



# OFFERING MEMORANDUM

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## ***GLENDALOUGH MANOR***

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*STUNNING EVENT VENUE NEAR PEACHTREE CITY, GA | ± 15,440 SF*





**BULL REALTY, INC.**

50 Glenlake Parkway, Suite 600  
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# EXECUTIVE SUMMARY

## OFFERING

Located a few miles north of Peachtree City, GA, Glendalough Manor is a beautiful, turnkey, 17-acre event venue replete with an elegant, European style manor, a garden Pergola, pond and water fountain, impeccable landscaping and several photo sites. The manor boasts spacious ballrooms capable of handling hundreds of guests, conference rooms, a banquet room and additional small meeting areas. Currently offered for sale for far less than replacement cost with all FF&E, including a fully equipped commercial kitchen. No business value is factored into the pricing, though a new owner is welcome to continue operations. The property is zoned "TCMU" or Town Center Mixed-Use in the City of Tyrone. The site has been approved for a Hotel and rental cabins can also be constructed on the property. Potential new or additional uses in addition to hospitality include retreat / religious facility, rehabilitation center, independent / assisted living, country club and myriad other uses. The owners are ready to retire and pass this outstanding venue along to new ownership.

Please do not visit the site without an appointment or speak to any employees regarding the potential sale of the property.

## HIGHLIGHTS

- ± 15,440 event facility situated on ± 17 acres
- Custom built for owners in 2004
- High quality European style construction
- Turnkey facility with all FF&E included
- Located just off I-85 5 miles north of Peachtree City
- Outstanding demographics - Avg HH Income over \$150,000 within a 3-mile radius
- City has approved hotel and rental cabins



**PRICE: \$4,850,000**



# PROPERTY INFORMATION

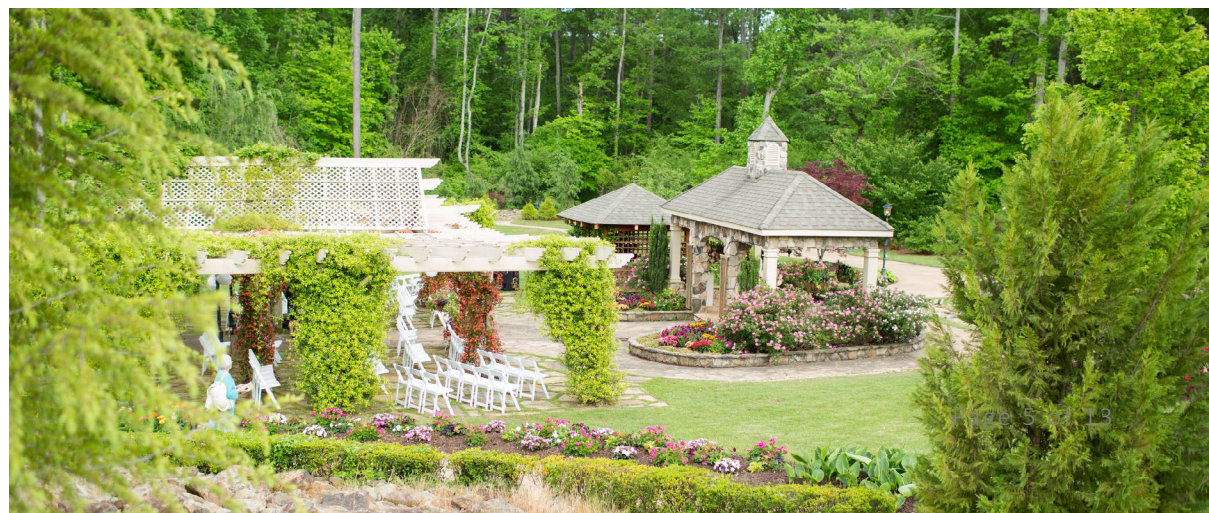
ADDRESS	200 Glendalough Court, Tyrone, GA 30290
COUNTY	Fayette
SITE SIZE	± 17 Acres
BUILDING SIZE	± 15,440
NUMBER OF BUILDINGS	2
ZONING	TCMU - Town Center Mixed-Use
YEAR BUILT	2004
CURRENT USE	Wedding/Event Facility
UTILITIES	Electricity/power, gas, water, septic & internet
SALE PRICE	\$4,850,000



*CLICK HERE TO VIEW  
PROPERTY VIDEO*



# INDOOR/OUTDOOR EVENT SPACE





# ABOUT THE AREA

## *TYRONE, GA*

At just over three miles from Interstate 85, the Town of Tyrone offers the charm and safety of a small community with easy access to Hartsfield-Jackson Atlanta International Airport and all that the Atlanta Metro area has to offer. In addition to boasting a low crime rate, the Town of Tyrone offers an active parks and recreation department which holds classes, camps, sporting leagues and opportunities for community engagement events throughout the year.

## *PEACHTREE CITY, GA*

Discover Peachtree City, Georgia, at 15 miles per hour along more than 100 miles of paved multi-use paths that connect you to shopping, dining, resort-styled hotel/conference centers, golf, and other recreation. Shop each of Peachtree City's five distinct Villages filled with locally-owned boutiques and national chains, along with premier dining experiences featuring almost every cuisine imaginable. Located 25 minutes from Atlanta Hartsfield-Jackson International Airport, Peachtree City boasts eight hotels and more than 100 restaurants. Visitors can rent golf carts and enjoy more than 100 miles of paved multi-use paths that wind through the city. The paths are just one part of the one-of-a-kind offering available. Created in the 1950s, Peachtree City is a master planned community which means in addition to their strategically planned paths, they have ample greenspace, tree-lined roadways, three sparkling lakes, scenic views and a superb setting for relaxing.





# IN THE AREA



Pinewood  
Atlanta Studios

**SUBJECT PROPERTY**



Lake Kedron

- Planet Smoothie
- Bed Bath & Beyond
- Target
- Kroger
- Outback
- Kirklands
- Chicken Salad Chick
- Starbucks
- Panera Bread

- |                     |                     |
|---------------------|---------------------|
| Longhorn Steakhouse | Homegoods           |
| Costco              | Staples             |
| Taco Mac            | Zoes Kitchen        |
| Home Depot          | Zaxby's             |
| Flying Biscuit Cafe | Pike Nurseries      |
| Mellow Mushroom     | Gap                 |
| Best Buy            | Bath & Body Works   |
| Walmart             | ALDI                |
| T.J. Maxx           | Ted's Montana Grill |

**Nearby Hotels and Lodging**



# DEMAND DRIVERS

## TYRONE, GA



### ABUNDANT PARK SPACE

- Over 80 acres of Park Space
- 5 main parks: Handley Park, Shamrock Park, Veterans Park, Fabon Park and Dorthea Redwine Park
- Approximately \$700,000 in improvements over the next 3-5 years



### MULTI-USE TRAIL NETWORK

- Suitable for cyclists, walkers and cart riders
- Connectivity to Downtown
- Approximately 10 Miles of Multi-use trails
- Connectivity improvements and additional 6 mile planned over the next 5 years



### REMARKABLE PLACES

- Scenic small-town character
- 5 minutes from two I-85 interchanges & Pinewood Atlanta Studios
- 30 minutes from Hartsfield-Jackson Atlanta International Airport & Downtown Atlanta
- The Legacy Theater (Nationally Recognized Performing Arts Venue)

## PEACHTREE CITY, GA



### ENTERTAINMENT AND ATTRACTIONS

- 100 miles of multi-use paths
- 3 local lakes
- 2,500-seat "Fred" amphitheater
- The Walking Dead Tour
- The Southern Hollywood Film Tour



### EATS AND TREATS

- Over 100 dining choices
- Dining spots include world-class fare including cuisine such as French, Mediterranean, South African, Spanish, Mexican and traditional Southern
- New to Peachtree City - Line Creek Brewery which brews local beers and hosts special events



### NEARBY PLACES

- 30 minutes from popular attractions in Downtown Atlanta area
- The Georgia Renaissance Festival
- Six Flags over Georgia
- Atlanta Motor Speedway



# DEMOGRAPHICS

ESRI 2021



## POPULATION

3 mile	5 miles	10 miles
23,790	59,270	240,313



## HOUSEHOLDS

3 mile	5 miles	10 miles
8,821	21,255	87,754



## AVG. HOUSEHOLD INCOME

3 mile	5 miles	10 miles
\$159,396	\$144,483	\$114,727



# BROKER PROFILE



## DARRELL CHAPMAN

Partner, Bull Realty  
Darrell@BullRealty.com  
404-876-1640 x114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.





# 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 government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, 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 the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website [www.CREshow.com](http://www.CREshow.com).



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty, Inc. has been retained as the brokers 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 Listing Brokers. 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.



# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and brokers Bang Realty, MR Real Estate and Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 200 Glendalough Court, Tyrone, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Virginia and the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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**Darrell Chapman**  
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SIGN CONFIDENTIALITY  
AGREEMENT ONLINE