



ATLANTIC
Commercial Group, Inc.®

2.95 ACRES AVAILABLE FOR DEVELOPMENT | ATLANTA MSA
1813 Rock Chapel Road | Stonecrest, GA 30058
Offering Memorandum

ENTITLED & PERMITTED FOR CAR WASH DEVELOPMENT | OVERSIZED LOT | SIGNALIZED HARD CORNER
RECENTLY EXTENDED BUILDING PERMITS | 33,200 VEHICLES PER DAY via ROCK CHAPEL ROAD

DISCLOSURES

In the sale transaction between Seller and prospective purchaser (Buyer) of the property identified as 1813 Rock Chapel Rd, Lithonia, GA 30058 (Property), Atlantic Commercial Group, Inc. (ACG) makes the following disclosures: Agency Disclosure - Pursuant to Florida Law, ACG discloses that in the above transaction, ACG represents the Seller only, and ACG shall receive its compensation from the Seller only. Notice to Buyer(s) Re: Additional Expenses - Additional expenses (e.g. attorneys' fees, taxes, title insurance escrow fees, recording fees, discount points, survey charges, mortgage transfer or service fee, engineering inspection fees, or insurance) may be incurred by Buyer prior to, or at the time of, closing. Please consult your counsel for more information regarding your specific transaction. Notice to Buyer(s) Re: Radon Gas - Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Applicable Laws - There are various applicable federal, state and local laws, regulations, ordinances and administrative orders having jurisdiction over the parties and applicable Property, including, but not limited to the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act ("FIRPTA"), the Comprehensive Environmental Response Compensation and Liability Act and the Americans with Disabilities Act. Environmental Aspects and Condition of Property - All parties to real estate transactions should be aware of the health, liability and economic impact of environmental factors on any real estate property, including the above-referenced Property. ACG does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals, such as an attorney, civil engineer(s), industrial hygienist(s) and/or other person(s) with experience to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various federal, state and local authorities have enacted laws and regulations dealing with the use of underground storage tanks. ACG has not made and does not make determinations and no representation and assumes no obligation regarding the following: environmental matters affecting the Property, including without limitation the presence or absence of underground storage tanks or toxic, hazardous waste or substances or other undesirable materials on or about the Property; the condition of the Property, including, without limitation, structural, mechanical or soil conditions; and violations of the Occupational Safety and Health Act or any other federal, state, county or municipal laws, ordinances or statutes and measurements of land and/or improvements. It is the responsibility of potential purchasers to conduct their own investigation with respect to such matters. Notification Re: National Flood Insurance Program ("Program") - If the Property is or may be located in a Special Flood Hazard Area on HUD "Special Flood Zone Area Maps," the Program and related federal, state and/or local legislation, laws, regulations and ordinances ("Laws") may require flood insurance and/or impose certain building and zoning restrictions on the Property, especially where the Property is security for federally related financing. To determine the applicability of the Program or related Laws with respect to the Property and the cost and extent of such insurance coverage available in your area, you are advised to consult with your attorney, lender or insurance carrier regarding these matters.

DISCLAIMER

This Offering Memorandum was prepared in December, 2024 by Atlantic Commercial Group, Inc. ("Broker") solely for the use of prospective purchasers of the real property described herein (the "Property"). Neither broker nor the owner of the Property ("Owner") makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum and the financial statements were prepared and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide the Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property. Owner will sell the property only on an "as is" basis, with all faults and without representation or warranty as to physical condition. The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Committee authorities and the appropriate signature of Owner is affixed to a Real Estate Purchase and Sale Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

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2.95 AC

ASKING PRICE
\$1,500,000 \$11.67 PSF

PROPERTY SUMMARY

PROPERTY TYPE	2.95 Acres for Development
PROPERTY DESCRIPTION	I-3 Industrial Lot
ZONING & LAND USE CODE	M-1 INDUSTRIAL LOT 400-Vacant Industrial Land
ADDRESS	1813 Rock Chapel Rd, Stonecrest, GA 30058
COUNTY & PARCEL ID	Dekalb County: 16 188 05 003
OWNERSHIP INTEREST	Fee Simple
CONSTRUCTION PERMITS	ACTIVE (CONTACT BROKER FOR ADDITIONAL INFORMATION)
ACCESS	Via Maddox Rd



SITE AERIALS





STREET VIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
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2024 POPULATION	1,839	39,989	127,081
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2029 POPULATION PROJECTION	1,830	40,142	127,880
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HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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2024 HOUSEHOLDS	584	13,960	45,104
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2029 HOUSEHOLD PROJECTION	581	14,015	45,315
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INCOME	1 MILE	3 MILE	5 MILE
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AVERAGE HOUSEHOLD INCOME	\$105,629	\$82,958	\$82,694
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AREA OVERVIEW

ATLANTA, GA

Often referred to as the "City in a Forest" due to its abundant tree coverage, is a vibrant metropolis known for its rich history, diverse culture, and dynamic attractions. The city serves as a central hub for the broader metropolitan area, which includes more than 6 million people. Atlanta's historical significance is highlighted by its pivotal role in the Civil Rights Movement, with landmarks such as the Martin Luther King Jr. National Historical Park offering deep insights into its past.

The city's neighborhoods each bring unique experiences and flavors. Midtown, known as the "heart of the arts," features the High Museum of Art and the Fox Theatre, while Buckhead is famed for its upscale shopping and dining options. The Atlanta BeltLine, a major redevelopment project, provides miles of trails for walking and biking, connecting various neighborhoods and offering public art displays and green spaces.

Atlanta is also a culinary hotspot, with a range of dining options that cater to all tastes. The city's food scene includes everything from Southern comfort food to international cuisines. Notable restaurants such as Atlas and Bacchanalia have received Michelin recognition, highlighting the city's status as a dining destination. Additionally, Atlanta hosts numerous food festivals and farmers' markets, making it a paradise for food enthusiasts.

For visitors, Atlanta offers a plethora of attractions including the world-famous Georgia Aquarium, the Atlanta Botanical Garden, and the National Center for Civil and Human Rights. Sports fans can enjoy games from the city's major teams, including the Braves, Falcons, and Hawks. With its blend of history, culture, and modern attractions, Atlanta provides an engaging and enriching experience for residents and visitors.



ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer. Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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