



OFFERING MEMORANDUM

COMMERCIAL LAND SITE

± 9 ACRES | SOUTH FULTON, GA

W Road

649'

241'

Old National Hwy

149'

Jonesboro Road



TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY INFORMATION	4
<i>MARKET OVERVIEW</i>	
ABOUT THE AREA	6
DEMOGRAPHICS	7
IN THE AREA	8
ATLANTA	10
<i>CONTACT INFO</i>	
BROKER PROFILE	14
ABOUT BULL REALTY	15
DISCLAIMER & LIMITING CONDITIONS	16

CONTACT INFORMATION

Perry Hayes
V.P. Land & Developer Services
PHayes@BullRealty.com
404-876-1640 x135

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Bull Realty Inc. is proud to offer an incredible ± 9 -acre property located at the intersection of Old National Highway and Jonesboro Road in the City of South Fulton, GA. The site consists of five parcels and is zoned C-1 (commercial) with a number of permitted uses. The site can be used for a bank, hotel, motel, restaurant and grill, brewpub, auto repair and more.

The property is located in Fulton County, approximately 10 miles south of Atlanta. It is only 7 miles south of Atlanta's Hartsfield-Jackson International Airport, one the nation's busiest airports. The City of South Fulton has a population of over 102,000 and is Georgia's eighth-largest city by population.

PROPERTY HIGHLIGHTS

- ± 9 acres in five parcels
- Zoned C-1 which allows for a wide range of commercial uses
- Permitted uses for C-1: <https://bit.ly/33dC2vn>
- 241' of frontage on Old National Highway, 149' of frontage on Jonesboro Road and 649' on West Road
- All utilities on-site
- Gentle sloping topography
- Located at the intersection of Old National Highway and Jonesboro Road
- Located only seven miles from the one of the nation's busiest airports in the United States, Hartsfield-Jackson Atlanta International Airport

KEY FIGURES



Located in South Fulton, GA



Situated on ± 9 Acres



Zoned C-1



For Sale for \$1,620,000

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	Old National Highway & Jonesboro Road South Fulton, GA 30296
COUNTY	Fulton
SITE SIZE	±9 AC
NO. OF PARCELS	5
PARCEL NUMBERS	13-0188-LL-066-9 13-0188-LL-029-7 13-0188-LL-024-8 13-0188-LL-026-3 13-0188-LL-062-8
ZONING	C-1: https://bit.ly/33dC2vn
PROPOSED USE	Commercial
UTILITIES	All utilities available
TOPOGRAPHY	Gentle sloping
GRADING	Raw land
INGRESS/EGRESS POINTS	(2) curb cuts in place, both accessible from Old National Highway
PRICE/ACRE	\$180,000



±9
ACRES



\$1,620,000
PRICE

MARKET OVERVIEW



CITY OF SOUTH FULTON

ABOUT SOUTH FULTON

Situated within a drive of 15 to 20 minutes to Atlanta and Hartsfield-Jackson International Airport – one of the world’s busiest – the City of South Fulton is home to more than 102,000 people. It represents the best of both worlds, from the bustling business districts on Roosevelt and Old National Highways to sprawling, rural scenes along the city’s picturesque southeast border. Communities such as Red Oak, Campbellton, and Sandtown enjoy rich histories that have unfolded over the past few decades.

Incorporated on May 1, 2017, the City of South Fulton is Georgia’s eighth-largest city in population as of 2021.

Source: <https://www.cityofsouthfultonga.gov/3009/About-Us>

DEMOGRAPHICS

ESRI 2021



POPULATION

3 miles	5 miles	10 miles
50,318	151,343	485,877



HOUSEHOLDS

3 miles	5 miles	10 miles
17,729	55,746	176,233



AVG. HOUSEHOLD INCOME

3 miles	5 miles	10 miles
\$75,867	\$63,942	\$67,796

IN THE AREA

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT



Hartsfield-Jackson has been one of the world's busiest airports since 1998, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center. The airport has international service to every major continent.

PORSCHE EXPERIENCE CENTER



The Porsche Experience Center in Atlanta is a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company's character. The 26.4-acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, café and Human Performance Center.

GEORGIA INTERNATIONAL CONVENTION CENTER



The Georgia International Convention Center, or GICC, opened in April 2009, is the second-largest convention center in Georgia, after the Georgia World Congress Center. It is the world's only convention center directly connected to a major airport.

TYLER PERRY STUDIOS



In 2015, Tyler Perry opened up this 330-acre lot located on the historic grounds of the former Fort McPherson army base. The major motion picture studio is one of the largest production facilities in the country. It includes 12 purpose-built sound stages, 200 acres of greenspace, diverse back lot and more.

FUN SPOT AMERICA THEME PARK



Fun Spot America Theme Park is a family-owned business that started in 1969. There are multiple locations but the Atlanta location boasts the largest four-story go-kart track. It is also home to a new ferris wheel, batting cages, mini golf and more.

SOUTHERN REGIONAL MEDICAL CENTER



Southern Regional Medical Center is a not-for-profit, acute care hospital and serves residents throughout Riverdale and the surrounding region. The Medical Center is a 331-bed full-service hospital and was founded by Prime Healthcare, one of the nation's leading hospital systems. In addition to providing operational expertise, they have committed to investing \$50 million in capital equipment and infrastructure improvements over the next five years. Southern Regional is a leader in heart and vascular, wound care and more.



ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is one of the world’s busiest airports, making the city a hub for business and tourism travelers alike.



Top-Traveled
Airport in the World



\$270 Billion
GDP in Metro-Atlanta



17 Fortune 500
HQ in Atlanta



Top U.S. Metro with
#1 Lowest Cost of
Doing Business

Georgia Tech’s Technology Square
is a R&D incubator for over 100
companies and is “one of the
incubators changing the world.”

–Forbes 2010 & 2013



#4 Metro Area for Largest Increase
in Population, 2015-2016

–U.S. Census Bureau Population Division

ATLANTA

#8 BEST CITY IN THE SOUTH

-Southern Living, “The South’s Best Cities 2020”

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta’s arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.



Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta due to the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA



mailchimp



EDUCATION



Georgia Institute of Technology



SCAD



Spelman College

MAJOR ATTRACTIONS



Atlanta BeltLine



CONTACT

INFORMATION

Jonesboro Road

Old National Hwy

BROKER PROFILE



Perry Hayes

V.P. Land & Developer Services

PHayes@BullRealty.com

404-876-1640 x135

PERRY HAYES

V.P. LAND & DEVELOPER SERVICES

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.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull 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.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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 & LIMITING CONDITIONS

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 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 to purchase the Property 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 to purchase 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 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 Owner. 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. or Owner/Seller. 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.