



Cave Springs Rd

Hwy-92/Dallas Hwy



Hwy-92
12,800 VPD

3.13 Acres



OFFERING MEMORANDUM

POTENTIAL MIXED-USE DEVELOPMENT SITE | ± 3.13 ACRES

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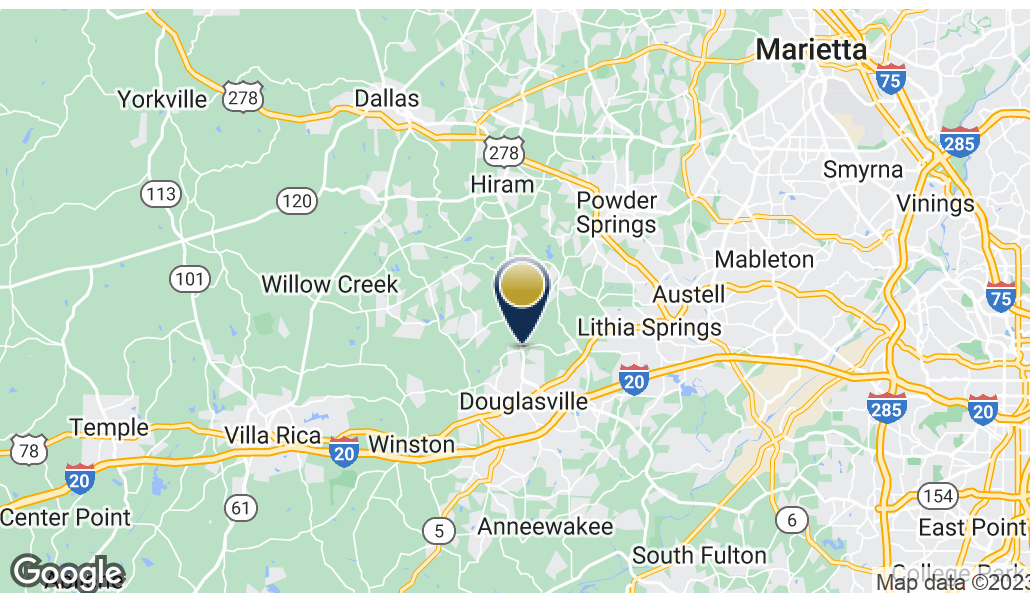


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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This \pm 3.13-acre commercial tract, zoned GC (General Commercial - Douglasville), lies at the intersection of Hwy-92 and Cave Springs Road. It will benefit from the new bypass that is scheduled to open later this year as part of the Georgia DOT SR-92 Relocation & Widening project in the City of Douglasville. Traffic counts in front of the property are \pm 12,800 VPD. Its future land use is in the area designated as mixed-use, designed to encompass commercial corridors going through redevelopment as transportation improvements are made.

The adjoining \pm 1.6-acre property to the south at 965 Old Dallas Highway is also available for sale. It is currently zoned R-A by Douglas County but future land use is commercial.

PROPERTY HIGHLIGHTS

- \pm 3.13-acre commercial parcel in Douglasville, GA
- \pm 12,800 VPD on Hwy-92
- Located at signalized intersection of Hwy-92 and Cave Springs Rd
- Located approximately 2.1 miles to Downtown Douglasville
- Will benefit from GA DOT SR92 Relocation & Widening Project scheduled to be completed later this year
- Adjoins a \pm 1.6-acre property on Old Dallas Hwy designated as commercial for future land use and also available for sale



Price | \$1,674,000



\pm 3.13 Acres

PROPERTY INFORMATION

GENERAL

Property Address: 913 Highway 92, Douglasville, GA 30134
County: Douglas

SITE

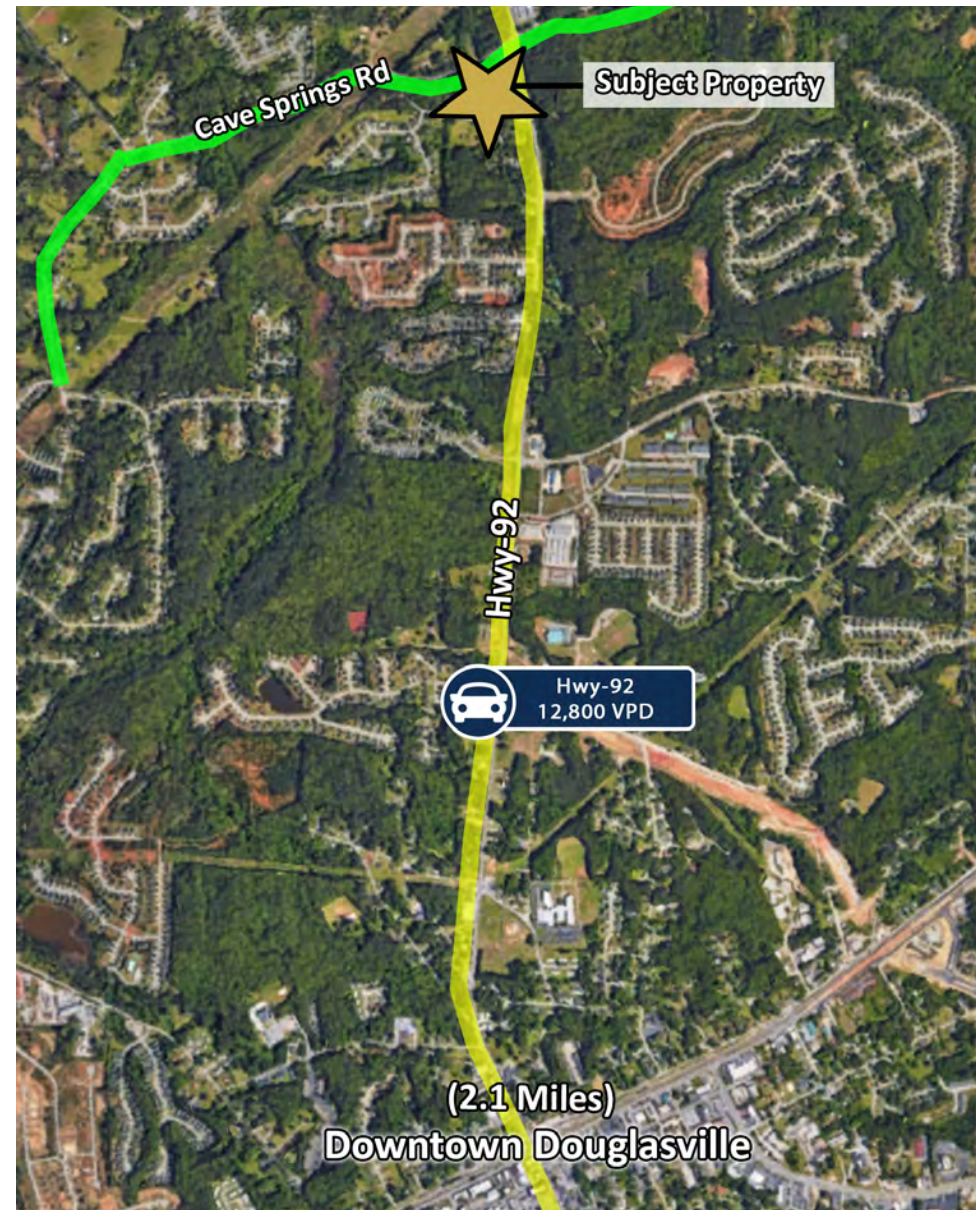
Site Size: ± 3.13 Acres
Number of Lots: 1
Parcel ID: 06350130012 & 06350130002
Zoning: GC
Proposed Use: Mixed-Use Development
Utilities: All
Topography: Level

AREA

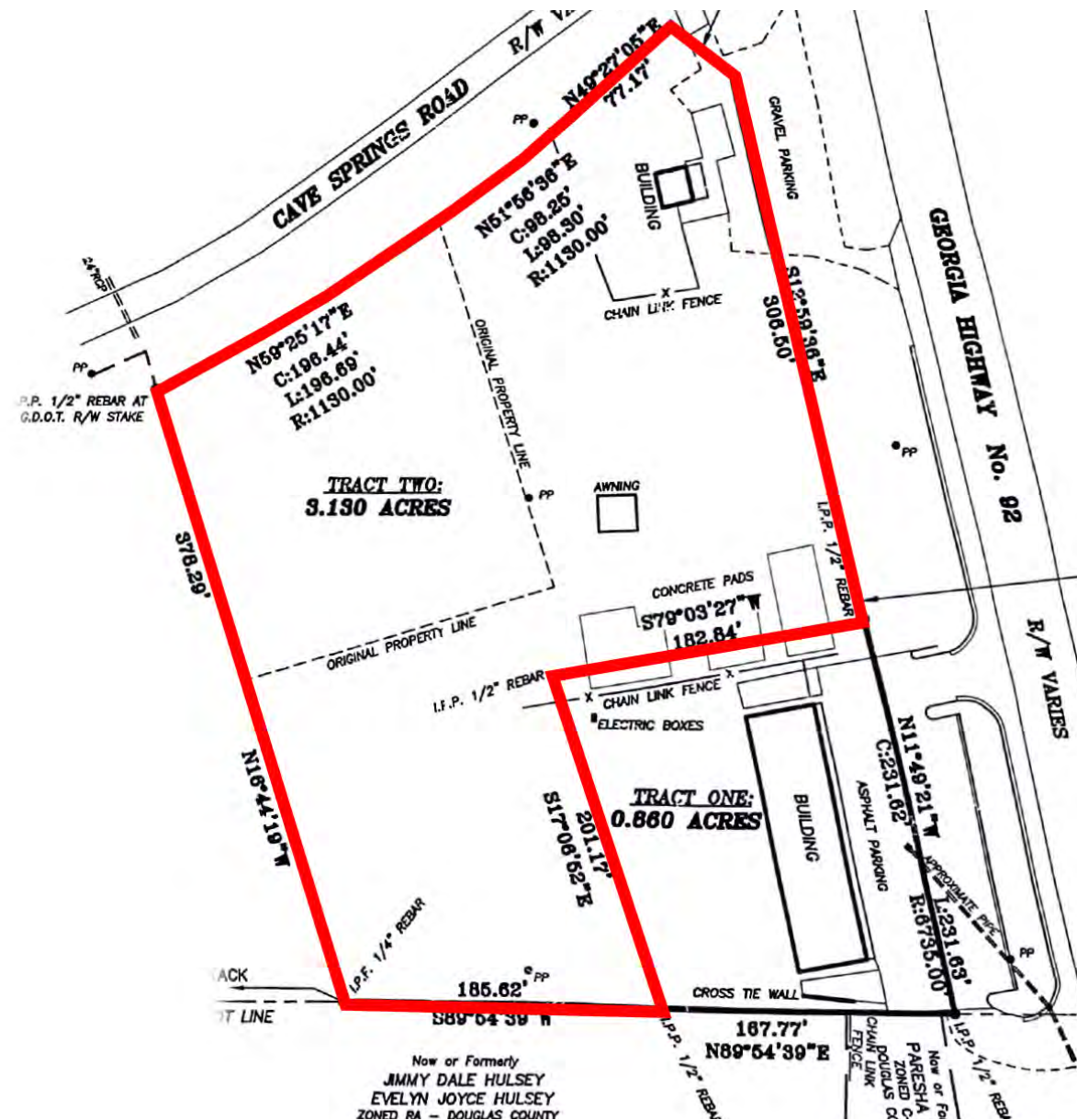
Traffic Count: 12,800 VPD on Hwy-92/Dallas Highway
Cross Streets: Cave Springs Road

FINANCIAL

Price/Acre: \$534,824
Sale Price: \$1,674,000



SURVEY



ABOUT THE AREA

DOUGLASVILLE, GA

The City of Douglasville is 20 miles from Downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. There are numerous restaurants, hotels and shopping for the convenience of local residents. The core area of Downtown Douglasville is listed on the National Register of Historic Places as an historic district; an outstanding example of a turn-of-the-century southern railroad town. Downtown Douglasville is also undergoing a revitalization with plans to enhance land use, transportation, arts & culture and economic development.

* Source: <https://www.douglasvillega.gov/government/office-of-the-mayor/city-plans-and-projects>



DEMOGRAPHICS (5-MILE)

POPULATION



217,173

MEDIAN INCOME



\$76,302

MEDIAN AGE



36.4

EMPLOYMENT RATE



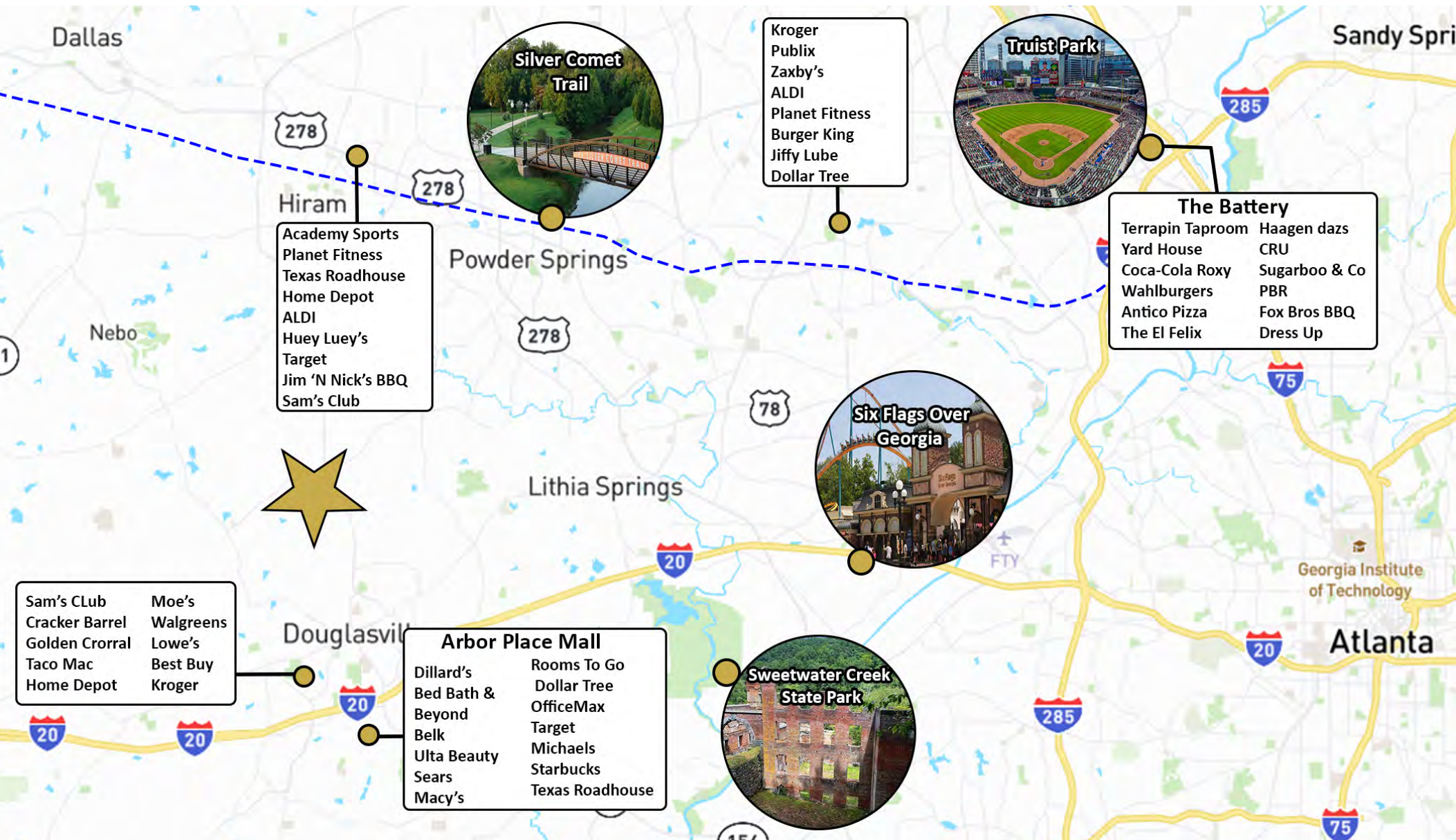
94.8%

MED. HOME PRICE



\$248,032

IN THE AREA



IN THE AREA



SIX FLAGS OVER GEORGIA

Six Flags Over Georgia is a 290-acre theme park located west of Atlanta, Georgia, in unincorporated Cobb County. Opened in 1967, it is the second park in the Six Flags chain, after the original opening in 1961 in Texas. Six Flags over Georgia is also the largest amusement park in the City of Atlanta.



SWEETWATER CREEK STATE PARK

Sweetwater Creek State Park is a 2,549-acre Georgia state park in east Douglas County, 15 miles from Downtown Atlanta. The park features wooded walking and hiking trails, the George Sparks Reservoir, a visitor center, a bait shop, and a gift shop as well as the ruins of the New Manchester Manufacturing Company. The Visitor Center displays artifacts that belong to Native Americans, remnants from the Civil War era and mounted animals and birds. The park has rich biodiversity, geology and history.



TRUIST PARK/THE BATTERY

Truist Park is a baseball park located in the Atlanta metropolitan area, approximately 10 miles northwest of Downtown Atlanta in the unincorporated community of Cumberland, in Cobb County. It has been the home ballpark for the Atlanta Braves of Major League Baseball since 2017. The Battery Atlanta, a 2 million square-foot mixed-use development, located at the intersection of I-75 and I-285, offers an unmatched mix of boutique shopping, market-exclusive entertainment experiences, chef-driven restaurants, the Omni and Aloft Hotels, The Coca-Cola Roxy and 531 residences. The Battery Atlanta is located adjacent to Truist Park.



SILVER COMET TRAIL

The Silver Comet Trail is located 13 miles northwest of Atlanta, Georgia. It's free of charge, and travels west through Cobb, Paulding, and Polk counties. This quiet, non-motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers and is wheelchair accessible. The trail is 61.5 miles long, and starts at the Mavell Road Trailhead in Smyrna, Georgia. It ends at the Georgia/Alabama state line, near Cedartown and The Esom Hill Trailhead.

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



1 Mile	1,759
5 Miles	41,853
10 Miles	217,173

POPULATION



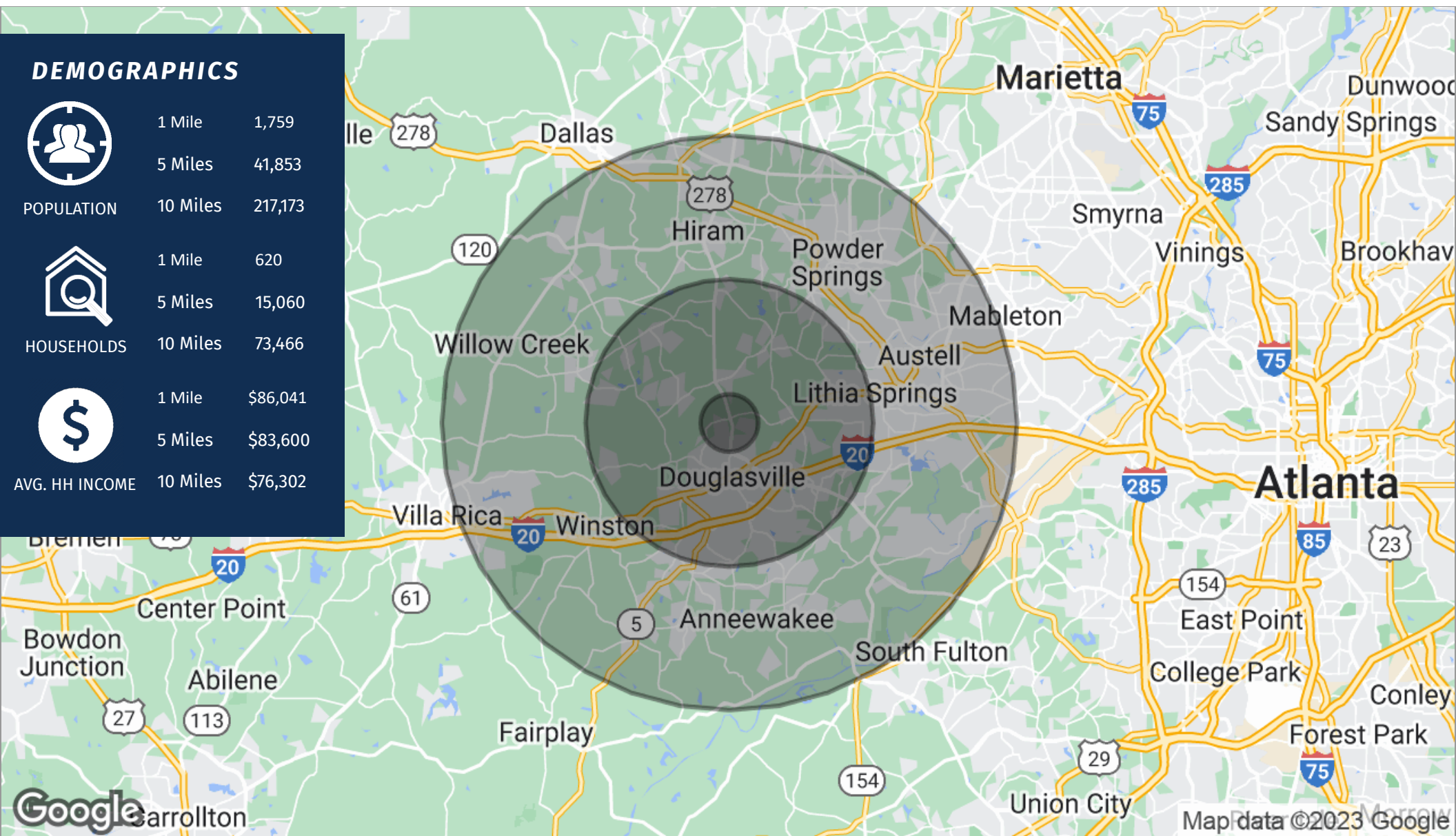
1 Mile	620
5 Miles	15,060
10 Miles	73,466

HOUSEHOLDS



1 Mile	\$86,041
5 Miles	\$83,600
10 Miles	\$76,302

AVG. HH INCOME



BROKER PROFILE



JARED DALEY

Commercial Real Estate Advisor
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Jared@BullRealty.com

PROFESSIONAL BACKGROUND

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com

PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

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.