



 **MARIETTA  
EYE CLINIC**

# OFFERING MEMORANDUM

FOR SALE, BUILT-TO-SUIT OR LEASE

MARIETTA, GEORGIA



# DISCLAIMER & LIMITING CONDITIONS

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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.

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# CONTACT INFORMATION

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404-876-1640  
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# EXECUTIVE SUMMARY

## THE OFFERING

Bull Realty is pleased to present 0.92-acre site for sale, ground lease or build-to-suit. This site is ideally located along one of Cobb County's most prominent commercial corridors in an affluent part of the County. There are over 400k residents within 7 miles of this location, and the average household income within a 3-mile radius is over \$195k per year. Being situated next to a medical office building and shopping center anchored by Home Depot and Sprouts, the site bodes well for future development as retail, office, senior living, medical and other commercial uses.

The site is zoned R-15 and Cobb County's comprehensive plans shows this parcel as being in an area with future plans as being commercial. Note that the owner is willing to allow time for rezoning if needed for future redevelopment. The topography is generally level, at road grade and is accessible from Roswell Road via Montague Road. Visibility is considered good from Roswell Road, which is a highly-traveled commercial corridor with over 36,700 average daily traffic counts.

**The market is to establish the price and use. Please contact the listing agent to discuss availability and/or to receive more information about this property.**



## PROPERTY HIGHLIGHTS

- ±0.92-acre development site available for sale, lease or build-to-suit
- Located in the affluent metro Atlanta suburb of unincorporated East Cobb
- The proposed use and zoning are as commercial (*Seller is willing to rezone or allow time for rezoning if needed*)
- Visible and accessible from a curb cut along Roswell Road (±36,700 ADT)
- Average household income of \$195,032 within 3 miles of this property
- All utilities available to site





# PROPERTY INFORMATION

## SITE:

PROPERTY ADDRESS:	3965 Montague Road Marietta, GA 30062
COUNTY:	Cobb
PARCEL ID:	16090400060
ZONING:	R-15 <i>*If needed, owner willing to allow time for permitting &amp; zoning change</i>
SITE SIZE:	± 0.9 Acres ± 39,204 SF
PROPOSED USE:	Commercial
UTILITIES:	All Available to Site
ACCESS:	Accessible from Roswell Road

## PRICING:

 SALE PRICE & LEASE RATE:	Market to Establish
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# AERIAL





# AERIAL

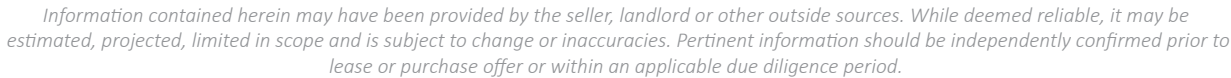




# AERIAL MAP

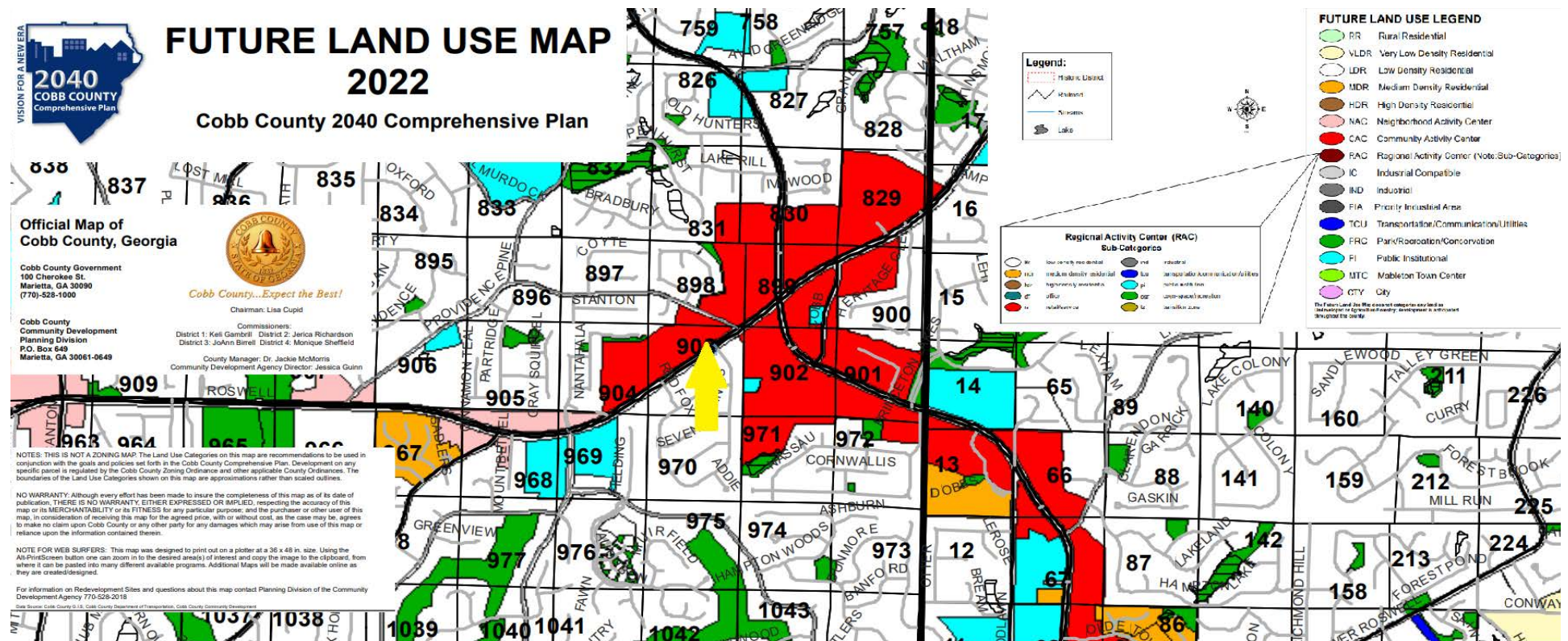








# COBB COUNTY FUTURE LAND USE MAP

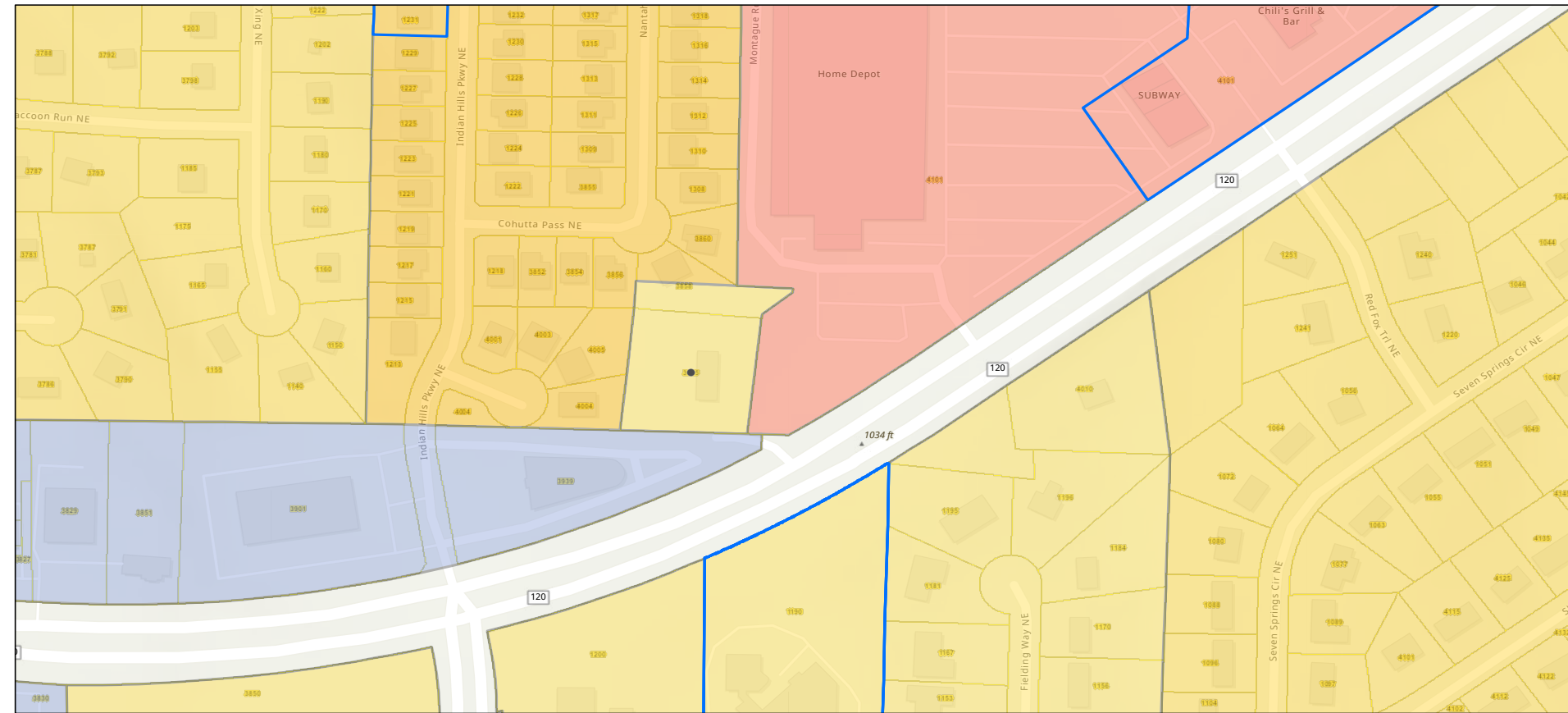


\*The subject is located in an area in red, which denotes an area on Cobb County's Comprehensive Plan which is expected to be developed for commercial uses in the near future.



# ZONING PROFILE

Cobb Zoning Map



1/18/2023, 2:40:36 PM

Commissioner Districts

  District Two (E and SE Cobb): Jerica Richardson

Zoning Petitions

  Past Case

Zoning Districts

<span style="background-color: #f9e79f; border: 1px solid black; padding: 2px;"> </span> R-15	<span style="background-color: #f08080; border: 1px solid black; padding: 2px;"> </span> CRC	<span style="background-color: #f9e79f; border: 1px solid black; padding: 2px;"> </span> RA-4
<span style="background-color: #b0c4de; border: 1px solid black; padding: 2px;"> </span> OI	<span style="background-color: #fff9c4; border: 1px solid black; padding: 2px;"> </span> CobbParcels	<span style="background-color: #f9e79f; border: 1px solid black; padding: 2px;"> </span> R-20

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Web AppBuilder for ArcGIS

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# ABOUT THE AREA

## MARIETTA, GA

Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain. Characterized by numerous natural resources, affordable real estate, and historic and cultural assets, Marietta is home to more than 60,000 residents and is the county seat of Cobb County, Georgia's third largest county with over 700,000 citizens. Situated  $\pm$  20 miles northwest of Downtown Atlanta, Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping, and a growing business environment of industry and commerce.

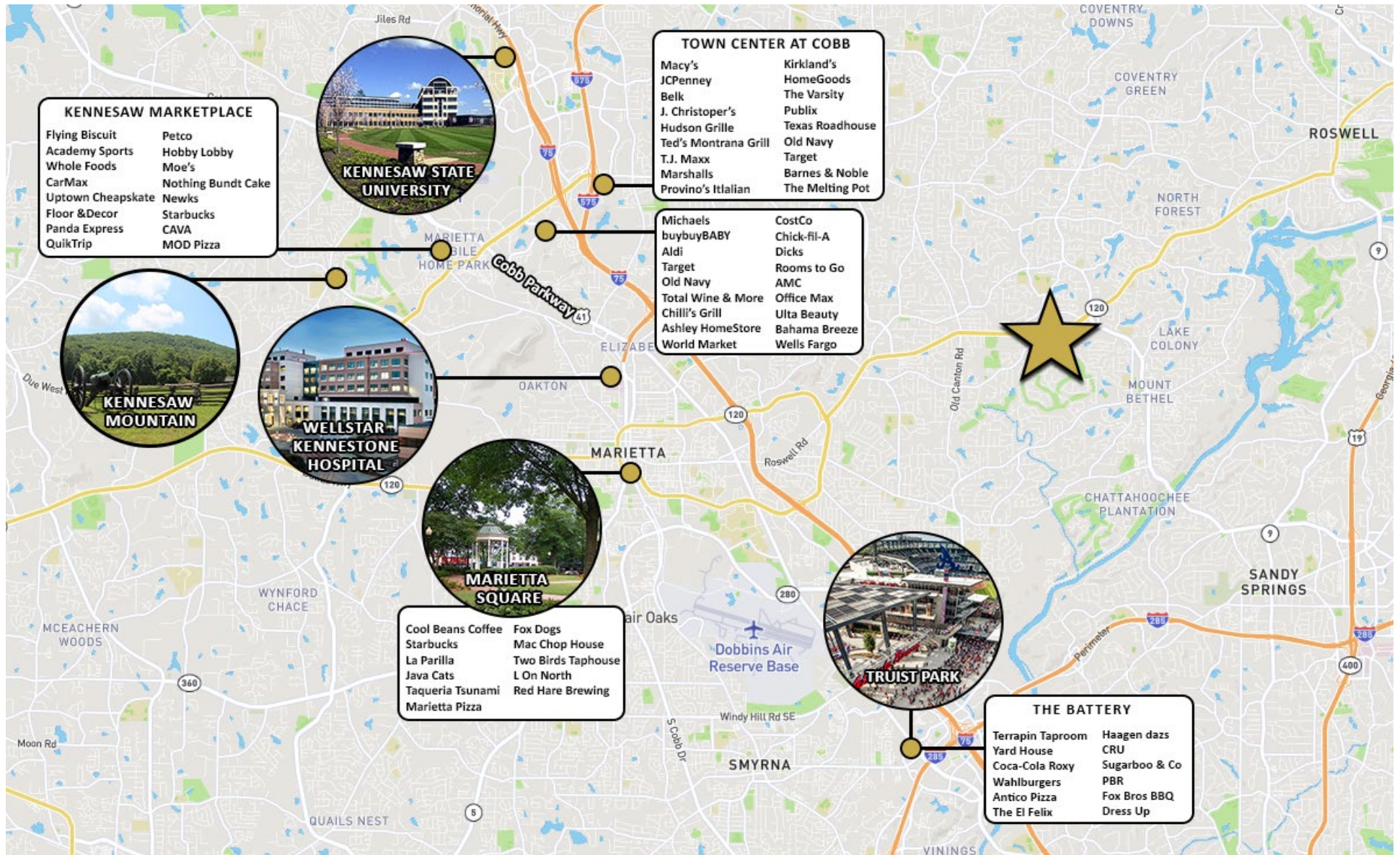
Visitors and residents are sure to enjoy the traditional Southern charm, hospitality, and history of this quaint, modern city. With its fully functioning municipality and unique history, the city is a growing community with its economic development, parks and recreation, public works, environmental services, power and water departments serve citizens and businesses.





# IN THE AREA

## MARIETTA, GA



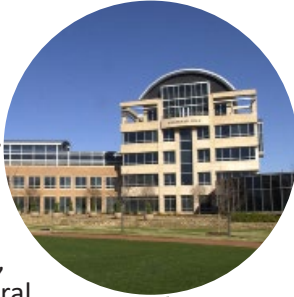


# IN THE AREA

## MARIETTA, GA

### KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state. It is one of the 50 largest public institutions in the country.



### TOWN CENTER AT COBB

Town Center at Cobb is conveniently located just off of I-75 in a dense retail corridor. With over 175 stores, Town Center is the main shopping destination in Northwest Atlanta. Major department stores include Macy's, JCPenney, Belk and more.



### MARIETTA SQUARE

The Marietta Square is the definition of a new South city center. 19th century buildings and sidewalks serve as the backdrop to an intriguing blend of contemporary dining, arts, culture, and entertainment. The beautiful square and walkable streets host a never-ending calendar of events and markets, an array of chef-owned restaurants, and a thriving art and theater community.



### TRUIST PARK

Since April 2017, the Braves have called Truist Park their new home. Truist Park is the perfect marriage of classic ballpark feel, modern amenities and southern hospitality, which creates a fan experience unlike any other. Since its opening, friends, families and fans have flocked to enjoy baseball in the new state of the art facility.



### THE BATTERY ATLANTA

Surrounding the new Braves stadium is an entertainment district lovingly referred to as The Battery. The district features streets lined with retail, restaurants, bars and entertainment leading up to the stadium. With over 65 retail tenants and four parking decks, The Battery is the perfect spot to unwind before the big game and grab a bite to eat with friends.



### WELLSTAR KENNESTONE HOSPITAL

WellStar Kennestone Regional Medical Center is a major hospital located in Marietta, Georgia, serving most of northern central Cobb County. Kennestone Hospital opened in June 1950 as a 105-bed-facility, and was named after the two Georgia landmarks it looked onto: Kennesaw Mountain and Stone Mountain. In 2020, Wellstar Kennestone opened a new emergency department tower delivering quality and compassionate care to every patient, every time.

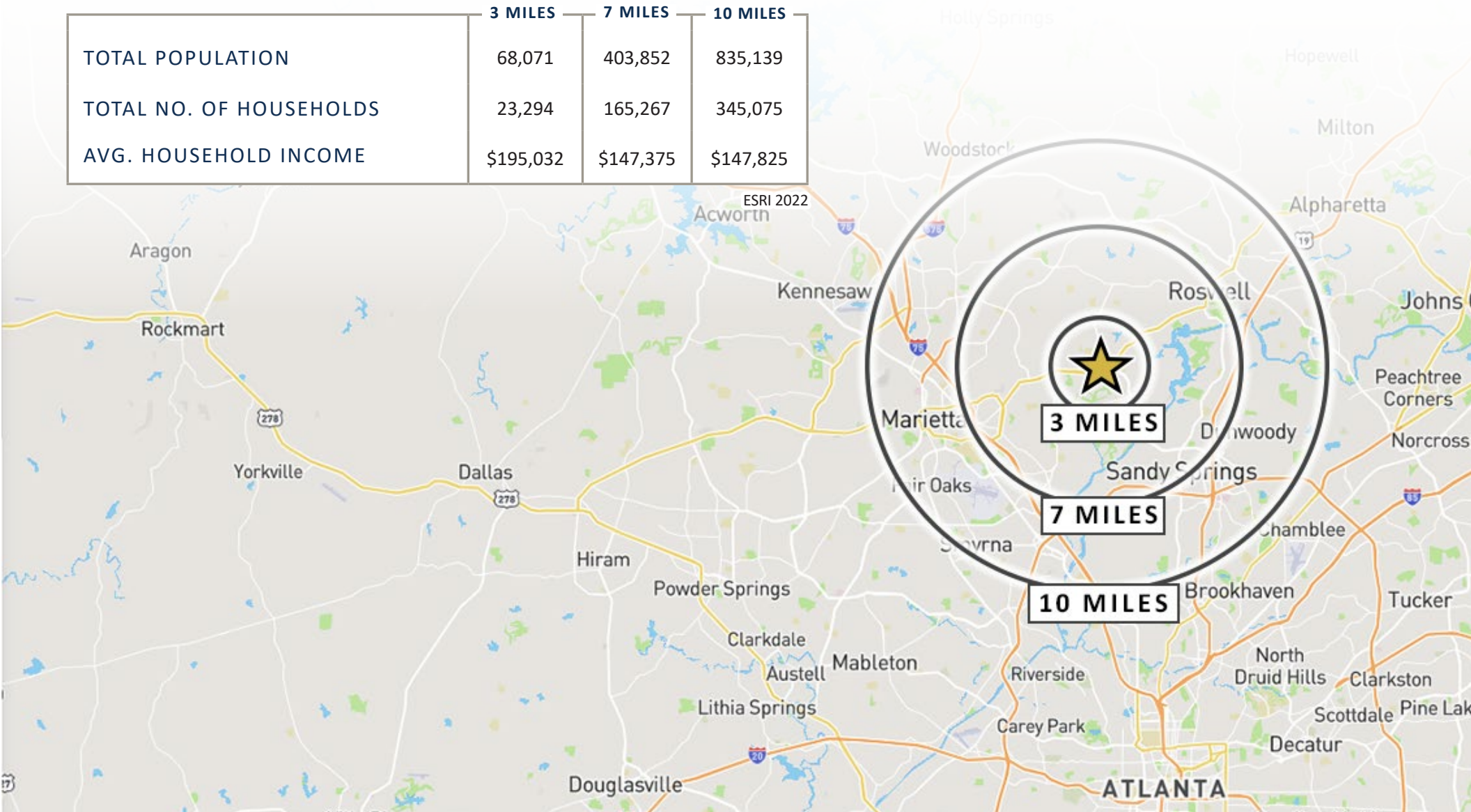




# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS IN MARIETTA, GEORGIA

	3 MILES	7 MILES	10 MILES
TOTAL POPULATION	68,071	403,852	835,139
TOTAL NO. OF HOUSEHOLDS	23,294	165,267	345,075
AVG. HOUSEHOLD INCOME	\$195,032	\$147,375	\$147,825





# ABOUT *BULL REALTY*

## **MISSION:**

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

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation, site selection and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **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 intel, forecasts and strategies. The weekly show is available on Youtube, wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN THE TEAM:**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



25

YEARS IN  
BUSINESS



ATL

HEADQUARTERED  
IN  
ATLANTA, GA

\$1.9

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021



LICENSED IN  
8  
SOUTHEAST  
STATES



# BROKER PROFILE

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## WILL YOUNG

President, The Retail Group  
Partner, Bull Realty  
Will@BullRealty.com  
404-876-1640 x 141

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Will Young delivers over 17 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in retail investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and is a partner of the firm. He began building his brokerage practice based on integrity, superior client service, and exceptional results. Will is a licensed broker and previously gained valuation experience as an appraiser and broker by the State of Georgia. Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues to enhance value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Urban Land Institute (ULI), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a Lifetime Member of the Million Dollar Club (MDC), and is a member of the International Council of Shopping Centers (ICSC).



# 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 3965 Montague Road, Marietta, GA 30062. 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 \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

## WILL YOUNG

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