

# Offering Memorandum

## 8.93± Ac Residential Development Opportunity



McWhirter



1388 Nelms Drive | 1388 Nelms Court | 2664 Nelms Court  
Decatur (DeKalb County), GA 30033

## Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves 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 entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### Presented by:

#### Nelson Vinson

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nrv@mcwrealty.com

#### Dan Buyers

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tdb@mcwrealty.com

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# 8.93± AC Residential Development Opportunity

1388 Nelms Drive | 1388 Nelms Court  
 2664 Nelms Court | 2664 Laurel Ridge  
 Decatur (DeKalb County), GA 30033

## Table of Contents

Property Summary .....	5
Site Plan.....	6
Property Survey.....	7 - 8
Aerial Tax Plat.....	9
Zoning Districts.....	10
Land Use Map .....	11
Floodplain .....	12



## Property Summary

Consists of 3 separate parcels. 1388 Nelms Drive, 1388 Nelms Court, and 2664 Nelms Court. The site is raw, undeveloped land, with a creek running through the property. The topography of the site is gently sloping.

## Location

The site is located in Decatur, Georgia, just south of Lavista Road near the Oak Grove community. Decatur is located approximately 5 miles northeast of downtown Atlanta and is within the Atlanta metropolitan area. DeKalb is home to more than 759,297 people and is home to major employers including: AT&T Mobility, Emory Healthcare, Emory University, UPS, Children's Healthcare of Atlanta and Kroger.

## Utilities

Utilities are served by Dekalb County. Sewer will require an easement from CSX.

## Zoning / Future Land Use

The property is currently zoned R-85 (12,000± square foot minimum lot size) with a Future Land Use designation of Suburban (SUB). The R-85 District is to provide protection of neighborhoods within the county where lots have a minimum area of 12,000 sq. feet. It provides flexibility in design on the interior of new development while protecting surrounding development. This zoning also assures that the uses and structures authorized in the R-85 District are those uses, and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

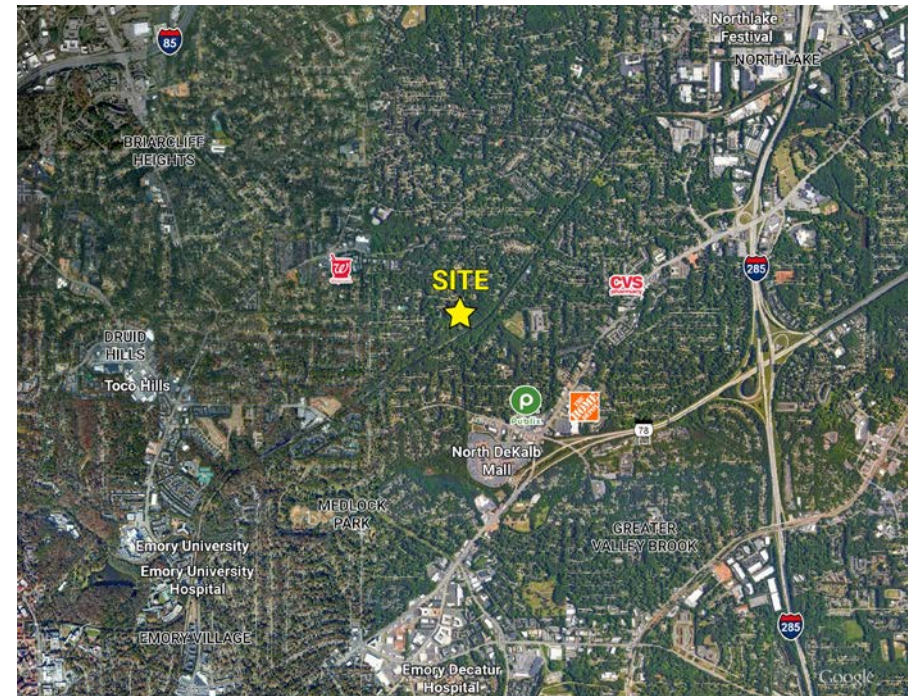
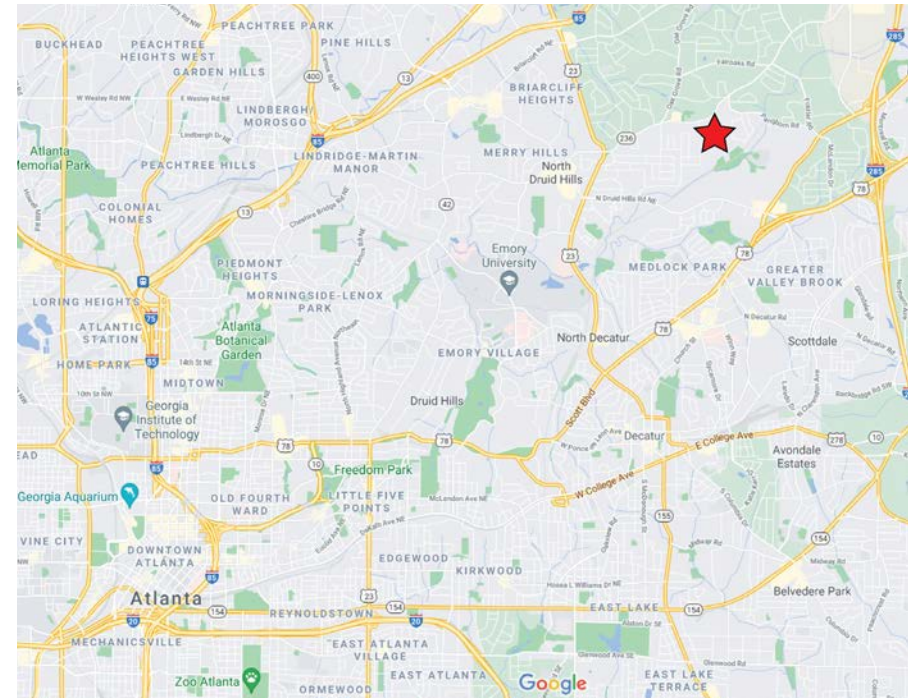
## Schools

The property is served by the following public schools:

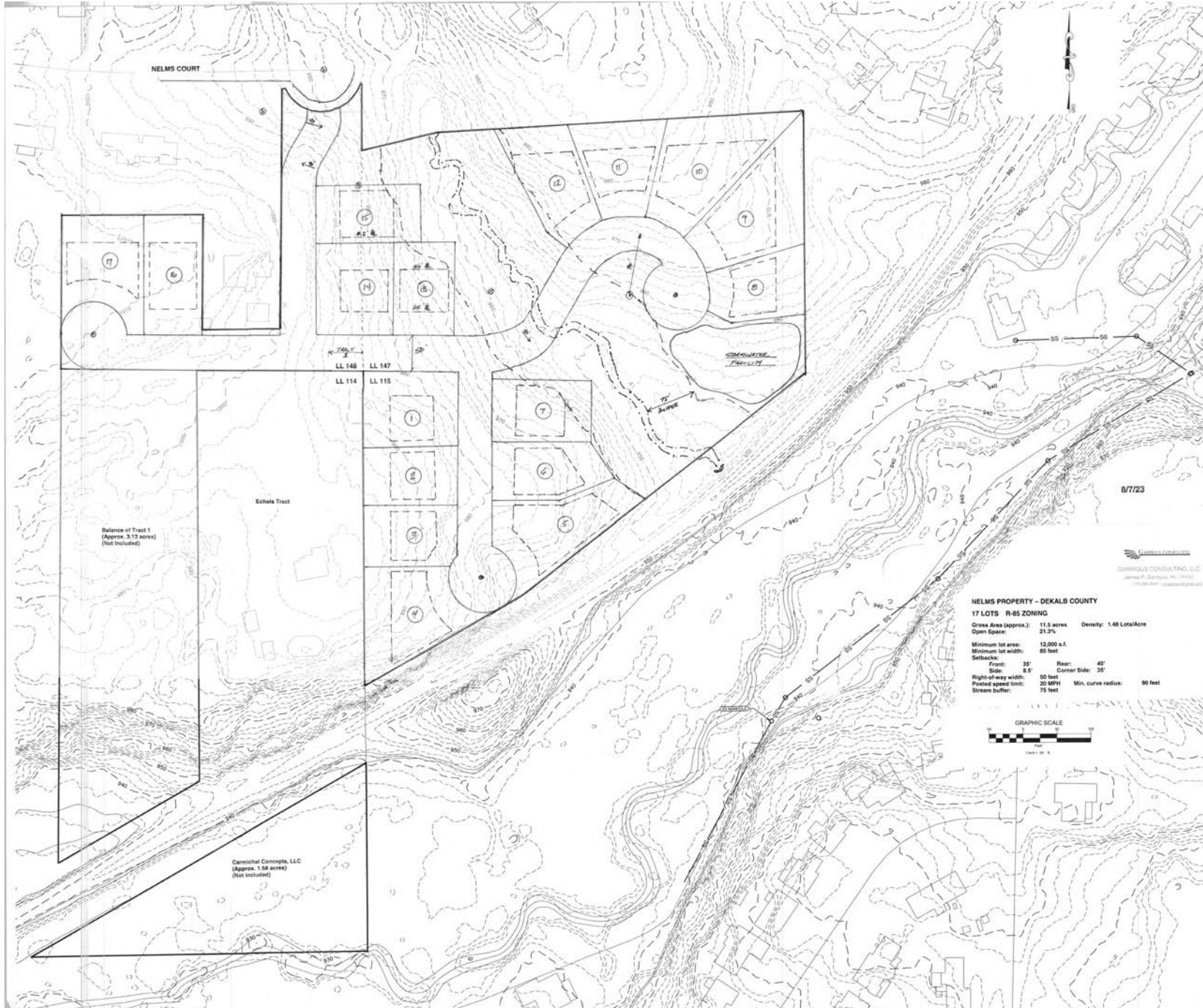
- » Lakeside High School (ranked 5 out of 10 by greatschools.org)
- » Henderson Middle School (ranked 5 out of 10 by greatschools.org)
- » Oak Grove Elementary School (ranked 7 out of 10 by greatschools.org)

## Price

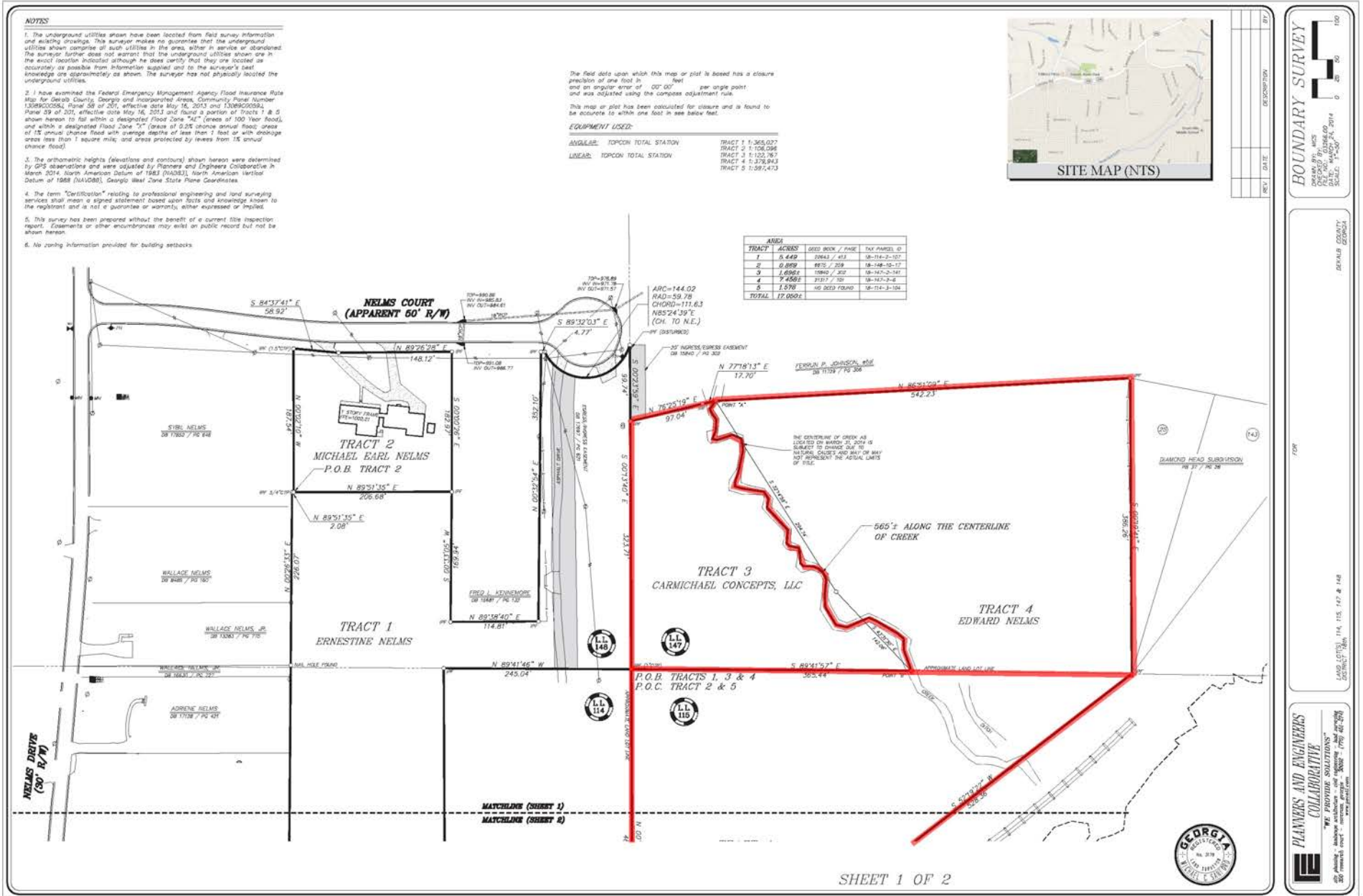
The Property is listed at \$3,500,000 (\$391,937±/ac).



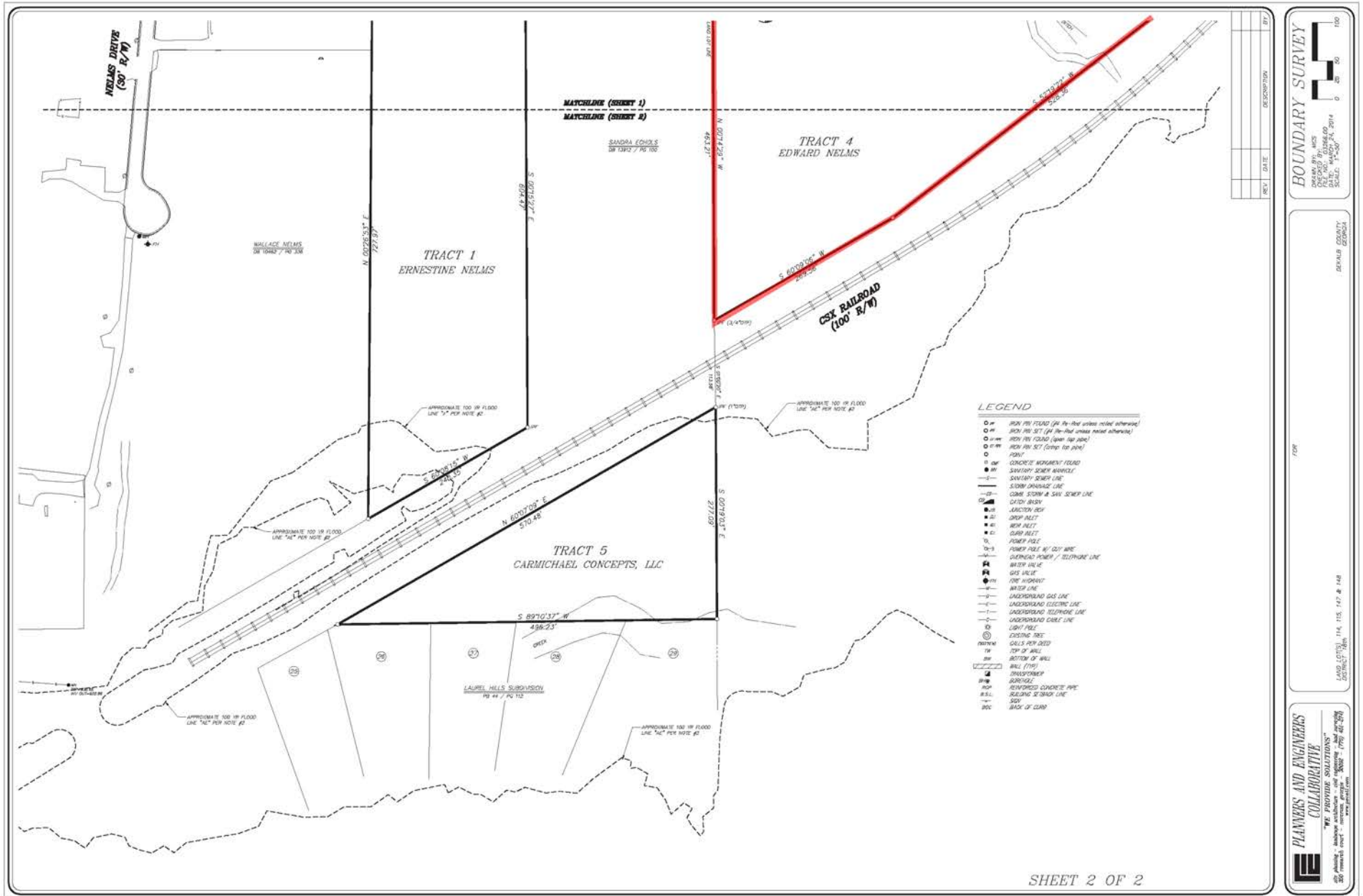
# Site Plan



# Property Survey - Sheet 1

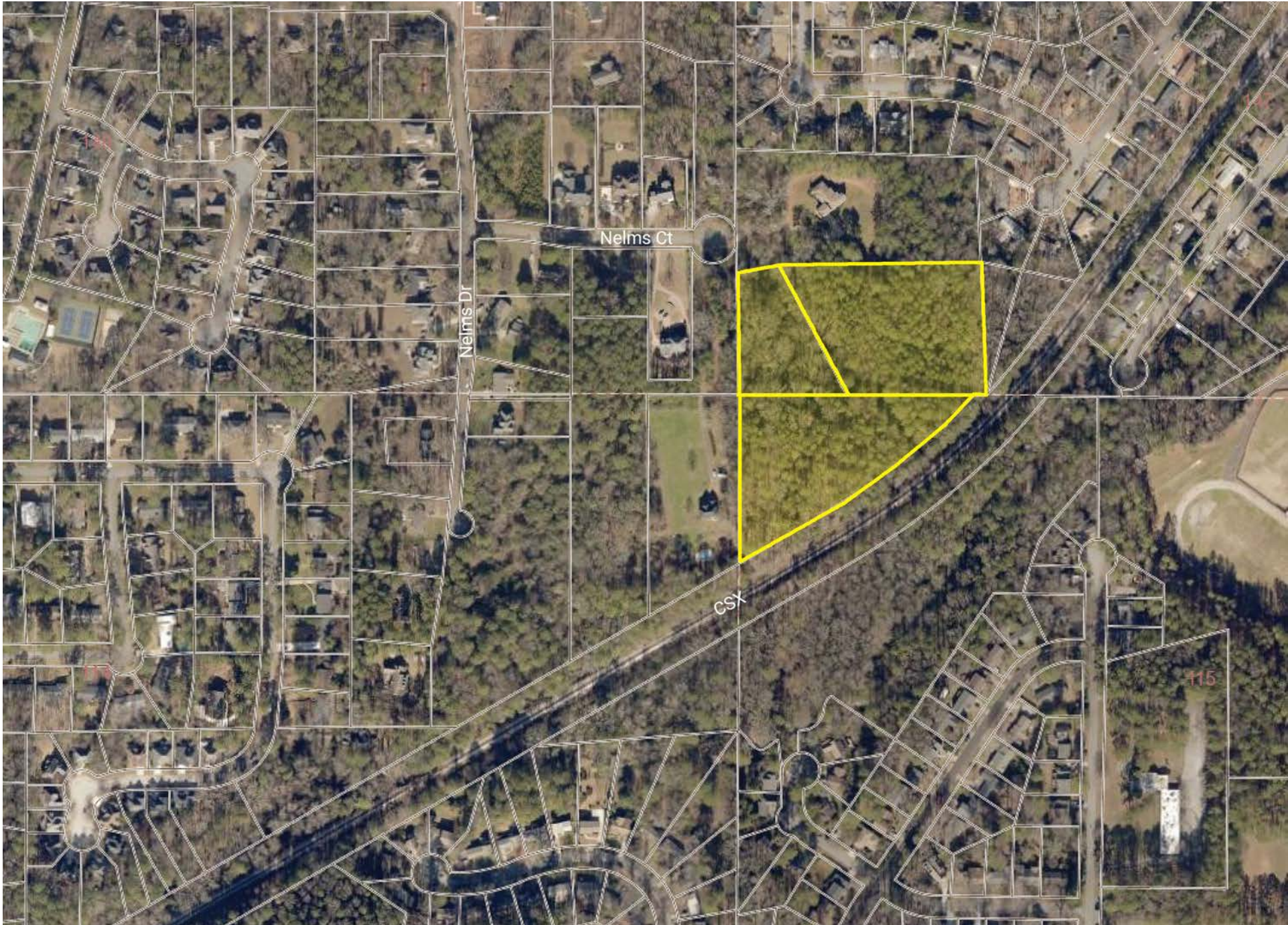


# Property Survey - Sheet 2

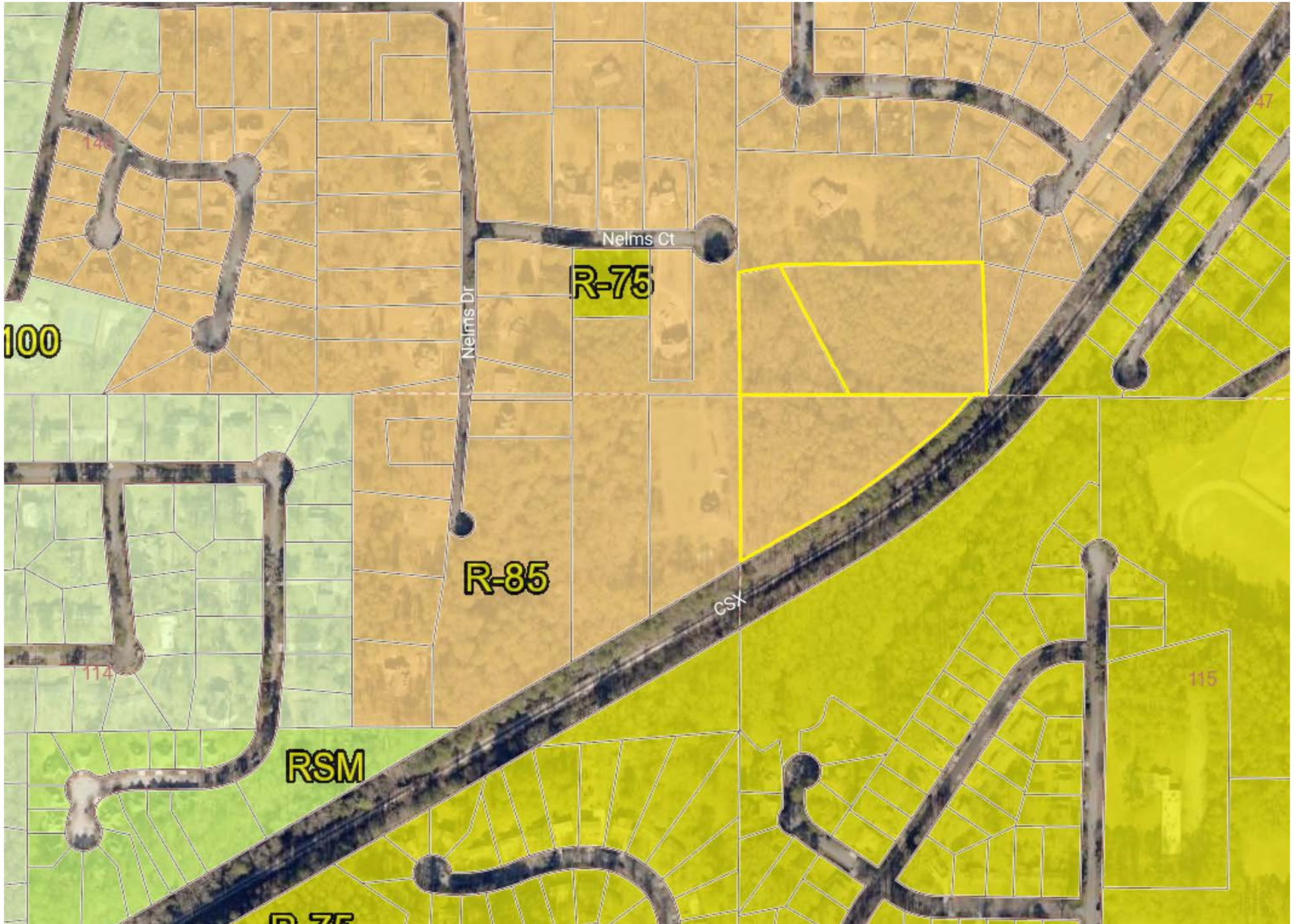




Aerial Tax Plat



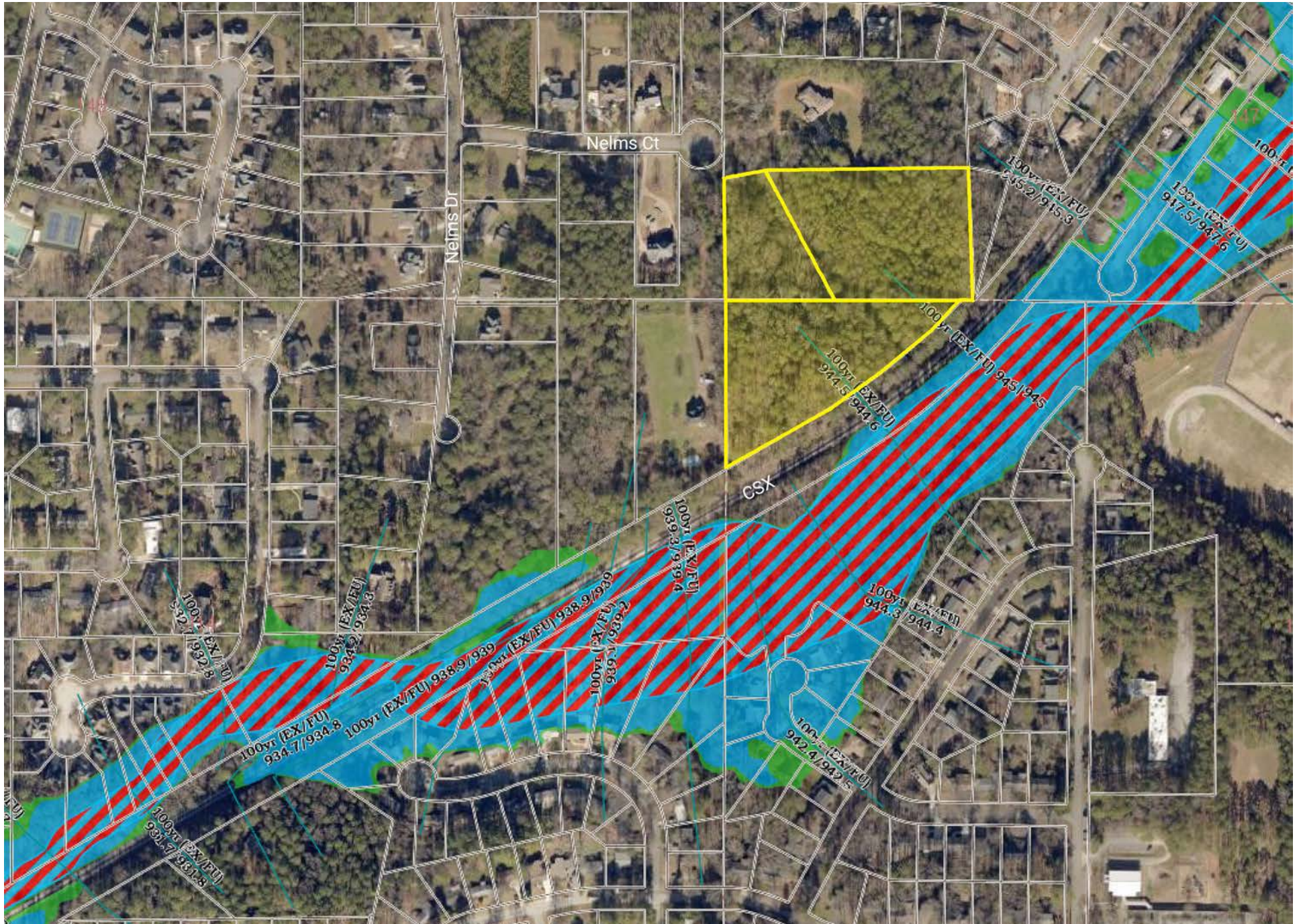
# Property Zoning



# Land Use



# Floodplain



## Listing Team



**Nelson Vinson**  
Partner

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(404) 925-0995 M  
nrv@mcwrealty.com

Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



**Dan Buyers**  
Partner

(678) 385-2722 O  
(770) 596-2629 M  
tdb@mcwrealty.com

Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



McWhirter

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