

OFFERING MEMORANDUM

±5.2 AC + 71,040 SF Building for Condo Conversion Redevelopment Opportunity Site Near Chamblee

3003 Chamblee Tucker Rd & 2936 Mercer University Dr | Atlanta, GA 30341 |
Unincorporated Dekalb County

Tenure
LAND GROUP





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Offering Summary



Contact Broker



± 5.2 AC

± 71,040 SF Building



Current Zoning: OI

Future Land Use: RC

Existing approval allows for conversion of the office building to condominiums + development of 7 townhomes.



All Utilities Available

Including Sewer



± 735 ft of Road Frontage

On Mercer University Dr



School District

Henderson Mill Elementary School

Henderson Middle School

Lakeside High School



Chamblee Tucker Rd – 18,300 VPD

Mercer University Dr – 9,420 VPD

I-85 N of Chamblee Tucker Rd – 216,000 VPD



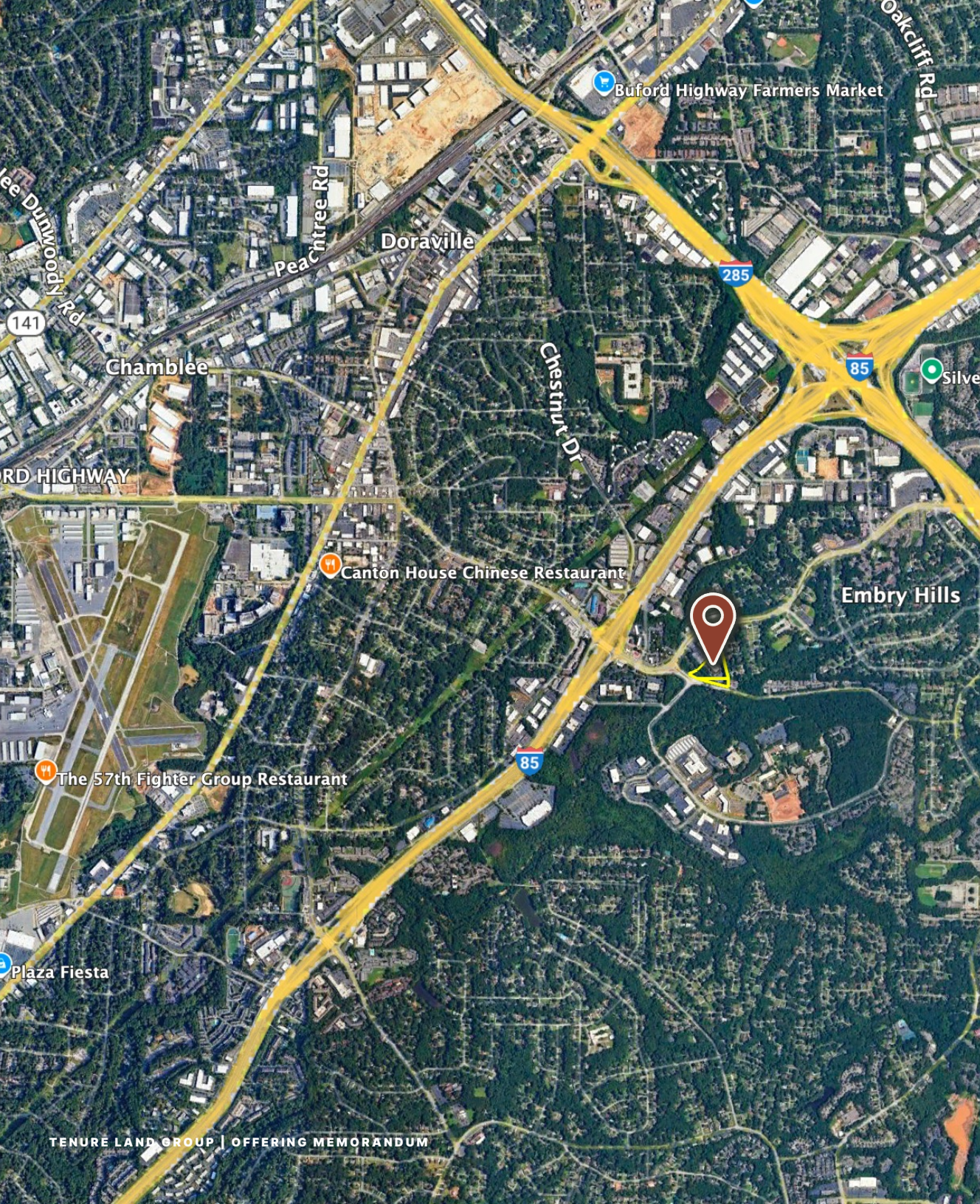
Property Overview

The Subject Property offers ± 5.2 acres of graded developed land along with a $\pm 71,040$ SF office building in Dekalb County.

The existing building has been gutted on the inside, and we expect a buyer will choose to demolish and redevelop the site. Currently Zoned O/I. Existing approval allows for conversion of the office building to condominiums + development of 7 townhomes.

Owner is pursuing a rezoning to townhome use pending the Board of Commissioners voting meeting in 2Q26. Site has roughly 740 feet of frontage on Mercer University Drive. Topography is primarily level and graded in all areas that can be developed. There is ± 1.05 acres of undisturbed wooded area surrounding North Fork Peachtree Creek on the west side of the site. Public water and sewer are on site. The property is in a great area for dense housing development with extremely limited supply of new townhomes in the immediate area.





Location Overview

Located in the Embry Hills submarket of northeast Atlanta, the subject property offers immediate access to I-285 and I-85, providing efficient connectivity throughout the metro area, including Buckhead and beyond. The site is situated directly across from Mercer University, Atlanta Campus, a major private university that contributes to consistent institutional activity and area demand.

The property also benefits from proximity to MARTA rail service via the Chamblee and Doraville stations, enhancing access to Midtown, Downtown, and Hartsfield-Jackson Atlanta International Airport. Nearby amenities include Downtown Chamblee dining and retail, Bluetop, Atlanta Golf & Social, and surrounding shopping destinations. Additionally, the site is just minutes from Peachtree DeKalb Airport (PDK). The combination of highway access, transit connectivity, institutional adjacency, and nearby lifestyle amenities positions the site within a highly accessible and established northeast Atlanta corridor.



INVESTMENT HIGHLIGHTS



Transit & Highway Connectivity

Immediate access to I-285 & I-85



Directly Across From Mercer University

Atlanta Campus – Major private university



Central Employment Access

Minutes to Midtown, Buckhead, Emory, CDC,
& Central Perimeter



Marta Rail Access

Nearby Chamblee & Doraville stations

Conceptual Townhome Site Plan (Rezoning Pending)

Current Zoning: Allows for building conversion to condominium use + 7 Townhomes

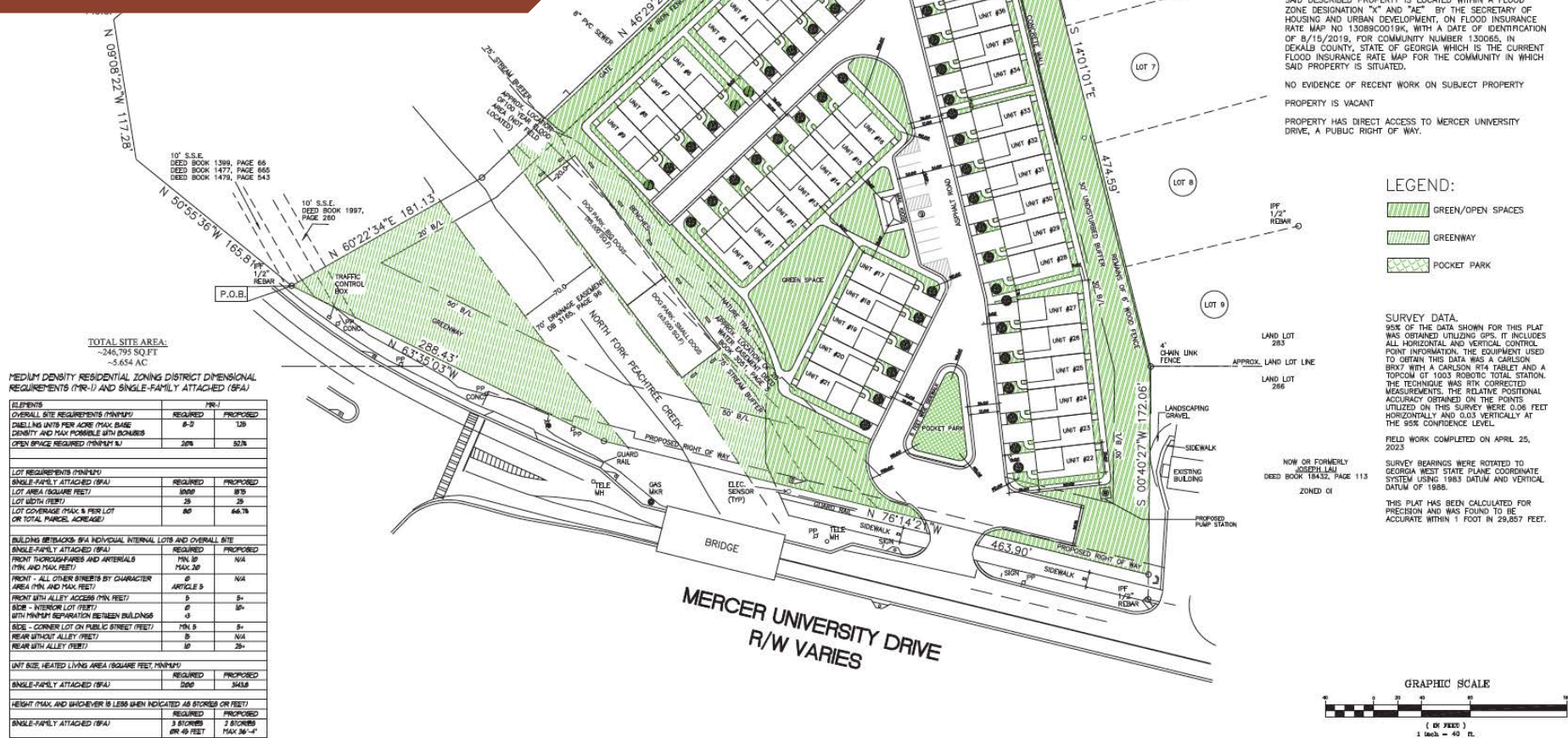
Proposed Townhome Units: 41 units

Pending Rezoning

Proposed Typical Lot Width: 25 FT

Proposed Typical Lot Dimensions: 25 x 75 FT

Note: Conceptual layout subject to buyer due diligence and final approvals.



Conceptual Townhome Site Plan (Rezoning Pending)

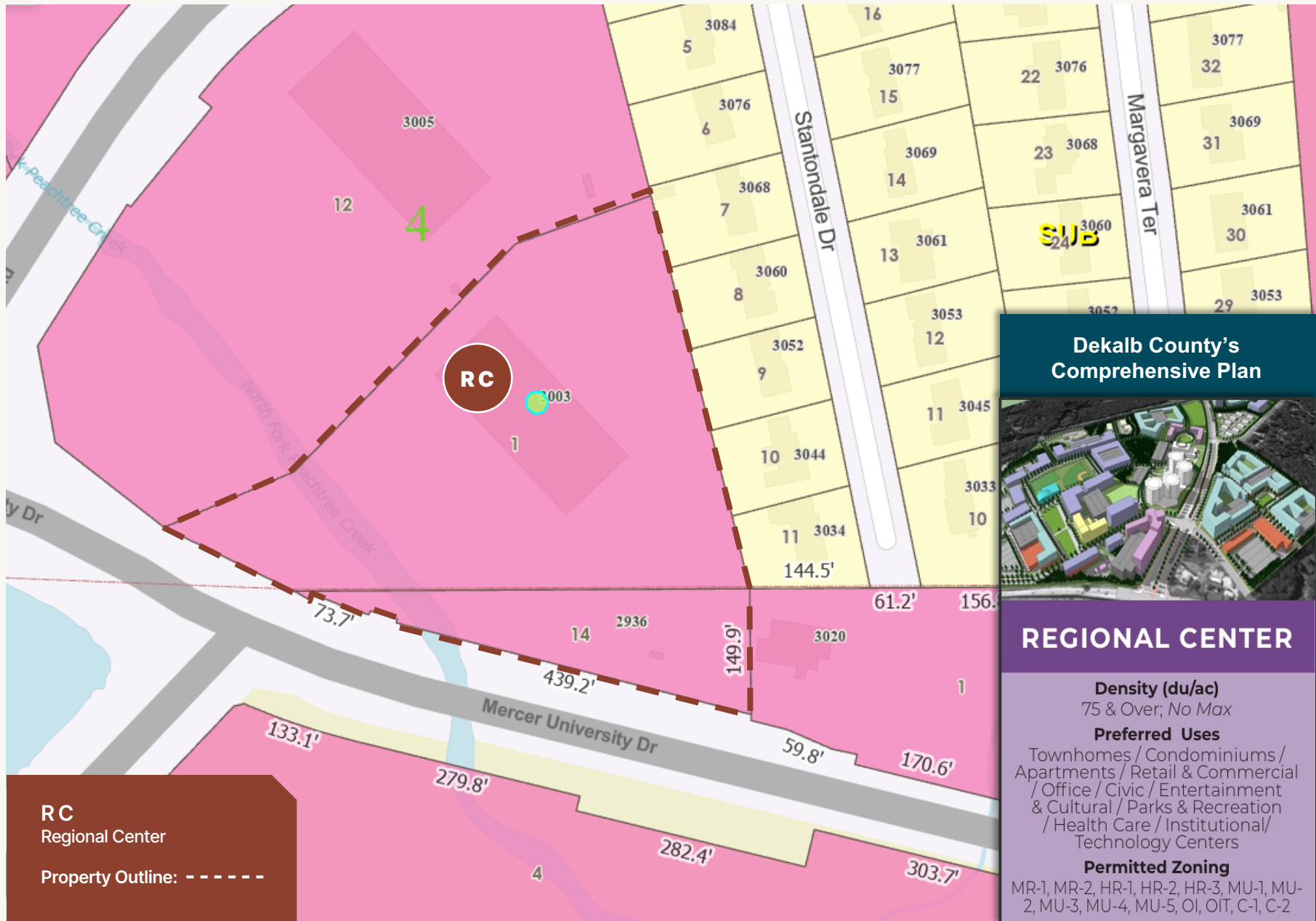


ELEMENTS	MR-1	
OVERALL SITE REQUIREMENTS (MINIMUM)	REQUIRED	PROPOSED
DWELLING UNITS PER ACRE (MAX. BASE DENSITY AND MAX POSSIBLE WITH BONUSES)	8-12	125
OPEN SPACE REQUIRED (MINIMUM %)	20%	52.1%
LOT REQUIREMENTS (MINIMUM)	REQUIRED	PROPOSED
SINGLE-FAMILY ATTACHED (SFA)	1000	1075
LOT AREA (SQUARE FEET)	25	25
LOT WIDTH (FEET)	80	66.7%
LOT COVERAGE (MAX. % PER LOT OR TOTAL PARCEL ACREAGE)		
BUILDING SETBACKS: SFA INDIVIDUAL INTERNAL LOTS AND OVERALL SITE	REQUIRED	PROPOSED
SINGLE-FAMILY ATTACHED (SFA)	MIN. 10	N/A
FRONT THOROUGHFARES AND ARTERIALS (MIN. AND MAX. FEET)	MIN. 10 MAX. 20	N/A
FRONT - ALL OTHER STREETS BY CHARACTER AREA (MIN. AND MAX. FEET)	10 ARTICLE 5	N/A
FRONT WITH ALLEY ACCESS (MIN. FEET)	5	5+
SIDE - INTERIOR LOT (FEET)	10	10+
WITH MINIMUM SEPARATION BETWEEN BUILDINGS	3	
SIDE - CORNER LOT ON PUBLIC STREET (FEET)	MIN. 5	5+
REAR WITHOUT ALLEY (FEET)	5	N/A
REAR WITH ALLEY (FEET)	10	25+
UNIT SIZE, HEATED LIVING AREA (SQUARE FEET, MINIMUM)	REQUIRED	PROPOSED
SINGLE-FAMILY ATTACHED (SFA)	1100	1143.8
HEIGHT (MAX. AND WHICHEVER IS LESS WHEN INDICATED AS STORIES OR FEET)	REQUIRED	PROPOSED
SINGLE-FAMILY ATTACHED (SFA)	3 STORIES OR 45 FEET	2 STORIES MAX. 36'-4"

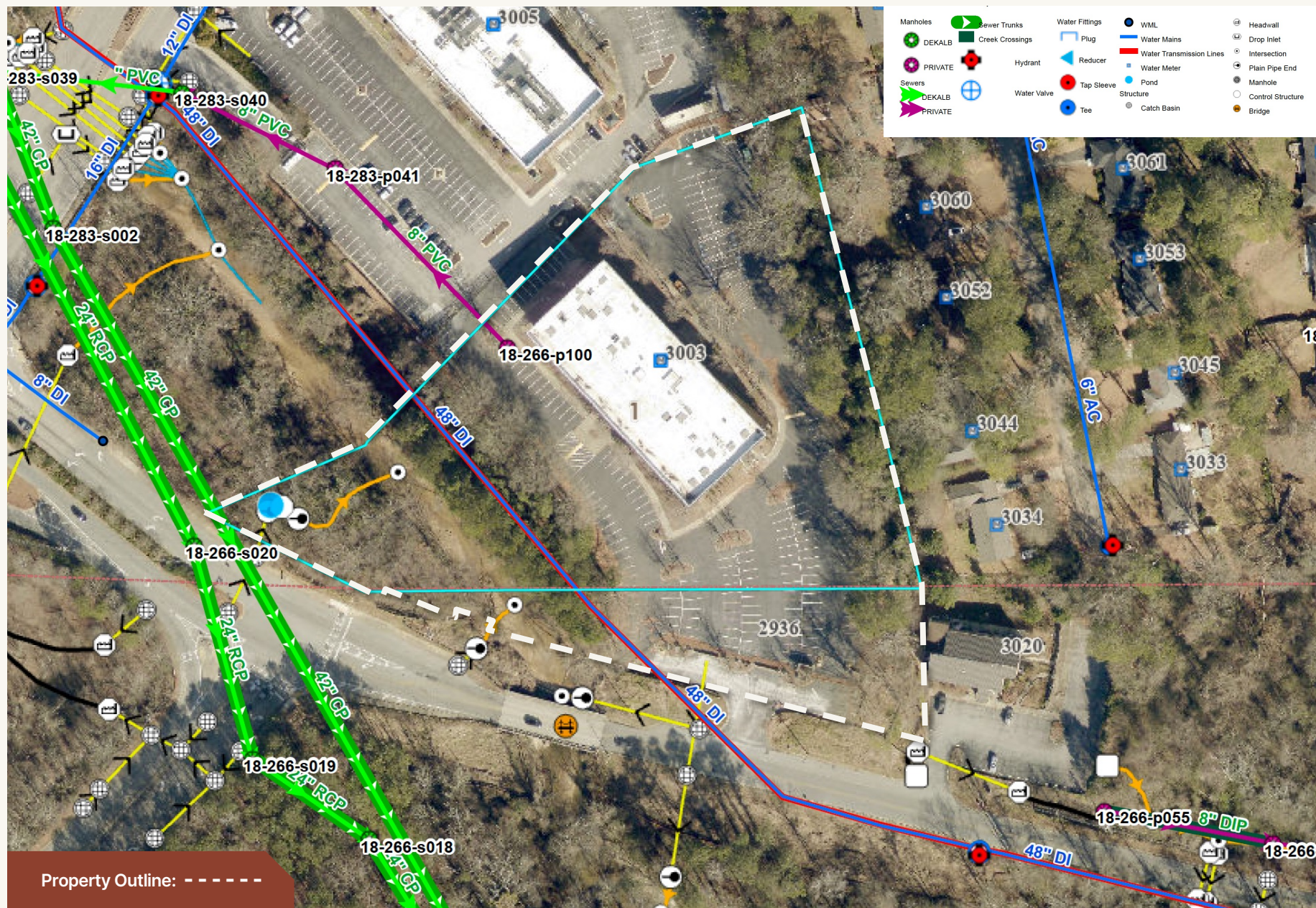
Current Zoning



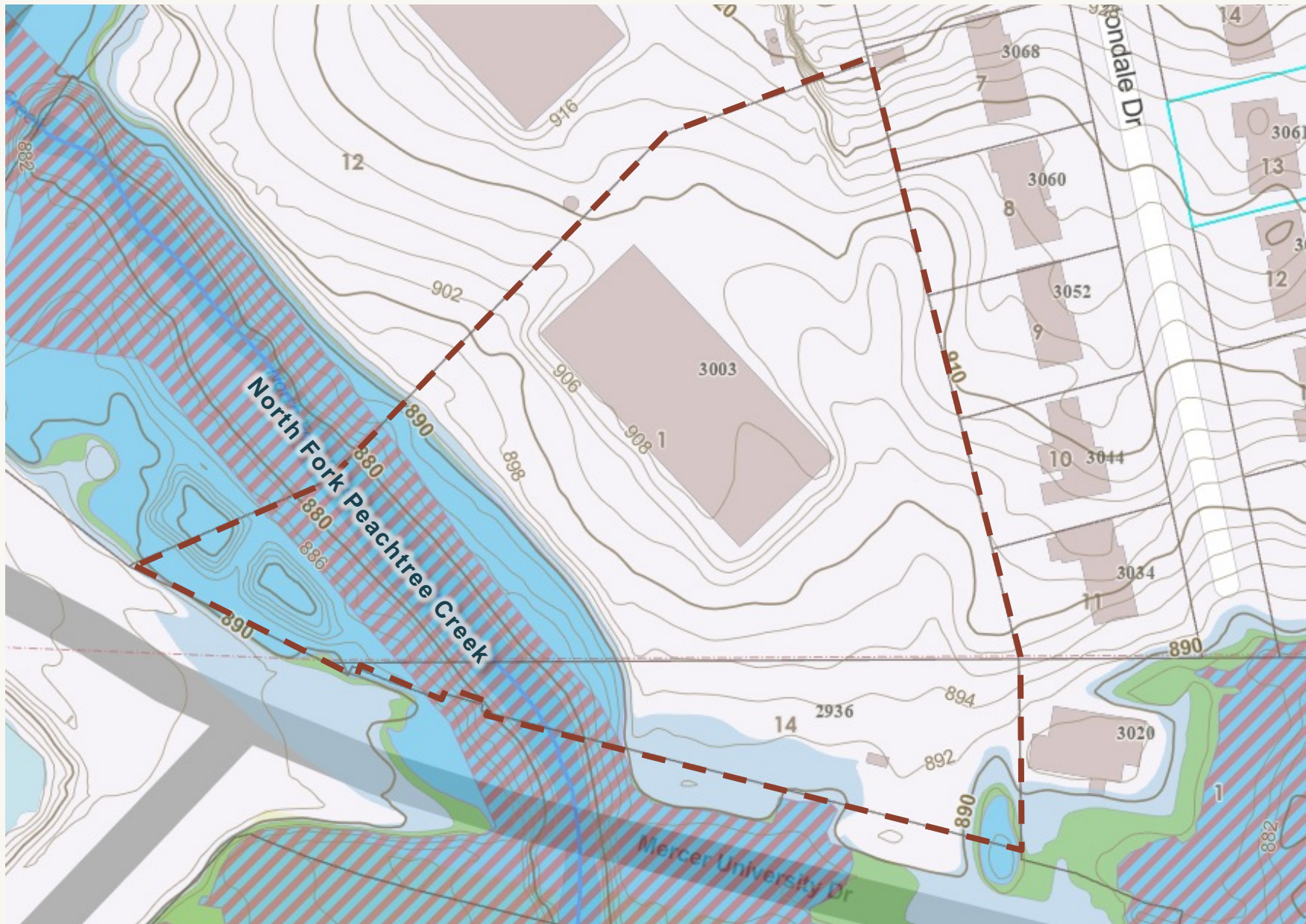
Future Land Use



Sewer and Water Map



Topography



Site Photos



Community Highlights



Chamblee, Georgia

Chamblee is a dynamic and growing city in northeast metro Atlanta, recognized for its redevelopment momentum and walkable downtown. Once an industrial rail hub, the city has evolved into a mixed-use community supported by continued public and private investment. Its expanding mix of residential, dining, retail, and employment uses continues to drive demand throughout the market.

Community Highlights

- Active redevelopment and mixed-use growth
- Walkable downtown with restaurants, breweries, and retail
- Strong employment and institutional presence nearby
- Minutes to Buckhead and surrounding northeast Atlanta submarkets
- Close proximity to PDK – Peachtree DeKalb Airport

LOCATION MAP

2.4 miles/9min

to Chamblee

3.6 miles/10min

Dekalb Peachtree Airport

10 miles /18min

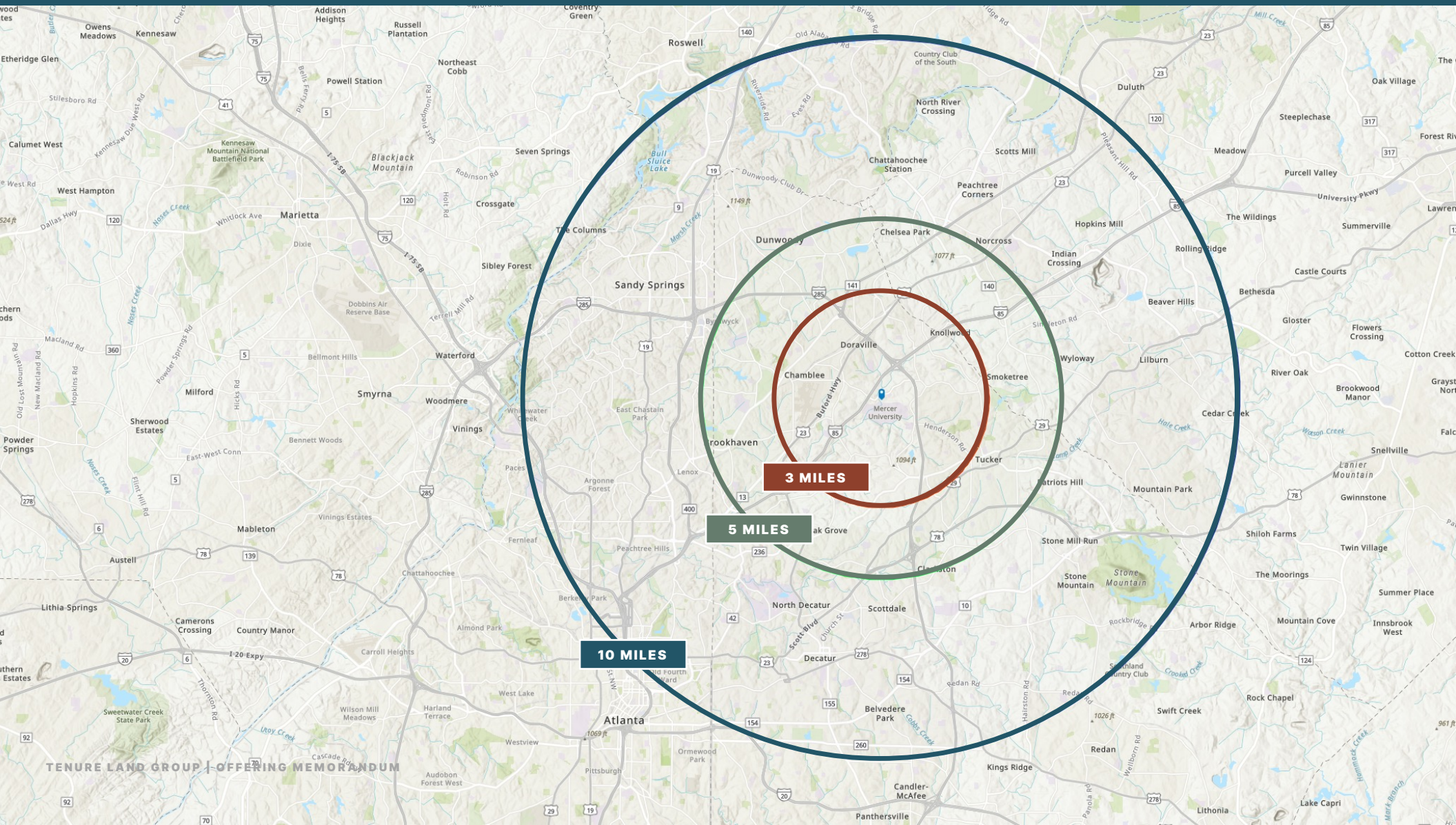
Drive to Buckhead

98,265

Population within 3 miles

\$122,678

Average Household
income (3 miles)





Demographics

Executive Summary

3003 Chamblee Tucker Rd, Atlanta, Georgia, 30341



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	89,515	259,838	957,317
2020 Population	97,397	284,840	1,094,318
2025 Population	98,265	289,552	1,124,046
2030 Population	101,550	294,250	1,143,215
2010-2020 Annual Rate	0.85%	0.92%	1.35%
2020-2025 Annual Rate	0.17%	0.31%	0.51%
2025-2030 Annual Rate	0.66%	0.32%	0.34%
Age			
2025 Median Age	35.5	35.3	36.1
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	36.4%	39.1%	43.3%
Black Alone	18.2%	20.4%	25.2%
American Indian Alone	2.0%	1.5%	0.8%
Asian Alone	9.7%	10.0%	11.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	22.3%	18.2%	10.3%
Two or More Races	11.5%	10.8%	9.3%
Hispanic Origin	35.5%	29.8%	18.4%
Diversity Index	87.1	85.5	80.3
Households			
2010 Total Households	34,200	101,455	397,463
2020 Total Households	38,779	114,117	461,509
2025 Total Households	39,651	116,964	479,746
2030 Total Households	41,011	119,236	492,955
2010-2020 Annual Rate	1.26%	1.18%	1.51%
2020-2025 Annual Rate	0.42%	0.47%	0.74%
2025-2030 Annual Rate	0.68%	0.39%	0.54%
2025 Average Household Size	2.47	2.46	2.31
Wealth Index	99	108	121

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 3003 Chamblee Tucker Rd, Atlanta, Georgia, 30341 | Rings: 3, 5, 10 mile radii

Mortgage Income	3 miles	5 miles	10 miles
2025 Percent of Income for Mortgage	32.7%	33.3%	32.6%
Median Household Income			
2025 Median Household Income	\$80,916	\$84,598	\$95,575
2030 Median Household Income	\$95,412	\$97,965	\$110,179
2025-2030 Annual Rate	3.35%	2.98%	2.88%
Average Household Income			
2025 Average Household Income	\$122,678	\$132,985	\$151,002
2030 Average Household Income	\$138,002	\$148,123	\$167,294
Per Capita Income			
2025 Per Capita Income	\$49,697	\$53,670	\$64,465
2030 Per Capita Income	\$55,936	\$59,972	\$72,140
2025-2030 Annual Rate	2.39%	2.25%	2.28%
Income Equality			
2025 Gini Index	48.6	49.3	49.3
Socioeconomic Status			
2025 Socioeconomic Status Index	47.8	48.4	51.2
Housing Unit Summary			
Housing Affordability Index	71	70	71
2010 Total Housing Units	38,158	112,869	444,560
2010 Owner Occupied HUs (%)	47.1%	47.3%	51.4%
2010 Renter Occupied HUs (%)	52.9%	52.7%	48.6%
2010 Vacant Housing Units (%)	10.4%	10.1%	10.6%
2020 Housing Units	41,644	121,966	499,978
2020 Owner Occupied HUs (%)	43.2%	44.7%	47.5%
2020 Renter Occupied HUs (%)	56.8%	55.3%	52.5%
Vacant Housing Units	6.9%	6.4%	7.7%
2025 Housing Units	43,093	125,983	522,162
Owner Occupied Housing Units	45.1%	47.0%	49.2%
Renter Occupied Housing Units	54.9%	53.0%	50.8%
Vacant Housing Units	8.0%	7.2%	8.1%
2030 Total Housing Units	44,524	128,900	537,706
2030 Owner Occupied Housing Units	18,419	56,592	243,493
2030 Renter Occupied Housing Units	22,592	62,644	249,461
2030 Vacant Housing Units	3,513	9,664	44,751

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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