

BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION

500 Jesse Jewel Pkwy. SE | Suite 300 | Gainesville, GA 30501 | 770-536-3007



Executive Summary

For Sale \$750,000 | 2.40 +/- Acres

**3150 SNAPPFINGER RD.
DECATUR, GA**

CORE
PROPERTIES

WWW.COREPROPERTIESGA.COM | 470.228.0846

DISCLAIMER & LIMITING CONDITIONS

CONFIDENTIALITY

This Confidential 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 a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. 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 the Confidential 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 Confidential 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 Berkshire Hathaway HomeServices 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.

The Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interests 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 obligations to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied, or otherwise reproduced or disclosed to anyone without the prior written authorization of Berkshire Hathaway HomeServices or Owner / Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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PROPERTY OVERVIEW

SNAPPINGER RD. | DECATUR, GA



FLAT SHOALS & SNAPPINGER RD.

Approximately 2.4 Acres of Prime Real Estate, zoned NS, located near the intersection of Snapfinger Road and Flat Shoals Parkway. Approximately 1,000 feet of road frontage. Located minutes to I-20, includes Utilities, High Population Density, and a Site Plan is available. The 2 1/2 acre island bordered by the new and old road falls under zoning that will allow a convenience store and retail shops. DOT traffic count is about 25,000 a day on Snapfinger Road.

Price | \$750,000
Property | 2.40 +/- Acres

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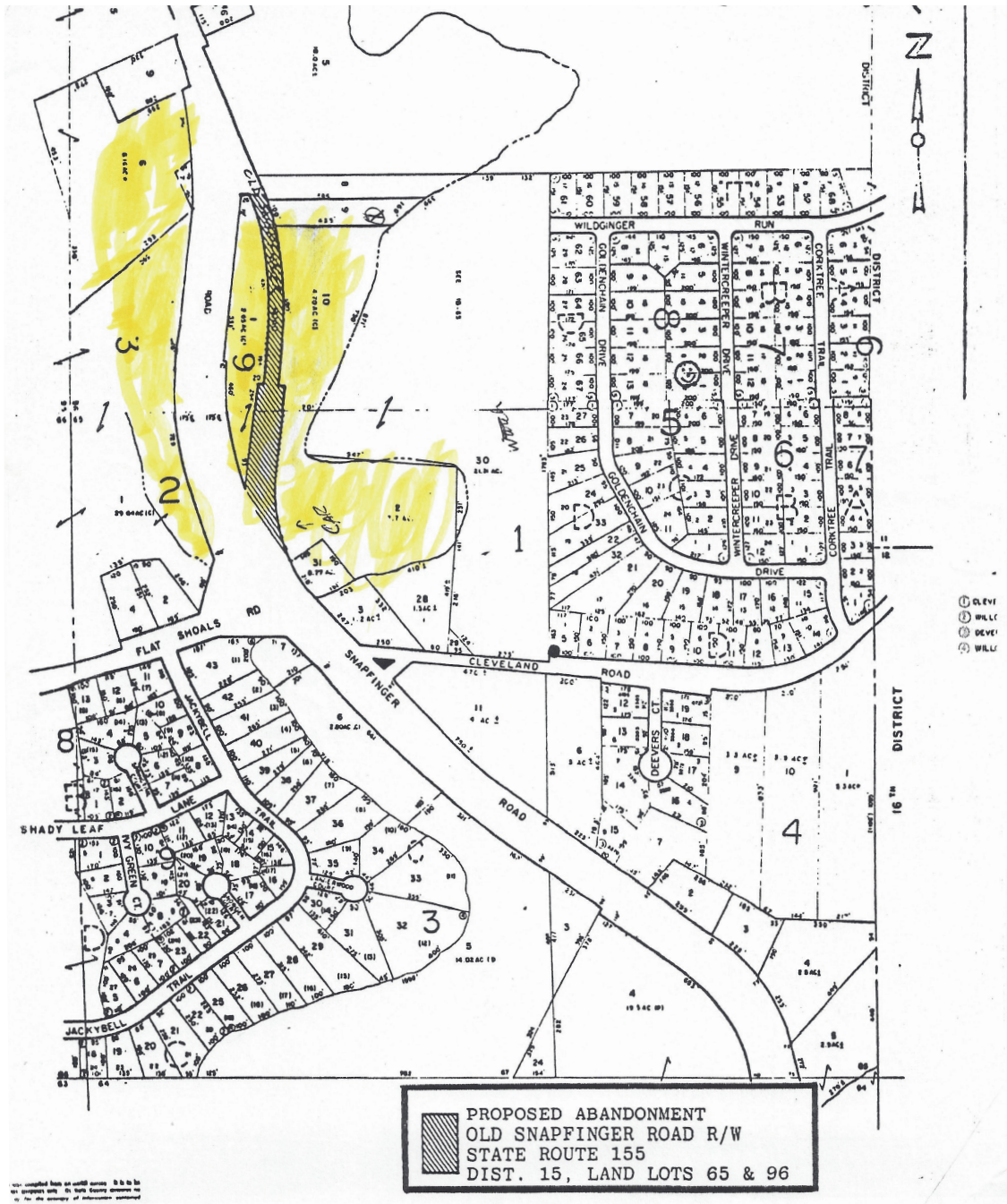
PROPERTY HIGHLIGHTS

EXECUTIVE SUMMARY

- 2.40 +/- Acres
- 1000 feet of road frontage
- Minutes to I-20
- Utilities, curbing, and entrance in place
- High Population Density
- NSD or NF
- 2 1/2 acre island bordered by the new and old road
- Zoning that will allow a convenience store and retail shops.
- DOT traffic count is about 25,000 a day on Snapfinger Road.

LAND PLAT

PARCEL

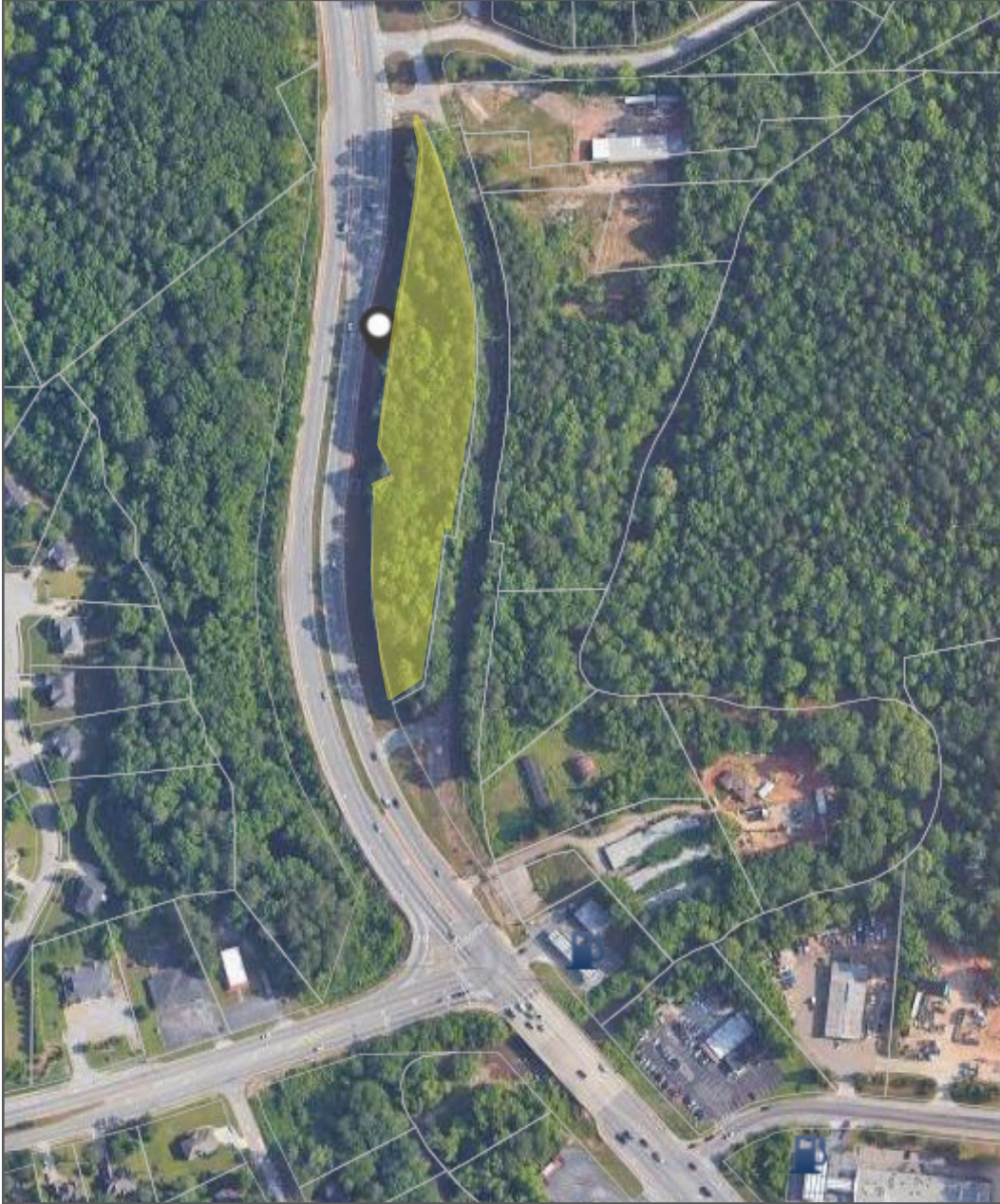


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PROPERTY

IMAGES

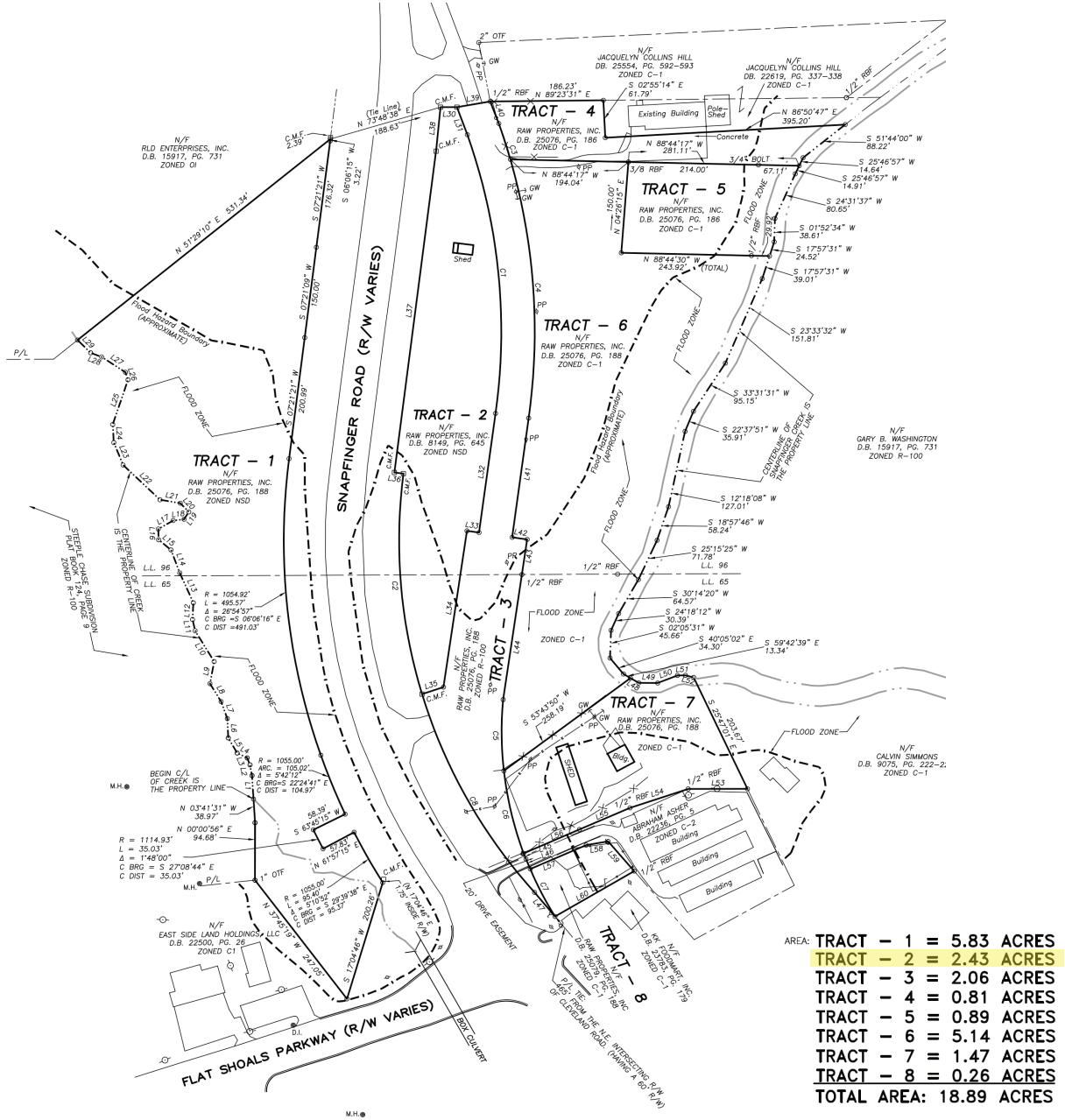


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PROPERTY SURVEY

ADDITIONAL BORDERING PARCELS AVAILABLE



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LOCAL AREA

SNAPPINGER RD. & FLAT SHOALS PKWY. | DECATUR
DEKALB COUNTY GEORGIA



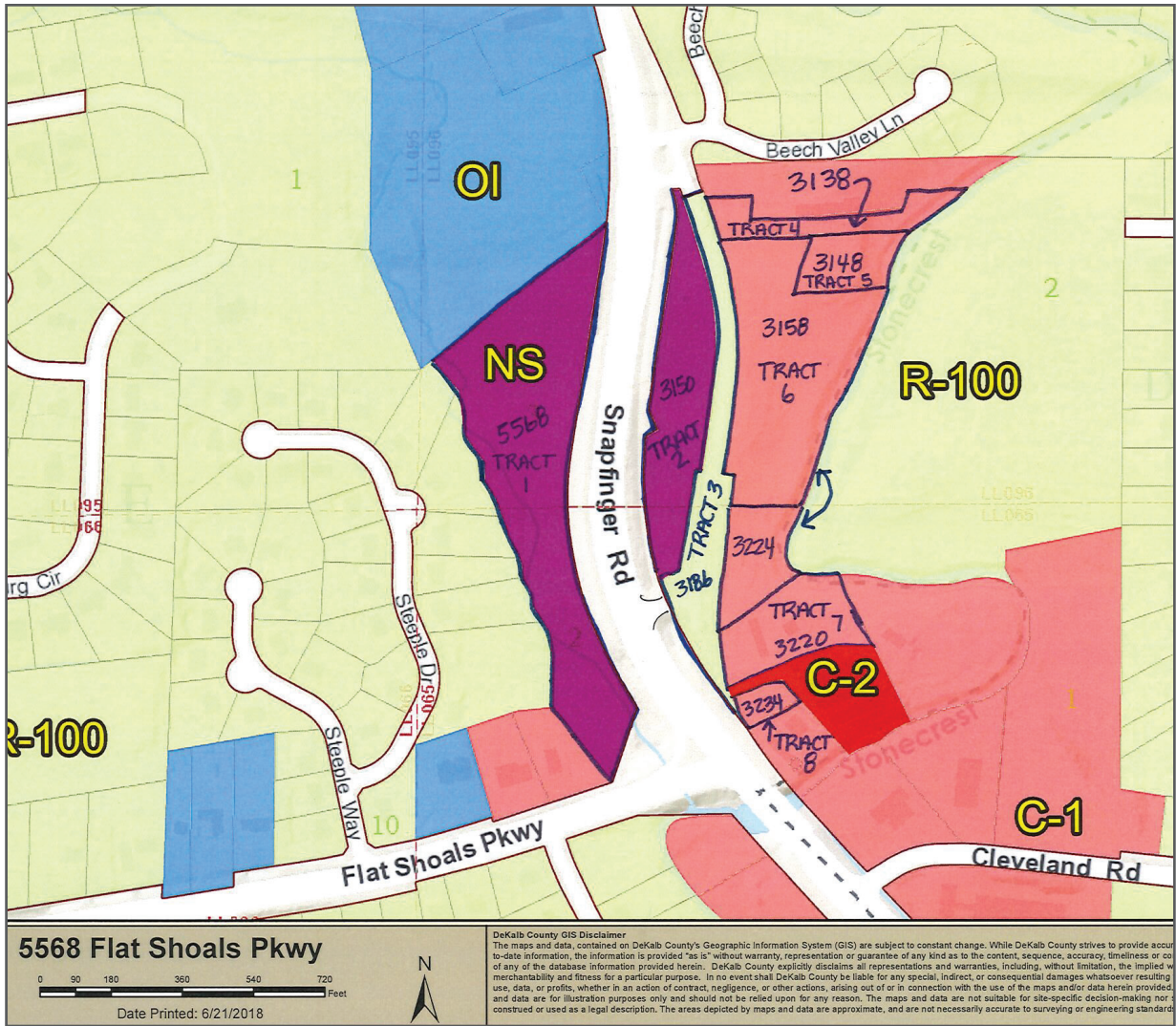
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PROPERTY

INFO

ADDITIONAL BORDERING PARCELS AVAILABLE



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DEMOGRAPHICS

POPULATION

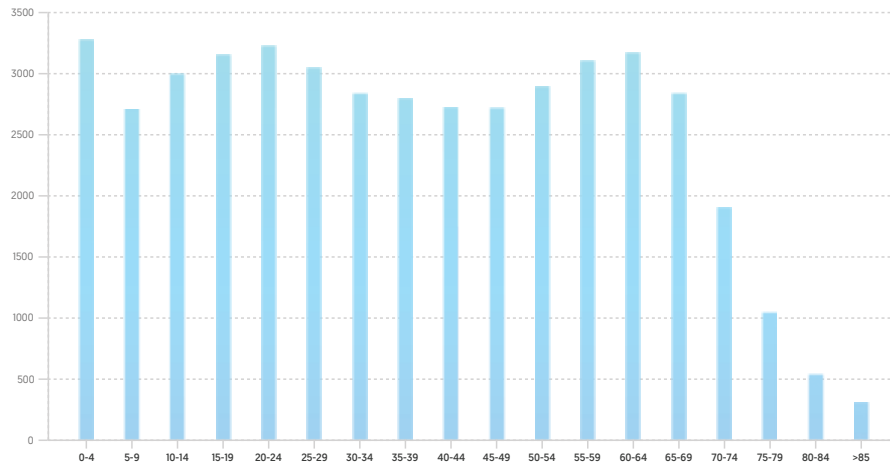
SUMMARY

Estimated Population	45,117
Population Growth (since 2010)	4.7%
Population Density (ppl / mile)	2,662
Median Age	37.47

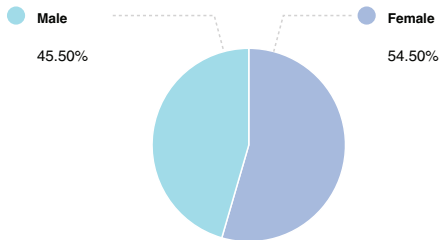
HOUSEHOLD

Number of Households	16,731
Household Size (ppl)	3
Households w/ Children	4,507

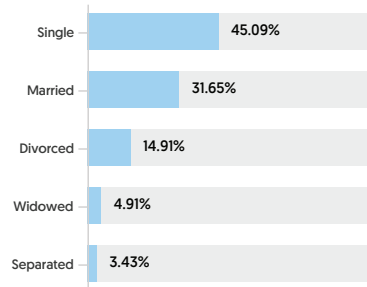
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

Median Home Sale Price	\$100,000
Median Year Built	1974

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PROFILE

Our network of commercial sales professionals offers clients the expertise of a locally owned and operated company combined with a world-class brand that stands for strength, integrity and trust.

Unquestioned Financial Strength

Berkshire Hathaway HomeServices is among the few companies entrusted with the Berkshire Hathaway name, an enterprise worth more than \$200 billion dollars today.

Among The Most Respected Companies Worldwide.

Our namesake, Berkshire Hathaway, was named the No. 1 company in Barron's annual ranking of the world's 100 most respected companies. This speaks to a commitment to business ethics and integrity over all else, as is consistently demonstrated by its chairman, Warren Buffett.

United Strengths

The company is built on the proven operational excellence, demonstrated integrity, and the reputation of Berkshire Hathaway - among the world's most admired companies, according to Fortune's Rankings.

Simply put, our network of commercial sales professionals share the strength of a solid universal business reputation that's great for business.

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ABOUT US

CORE PROPERTIES

A POWER HOUSE REALTY GROUP SPECIALIZING IN
RESIDENTIAL, LAND, AND COMMERCIAL REAL ESTATE.



CHRISTINA BROOKS

REALTOR®

352-216-1361
470-228-0846

christina.brooks@bhhsgeorgia.com



JOEY ABERCROMBIE

REALTOR®

678.316.9922
470.228.0846

joey.abercrombie@bhhsgeorgia.com

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