

Atlanta



Serenbe

Newnan

Peachtree City

Offering Memorandum

CHATTAHOOCHEE HILLS LAND | 200 ACRES



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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BullRealty.com
200 Acres



Exclusively listed by Bull Realty, Inc.

DISCLAIMER

CHATTAHOOCHEE HILLS LAND | 200 ACRES

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.

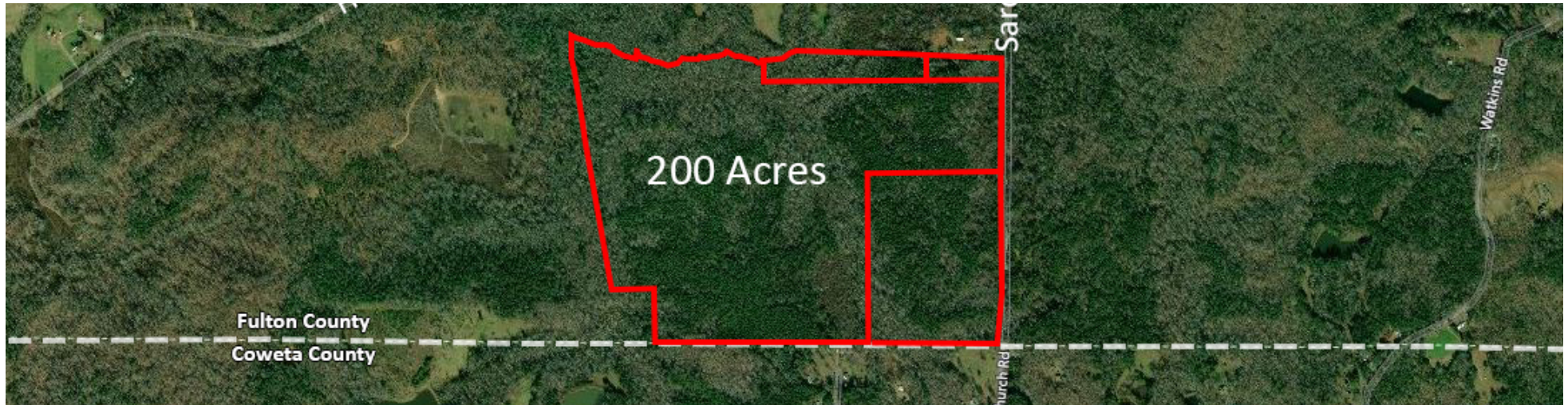
This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to 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

CHATTAHOOCHEE HILLS LAND | 200 ACRES



PROPERTY OVERVIEW

This is an excellent opportunity to own a 200 acre land tract in the beautiful city of Chattahoochee Hills in South Fulton County. The site is a short drive to the renowned Serenbe Community, fifteen minutes from Newnan and 30 minutes from Atlanta's Hartsfield-Jackson International Airport. The Chattahoochee Hills community's goal is to improve, preserve, protect and maintain the City's parks and greenspaces. The subject property is also located within close proximity to several area parks, such as Hutcheson Ferry Park (2 miles), Rico Park & Athletic Field (4 miles) and Cochran Mill Park (8 miles).

PROPERTY HIGHLIGHTS

- 200 wooded acres
- Currently zoned RL- Rural District
- Over 2,500' of frontage on Sardis Road
- Possible uses include future development, investment, estate home and hunting
- Located in the beautiful Chattahoochee Hills community
- Two miles from the renowned Serenbe Community
- Fifteen minutes from Newnan and thirty minutes from Atlanta's Hartsfield-Jackson International Airport

PRICE | \$1,200,000

PROPERTY OVERVIEW

CHATTAHOOCHEE HILLS LAND | 200 ACRES

Address: Sardis Road, Chattahoochee Hills, GA 30268

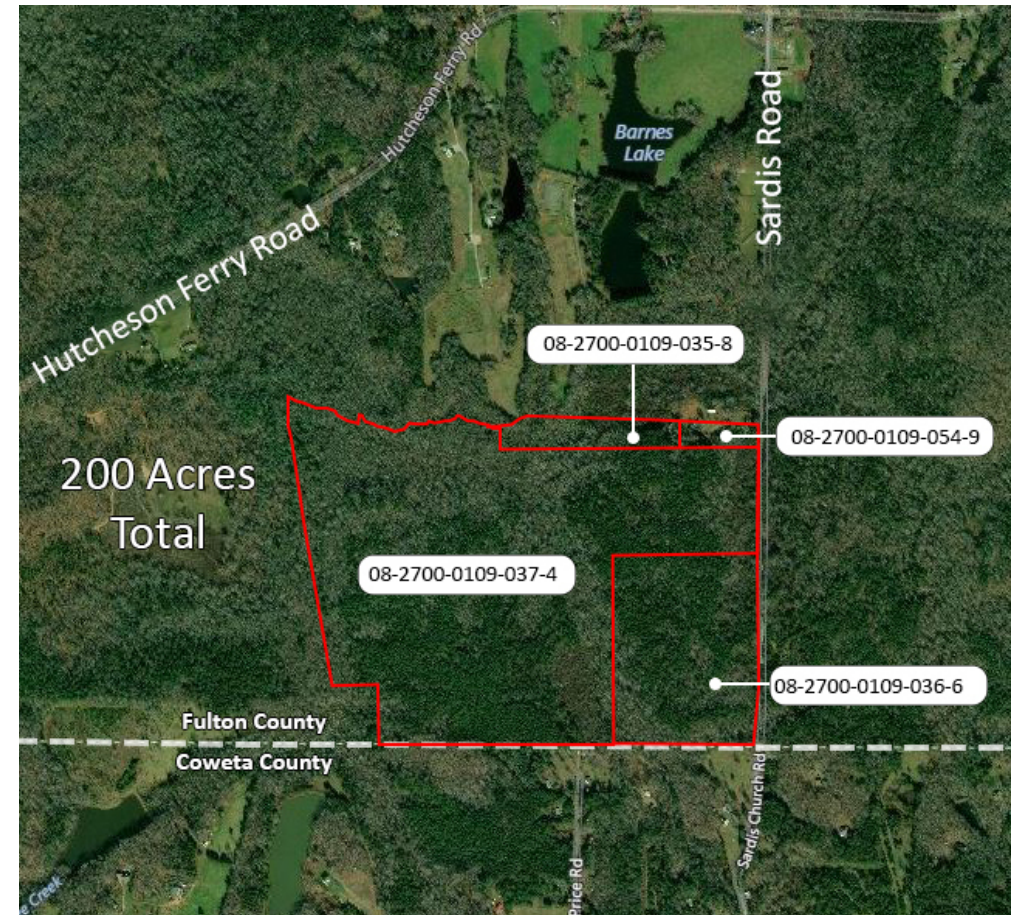
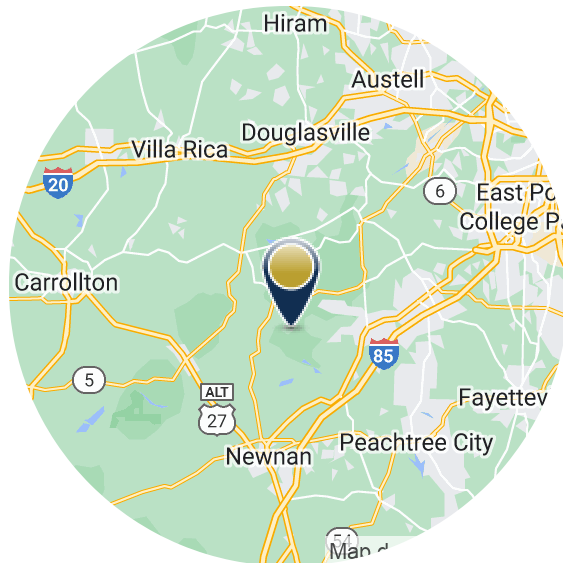
County: Fulton

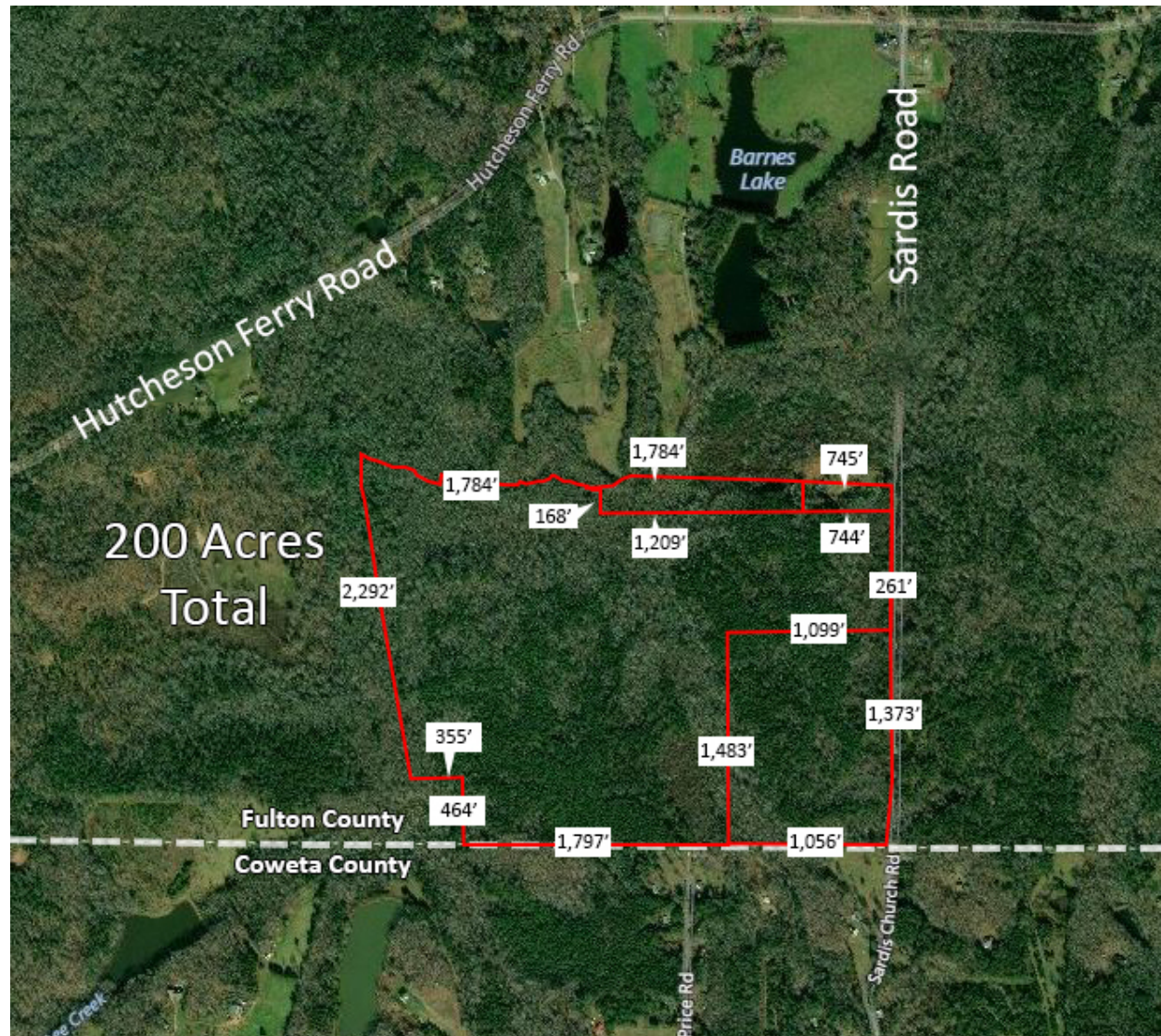
Site Size: 200 Acres

Parcel IDs: 08270001090374, 08270001090358
08270001090549, 08270001090366

Zoning: RL - Rural District

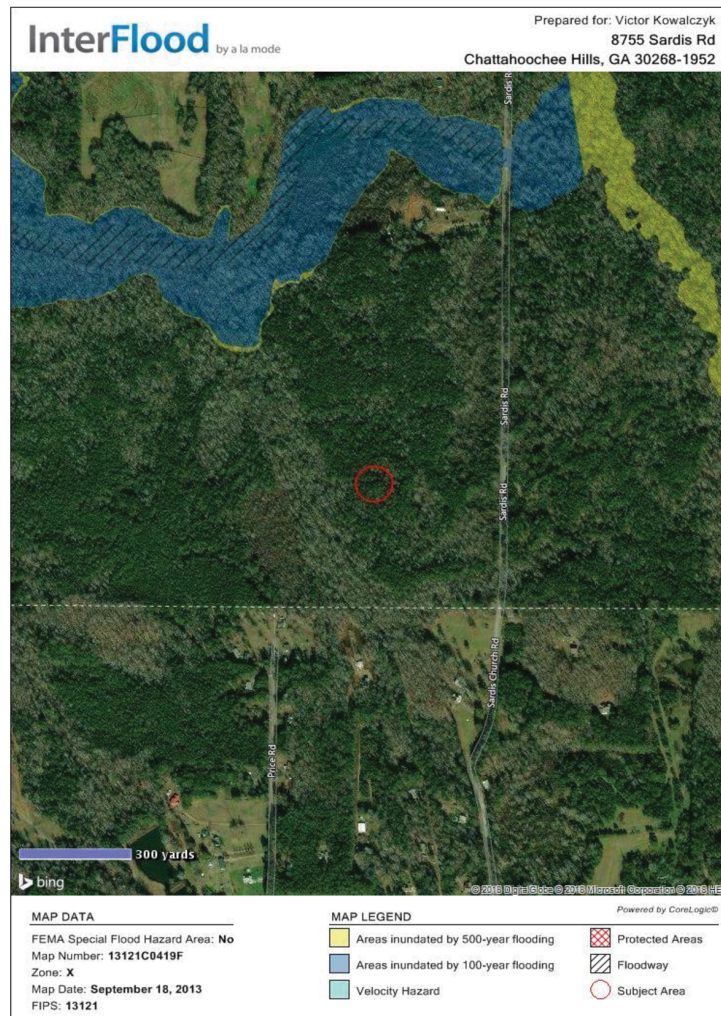
Sale Price: \$1,200,000





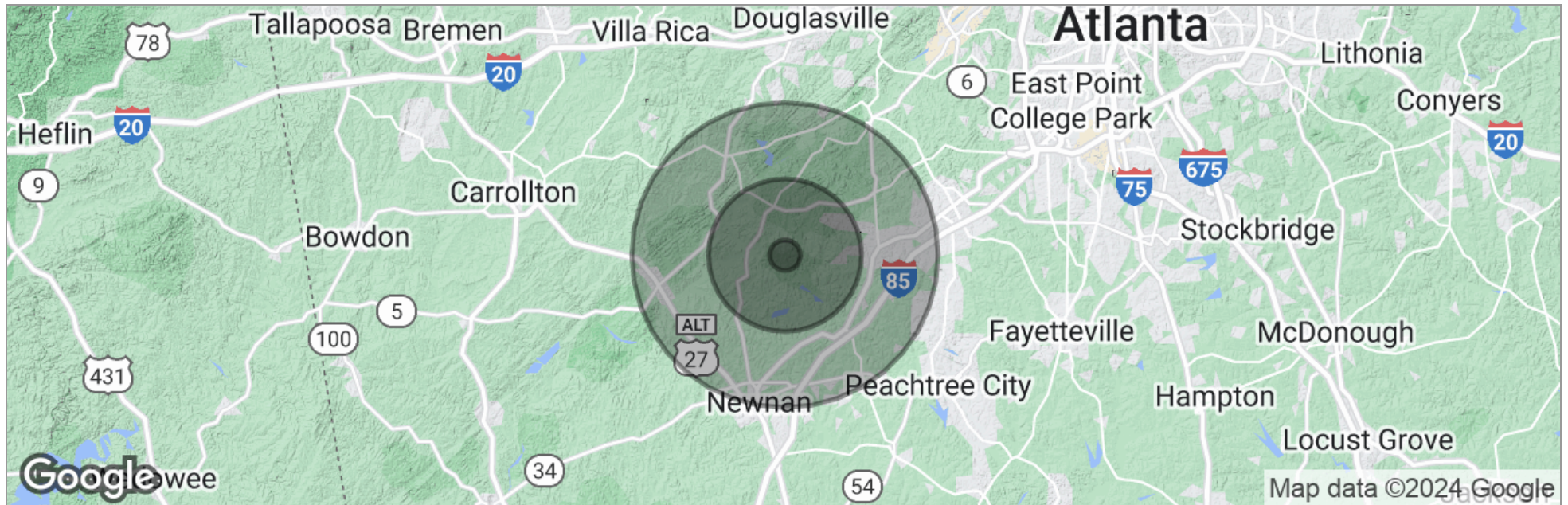
FLOOD MAP

CHATTAHOOCHEE HILLS LAND | 200 ACRES



DEMOGRAPHICS MAP

CHATTAHOOCHEE HILLS LAND | 200 ACRES

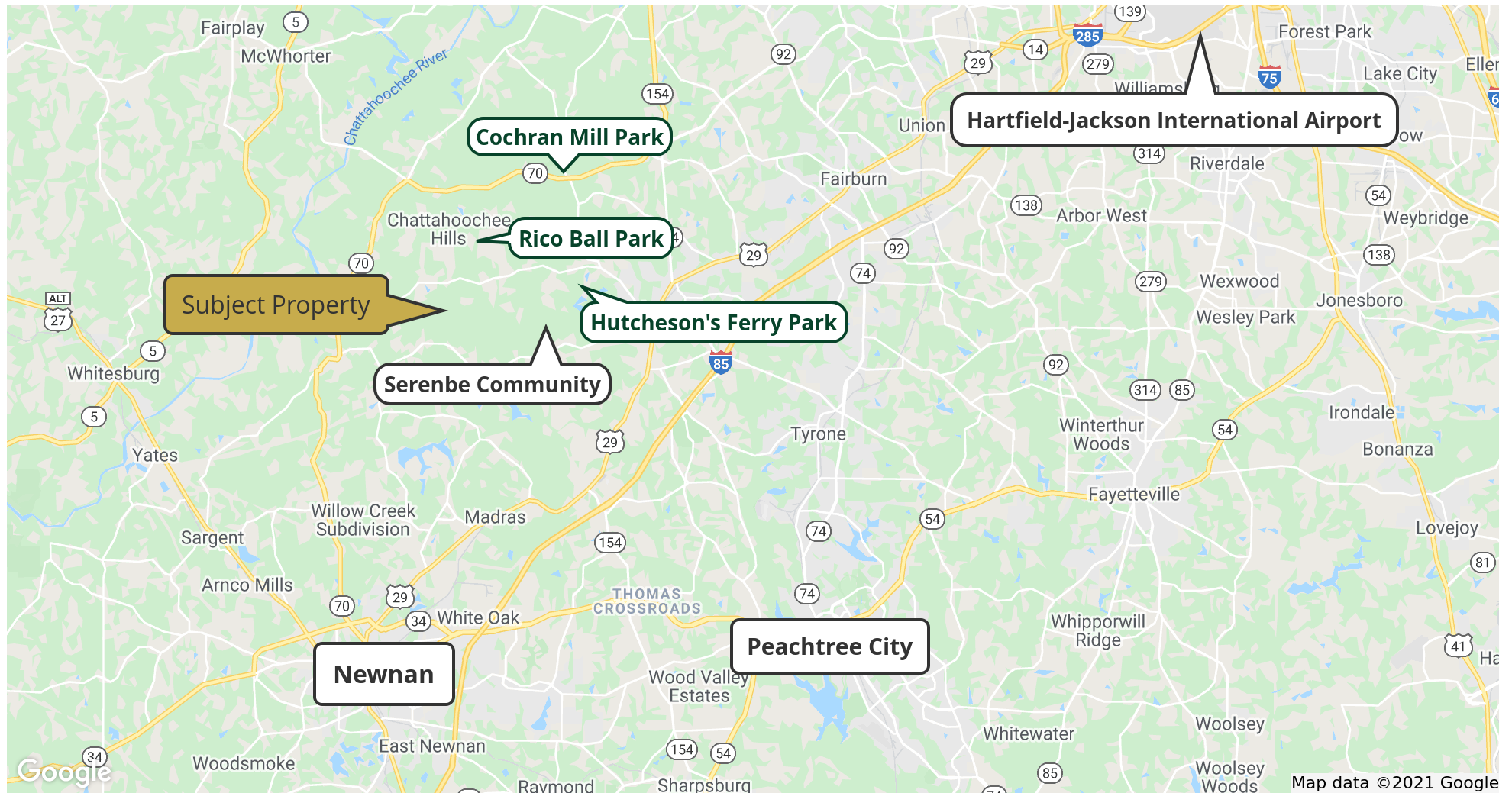


	1 Mile	5 Miles	10 Miles
Total Population	123	10,974	98,544
Population Density	39	140	314
Median Age	39.5	38.7	36.4
Median Age (Male)	40.8	39.0	35.6
Median Age (Female)	38.3	38.4	36.9
Total Households	53	4,065	35,661
# of Persons Per HH	2.7	2.8	2.8
Average HH Income	\$103,449	\$108,743	\$87,910
Average House Value	\$320,382	\$283,743	\$231,245

* Demographic data derived from 2020 ACS - US Census

IN THE AREA

CHATTAHOOCHEE HILLS LAND | 200 ACRES



ABOUT THE AREA

CHATTAHOOCHEE HILLS LAND | 200 ACRES

CHATTAHOOCHEE HILLS

Chattahoochee Hills is a newly founded area established in 2007. This developed from attempts to incorporate all of Fulton County into cities following the 2005 incorporation of Sandy Springs in the north part of the county, as well as local efforts to take control of zoning in the multi-county Chattahoochee Hill Country area. During the 2006 session, the Georgia General Assembly passed a law allowing the Fulton section of the area to incorporate as a city (the only type of municipality allowed in Georgia), the purpose being the municipalization of that county, and to allow local residents to have local control of zoning.

On June 19, 2007, residents voted by an 83% to 17% margin in a local referendum to incorporate the 33,000-acre portion within Fulton as the city of "Chattahoochee Hill Country". Chattahoochee Hill Country became a city on December 1, 2007, with the first elected officials taking office a few days later. On September 23, 2008, the city was renamed by an ordinance as "Chattahoochee Hills".

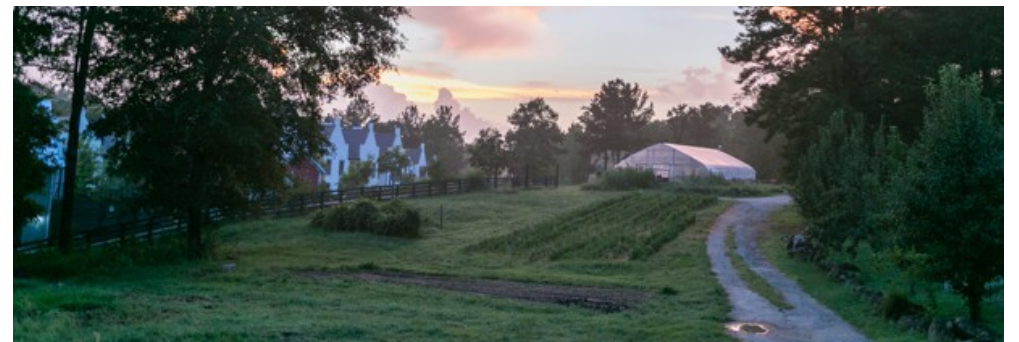
The city's Department of Parks and Recreation is working toward providing all residents and visitors with high quality parks, facilities and recreational opportunities. Citizen's lives are enhanced by community use of parks that are safe, affordable and enriching.

SERENBE COMMUNITY

The Serenbe community is a progressive, wellness community connected to nature and nestled in Chattahoochee Hills, GA, just outside of Atlanta. It is a community that is focused on wellbeing, and set among acres of preserved forests and working farms. It is also home to a community of people who believe that art and the creative process are essential elements of our health and humanity.

At Serenbe, there are gourmet restaurants in your backyard, stables full of horses you can ride along miles of trails and nationally known artists exhibiting in galleries across the street. The community is engaged and alive with outdoor performances, films, lectures and readings with friends, neighbors and notable visitors.

Serenbe Farms is a certified organic farm nestled in the Serenbe community, that offers over 300 varieties of vegetables, herbs, flowers, and fruits. Year-round cultural events include outdoor theater from Serenbe Playhouse, culinary workshops and festivals, music events, films and lectures, boutique shopping, art galleries, a spa and trail riding, plus a robust Artist in Residence program featuring dinners and talks.



Source: Serenbe.com, ChattHillsGA.us



JOHN DEYONKER

President, Land & Developer Services



Bull Realty Inc.

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Professional Background

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

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

CHATTAHOOCHEE HILLS LAND | 200 ACRES

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 Sardis Road. 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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