±4.65-Acre Residential Development Site
19 Minutes to Downtown Atlanta
10 to 14 Single Family Homes

BULL REALTY
Asset & Occupancy Solutions

TCN
WORLDWIDE REAL ESTATE SERVICES

DISCLAIMER & LIMITING CONDITIONS

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 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 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 obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase 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 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 Owner. 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. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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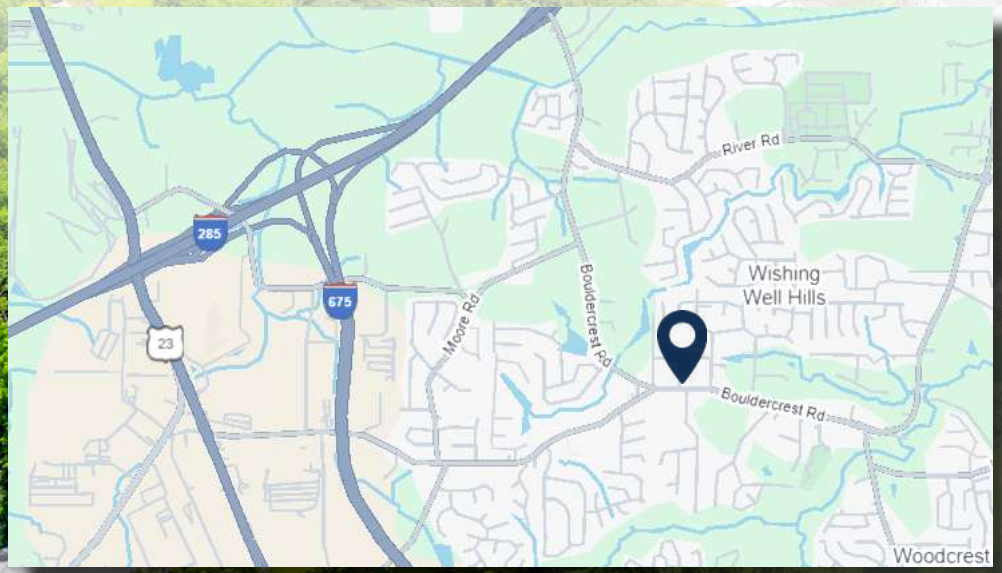
BULL REALTY
Asset & Occupancy Solutions
TCN WORLDWIDE REAL ESTATE SERVICES

PROPERTY **OVERVIEW**

PROPERTY HIGHLIGHTS

- ±4.65-Acre residential development site off Bouldercrest Rd
- Quiet neighborhood with a quaint, small-town feel
- Located just minutes from I-285 and I-675 with quick access to I-20
- Easy trip to Hartsfield-Jackson Atlanta International Airport and Downtown Atlanta
- Topographically flat site ideal for townhomes or single family homes
- Street access at front and rear of site
- No rezoning or variances required for development of 10 SFHs (see page 5)
- Three variances required for development of 14 SFHs (see page 6)
- New construction homes in the $400,000's in the immediate area

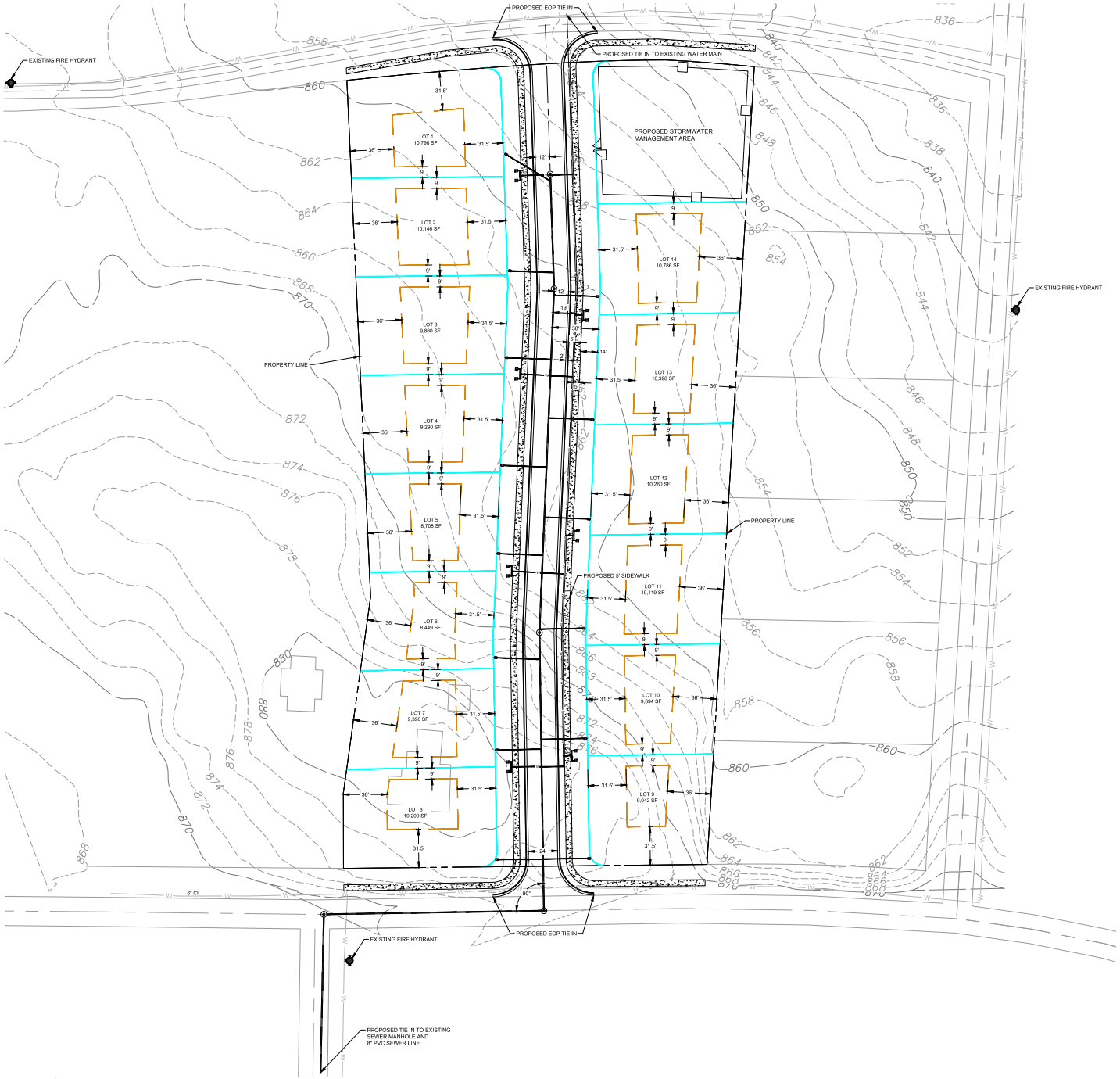
Sale Price | **$395,000**



ADDRESS:	3454 Bouldercrest Road SE Conley, GA 30208
COUNTY:	DeKalb
SITE SIZE:	±4.65 AC
ZONING:	R-100 (DeKalb County)
PERMITTED USES:	Townhomes Single-family homes
UTILITIES:	All-to-site
PARCEL ID:	15 022 01 140
CROSS STREETS:	Barbara Ln/Boulder Vista Dr
FRONTAGE:	Bouldercrest Rd and Barbara Ln

CONCEPT PLAN: 10 SFHS

CONCEPT PLAN: 14 SFHS



AERIALS

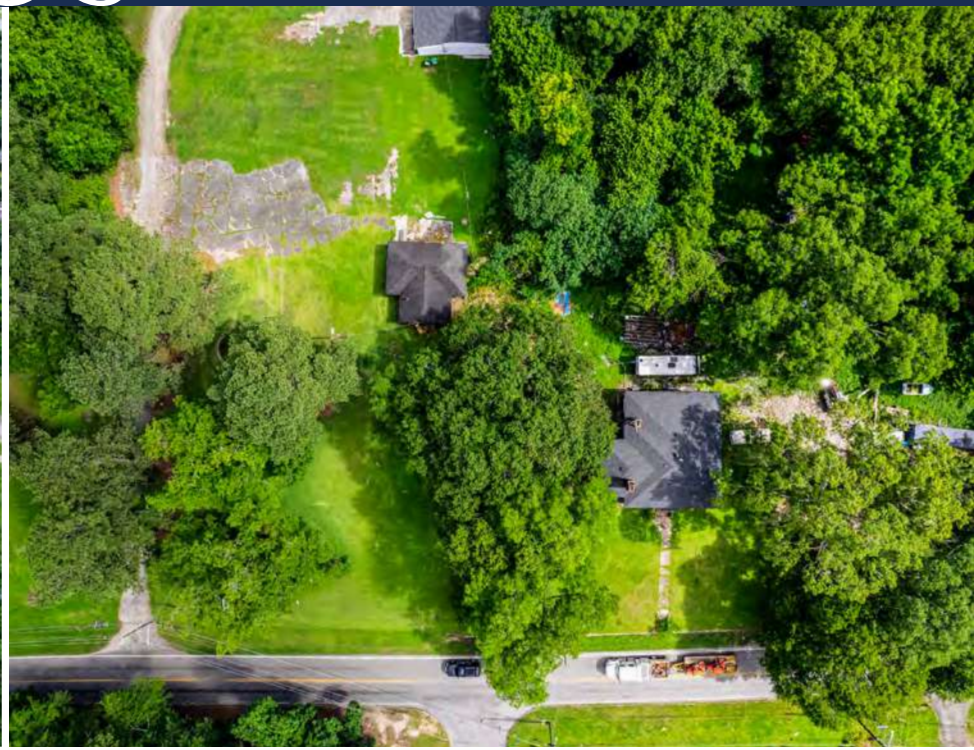
Downtown Atlanta
15.6 Miles
19 Minutes
Buckhead
18.2 Miles
30 Minutes
INTERSTATE 675
INTERSTATE 285
SUBJECT PROPERTY
Barbara Ln
Bouldercrest Rd

AERIALS

COLLEGE PARK
Hartsfield-Jackson
Atlanta International Airport
8.2 Miles
15 Minutes
INTERSTATE
GEORGIA
85
SUBJECT
PROPERTY
Barbara Ln
Bouldercrest Rd

PROPERTY PHOTOS

PROPERTY PHOTOS



AREA OVERVIEW

ABOUT THE AREA

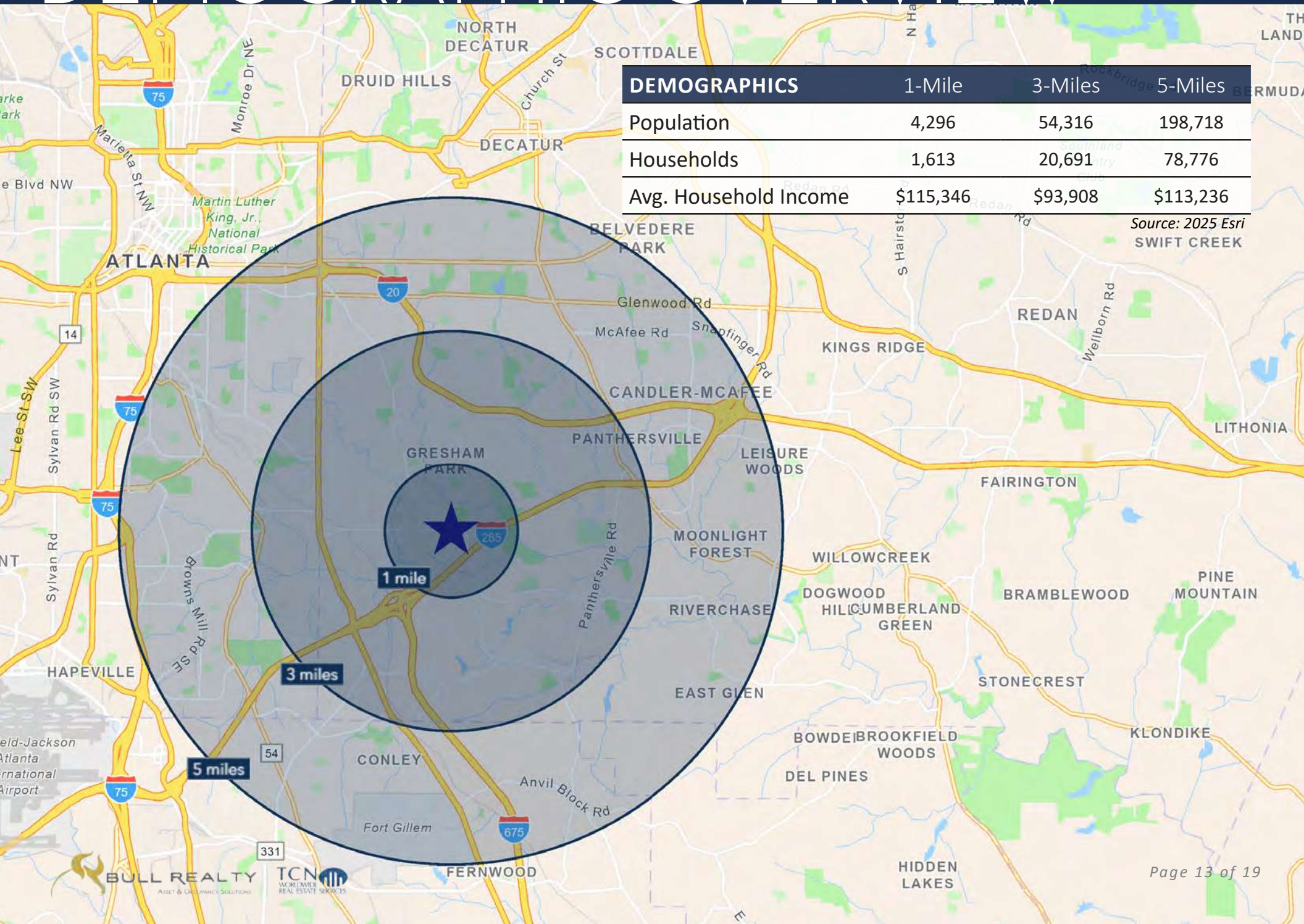
Conley, Georgia is a strategically located industrial and residential submarket situated just southeast of Atlanta. Known for its proximity to major transportation corridors, Conley offers direct access to I-285, I-75, and I-675, making it an ideal hub for logistics, warehousing, and distribution operations. The area is positioned only minutes from Hartsfield-Jackson Atlanta International Airport and the bustling industrial complexes of South Atlanta, offering significant logistical advantages for businesses.

Conley is characterized by a mix of industrial facilities, small businesses, and established neighborhoods, providing a balanced environment for both commercial and residential investment. The submarket has experienced steady demand due to Atlanta's ongoing population and economic growth, as well as increased need for last-mile distribution space. Its affordability and accessibility continue to attract investors, developers, and owner-users seeking value in a high-demand metro.

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	4,296	54,316	198,718
Households	1,613	20,691	78,776
Avg. Household Income	$115,346	$93,908	$113,236

Source: 2025 Esri



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN WORLDWIDE REAL ESTATE SERVICES

ATLANTA
AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburban quality of life. Encompassing a GDP over $270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the new $1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.

#1 TOP TRAVELED AIRPORT IN THE WORLD

$270 BILLION GDP IN METRO-ATLANTA

16 FORTUNE 500 HQ IN ATLANTA

TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”

- DISCOVER ATLANTA

#9 LARGEST METRO AREA IN THE U.S. 2024

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH

LARGEST U.S. METRO

2024 U.S. Census

1.8%

PROJECTED 5-YEAR

POPULATION GROWTH (2023-2028)

ESRI 2025

#6

BEST CITIES FOR JOBS IN U.S.

WalletHub 2024

#3

FASTEST GROWING

U.S. METRO

Freddie Mac 2024

46%

Gen Z Population

34%

Millennial Population

3.9%

Unemployment Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

King & Spalding, Invesco, NCR, Google, Coca-Cola, Anthem, salesforce, The Home Depot, accenture, Honeywell, pwc, Georgia Tech, Truist, Microsoft, facebook, Emory University, Delta, Georgia-Pacific, Mercedes-Benz, UPS, EY

#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Centers for Disease Control and Prevention (CDC).

ATLANTA BRAVES | TRUIST PARK

ATLANTA FALCONS | MERCEDES-BENZ STADIUM

ATLANTA HAWKS | STATE FARM ARENA

ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

BROKER PROFILES

MICHAEL WESS, CCIM
Partner
MWess@BullRealty.com
404-876-1640 x 150 (O)
770-598-6212 (C)

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's #4 nationally ranked real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish and playing on the University's rugby team.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over $25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over $100M in sales annually.

The team has earned prior pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.

ANDY LUNDSBERG
Partner
Andy@BullRealty.com
404-876-1640 x 107 (O)
404-509-8533 (C)

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over $100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his experience in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

BULL REALTY
Asset & Occupancy Solutions | TCN Worldwide Real Estate Services

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN **8** SOUTHEAST STATES

ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at **www.CREshow.com.**

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
www.bullrealty.com

CONFIDENTIALITY AGREEMENT

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 3454 Bouldercrest Rd SE, Atlanta, GA. 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 in 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 Broker 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 this _____ day of _____ , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title_____

Company Name _____

Address _____

Email _____

Phone _____

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