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**Hotel
Site**

RaceTrac

400

19

Offering Memorandum

PROPOSED HOTEL DEVELOPMENT
SITE | 2 ACRES

**Parcel Lines are Estimated and a Conceptual Site Plan is Available Upon Request*



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Hotel
Site

RaceTrac

400

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

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.

EXECUTIVE SUMMARY

PROPOSED HOTEL DEVELOPMENT SITE | 2 ACRES



EXECUTIVE SUMMARY

2 acres zoned CHB land available with direct access and excellent visibility from GA 400. All utilities are available including sewer.

RaceTrac Petroleum constructed one of their new Flagship stores on the corner in 2011, and it has proven to be one of their top producing stores in the region. A traffic signal was installed on the corner of Whitmire Drive and GA Highway 400 in late 2016.

The adjacent property to the north is home to Dawson Marketplace, a new Kroger grocery anchored retail development, with Restoration Hardware being the latest national retailer recently completing construction. A few hundred yards further north on the east side of Georgia Highway 400 is Dawson Crossroads, a new Publix anchored retail center. Home Depot, Super Walmart, Ingles and several small strip centers are also within 1-2 miles. Two new apartment complexes are under construction nearby, and two large medical campuses (Northside Hospital and Northeast Georgia Medical Center) are expanding their footprint along this commercial corridor as well.

PROPERTY HIGHLIGHTS

- 2 acres zoned CHB
- Up to 13 acres available
- Zoning allows for wide variety of uses including hotel and retail (please see pages 10-11 for a full list of permitted uses)
- Parcel ID: 107-078-003
- All utilities available on site
- Close proximity to North Georgia Premium Outlets
- Adjacent to Dawson Marketplace and Dawson Crossroads retail centers

PRICE | \$950,000



PROPERTY OVERVIEW

PROPOSED HOTEL DEVELOPMENT SITE | 2 ACRES

Address: GA Highway 400, Dawsonville, GA 30534

County: Dawson

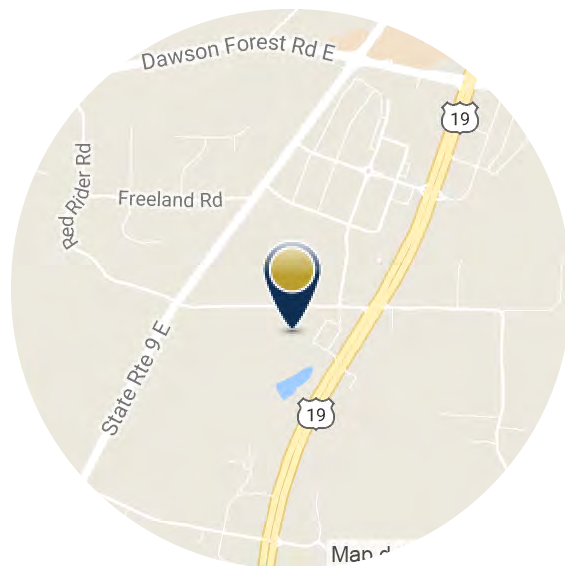
Site Size: 2 acres

Parcel ID: 107-078-003

Zoning: CHB

Proposed Use: Retail/hospitality

Sale Price: \$950,000



ADDITIONAL PHOTOS

PROPOSED HOTEL DEVELOPMENT SITE | 2 ACRES



Neighboring Kroger-anchored shopping center



Hotel site looking southeast

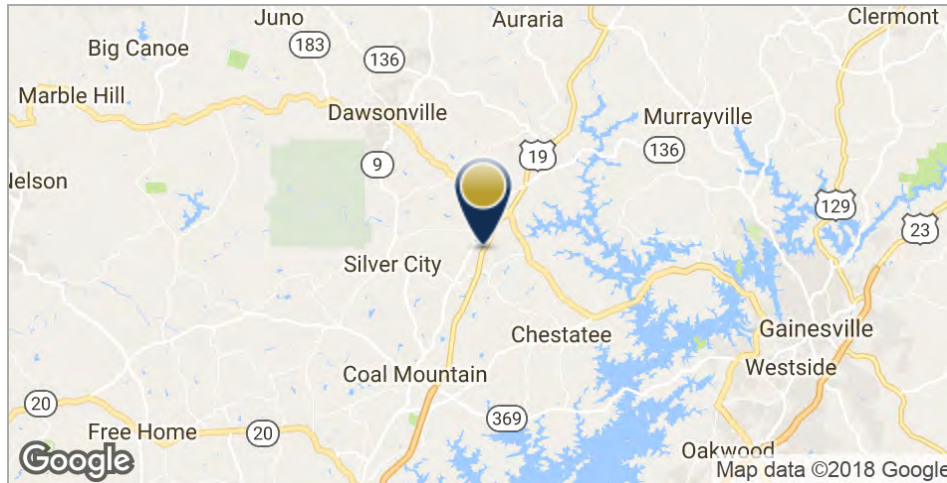


Hotel site looking east



LOCATION MAPS

PROPOSED HOTEL DEVELOPMENT SITE | 2 ACRES



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	895	21,843	88,040
MEDIAN AGE	38.4	37.4	37.1
MEDIAN AGE (MALE)	38.2	37.1	36.7
MEDIAN AGE (FEMALE)	38.5	37.8	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	331	7,852	31,295
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$80,825	\$79,045	\$80,199
AVERAGE HOUSE VALUE	\$259,040	\$258,484	\$268,293

Source: ESRI

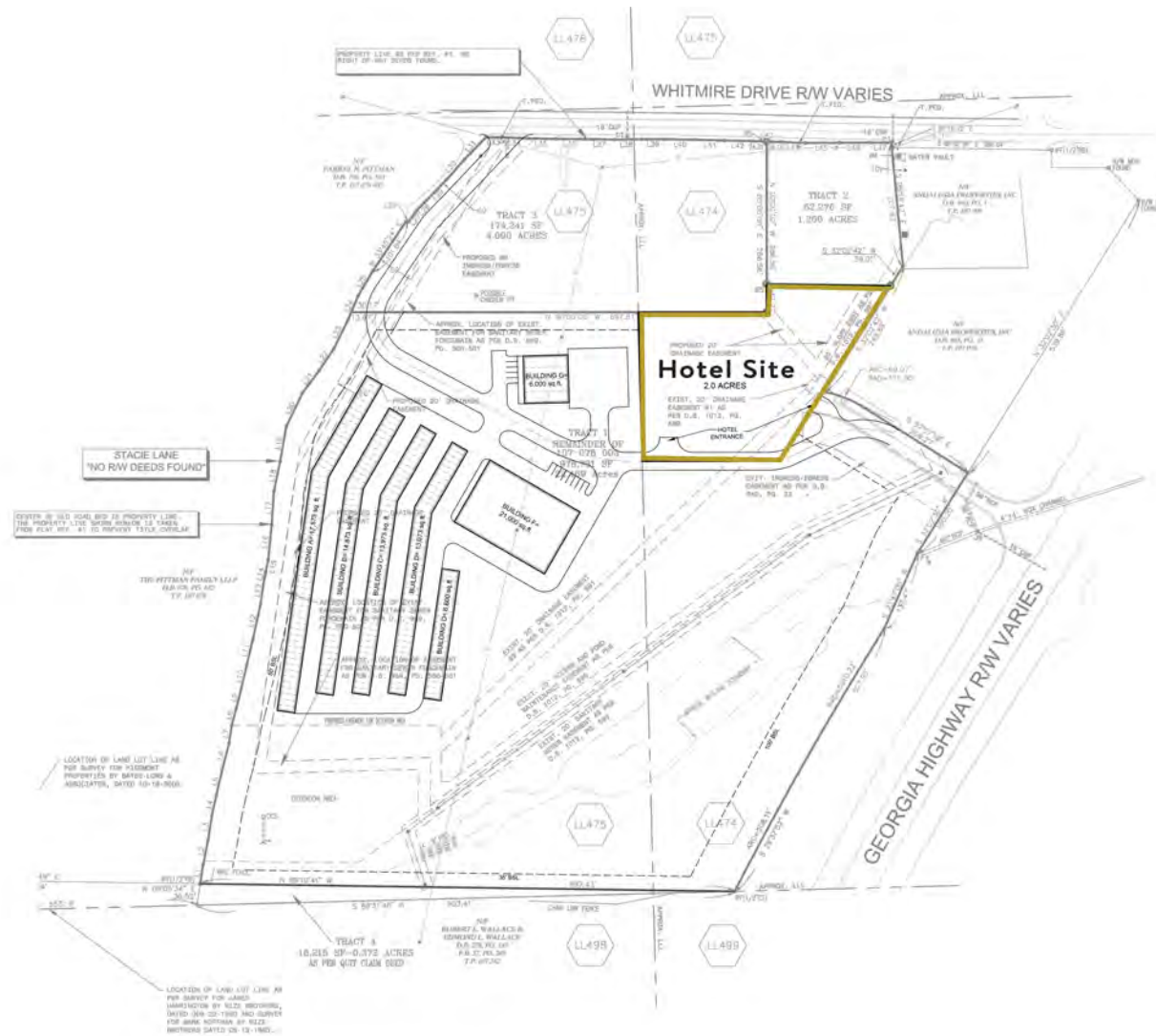
LOCATION DESCRIPTION

Located only 6/10 mile South of the North Georgia Premium Outlets at the corner of Whitmire Rd and Georgia Hwy 400, this commercial site has almost 1,000 feet of frontage on Georgia Highway 400. The North Georgia Premium Outlets are one of Georgia's most visited retail sites, attracting more than 6 million shoppers annually.



SITE PLAN

PROPOSED HOTEL DEVELOPMENT SITE | 2 ACRES



C-HB HIGHWAY BUSINESS COMMERCIAL DISTRICT

Sec. 121-102. - C-HB Highway Businesses Commercial District.

(A) Highway business commercial districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers.

(B) Permitted uses. The following uses are allowed within this district. Uses not listed in this subsection are prohibited in this district.

1. Any use permitted in a C-CB district. (except the 5,000 square feet floor area limitation is excluded).
2. Any use permitted in C-OI district.
3. Hotel or motel, restaurants, cafes, or like establishments.
4. Automobile, boat or farm implement sales or rental businesses.
5. Assisted living facility, nursing homes.
6. Automobile or boat repair and service garages.
7. Retail building supply stores and warehouses.
8. Painting shops, printing shops, and sales outlets.
9. Farmers market, flea markets.
10. Greenhouses and nurseries.
11. Furniture and appliance sales.
12. Theaters, bowling alleys, pool halls.
13. Radio or television broadcasting studios.
14. Funeral homes and mortuary.
15. Bus terminals, taxi stands, parking garages.
16. Mini-warehouses.
17. Dry-cleaning establishments.
18. Intensive recreation facilities (music parks, recreation vehicle parks, multiple ownership camping areas, racetracks, sports arenas, gun ranges, etc.) after planning commission review and approval of the board of commissioners.
19. Public recreational, emergency service, utility, and semi-public uses.
20. Wholesale landscape supply yards (mulch, rocks, pine straw, etc.)

(C) Prohibited uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
2. Manufacturing, processing or other uses specifically listed as permitted uses in the restricted industrial district.



(D) Building requirements. The minimum area, yard, setback, and building requirements in the C-HB District are as follows:

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See section 121-99—A, side yard—25 feet; rear yard—25 feet.
 - a. Exceptions: No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional ten feet setback may be required in order to provide a ten-foot wide screen or buffer at the discretion of the planning commission or board of commissioners to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.
3. Maximum building height. Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the county fire marshal is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the planning commission after public notice and hearing.
4. Screens or buffers. Where noise, visual effects, or distracting activity is determined by the planning commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the planning commission or board of commissioners to reduce the undesirable effects.

(E) Full disclosure. Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the planning director within 15 days. Information provided herein shall be provided to the emergency medical service, the fire department and the sheriff's department.



ABOUT THE AREA

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DAWSONVILLE

Dawsonville, GA is the official government seat of Dawson County and is located about 10 miles northwest of Lake Lanier, a beautiful man-made reservoir that is used as a source of drinking water by the City of Atlanta.

Dawsonville is 10 miles south of Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Millions of people travel to Lake Lanier and Amicalola State Park each year to enjoy sightseeing, swimming, boating, camping, fishing and tourism accounts for a significant portion of Dawson County's economy.

Dawsonville hosts a number of festivals and events, including the Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with cars, arts and crafts displays, clogging and other entertainment.

Dawsonville is also the home of NASCAR Champion, Bill Elliott. Stop by the Georgia Racing Hall of Fame Museum to see a large display of racing memorabilia.





DARRELL CHAPMAN

Broker



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Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 21 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 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 disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com

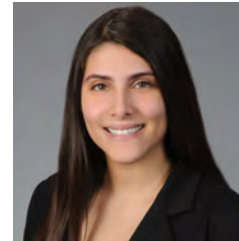


TEAM PROFILE

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