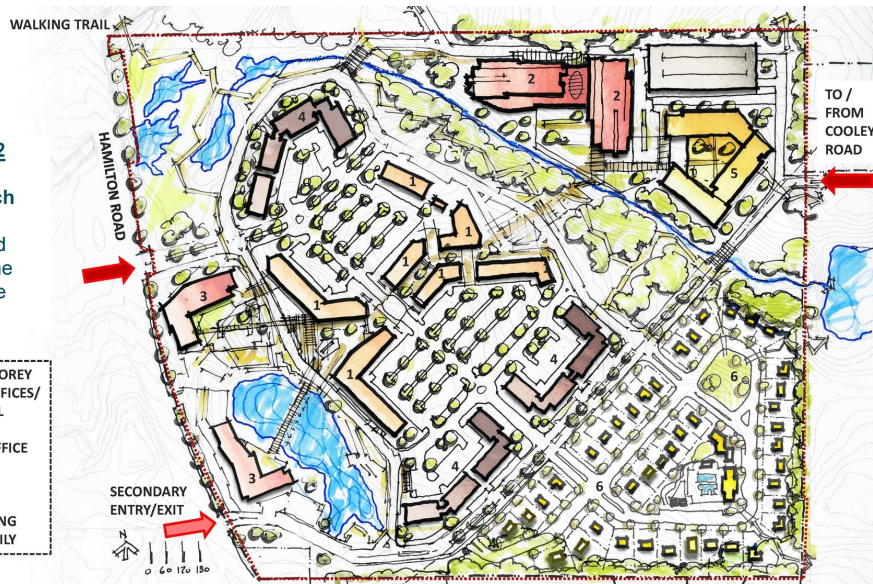
HKS

LAYOUT 02

Cross Stitch

Landscaped Green as the nexus of the project

1. RETAIL (2 STOREY OR WITH OFFICES/ RESIDENTIAL ABOVE)
2. MEDICAL OFFICE BUILDING
3. WELLNESS
4. WALK-UPS
5. SENIOR LIVING
6. SINGLE FAMILY

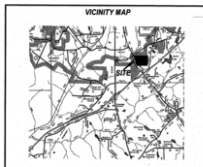


VETERANS VILLAGE TAD REDEVELOPMENT PLAN

The Veterans Village site is located off Exit 14 off Interstate 85, at 1705 Hamilton Road. This is the site of former American Legion Baxter L. Schaub Post #75, and includes a golf course on the 105 total acres. In order to spur redevelopment on this southern side of the City, a Tax Allocation District (TAD) and Redevelopment Plan has been recommended at this site and renamed “Veterans Village”. The TAD will gather property tax monies from future development for a specific period of time to help fund future capital improvements within the boundaries of the district. These public improvements will include basic water, sewer and transportation infrastructure; roadway improvements and enhancements; sidewalk and pedestrian-friendly streetscape improvements; landscape and hardscape features.

The redevelopment plan suggests for Veterans Village to include multifamily rental, senior rental, multifamily and single family for-sale or lease-to-purchase, civic buildings, and retail. There are four planned phases of redevelopment, and more information can be found in the City of LaGrange Redevelopment Authority Plan (2012).

* Source: The Gateway Corridors



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1,2,3,4,6a and 13 of Table A thereof, of Table A thereof. The fieldwork was completed on DEC. 2, 2016.

12-14-11
DATE

[illegible]

NOTES:
- THE PROPERTY ABUTS AND IS DIRECTLY CONTIGUOUS WITH THE PUBLICLY
DEDICATED RIGHT OF WAY OF GEORGIA STATE ROUTE 1 SHOWN HEREON.
- WETLANDS AND STREAMS TAKEN FROM DELINEATION PROVIDED BY CORBLU
ECOLOGY GROUP. ACTUAL LOCATIONS NOT FIELD VERIFIED.

I, **B. Shawn Gray**, a registered land surveyor in the state of Georgia, hereby declare that this plat or map is a true and accurate representation of a survey conducted under my direction. I further declare that there is no visible evidence of encroachment by buildings on adjoining property. That the structures now erected on said property are within the boundaries of same, except as shown, there are no rights of way or easements visible, but is subject to any such rights of ways and easements that may be recorded or unrecorded, or joint drive ways on, over, or across this property, visible on the surface except as shown on this plat. That I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and that the above-described property is shown in a special flood hazard area. **Zone: AE**

Panel Number 13283C0444E, Dated, July 3, 2012

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 44-6-60.

12-14

NOT A VALID DOCUMENT WITH
SURVEYOR'S ORIGINAL SIGNATURE

City of LaGrange - R-3: Residential District (MUNICODE: SEC 25-35.62)

(A) Density shall not exceed twenty units per acre, with such calculation to be made by dividing the number of dwelling units by the number of acres of the development excluding public rights-of-way and floodplain areas. The minimum required lot area shall be one acre per lot.

(B) Minimum required lot area per dwelling unit for each unit in excess of one, three thousand square feet.

(C) Minimum required lot width, sixty feet.

(D) Minimum required building setback line, twenty feet.

(E) Minimum required side yard, ten feet plus one foot for each foot in height that a structure exceeds twenty feet above the elevation of the street.

(F) Minimum required rear yard, twenty feet for single-family and two-family residential units and thirty feet for multi-unit dwellings.

(G) Minimum required rear coverage, ten feet in height that the structure exceeds twenty feet above the elevation of the street.

(H) Maximum permissible lot coverage: The total ground area covered by the principal building and all accessory buildings shall not exceed fifty (50) percent of the total lot area.

(I) Maximum permissible lot coverage: The total ground area covered by the principal building and all accessory buildings shall not exceed fifty (50) percent of the total lot area, except when the lot is zoned for agricultural purposes.

(J) A buffer shall be provided along any side or rear property line abutting a less intense zoning district as required in section 16.04.020.

SHOWN IN SCHEDULE B - SECTION II				
Old Republic National Title Insurance Company, Commitment No. <u>16-879</u> Effective November 30, 2016				
Item No.	Instrument Type	Recording Date	Affects	Plotted
L	Easement	DB 83 / PG 44	Affects	Plotted
M	Right of Way	DB 220 / PG 308	Does Not Affect	Not Plotted
N	Right of Way	DB 405 / PG 889	Does Not Affect	Not Plotted
O	Flood Plain	1328C051443	Affects	Plotted
P	Easement	DB 1814 / PG 383	Affects	Plotted

○	Iron Pin Set - 1/2" Rebar	⊗	Water Meter	W	West
●	Iron Pin Found	⊙	Gas Meter	F	Foot Measurement
■	Concrete Monument Found	AC	Acres(s)	F	Flatted Measurement
—	Fence Line	SEC	Section	N/P	Now or Formerly
—	Center Line	R	Range	P.O.B.	Point of Beginning
E	Power Line	N	North	R/W	Right of Way
Δ	Calculated Point				* Minutes When Used in a Bearing
°	Degrees	NE	Northeast		* Seconds When Used in a Bearing
⊙	Power Pole	NW	Northwest		* Feet When Used in Distance
A	Air Conditioner	S	South		* Inches When Used in Distance
L	Ground Light (Power Underground)	SE	Southeast		* More or Less (or Plus or minus)
F	Flag Pole	SW	Southwest		
W	Water Valve	E	East		Line Not To Scale

The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is Topcon GTS-225, RECON TDS Data Collector

AREA OVERVIEW



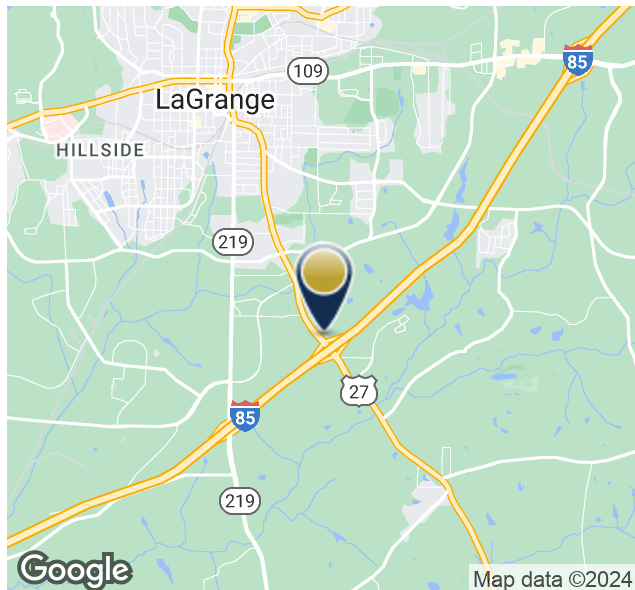
ABOUT THE AREA

LAGRANGE, GA

Located less than an hour from the world's busiest airport in Atlanta conveniently located off Interstate I-85 in 185, LaGrange is a regional hub for advance manufacturing with a great job base. The city is home to a wide variety of manufacturing and service business with abundant infrastructure of water, sewer, natural gas and electricity to support growth expansion needs. From world-renowned classical musicians to the ballet, from museum exhibitions to revivals of memorable plays and musicals, performing and visual arts offer cultural experiences for every age and interest in LaGrange.

Visitors are discovering that there is always a warm and friendly welcome and plenty to see and do in their charming towns – LaGrange (county seat), Hogansville and West Point. From lakeside cabins to brand new hotels, the perfect accommodations for every stay are conveniently located right off of Interstate 85. Popular attractions include Hills and Dales Estate, Bellevue, Biblical History Center and Highland Marina Resort.

* Source: <https://www.exploregeorgia.org/city/lagrange>



DEMOGRAPHICS (5-MILE)

POPULATION



63,012

MEDIAN INCOME



\$52,890

MEDIAN AGE



35.3

EMPLOYMENT RATE



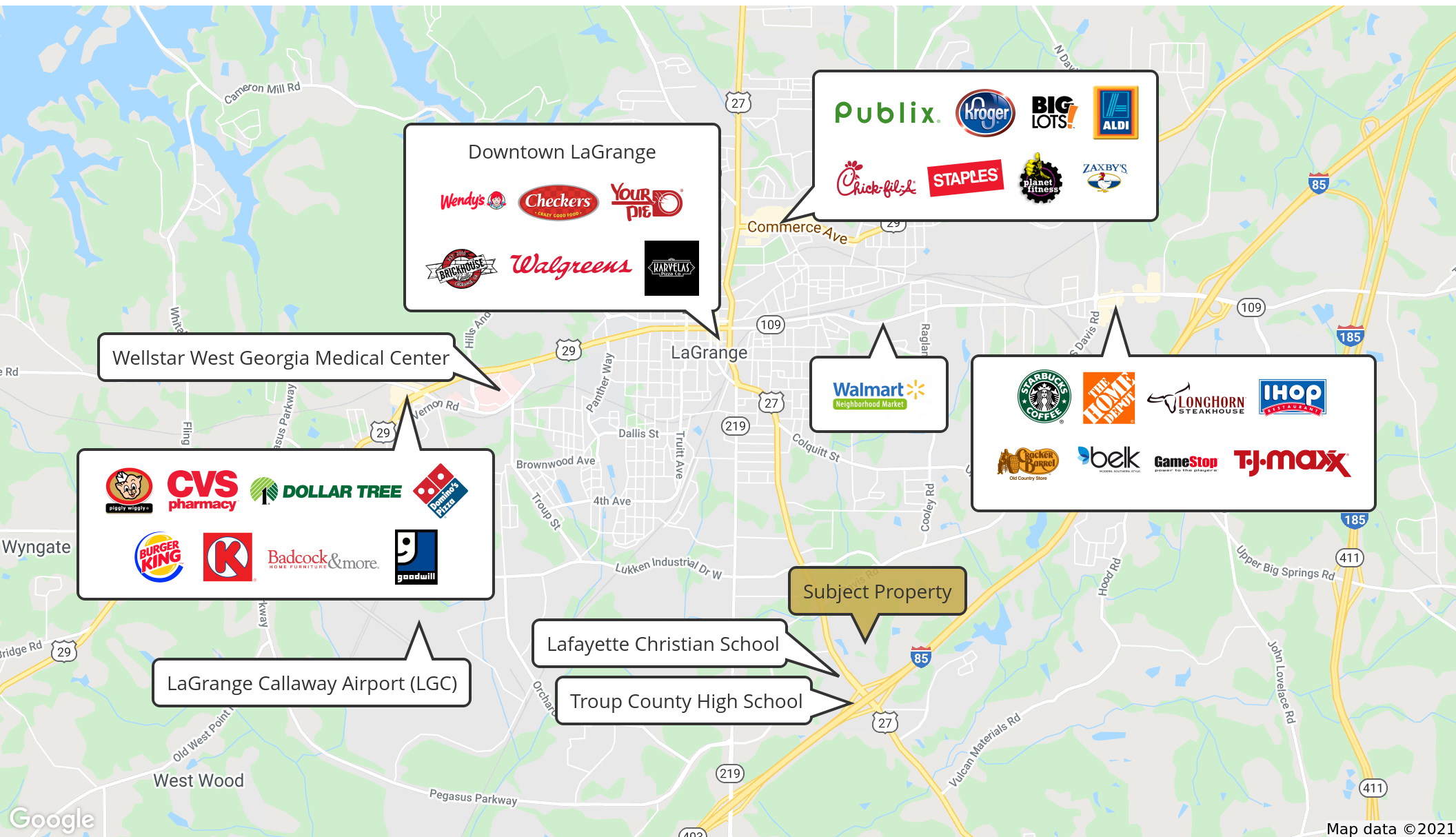
95.4%

MED. HOME PRICE

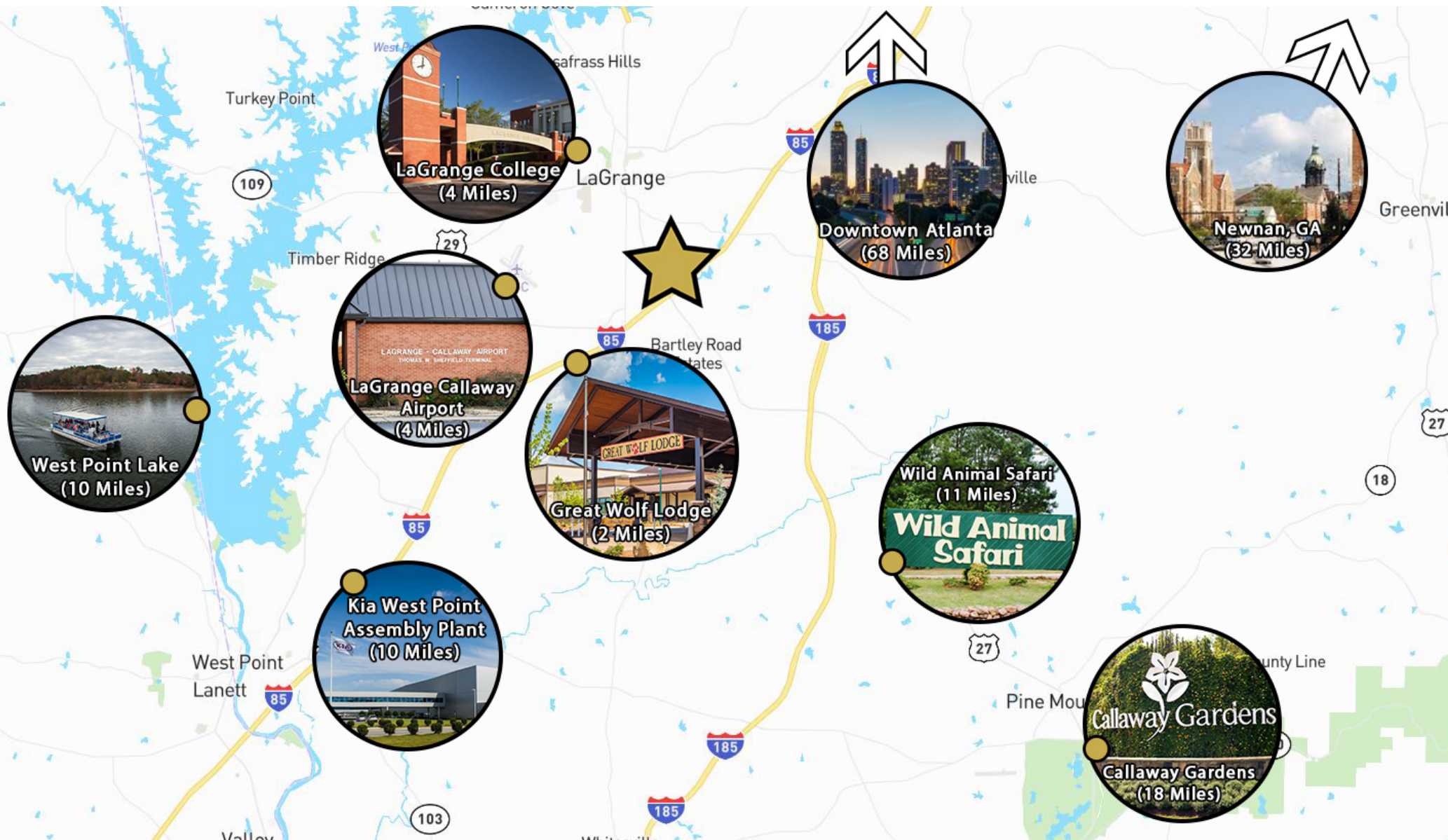


\$166,050

IN THE AREA



IN THE AREA



IN THE AREA



GREAT WOLF LODGE

North America's largest family of indoor water park resorts is designed for maximum fun for a family getaway under one roof. The water park is open 365 days per year and offers water attractions, arcade games, mini golf, yoga and more. Guest have the option to stay at one of the on-site luxurious suites to respite after a long day.



LAGRANGE COLLEGE

LaGrange College is a private, four-year liberal arts and science college. Founded in 1831, LaGrange College is the oldest private college in Georgia. It has been ranked in the top 10 and as a "best value" among Southern colleges by U.S. News & World report and offers more than 55 academic professional programs. There are roughly 1,000 students that make up the college that represent over 21 states and 5 foreign countries.



WEST POINT LAKE

West Point Lake is a man-made reservoir located on the Chattahoochee River and is maintained by the U.S. Army Corps of Engineers. West Point Lake is over 25,000 acres of water and serves the purpose to provide flood control and hydroelectric power. The lake's 525 miles of shoreline provide excellent opportunities for fishing and other recreational activities such as campgrounds, beach areas and public hunting areas.

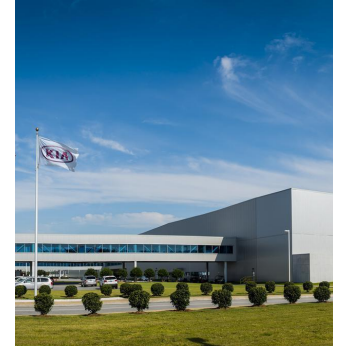
WILD ANIMAL SAFARI

Pine Mountain Wild Animal Safari offers a unique experience where visitors can see, touch, and feed hundreds of exotic animals. Rather one decides to take their own vehicle or a complimentary bus tour, visitors get to meet and see over 450 animals on a 3-mile tour. Georgia is just one of the three wild animal safaris, the other locations are Missouri and Texas.



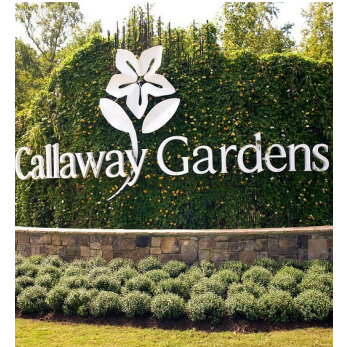
KIA WEST POINT ASSEMBLY PLANT

This Kia Assembly Plant is the only Kia manufacturing plant in the United States. Covering over 2,000 acres, the Kia Assembly Plant manufactures three different models. They currently produce over 340,000 vehicles a year and operate under three shifts a day, 24 hours a day.



CALLAWAY RESORT & GARDENS

Callaway Resort & Gardens is an award-winning garden and resort located in the Appalachian Mountains. It offers four seasons of adventure and breathtaking landscape. The resort offers over 2,500 acres of hiking and bike trails, world-class golf, Robin Lake with a white sand beach, relaxing spa and Fantasy In Lights during the holiday season. It is a wonderful experience for groups, reunions, training sessions, weddings and more.



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



POPULATION

1 Mile	610
5 Miles	28,723
10 Miles	63,012



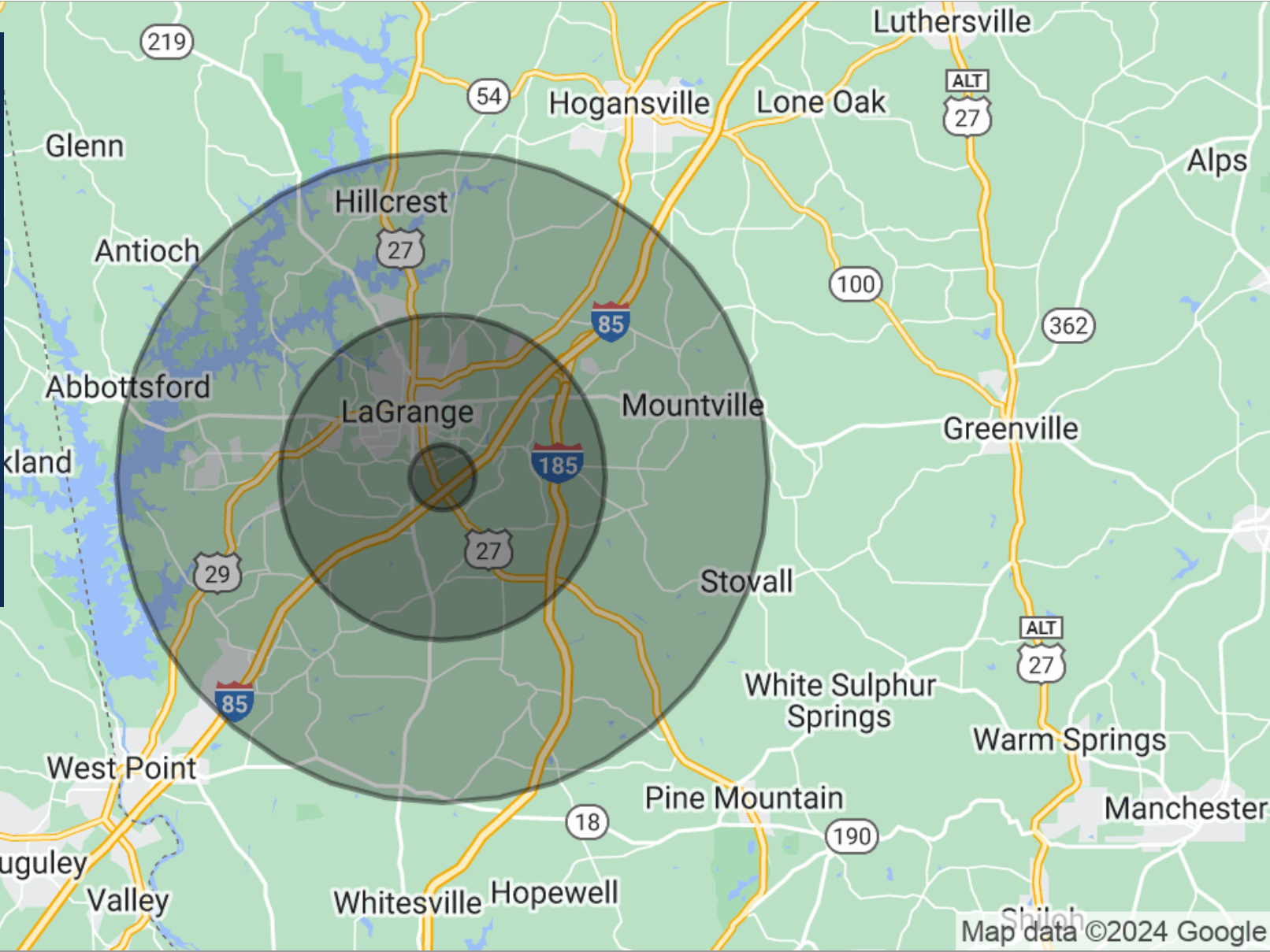
HOUSEHOLDS

1 Mile	189
5 Miles	10,251
10 Miles	22,694



AVG. HH INCOME

1 Mile	\$52,176
5 Miles	\$46,820
10 Miles	\$52,890



CONTACT INFORMATION

BROKER PROFILE

JOHN DEYONKER

President, Land & Developer Services



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640 x142
JohnD@BullRealty.com



PROFESSIONAL BACKGROUND

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.



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.

DISCLAIMER

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.