



## Offering Memorandum

BUFORD SELF-STORAGE SITE | 1.63  
ACRES



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



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Exclusively listed by Bull Realty, Inc.

# DISCLAIMER

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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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

# EXECUTIVE SUMMARY

BUFORD SELF-STORAGE SITE | 1.63 ACRES



## PROPERTY OVERVIEW

1.63 acre parcel graded with all utilities is pre-approved for the construction of a climate controlled self-storage facility. A conceptual site plan and special use permit have been approved and are available for use. This property is in a fantastic location near the Mall of Georgia, directly in front of the large Dakota Mill Creek apartment community and surrounded by dense residential communities.

## PROPERTY HIGHLIGHTS

- 1.63 acre site near the Mall of Georgia in Buford
- Permit approved for climate controlled self-storage
- Survey and all utilities available
- Flat topography
- Parcel ID R7144 028
- High income demographic area
- Frontage on two streets - Mall of Georgia Boulevard and Appaloosa Lane
- Near the large Dakota Mill Creek apartment community

**PRICE | \$1,665,000**



# PROPERTY OVERVIEW

BUFORD SELF-STORAGE SITE | 1.63 ACRES

Address: 1794 Mall of Georgia Blvd, Buford, GA 30509

County: Gwinnett

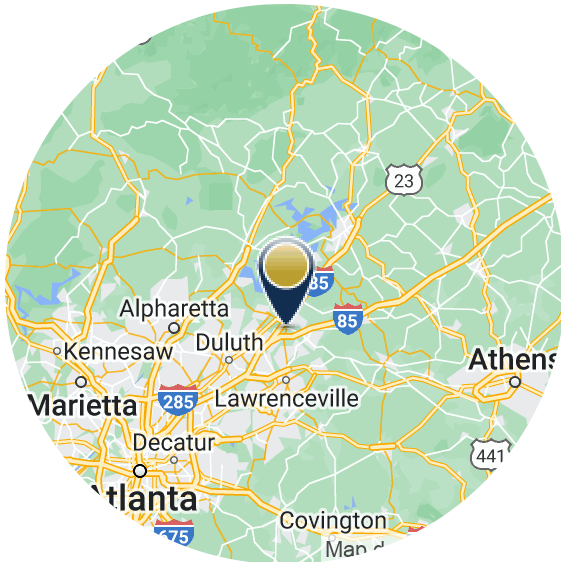
Site Size: 1.63 Acres

Parcel ID: R7144 028

Zoning: C2

Proposed Use: Self-storage

Sale Price: \$1,665,000



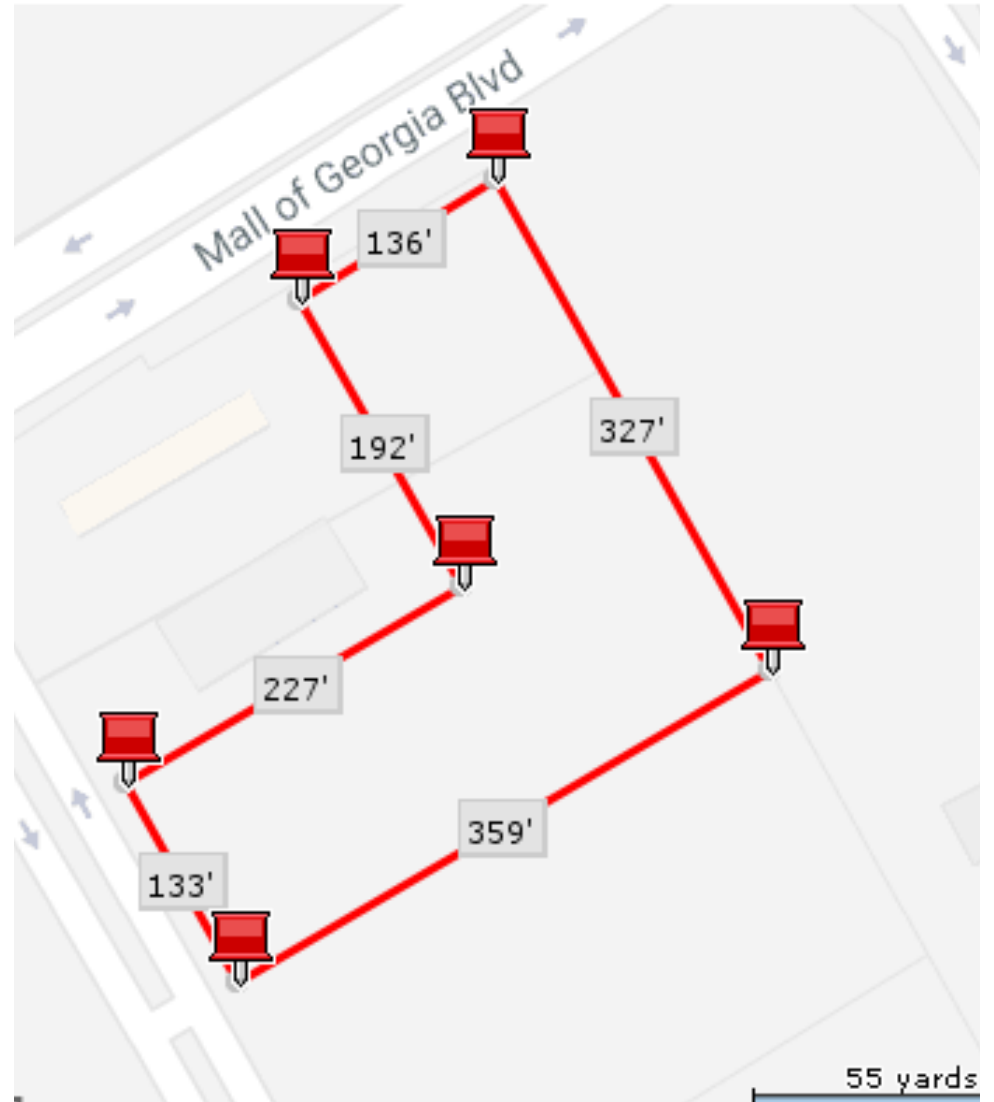
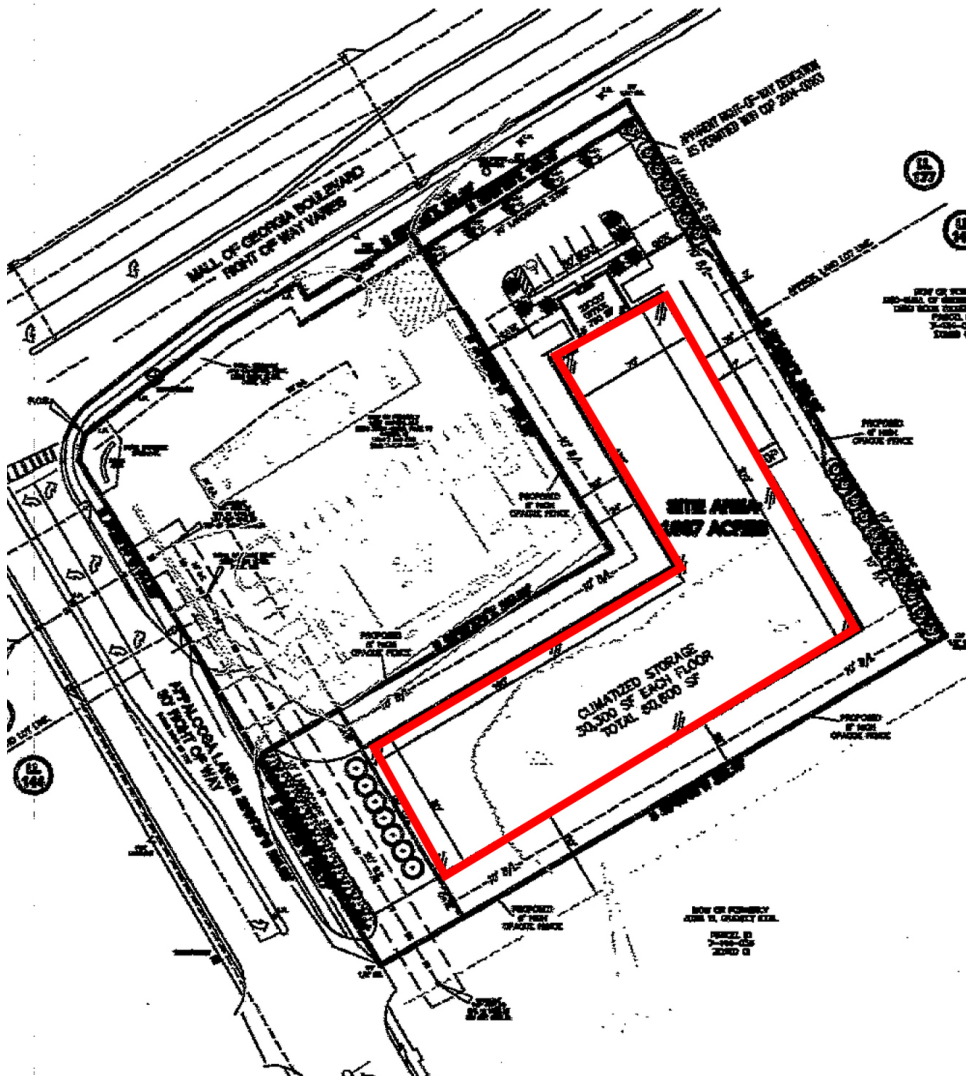






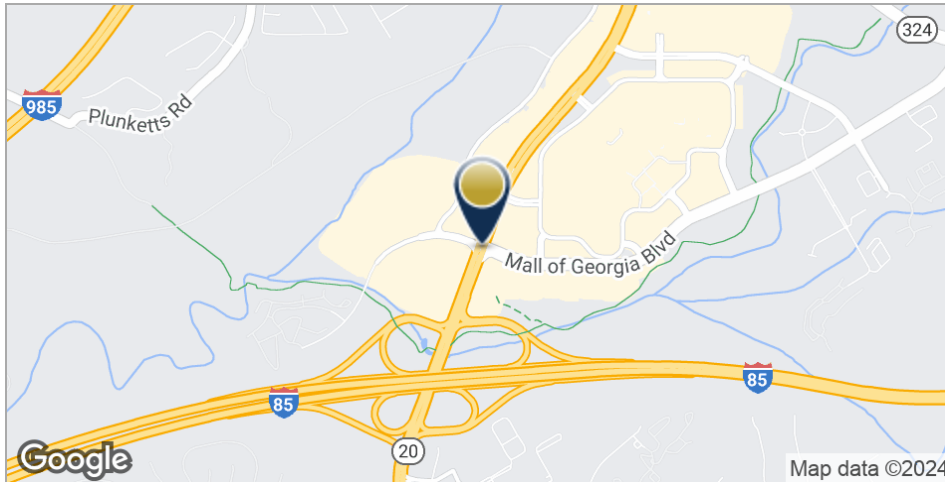
# SITE PLAN

**BUFORD SELF-STORAGE SITE | 1.63 ACRES**



# LOCATION MAPS

BUFORD SELF-STORAGE SITE | 1.63 ACRES



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,967	117,259	427,106
MEDIAN AGE	33.4	34.6	34.2
MEDIAN AGE (MALE)	32.4	33.6	33.5
MEDIAN AGE (FEMALE)	34.6	35.6	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,343	37,810	138,515
# OF PERSONS PER HH	3.0	3.1	3.1
AVERAGE HH INCOME	\$76,734	\$83,362	\$87,491
AVERAGE HOUSE VALUE	\$213,716	\$229,547	\$273,087

Source: ESRI

## LOCATION DESCRIPTION

This property is located in Buford, GA within the Gwinnett County limits. It is in a fantastic location near the Mall of Georgia, directly in front of the large Dakota Mill Creek apartment community and surrounded by dense residential communities.



# RETAILER MAP

BUFORD SELF-STORAGE SITE | 1.63 ACRES











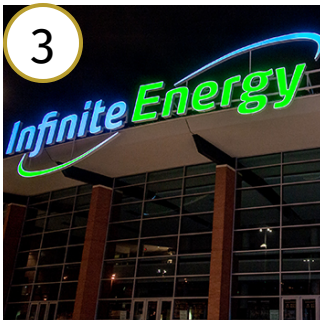
## LAKE LANIER ISLANDS

Situated along the shores of Lake Sidney Lanier, Lake Lanier Resort features 1,500 scenic acres, beckoning to families and corporate groups alike. Encompassing immense natural beauty in an intimate setting, this luxury resort and hotel in Buford, GA is perfect for family vacations, romantic escapes, business conferences, weddings and more.



## THE MALL OF GEORGIA

The Mall of Georgia is the largest mall within the state of Georgia with over 200 stores including the anchor department stores Belk, Dillard's, JCPenney and Macy's. It is part of Simon Property Group and features an IMAX theater and many dining options. Surrounding the mall is one of the largest retail districts in the Metro-Atlanta area.



## INFINITE ENERGY CENTER

Located just off of I-85 and Sugarloaf Parkway, the Infinite Energy Center is minutes from the outside of Atlanta. The center holds 13,000 seats for world class entertainment. The center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets, and celebrations.



## LITTLE KOREA

Gwinnett County is the most diverse county in the Southeast boasting large influence and population from Asian and Hispanic immigrants. Gwinnett County has been heralded the Seoul of the South with its rich Korean culinary scene. Many Asian supermarkets and restaurants can be found along Buford Highway for a delicious excursion!



## THE CHATTAHOOCHEE RIVER

Lying within the Chattahoochee National Forest, the Chattahoochee River originates in the Blue Ridge Mountains to provide metro Atlanta with amazing outdoor recreation. Commonly referred to as "The Hooch" the Chattahoochee River has served a summer staple for family fun, lazy river tubing and countless summer memories.



## GEORGIA GWINNETT COLLEGE

Georgia Gwinnett College was founded in 2005 as a dynamic learning community. More than 12,000 students are currently enrolled with 68% being full time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high-value, low-cost option for students seeking higher education.



**DARRELL CHAPMAN**  
**Partner, Bull Realty**



## **Bull Realty Inc.**

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## **Professional Background**

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. 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 24 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

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

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.



# CONFIDENTIALITY AGREEMENT

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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 1794 Mall of Georgia Blvd. 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 Bull Realty, Incorporated 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 \_\_ / \_\_ / \_\_

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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