THREE-STORY CLASS B OFFICE BUILDING / ± 5.77 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN CHAMBLEE

BULL REALTY
CELEBRATING 25 YEARS

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive 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.

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EXECUTIVE SUMMARY

3003 CHAMBLEE TUCKER ROAD, ATLANTA, GA 30341

- 3-story, ±70,000 SF, glass office building on ± 5.77 acres
- Excellent north end, centralized Atlanta perimeter location with easy access to I-85 and I-285
- Steps from Mercer University Atlanta Campus
- Possible residential development site
- 271 parking spaces | 1989 Construction
- 2 elevators (1 off lobby and 1 freight)
- All carpet and flooring has been removed from the building
- Former government tenant: high security with double door entries on both side of the building and a guard gate
- On-site generator for emergency power
- Property is part of the District Property Association. Monthly fees cover all electric service, landscaping, security and Marta shuttle service. Inquire to Agent for more details.

SALE PRICE | $5,750,000

PROPERTY INFORMATION

OFFERING SUMMARY

BUILDING:

ADDRESS:	3003 Chamblee Tucker Rd Atlanta, GA 30341
COUNTY:	DeKalb
# OF BUILDINGS:	1
# OF FLOORS:	3
# OF ELEVATORS:	2
YEAR BUILT:	1989
TOTAL BUILDING SIZE:	± 70,000 SF

SITE:

SITE SIZE:	± 5.77 Acres
ZONING:	OI (Office-Institutional)
PERMITTED USES:	See Chart
PARKING TYPE:	Surface Parking Lot
# OF PARKING SPACES:	271

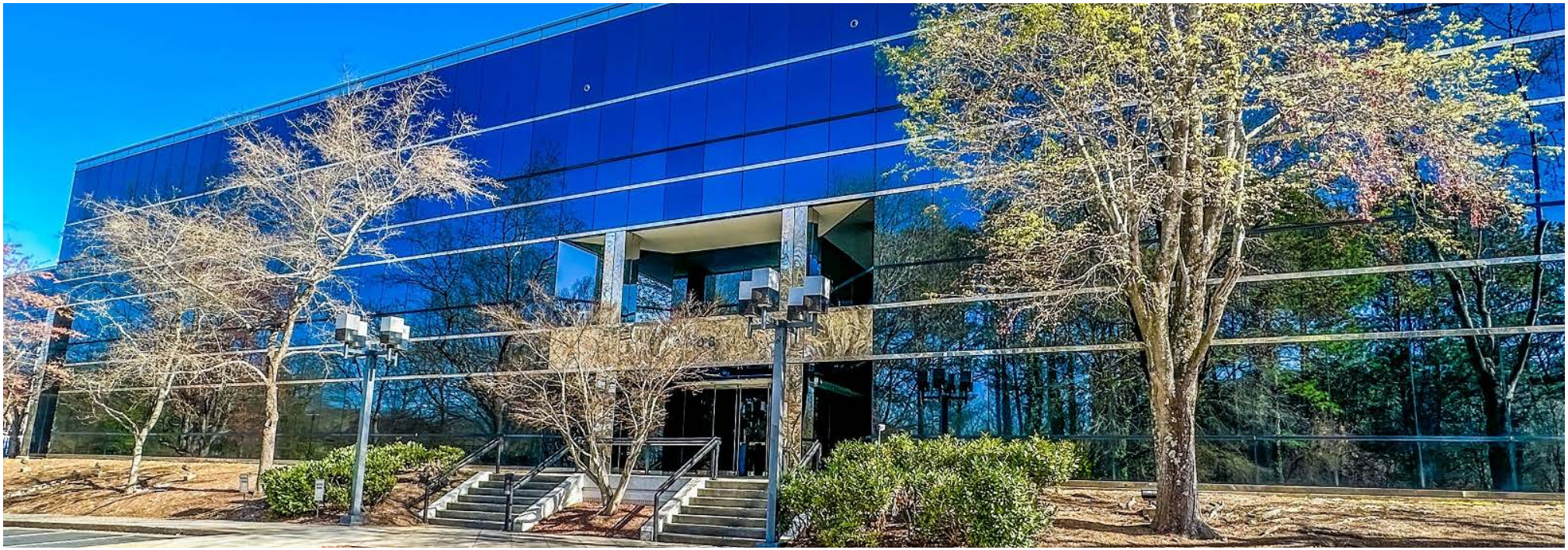
FINANCIALS:

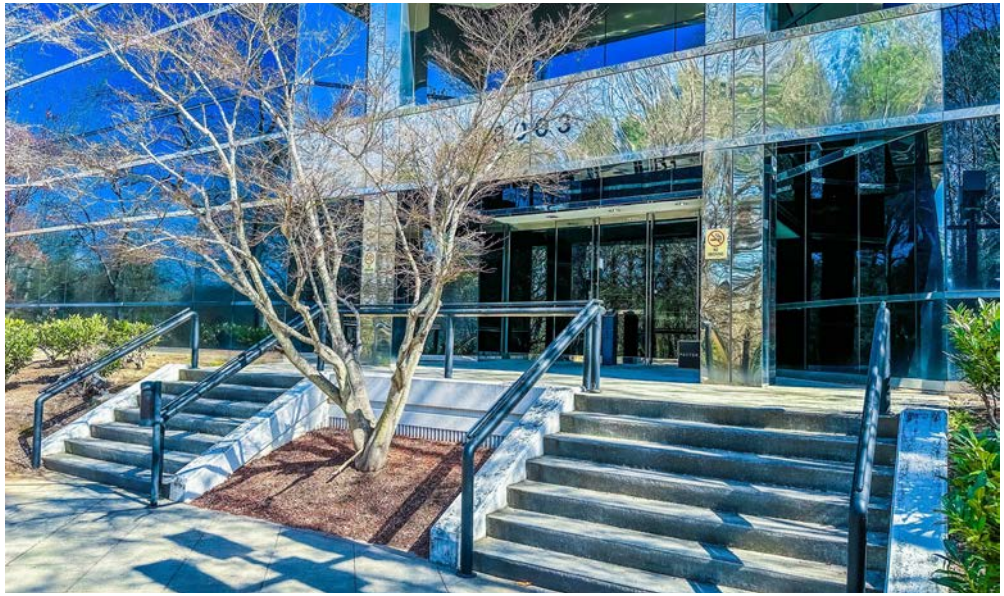
SALE PRICE:	$5,750,000

PROPERTY OUTLINE

EXTERIOR PHOTOS

EXTERIOR PHOTOS





EXTERIOR PHOTOS

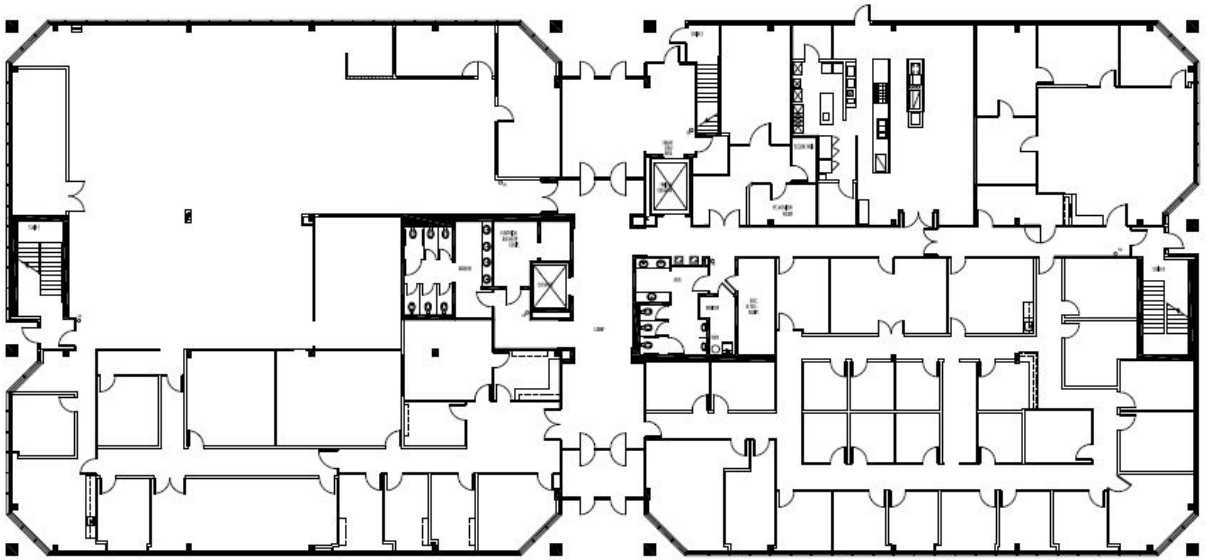
INTERIOR PHOTOS

INTERIOR PHOTOS

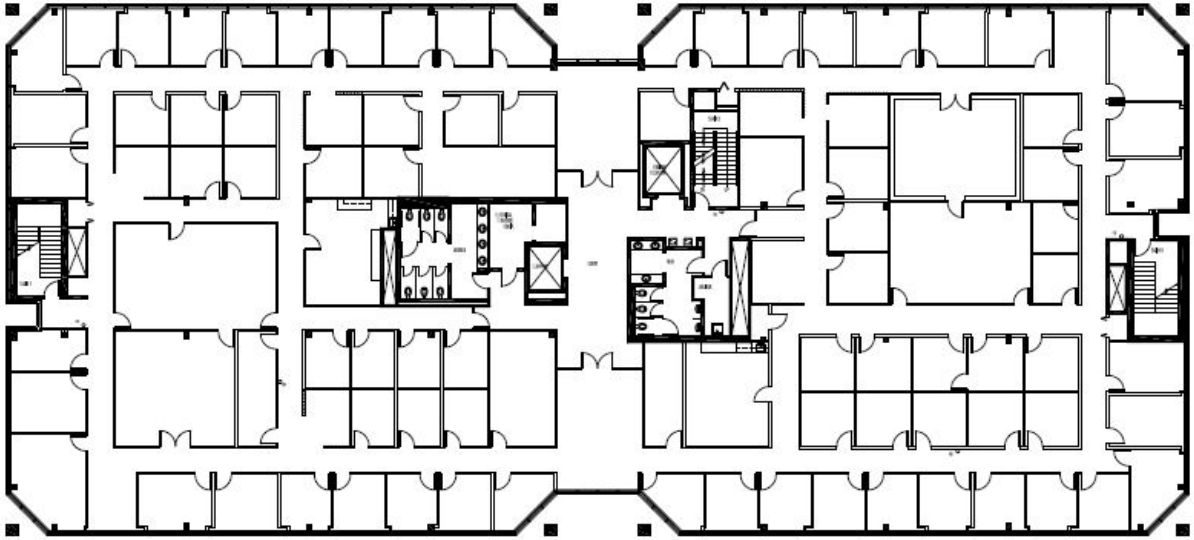
INTERIOR PHOTOS

FLOOR PLANS

1ST FLOOR

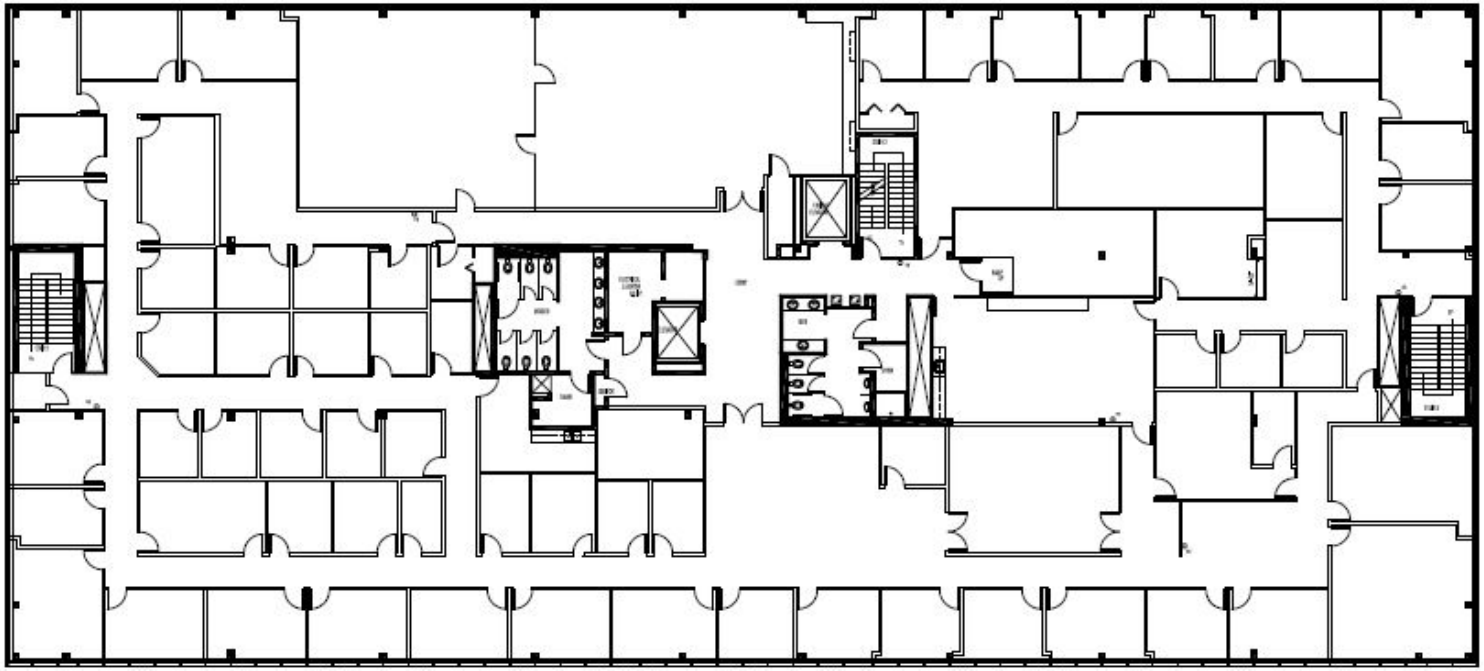


2ND FLOOR

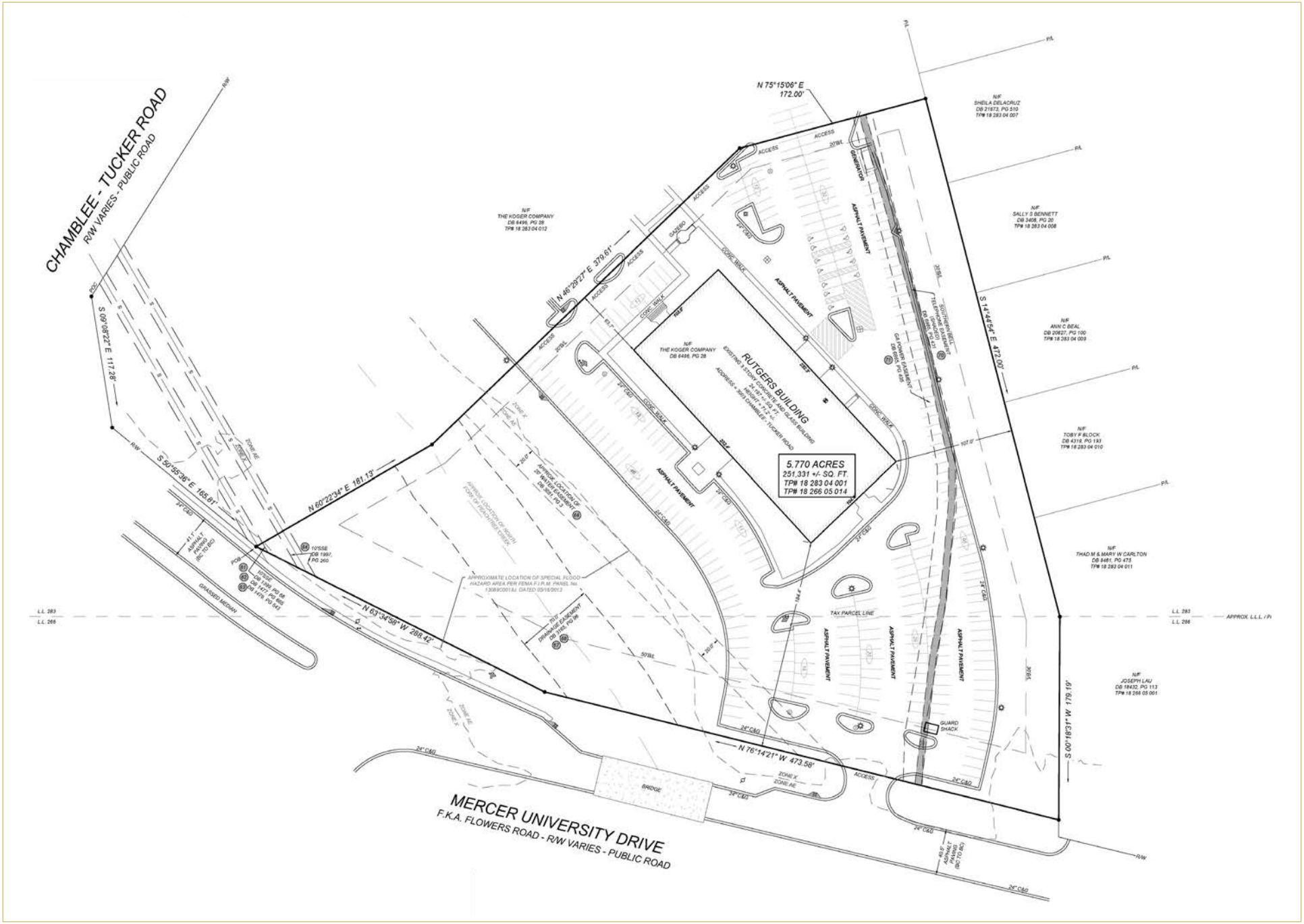


FLOOR PLANS

3RD FLOOR



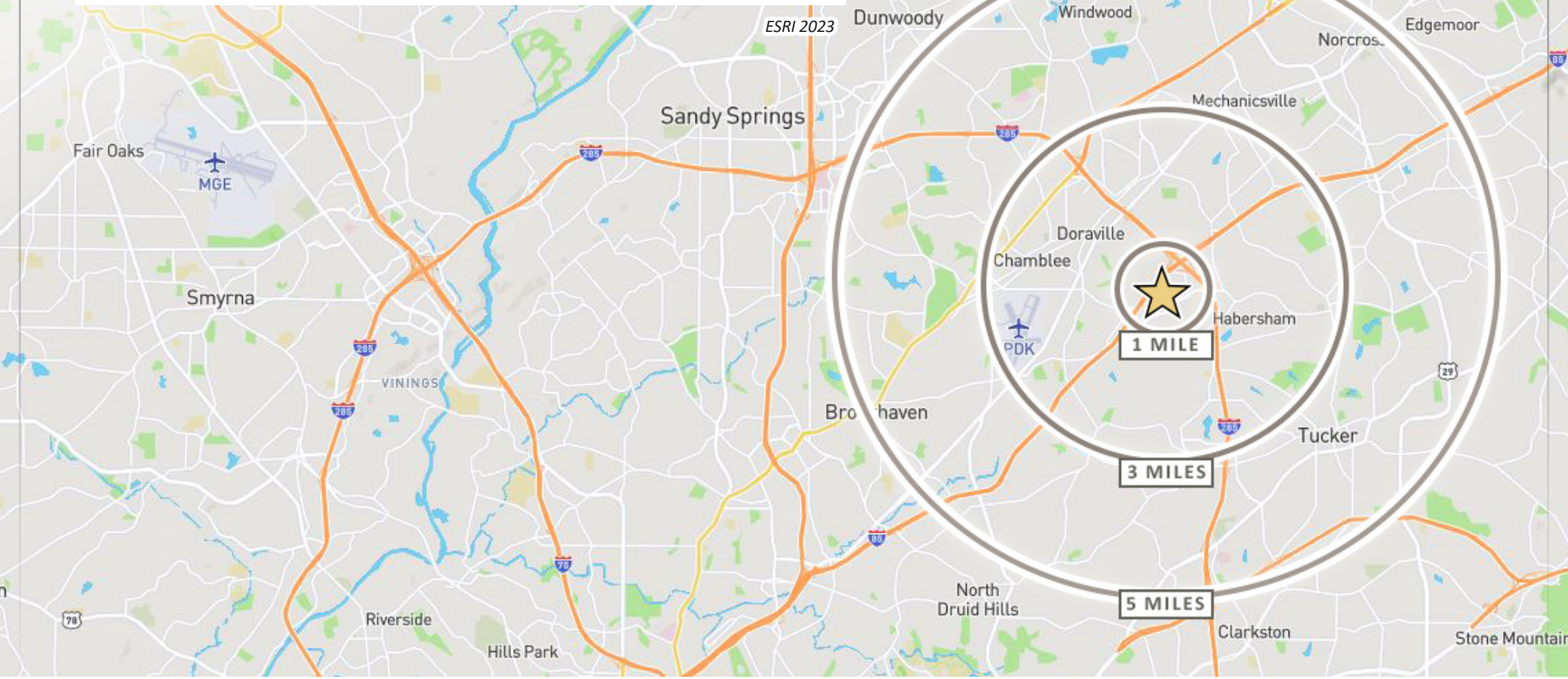
SURVEY


CHAMBLEE - TUCKER ROAD
R/W VARIES - PUBLIC ROAD
MERCER UNIVERSITY DRIVE
F.K.A. FLOWERS ROAD - R/W VARIES - PUBLIC ROAD
RUTGERS BUILDING
5.770 ACRES
251,331 +/- SQ. FT.
TP# 18 283 04 001
TP# 18 266 05 014
N 75°15'06" E
172.00'
N 46°29'27" E 379.61'
N 60°22'34" E 181.13'
S 09°08'22" E 117.28'
S 50°55'36" E 165.61'
N 63°34'56" W 286.42'
N 76°14'21" W 473.58'
S 00°18'31" W 179.19'
S 14°44'54" E 472.00'
N/F THE KOGER COMPANY DB 6496, PG 28 TP# 18 283 04 012
N/F SHEILA DELACRUZ DB 21673, PG 510 TP# 18 283 04 007
N/F SALLY S BENNETT DB 3468, PG 20 TP# 18 283 04 008
N/F ANN C BEAL DB 20627, PG 100 TP# 18 283 04 009
N/F TOBY F BLOCK DB 4318, PG 193 TP# 18 283 04 010
N/F THAD M & MARY W CARLTON DB 8481, PG 475 TP# 18 283 04 011
N/F JOSEPH LAU DB 18432, PG 113 TP# 18 266 05 001
ASPHALT PAVEMENT
TAX PARCEL LINE
GUARD SHACK
GENERATOR
GAZEBO
BRIDGE
GRASSED MEDIAN
ZONE X
ZONE AE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,318	98,277	291,907
TOTAL HOUSEHOLDS	3,664	39,443	117,454
AVERAGE HOUSEHOLD INCOME	$101,469	$109,023	$118,493

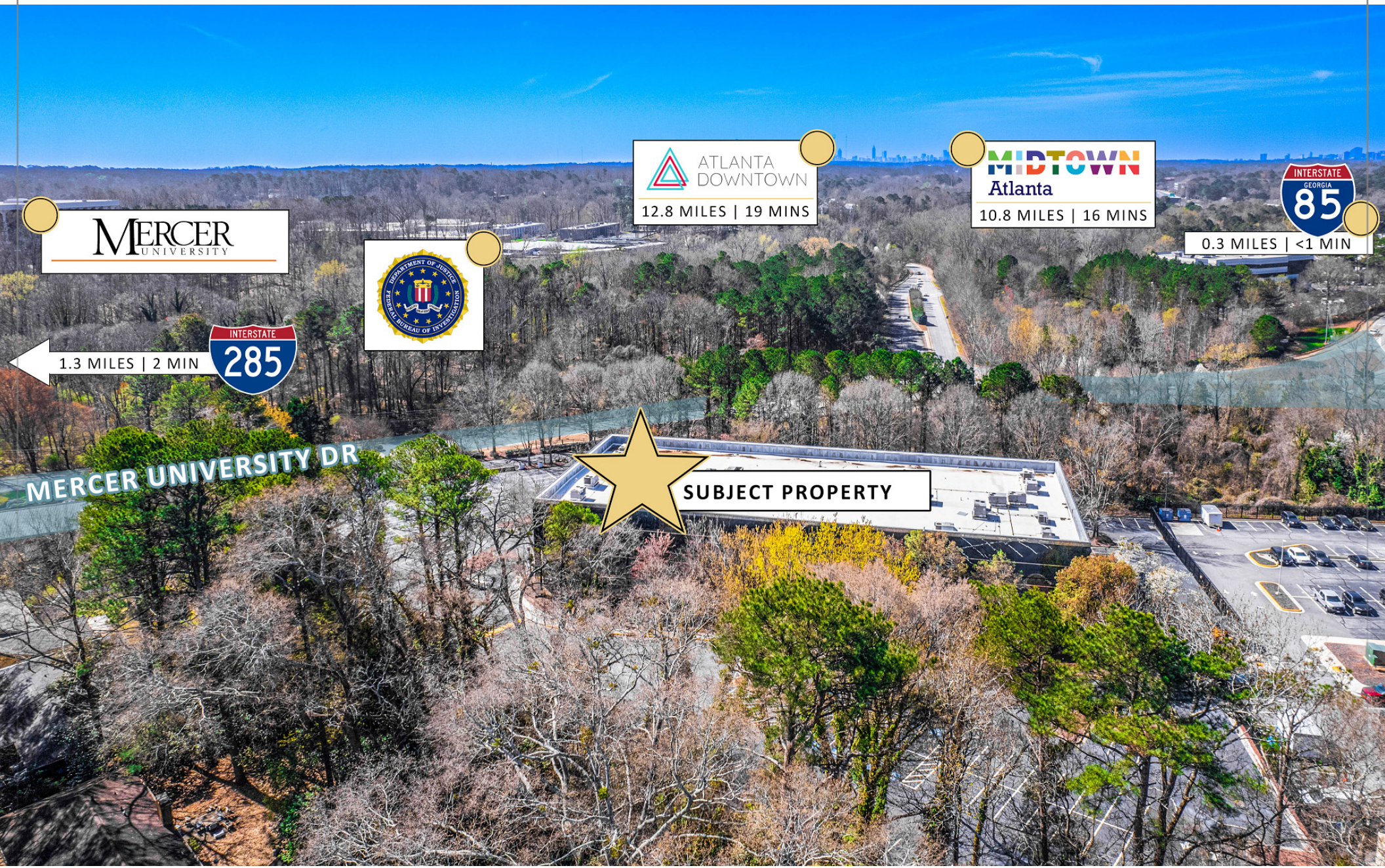
ESRI 2023



AERIAL

LOCAL
HOPSTIX
ANTIGUO LOBO
vintage PIZZERIA
SOUTHBOUND
FOOD TERMINAL
PAPPADEAUX
BLUETOP
DOWNTOWN Chamblee
3 MILES | 10 MINS
FEMA
CHAMBLEE-TUCKER RD
MERCER UNIVERSITY DR

AERIAL


MERCER UNIVERSITY
ATLANTA DOWNTOWN
12.8 MILES | 19 MINS
MIDTOWN Atlanta
10.8 MILES | 16 MINS
INTERSTATE GEORGIA 85
0.3 MILES | <1 MIN
INTERSTATE 285
1.3 MILES | 2 MIN
MERCER UNIVERSITY DR
SUBJECT PROPERTY

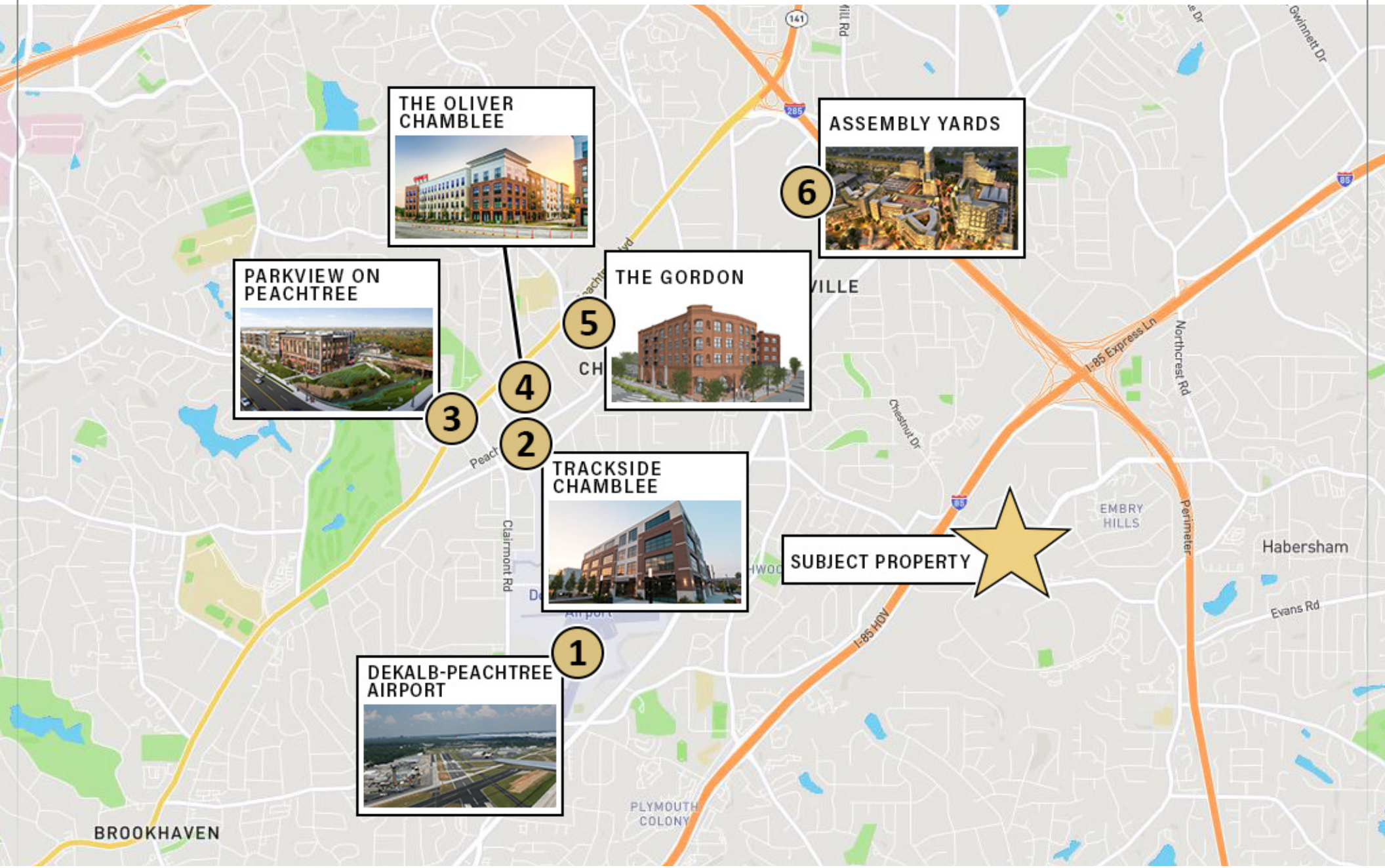
CHAMBLEE

Located just 14 miles from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The city of Chamblee began as a small rail town and was incorporated in 1908. Through multiple annexations, the city has grown to more than 7 square miles and 29,000 residents. The downtown district has experienced significant commercial development including lofts and townhomes since 2000, while maintaining its vintage buildings and architecture. From the South's largest collection of antiques to the extensive collection of auto dealerships, Chamblee is an exciting city to explore.

Two major interstate highways that border the city, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the city. For commuters, the roadway access is complimented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the city. The city also is home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the state.

Source: https://www.chambleega.com/124/About-Chamblee

IN THE AREA


THE OLIVER CHAMBLEE
ASSEMBLY YARDS
6
PARKVIEW ON PEACHTREE
THE GORDON
5
4
3
2
TRACKSIDE CHAMBLEE
SUBJECT PROPERTY
1
DEKALB-PEACHTREE AIRPORT
Clairmont Rd
Chestnut Dr
I-85 Express Ln
Northcrest Rd
Perimeter
EMBRY HILLS
Habersham
Evans Rd
I-85 HOV
PLYMOUTH COLONY
BROOKHAVEN

IN THE AREA

1 DEKALB-PEACHTREE AIRPORT

Over the past 30 years, the airport has annually averaged about 209,000 take-offs and landings. PDK is the second busiest airport in Georgia based on number of operations, only behind Hartsfield-Jackson Atlanta International Airport. PDK's location eight miles from the heart of downtown Atlanta makes it the airport of choice for those operators of corporate, business, and general aviation aircraft visiting the Atlanta metropolitan area.

2 TRACKSIDE CHAMBLEE

Completed in June 2018, Trackside is Chamblee's first Class "A" office buildings. Trackside features two buildings totaling 72,000 square feet as well as a two level parking deck. It is located across the street from the MARTA station in downtown Chamblee.

3 PARKVIEW ON PEACHTREE

Parkview on Peachtree is a mixed-use retail, restaurant, office and residential development. The development will consist of approximately 40,000 square feet of street-front boutique shops, casual cafes and restaurants, 14,000 square feet of loft office space, and 503 planned luxury multifamily units.

4 THE OLIVER CHAMBLEE

The Oliver Chamblee is located near the heart of Downtown Chamblee. The small town center is connected by walking paths, railways, historic buildings and a trove of antique stores. With 283 units and 25 different floor plans, this multifamily/retail space is just minutes from the MARTA station, major retailers and the Peachtree DeKalb Airport.

5 THE GORDON

The Gordon is an up-and-coming mixed-use condo building planned for Downtown Chamblee. This three building, four story project will consist of 56 condos, 7,500 SF of retail space and a 2,000 SF rooftop amenity. The project is located a quarter mile from the Chamblee Marta Station.

6 ASSEMBLY YARDS

Formerly a GM manufacturing plant, Assembly Yards is a revitalization project in Doraville that will host a mixed-use community including a film studio, dining, retail, office space and public outdoor space. The community will connect to the Atlanta Beltline for Atlanta's expanding trail system. With anticipation of being Serta's new headquarter location, developments well underway.

ABOUT
BULL REALTY

MISSION:
To provide a company of advisors known for integrity and to provide the best disposition marketing in the nation

SERVICES:
Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors

AMERICA'S COMMERCIAL REAL ESTATE SHOW:
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 has grown to 60 stations around the country and is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

25
YEARS IN BUSINESS

ATL
HEADQUARTERED IN ATLANTA, GA

LICENSED IN **8** *SOUTHEAST STATES*

$1.9
BILLION *DOLLAR VOLUME FROM SALES AND LEASING TRANSACTIONS IN 2021*

CONNECT WITH US:
https://www.bullrealty.com/

BULL REALTY
CELEBRATING 25 YEARS

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 undersigned broker 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 3033 Chamblee Tucker Rd, Atlanta, GA 30341. 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 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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SIGN CONFIDENTIALITY AGREEMENT ONLINE

BULL REALTY
CELEBRATING 25 YEARS

BROKER PROFILES

ANDY LUNDSBERG
Partner
Andy@BullRealty.com
404-876-1640 x 107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over $100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:
National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)

MICHAEL WESS, CCIM
Partner
MWess@BullRealty.com
404-876-1640 x 150

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over $25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately $400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over $100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.