



**32-Acre
Industrial Parcel**

OFFERING MEMORANDUM

INDUSTRIAL LAND OR BUILD-TO-SUIT

±32.83 ACRES | JUST OFF I-75

SOUTH CENTRAL GEORGIA

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.

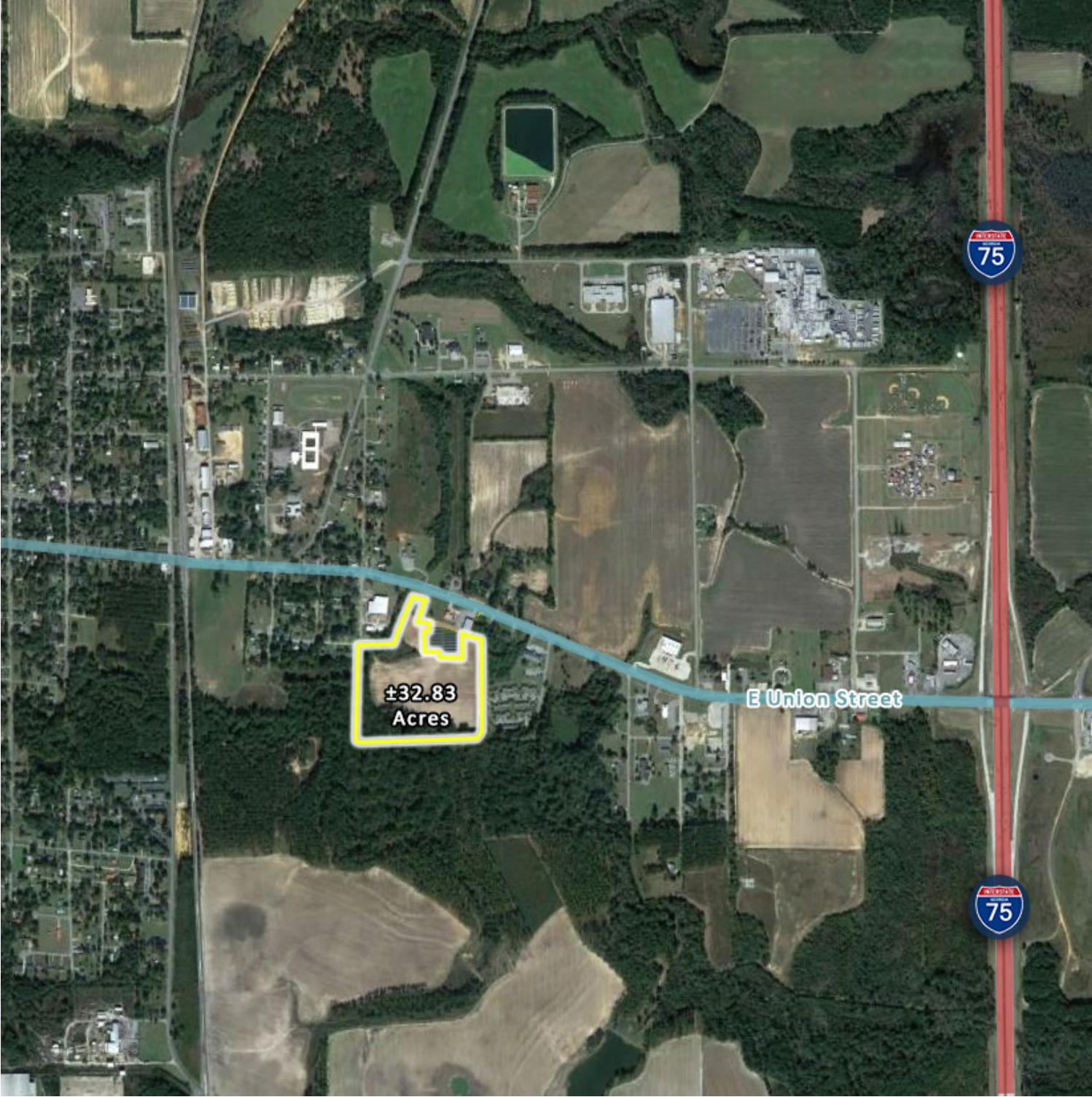
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CONTACT INFORMATION

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



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty is pleased to present a ±32.83-acre prime industrial tract located just 1 mile off I-75 in Vienna, GA with the opportunity to build up to ±138,000 SF BTS industrial/flex Space. Situated half-way between the fast-growing Atlanta MSA and the Florida border, this nearly flat tract of land offers incredible potential for development of various industrial uses. Vehicle traffic on nearby I-75 is currently at 52,347 VPD and E Union Street boasts 7,210 VPD. Acquire the land or build a custom facility built to buy or lease for your business.

Easy access to I-75, the property offers immense potential for businesses looking for prime industrial real estate. Adjacent to both retail and industrial properties, local commercial retailers include O'Reilly Auto Parts, Dollar General Market, National Pump, Mini Mart, The Jewell of Vienna, Piggly Wiggly and Popeyes Louisiana Kitchen.

PROPERTY HIGHLIGHTS

- Up to ±138,000 SF BTS industrial space
- ±32.83 acres in Vienna, GA near Warner Robins
- Close to I-75 with ±52,347 VPD
- Located 52 miles from Downtown Macon
- Zoned I-1 – Industrial
- All utilities available
- Mostly Level Topo
- [Click here to view Phase 1 Environmental Assessment](#)
- [Click here to view Flood Plan Map \(south and west facing only\)](#)
- [Click here to view all Rendering Images](#)



PRICE: ***\$1,051,000***



SIZE: ***±32.83 Acres***



LEASE: ***Contact Agent***

PROPERTY OVERVIEW

OVERVIEW

ADDRESS 930 E Union Street, Vienna, GA 30192

COUNTY Dooly

SITE SIZE ±32.83 Acres

NO. OF PARCELS 3

PARCEL ID 63A 30

UTILITIES All Utilities Available

ZONING I1: <https://bit.ly/41vRNYU>

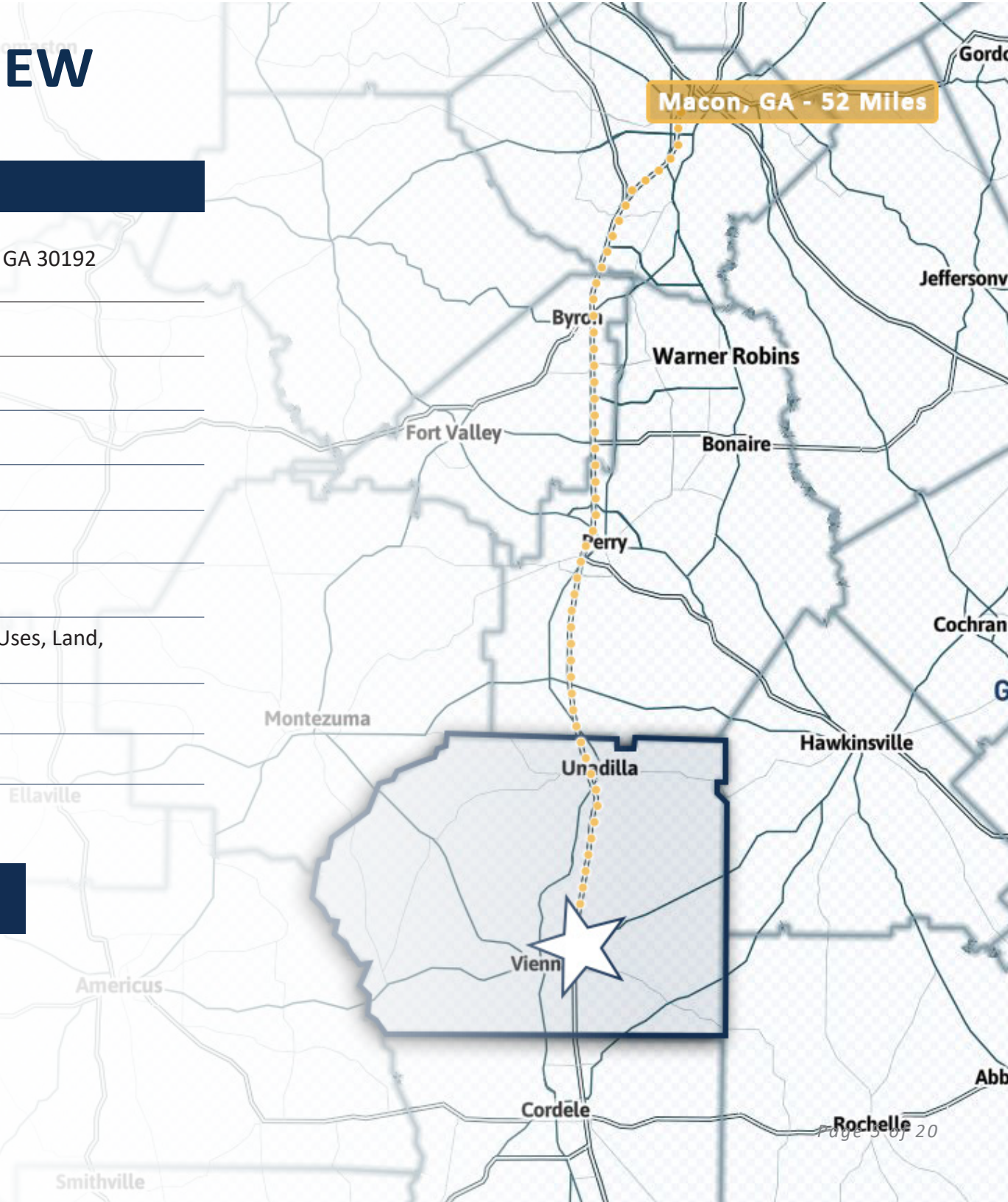
PROPOSED USE Various Industrial Property Uses, Land, Build-to-suit

INGRESS/EGRESS 1

PRICE/ACRE \$32,013



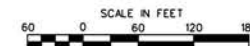
SALE PRICE: \$1,051,000







CONCEPT MAP



THIS DOCUMENT IS THE PROPERTY OF THE GEORGIA POWER COMPANY. DO NOT MODIFY, DISTRIBUTE OR REPRODUCE WITHOUT THE CONSENT OF THE GEORGIA POWER COMPANY. THIS DOCUMENT IS INTENDED FOR ESTIMATING PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION AND/OR PERMITTING.

NO.	REV.	DATE	DESCRIPTION

FLEX SPACE CONCEPTUAL LAYOUT
EAST UNION STREET
DOOLY COUNTY
VIENNA, GA



PROJECT NO.	FE0-12-24
PROJECT NAME	FE0-12-24
PROJECT LOCATION	VIENNA
AS SHOWN	DOOLY
PROJECT NUMBER	00
FLEX SPACE	

[Click here to view Rendering Images](#)



 Georgia Power | Economic Development



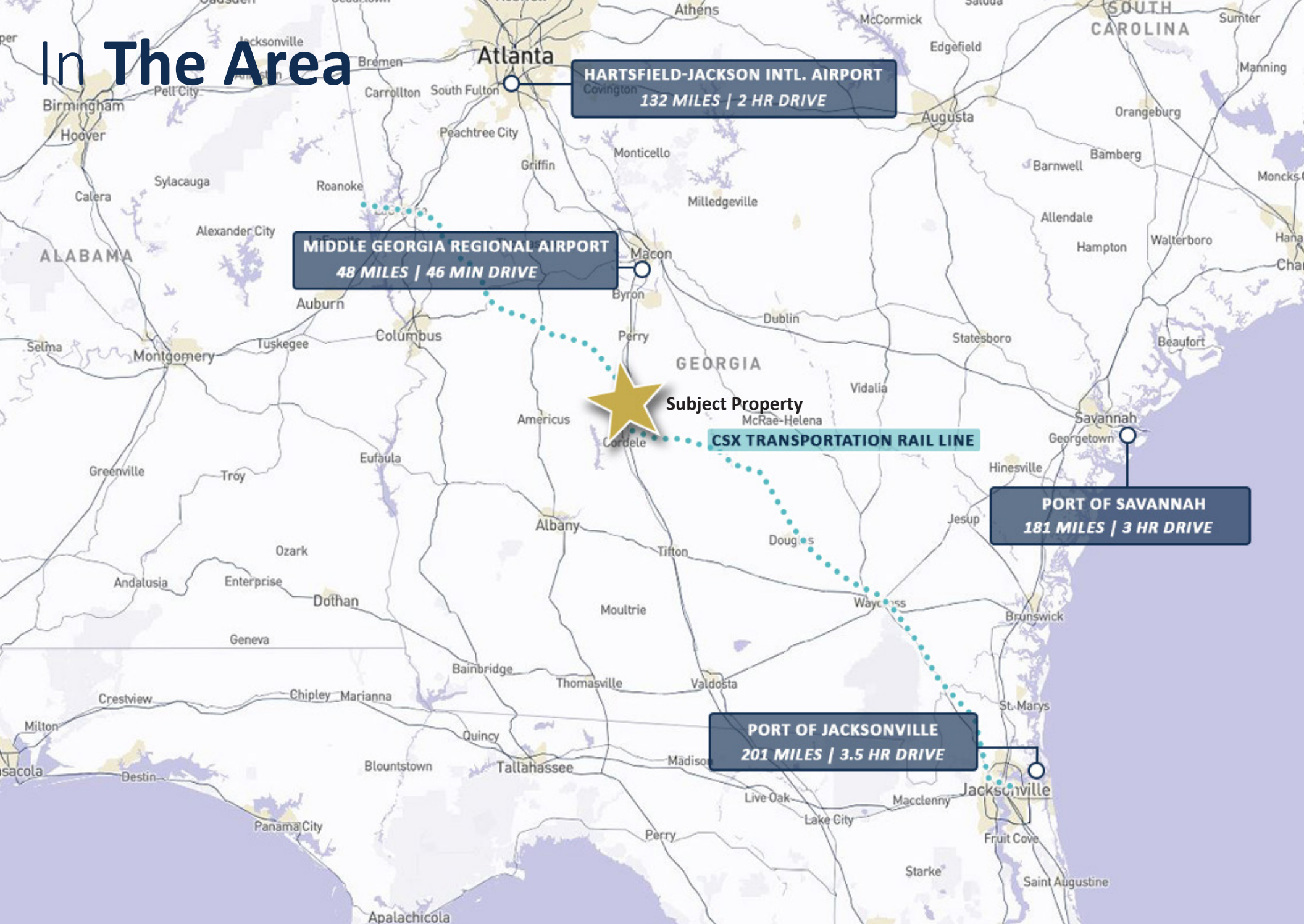
Economic
Development

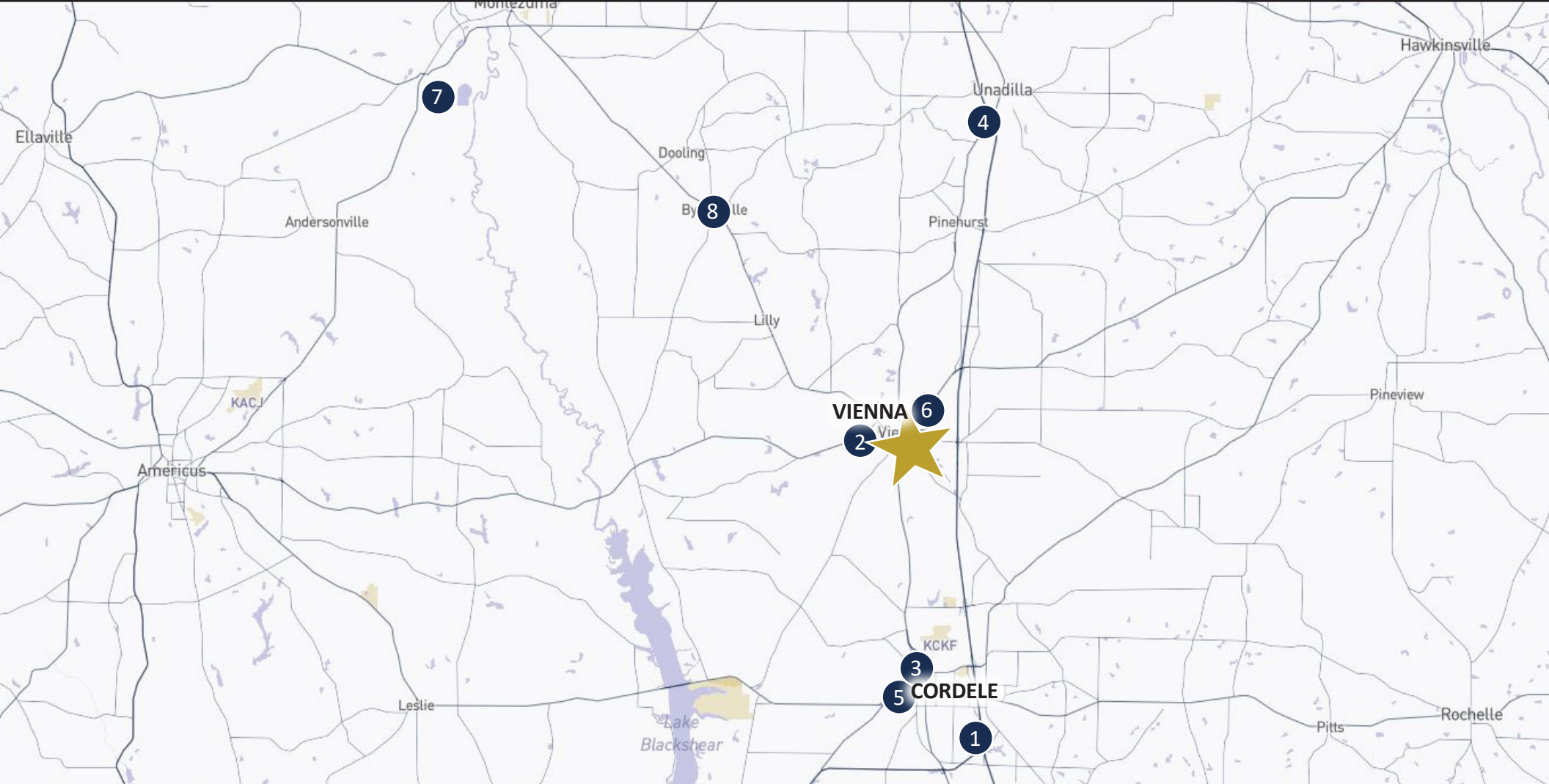


Economic
Development



In The Area

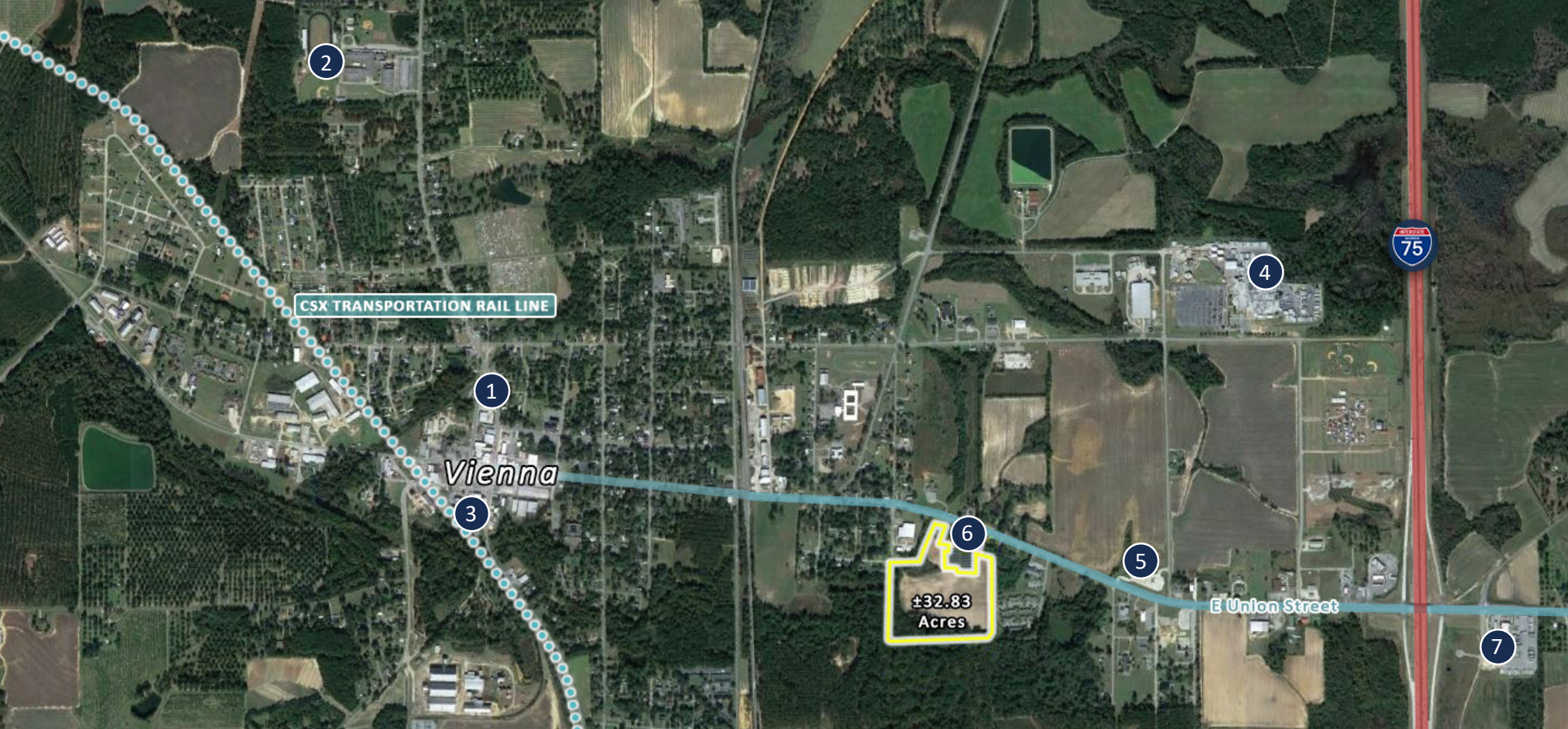




In The Area

 Subject Property

- | | |
|------------------------------|--|
| 1 Folmann, Inc. | 5 Helena Industries, Inc |
| 2 Goldstone Equipment | 6 Dooly County Industrial Authority |
| 3 Hancor, Inc. | 7 International Paper |
| 4 Mc Millian Plastic | 8 Flex-Tech Manufacturing |



In The Area

- | | |
|--|--|
| 1 Piggly Wiggly, Family Dollar | 4 Tyson Foods Inc. |
| 2 Dooly County High School | 5 Dollar General Market, Dooly County Library |
| 3 Vienna Hardware Flea Market, NAPA Auto Parts | 6 Popeyes, Huddle House, Exxon, Shell, Chevron |
| | 7 ONE9 Travel Center |

ABOUT THE AREA

VIENNA, GA

Vienna (vy-anna) is perfectly situated along I-75 in South Central Georgia, two hours south of Atlanta and two hours north of the Florida state line. It offers a quiet, small-town atmosphere in reach of major metropolitan areas. With nearby Americus, Plains, Andersonville and Columbus, the area is rich with history, yet abounds with activity. Stop in, and you just might want to stay for a while.

Vienna is named for the Austrian capital on the Danube. In 1903, it was described metaphorically as a graceful Southern lady. It is the perfect place to enjoy good ol' down-home Southern hospitality and find those unique items in one of our antique malls, gift shops or specialty boutiques. In the fall, look for one of nature's agricultural beauties, "Snow in the South," and tour our many historic landmarks and homes year-round. [\(Source\)](#)

CORDELE INLAND PORT

The Cordele Inland Port is a rail-centric terminal that sends and receives containerized freight to and from the Georgia Ports Authority in Savannah, GA. As a critical element of Georgia Ports Authority's Network Georgia and its broader Rapid Routes initiatives, Cordele Intermodal Services created an inland gateway to the Port of Savannah, the second-largest port on the East Coast. The Cordele Inland Port, through Cordele Intermodal Services, offers a 200-mile rail route to the GPA's Garden City Terminal. This connectivity creates and expands international markets for regional businesses. The Cordele Inland Port is located less than one mile from I-75 and Georgia Highways 300 and 280. The Cordele Inland Port is located 10 miles from the Subject Property. [\(Source\)](#)

PROPERTY PHOTOS



DEMOGRAPHIC OVERVIEW

VIENNA, GEORGIA



POPULATION

1 MILE	3 MILES	5 MILES
1,586	2,965	3,739



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
705	1,262	1,600



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$61,968	\$63,021	\$66,020

ESRI 2023

LILLY

FINDLAY

VIENNA

1 mile

3 miles

5 miles

HIGHWOOD

27

215

257

7

PENIA

DRAYTON

GA Highway 27 E

195

Lamar Rd

Coney Rd N

Smith Rd

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.

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 26 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

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



26

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





JIMMY HUBBARD

V.P. The Industrial Group
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404-876-1640 x136

Jimmy Hubbard is a commercial real estate professional specializing in the acquisition, disposition, and leasing of industrial properties. He started his career in the material handling industry as a salesman for both Toyota and Caterpillar forklifts; there he gained valuable knowledge of the supply chain, warehousing, and logistics industries.

A native of Birmingham, AL, Jimmy graduated from the University of Alabama, with degrees in Finance and Marketing. He is continuing his professional education by pursuing his Certified Commercial Investment Member (CCIM) designation and Certified Supply Chain Professional (CSCP) designation. With his industry experience, financial acumen, and Bull Realty's cutting-edge marketing and research, Jimmy can assist you with any of your industrial real estate needs.

Jimmy lives in Decatur with his wife Samantha and two dogs.

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 930 E Union Street, Vienna, 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 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 , 2024.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

JIMMY HUBBARD

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BULL REALTY, INC.

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SIGN CONFIDENTIALITY
AGREEMENT ONLINE