



OFFERING MEMORANDUM

SCHOOL & SPECIAL USE/RELIGIOUS CAMPUS

± 27,000 SF IN 2 BUILDINGS | ± 2.25 ACRES

ROSWELL, GA (NORTH METRO ATLANTA)

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.

TABLE OF CONTENTS

PROPERTY OVERVIEW

| | |
|----------------------|----|
| EXECUTIVE SUMMARY | 4 |
| PROPERTY INFORMATION | 5 |
| PARCEL OUTLINE | 6 |
| FLOOR PLANS | 7 |
| PHOTOS | 9 |
| AERIALS | 14 |

MARKET OVERVIEW

| | |
|----------------------|----|
| ABOUT THE AREA | 17 |
| IN THE AREA | 18 |
| DEMOGRAPHIC OVERVIEW | 21 |

CONTACT INFORMATION

| | |
|-----------------|----|
| BROKER PROFILES | 22 |
|-----------------|----|

CONTACT INFORMATION

ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

MICHAEL WESS

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

BULL REALTY, INC.

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



SUBJECT PROPERTY

EXECUTIVE SUMMARY

Rare opportunity to purchase this private school in the highly desirable Atlanta suburb of Roswell, GA. The property consists of two buildings with a classroom/sanctuary building and a two-story gym facility. Situated on over 2 acres of land, the property has ample parking, easy pick-up/drop off access with a looped driveway and plenty of outdoor play space for children. The private setting is ideal for a school, large daycare or religious use with no visibility from Holcomb Bridge Road. The property has been well maintained by the current owners and is in “turnkey” condition ready for occupancy by a new owner-operator.

HIGHLIGHTS

- Two buildings totaling $\pm 27,000$ SF on ± 2.25 acres
- Building A (Building with classrooms and chapel): 7 classrooms, 1 conference room, 1 large corner office, 3 smaller offices, receptionist office, kitchenette and 7 restrooms
- Building B (Building with classrooms and gym): 11 classrooms, 1 conference room, 1 break area and 5 restrooms
- Located just off Holcomb Bridge Road near the intersection of Old Alabama Road in Roswell, GA
- Private non-visible setting, situated behind the street fronting retail
- Lit signage on Holcomb Bridge Road
- There is an ingress/egress easement for access from Holcomb Bridge Road with the adjacent property owner
- Easy pick-up/drop-off with circular driveway through the campus
- Large greenspace, ideal for outdoor activities and playground
- Well maintained facilities in turn-key condition

BUILDING A:

- $\pm 6,500$ SF for the whole main level
- $\pm 2,000$ SF for the basement level
- $\pm 3,000$ -4,000 SF for the upstairs storage area

BUILDING B:

- $\pm 8,000$ SF of office, classroom and restrooms
- $\pm 7,000$ SF of open, two-story gym space

PRICE | \$3,450,000

PROPERTY INFORMATION

OVERVIEW

| | |
|----------------------|--|
| ADDRESS: | 1565 Holcomb Bridge Road Roswell, Georgia 30076 |
| COUNTY: | Fulton |
| # OF BUILDINGS: | 2 |
| TOTAL BUILDING SIZE: | ± 27,000 SF |
| SIGNAGE: | Illuminated Pylon |
| ZONING: | CIV (Civic & Institutional) |
| PARKING: | ± 45 spaces |

BUILDING A

| | |
|----------------|-----------------|
| BUILDING SIZE: | ± 13,510 SF |
| SITE SIZE: | ± 1.22 Acres |
| PARCEL ID: | 12 241006130848 |
| # OF FLOORS: | 3 |

BUILDING B

| | |
|----------------|-----------------|
| BUILDING SIZE: | ± 14,397 SF |
| SITE SIZE: | ± 1.02 Acres |
| PARCEL ID: | 12 241006130830 |
| # OF FLOORS: | 2 |

PRICE | \$3,450,000



CLASSROOM/SANCTUARY BUILDING

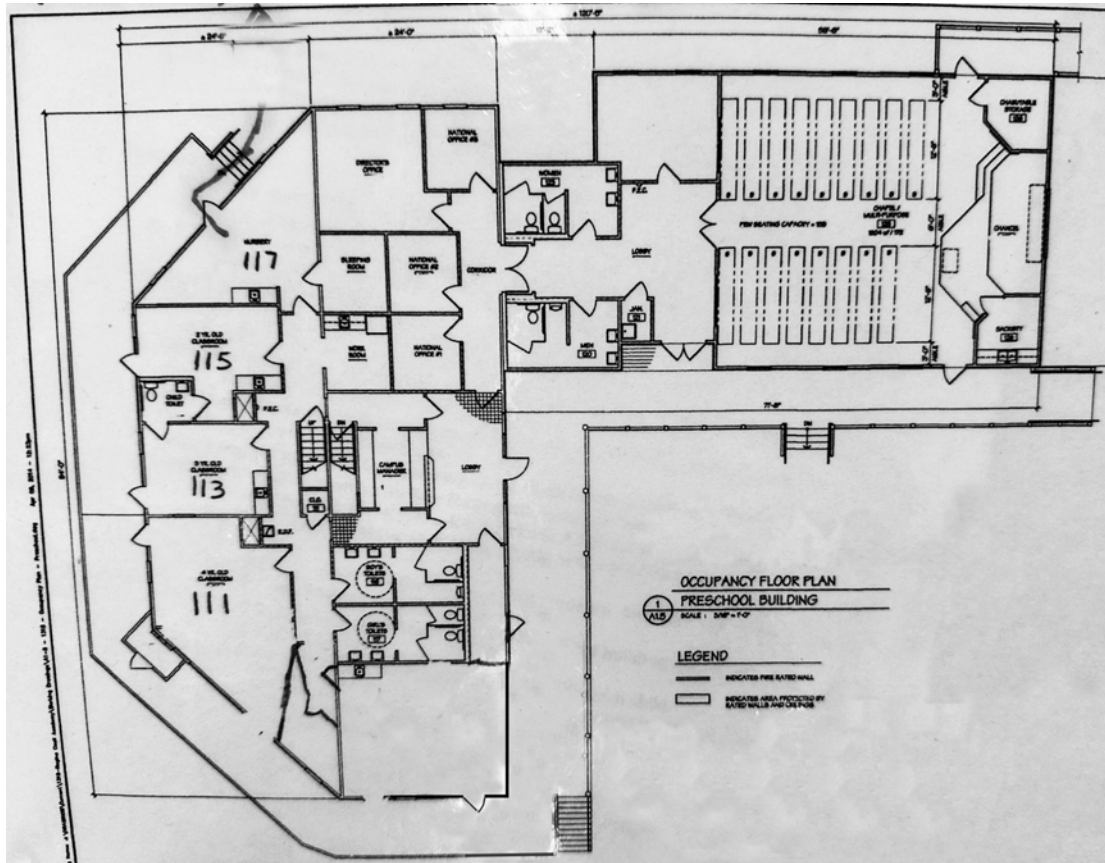


GYM BUILDING

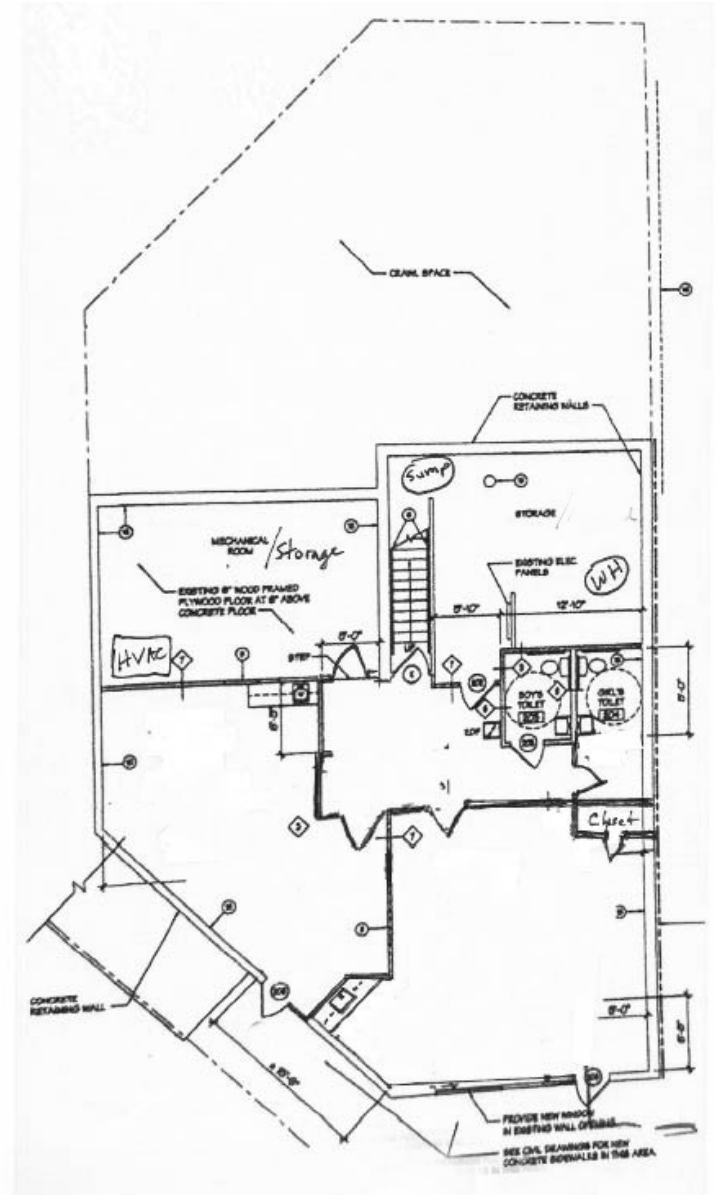
PARCEL OUTLINE



BUILDING A FLOOR PLANS

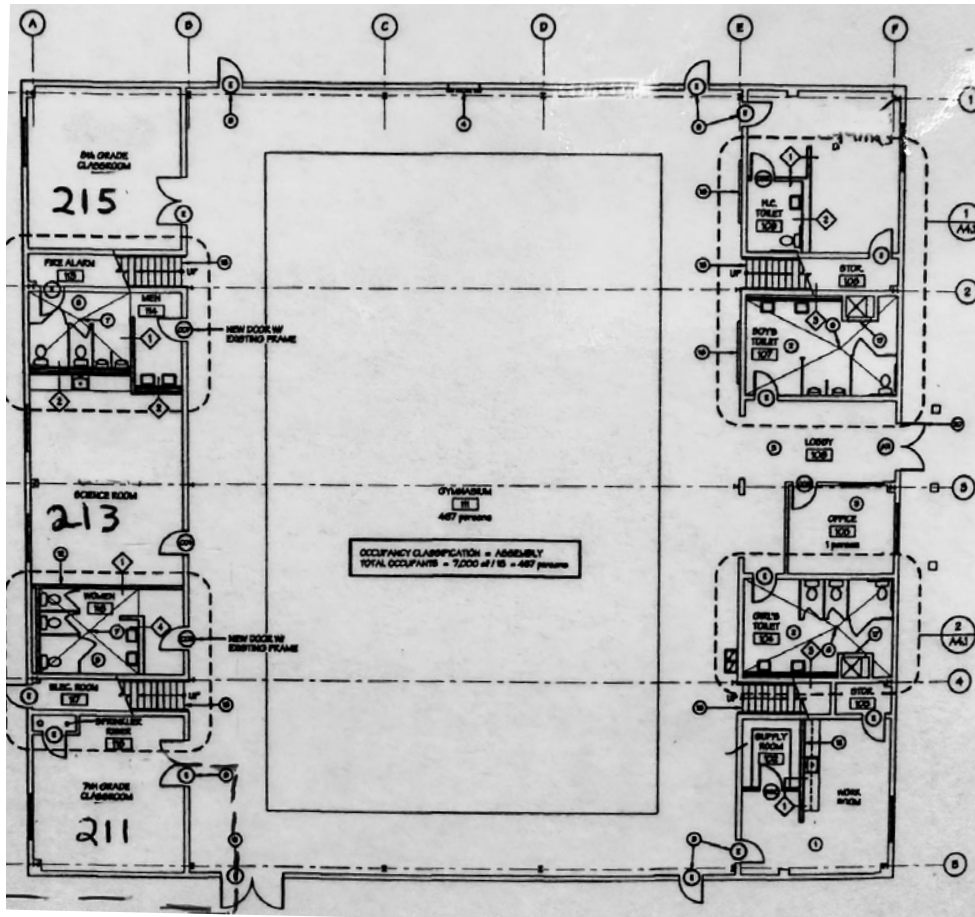


MAIN LEVEL

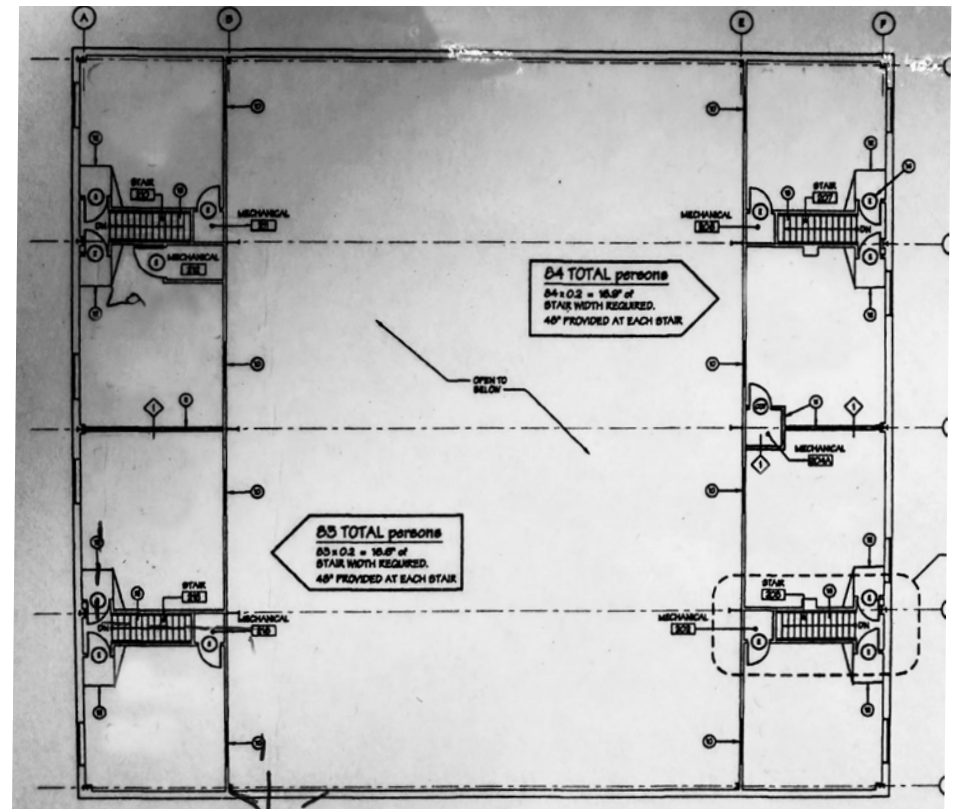


LOWER LEVEL

BUILDING B FLOOR PLANS



MAIN LEVEL



LOWER LEVEL

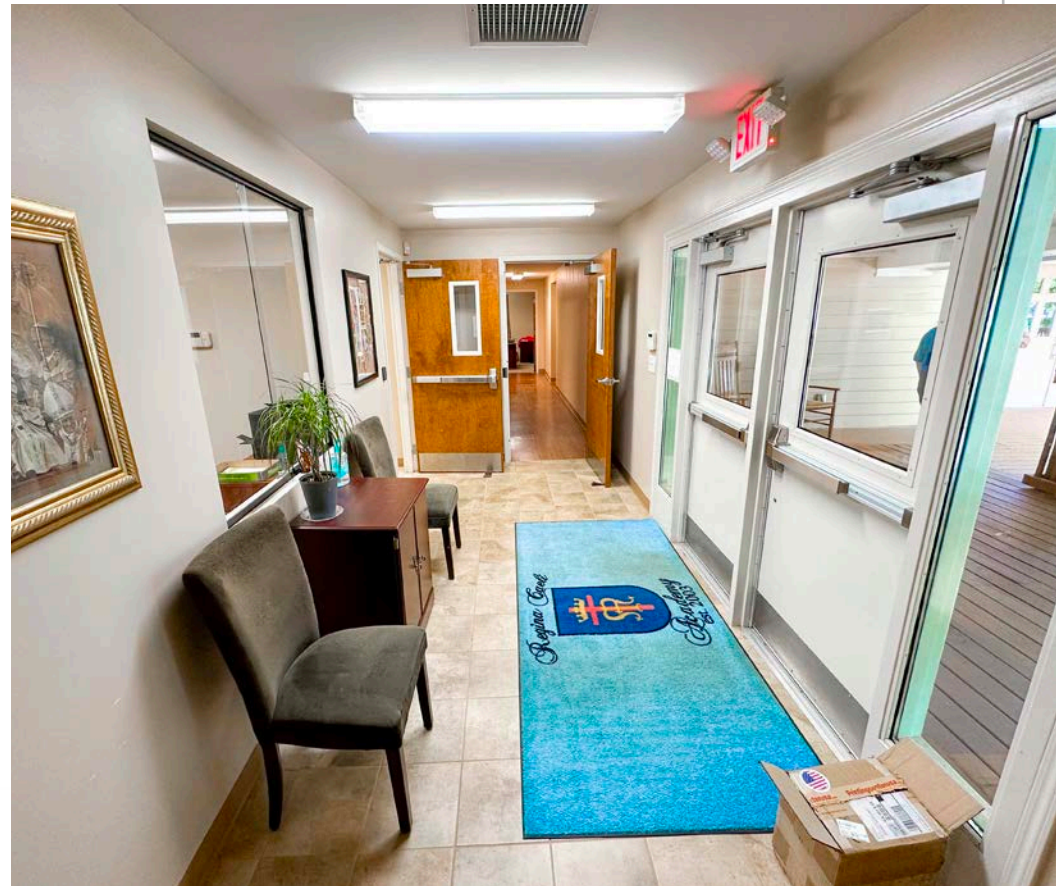
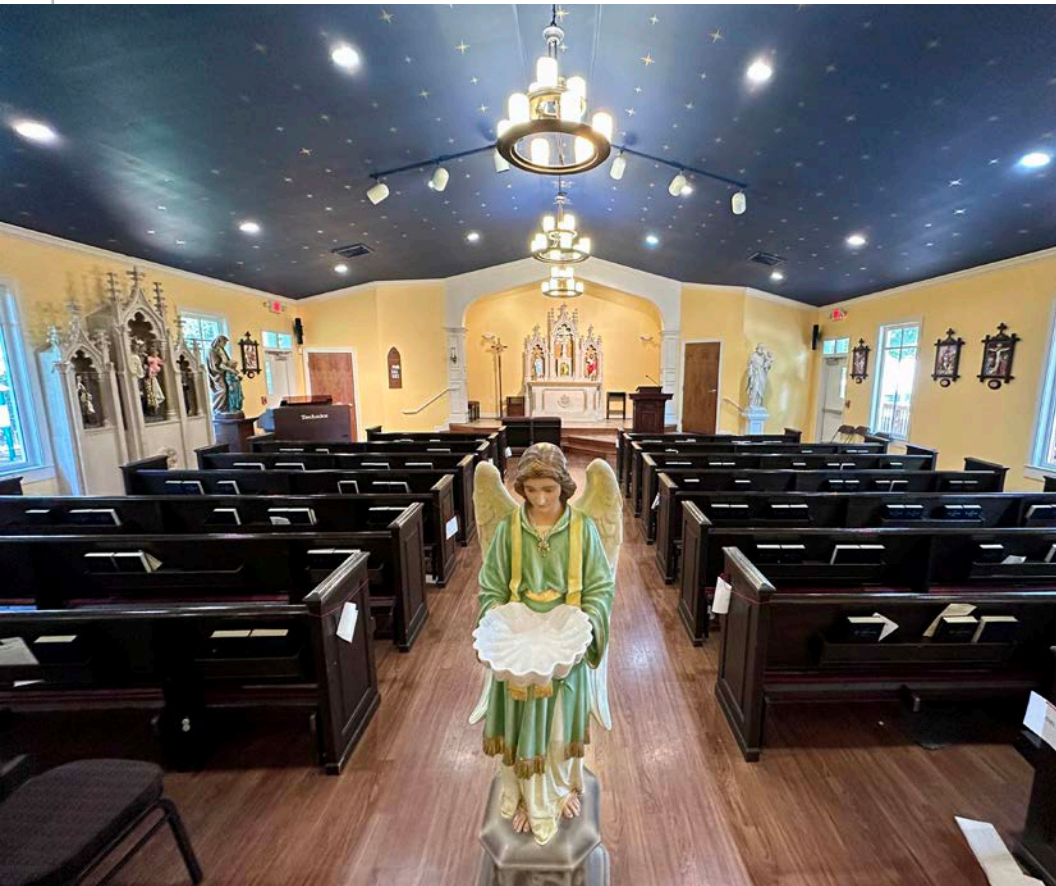
EXTERIOR PHOTOS



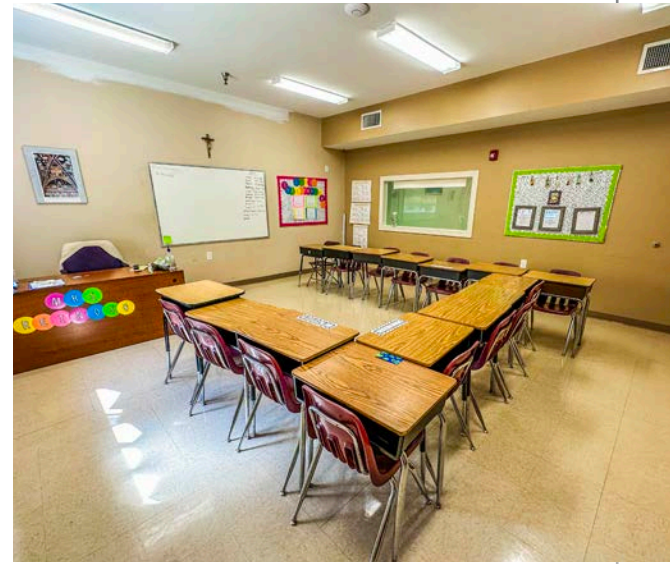
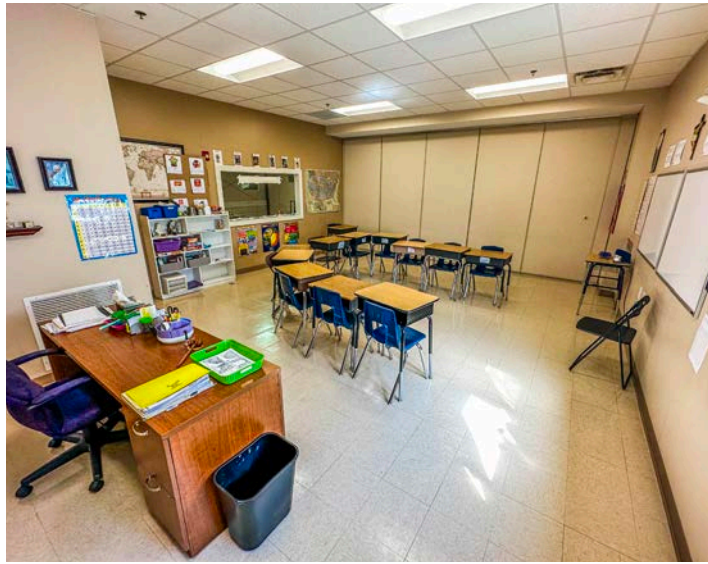
EXTERIOR PHOTOS



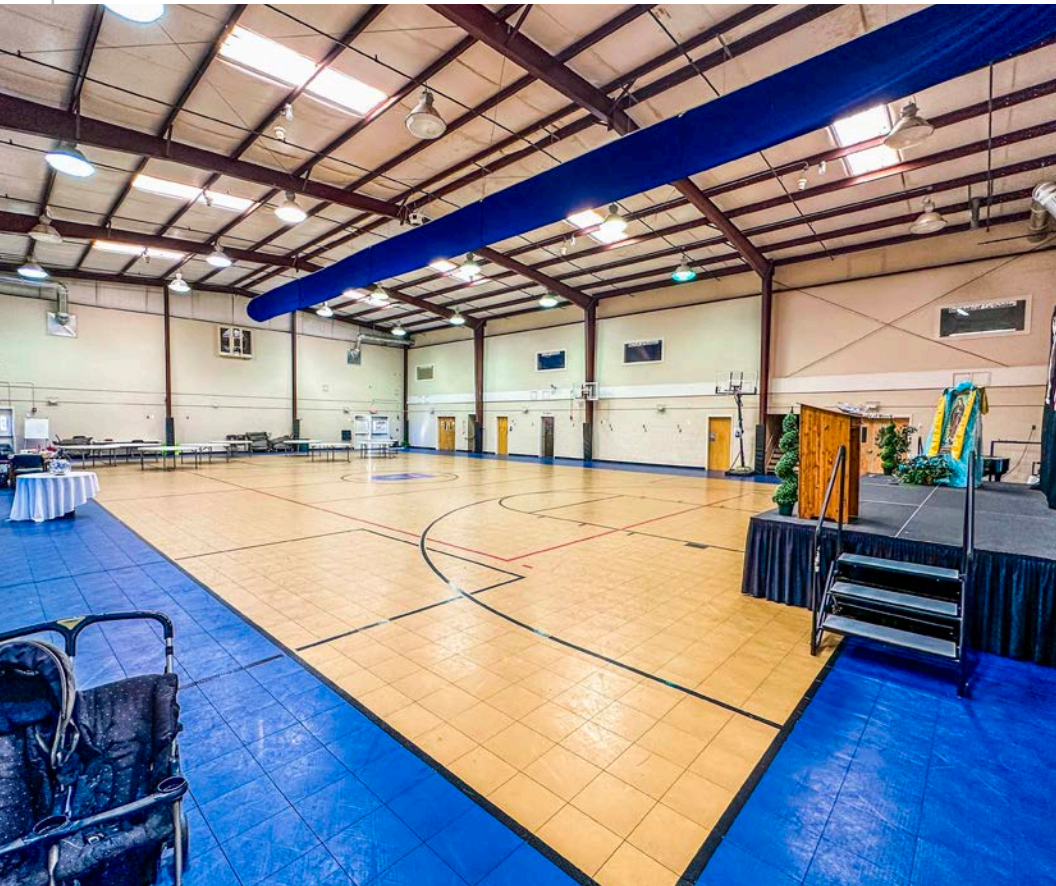
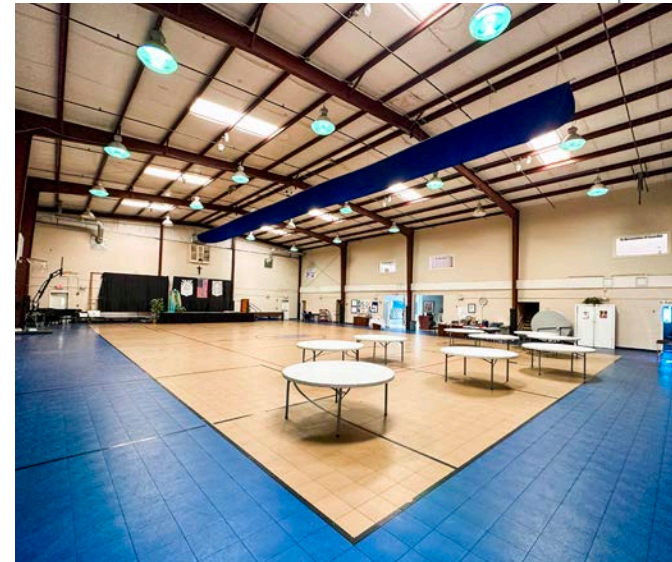
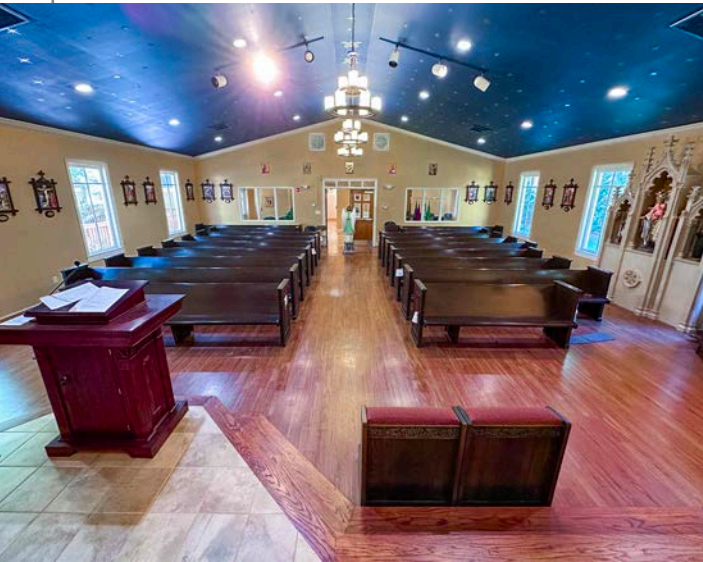
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL



DOWNTOWN ROSWELL
10 MIN | 3 MILES



Publix



OLD ALABAMA ROAD

SUBJECT PROPERTY

HOLCOMB BRIDGE ROAD

AERIAL



NORTH POINT MALL
10 MIN | 3.7 MILES

NORTH
POINT

BIG CREEK TRAILHEAD
3 MIN | 0.8 MILES



PGA TOUR
SUPERSTORE



TAQUERIA
TSUNAMI
LATIN-ASIAN KITCHEN



KALE INC.
CRAZY

HOLCOMB BRIDGER ROAD

OLD ALABAMA ROAD



SUBJECT PROPERTY

AERIAL



SUBJECT PROPERTY



BUCKHEAD
ATLANTA

HOLCOMB BRIDGE ROAD

OLD ALABAMA ROAD

ABOUT THE AREA

ROSWELL, GA

This savvy suburb, just 20 minutes north of Atlanta, Georgia, has a 640+ acre historic district, with antebellum museum house tours, is linked with the Chattahoochee River National Recreation Area, watchable wildlife and the Chattahoochee Nature Center.

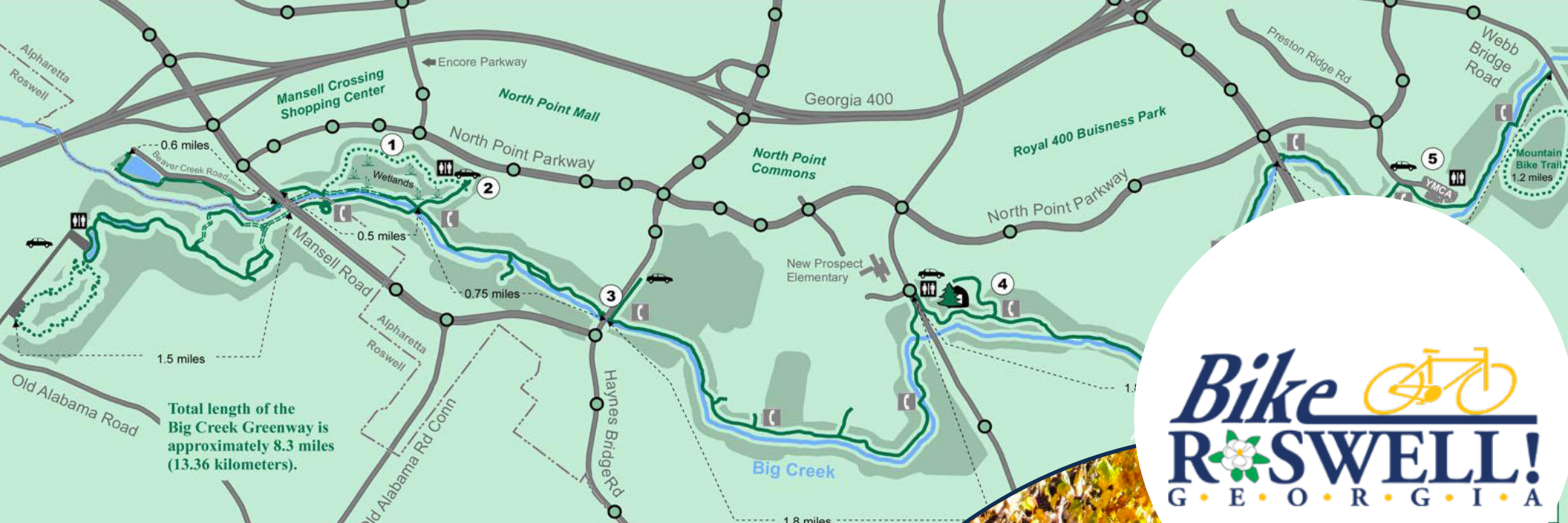
Roswell is one of the few Atlanta submarkets that has seen significant supply additions this cycle while vacancies have generally compressed in recent years. The average asking rents and rent growth are some of the highest in Atlanta.

Notably, the retail and housing markets in this area benefits from it's high incomes and density. With incomes averaging more than double that of the nation and with average incomes being well into the six figures annually, Roswell is one of Atlanta's three wealthiest and affluent suburbs. Roswell is also one of the fastest growing suburbs in the Atlanta MSA and is expected to see an out-sized share of both new housing and retail demand.



IN THE AREA





ROSWELL GREENWAY / BIG CREEK PARK

Located just off of the 400 exit at Holcomb Bridge Road, the Roswell entrance to the paved Big Creek Greenway trail is one of the most accessible trails in the metro region and makes a perfect start point for a ride. Want to go for a family ride? Need to get in some flat recovery miles? Just want to get out and enjoy nature? Then Big Creek Greenway is the trail for you. **The Property is less than 0.3 miles from the Big Creek Park entrance.**

The Big Creek Park and Greenway are home to a variety of wildlife including turtles, frogs, Great Blue Heron, and deer. With an abundance of shade the greenway is a great getaway anytime of year. The longest car free stretch of riding in Roswell this trail extends to 7.2 miles into Alpharetta and makes for a great out and back trip. ([Source](#))



IN THE AREA

THE AVALON

In the heart of Alpharetta, this sustainably designed, 86-acre development with more than 500,000 SF of retail, a 12-screen all premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes. The Avalon infuses resort-level hospitality throughout a walkable community of shopping, dining, entertainment, living and working.



PARK AT PERIMETER CENTER EAST

Dunwoody is undertaking a large redevelopment project over 19-acres that includes offices, retail and parks with an emphasis on walkability. The project will construct 900 condominiums and a large mixed-use hub. Named "Park at Perimeter Center East," the venture will also generate 500,000 SF of new office space, and nearly 3-acres of residential space.



ROSWELL MILL AT OLD MILL PARK

Roswell Mill is a historic landmark located just minutes from Downtown Roswell. Built in the early 1800s, the mill played a significant role in the city's development and economy. Today, Roswell Mill is a popular destination for visitors interested in history and outdoor recreation. The mill ruins are situated along the banks of Vickery Creek. Visitors can hike along the creek's trails and explore the ruins, which offer a fascinating glimpse into the city's past.



HALCYON

Halcyon is a mixed-use development in southern Forsyth County, Georgia, in the Atlanta metropolitan area. Halcyon is located adjacent to the Big Creek Greenway which is currently accessible via a 1.5-mile trail extension. This abundant community features plenty of locally owned shops and restaurants, creative offices, and beautiful homes.



PEACHTREE CORNERS TOWN CENTER

This premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, includes 51,000 SF of restaurants and 18,560 SF of retail. It also includes a theatre, municipal parks, and an integrated pedestrian trail system. Over 70 upscale townhomes will also be constructed. Town Center is expected to generate \$16.4 million in annual sales and \$1.3 million in annual sales tax revenue.



AMERIS BANK AMPITHEATRE

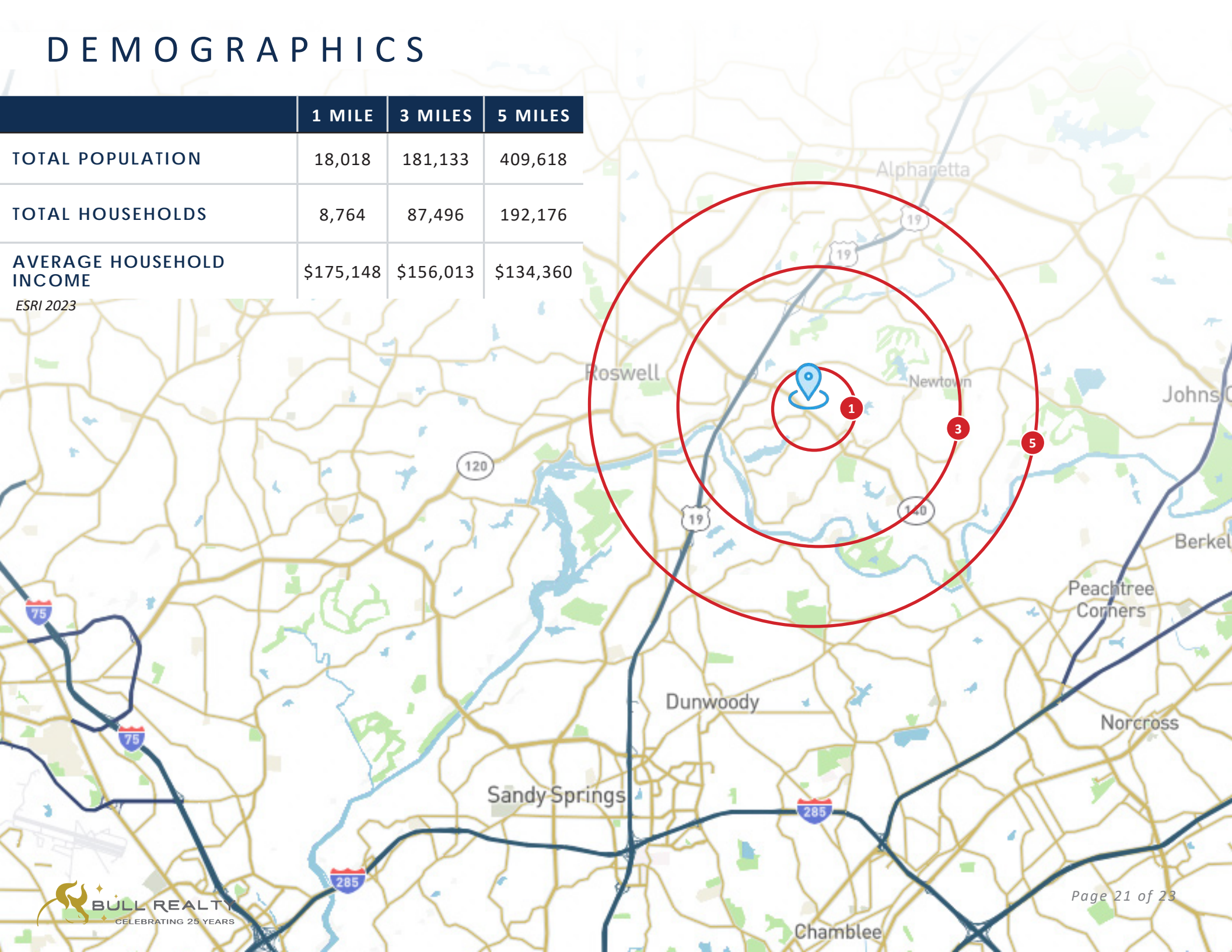
The Ameris Bank Amphitheatre is a contemporary amphitheatre, located in the neighboring city of Alpharetta, Georgia. The 12,000 seat, state-of-the-art venue has amazing acoustics making every seat in the house incredible whether you're watching from the front row or the park-like lawn seats reserved for General Admission.



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 18,018 | 181,133 | 409,618 |
| TOTAL HOUSEHOLDS | 8,764 | 87,496 | 192,176 |
| AVERAGE HOUSEHOLD INCOME | \$175,148 | \$156,013 | \$134,360 |

ESRI 2023



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.

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 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 to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR 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

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

