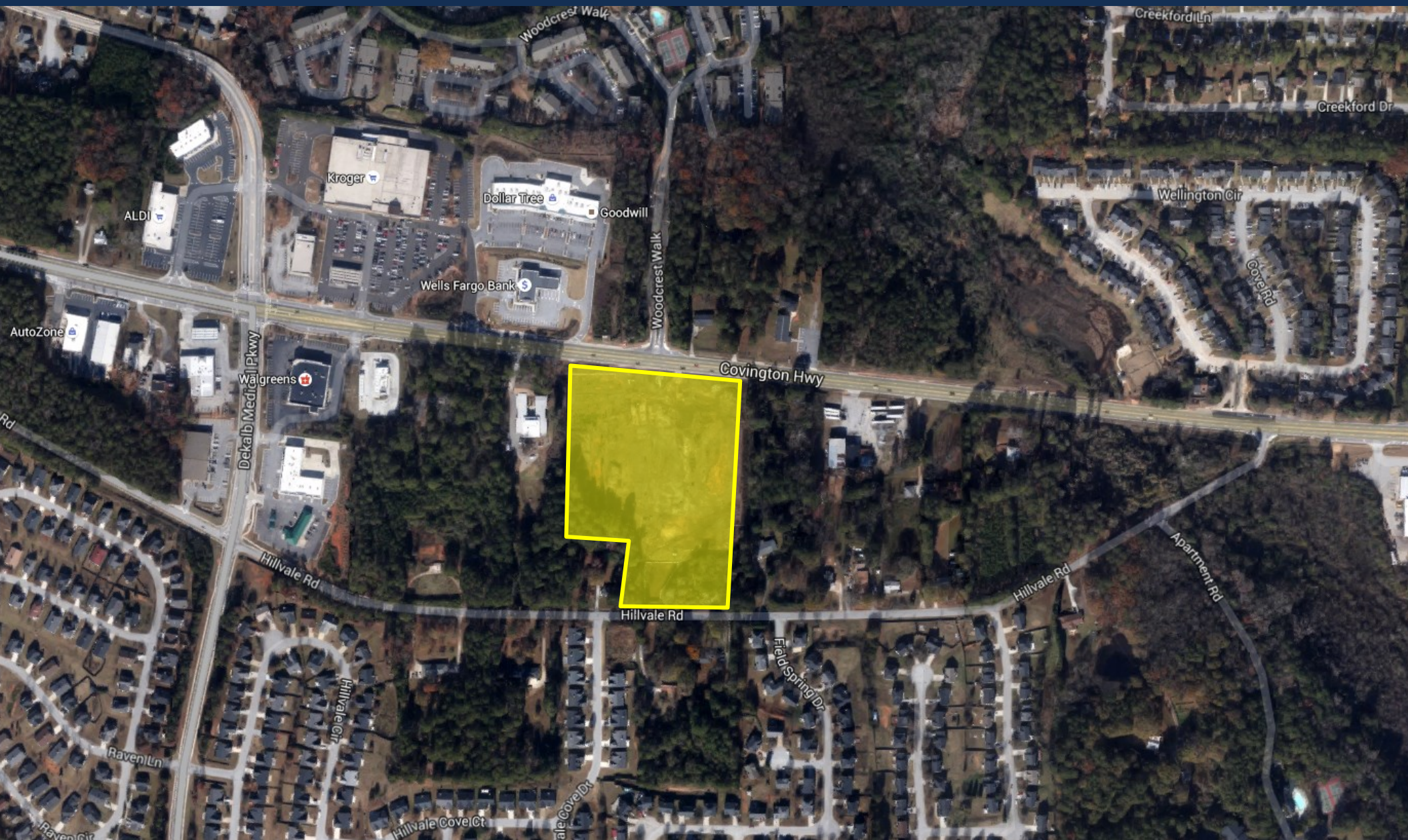


C-1 Zoned Commercial Tract

9.3 Acres | Decatur, Georgia



For more information, please contact:

Jared Daley

(404) 876-1640 x 111

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C-1 Zoned Commercial Tract
9.3 Acres | Decatur, Georgia

- Large C-1 zoned commercial tract in Decatur, Georgia
- The parcel previously sold for \$2.9mm in 2010
- Buy it now for under 40% of that price

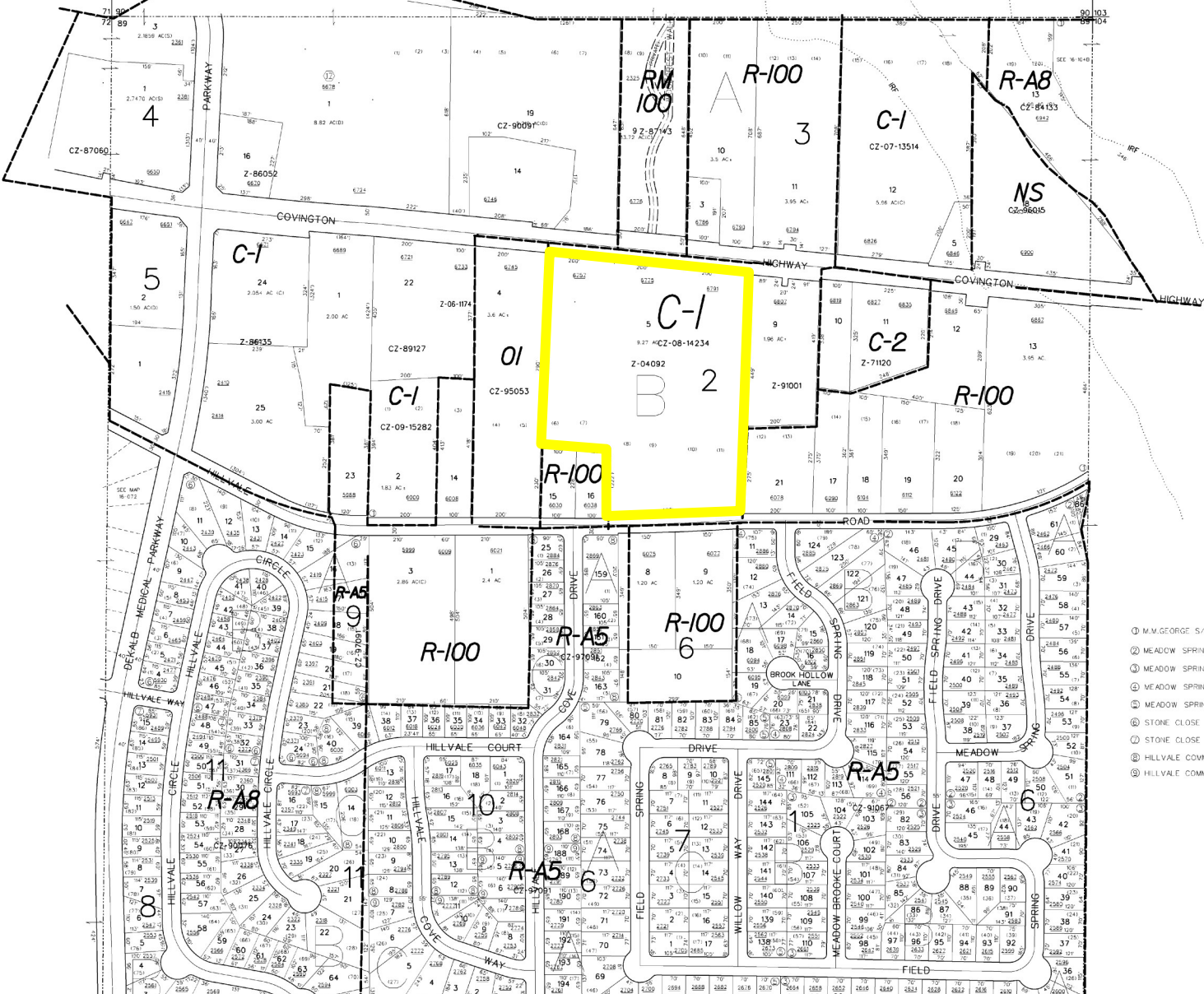
Property is offered for sale at \$1,100,000



Property Address	6757 Covington Highway Decatur, GA 30035
County	Dekalb
Parcel ID	16 089 02 005
Lot Size	9.3 Acres
Zoning	C-1
2016 Taxes	\$15,448.24

Parcel Map

C-1 Zoned Commercial Tract Decatur, Georgia

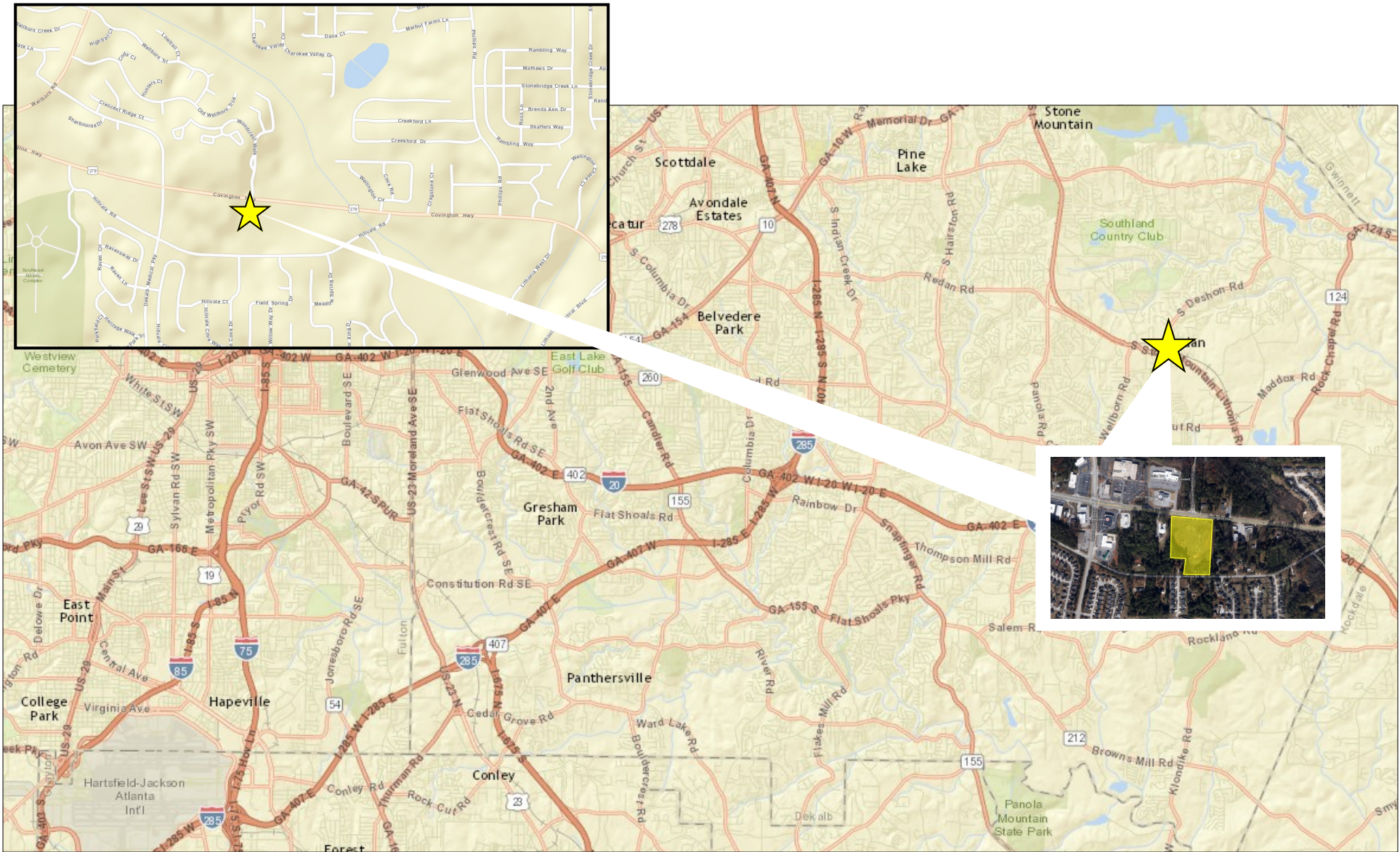


- ① M.M. GEORGE S/D PB.13 P.76
- ② MEADOW SPRING UNIT-1, 99/93, PEVS9/104
- ③ MEADOW SPRING UNIT-2, 100/111
- ④ MEADOW SPRING UNIT-3, 101/120
- ⑤ MEADOW SPRING UNIT-3 PHASE-2, 102/70
- ⑥ STONE CLOSE UNIT-1, 106/12
- ⑦ STONE CLOSE UNIT-2, 107/72
- ⑧ HILLVALE COMMONS UNIT-1 PHASE-1, 107/85
- ⑨ HILLVALE COMMONS UNIT-2, PB.13/99



Location Maps

C-1 Zoned Commercial Tract Decatur, Georgia



Retail Aerial View

C-1 Zoned Commercial Tract
Decatur, Georgia



Demographics & Traffic Count

C-1 Zoned Commercial Tract
Decatur, Georgia

2016 Demographic Summary (Esri)	
One Mile Radius	
Population	14,444
Households	5,092
Average Household Income	\$56,960
Three Mile Radius	
Population	106,107
Households	41,591
Average Household Income	\$65,054
Five Mile Radius	
Population	269,629
Households	105,567
Average Household Income	\$71,392



About The Area

C-1 Zoned Commercial Tract Decatur, Georgia



Decatur, Georgia

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun for all kinds of families is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA or the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. Ponce de Leon Avenue is the main street, connecting Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary within the city limits. Branches of the Art Institute of Atlanta and DeVry University bring hundreds of commuting students, faculty and staff to our downtown square. Emory University is close by with a free shuttle carrying students and residents between campus and downtown Decatur. And with more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in our walkable tree-shaded downtown.



Decatur is a destination in itself for foodies, fashionistas and fun-lovers. They flock here for our critically acclaimed restaurants, including Cakes & Ale, Watershed, Leon's, Twain's and the Brickstore, that emphasize farm-to-table concepts and hand-crafted beers. Storefront boutiques like Squash Blossom, Boogaloos, Vivid and Rokit specialize in the latest trends with a spotlight on organic, fair trade goods, sustainable materials and local designers. At night, musicians take the stage at Eddie's Attic where the Indigo Girls, Sugarland, Sean Mullins and John Mayer played in their early days and still drop by for surprise visits. Live music of all genres can be found at numerous other venues in downtown Decatur and Oakhurst Village just to the south.

The tech-friendly downtown with the availability of municipal wi-fi makes it easy to stay connected with the world from a sidewalk café table. Make Decatur your hometown away from home -- stay here, dine and shop here, and venture forth to top destinations including the Carlos Museum at Emory University, Stone Mountain Park, Fernbank Museum, the SCAD gallery, the Georgia Aquarium, World of Coca-Cola, Atlanta Cyclorama, Wrens Nest House Museum, and more.





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JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, helping clients buy, sell or lease office properties around the Atlanta metro market and selling and leasing automotive related properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs, and determine how to best deal with today's market.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music, and standard bred horses.

Jared has experience in office, automotive properties and all types of commercial real estate. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed over the past six years. The leases consisted of office, warehouse, and automotive facilities. Additional transactions include dozens of property sales over that same period of time.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

Bull Realty is a commercial real estate sales, leasing and advisory firm licensed in ten southeast states headquartered in Atlanta. The firm was founded twenty years ago with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation.

- Client services include acquisition, disposition, project leasing, tenant representation, asset management, auctions and consulting services.
- Advisors focus on specific property types and services to provide expertise in their sectors including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality, sale-leaseback and single tenant net lease properties.
- Disposition services for appropriate properties can include marketing on up to 415 websites, 17 marketing systems, 7 e-marketing systems, video, social media, auctions and national radio exposure.
- The firm produces and hosts The Commercial Real Estate Show, a talk radio show heard by millions of people around the country. Industry analysts, leading market participants and Bull Realty's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired weekly on radio stations for six years and is available anytime on iTunes, YouTube and www.CREshow.com.