



Subject Property

# OFFERING MEMORANDUM

DOWNTOWN WOODSTOCK DEVELOPMENT SITE  
±0.64 ACRES | HIGH VISIBILITY





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MARKET OVERVIEW

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CONTACT INFORMATION

MICHAEL WESS  
Partner, Bull Realty  
MWess@BullRealty.com  
404-876-1640 x 150

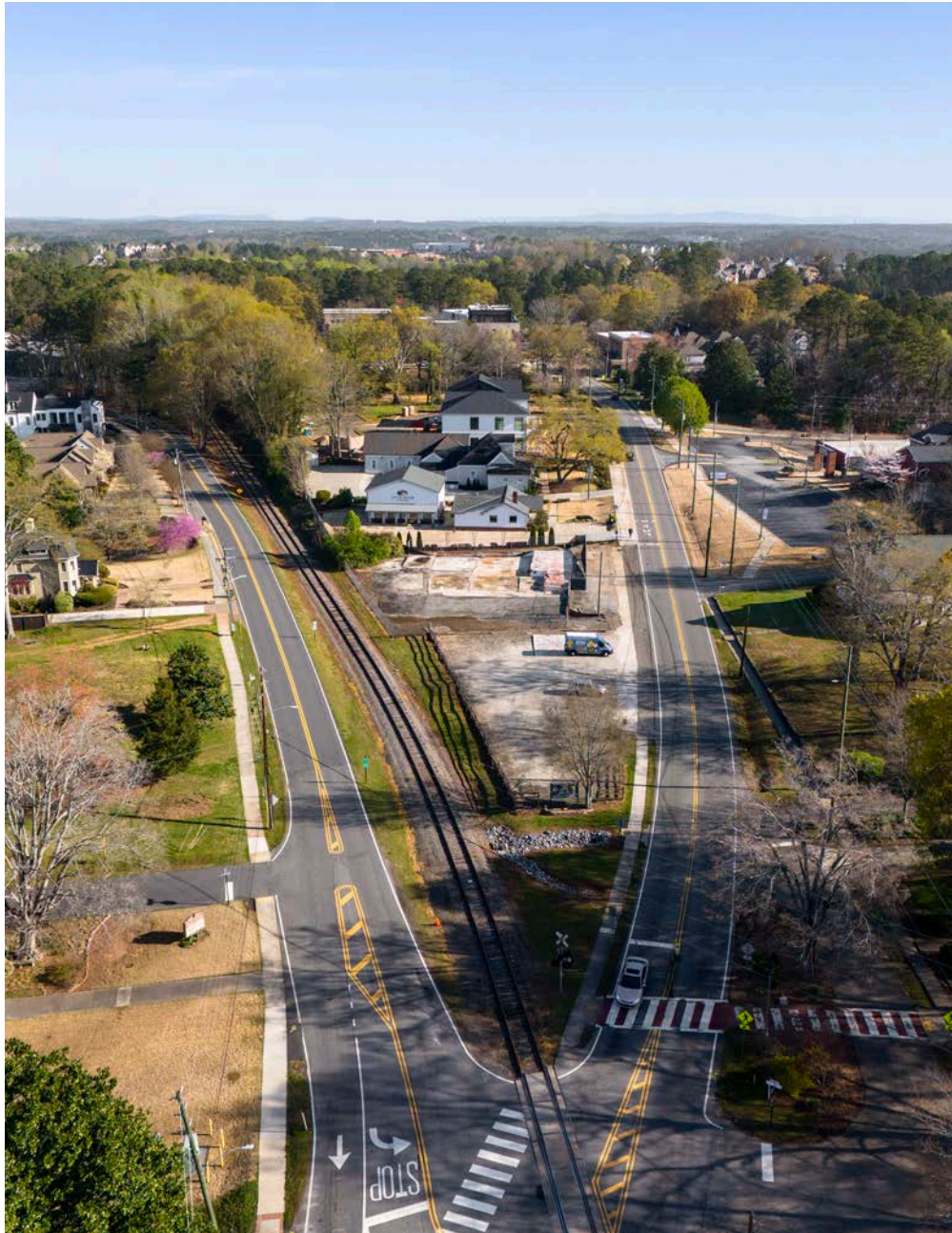
ANDY LUNDSBERG  
Partner, Bull Realty  
Andy@BullRealty.com  
404-876-1640 x 107

BULL REALTY, INC.  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com





# EXECUTIVE SUMMARY

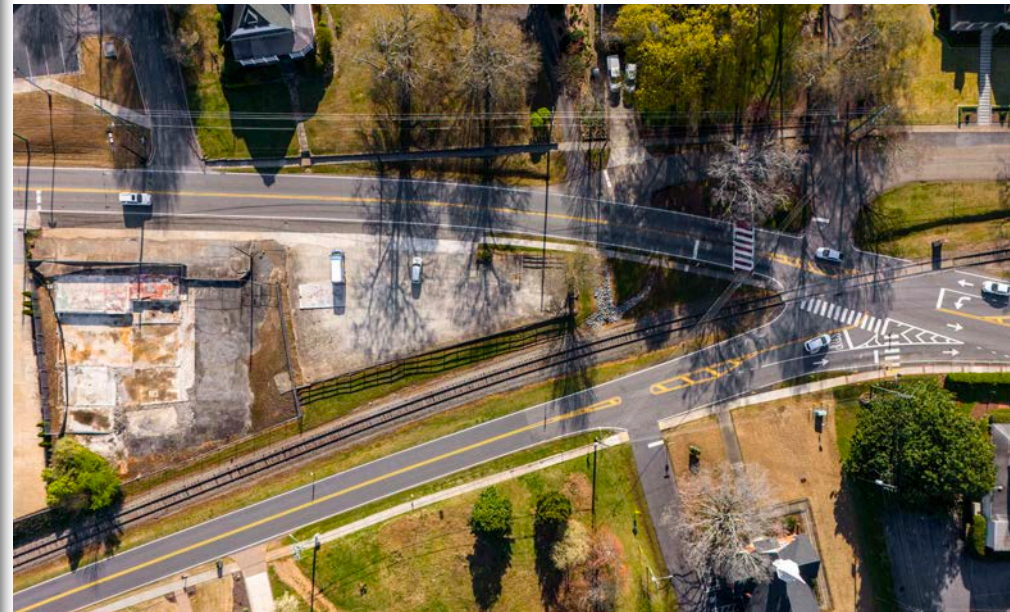


## PROPERTY HIGHLIGHTS

- $\pm 0.42$  Acre Development Site in Downtown Woodstock
- $\pm 0.22$  Acre site adjacent is leased to seller until 2067 for total of  $\pm 0.64$  acres
- Retail | Mixed-Use | Residential
- Possible retail development: 8-9K SF or 5-6K SF restaurant + 40 parking spaces
- Possible mixed-use development: 4,500 SF of restaurant + 19 residential units + 45 parking spaces
- Intersection site with fantastic visibility
- 650' from Woodstock City Center Project
- Visible and walkable from downtown Woodstock's main retail/mixed-use strip
- Traffic counts of  $\pm 13,140$  VPD



**PRICE: CONTACT BROKER**





# PROPERTY INFORMATION

## GENERAL:

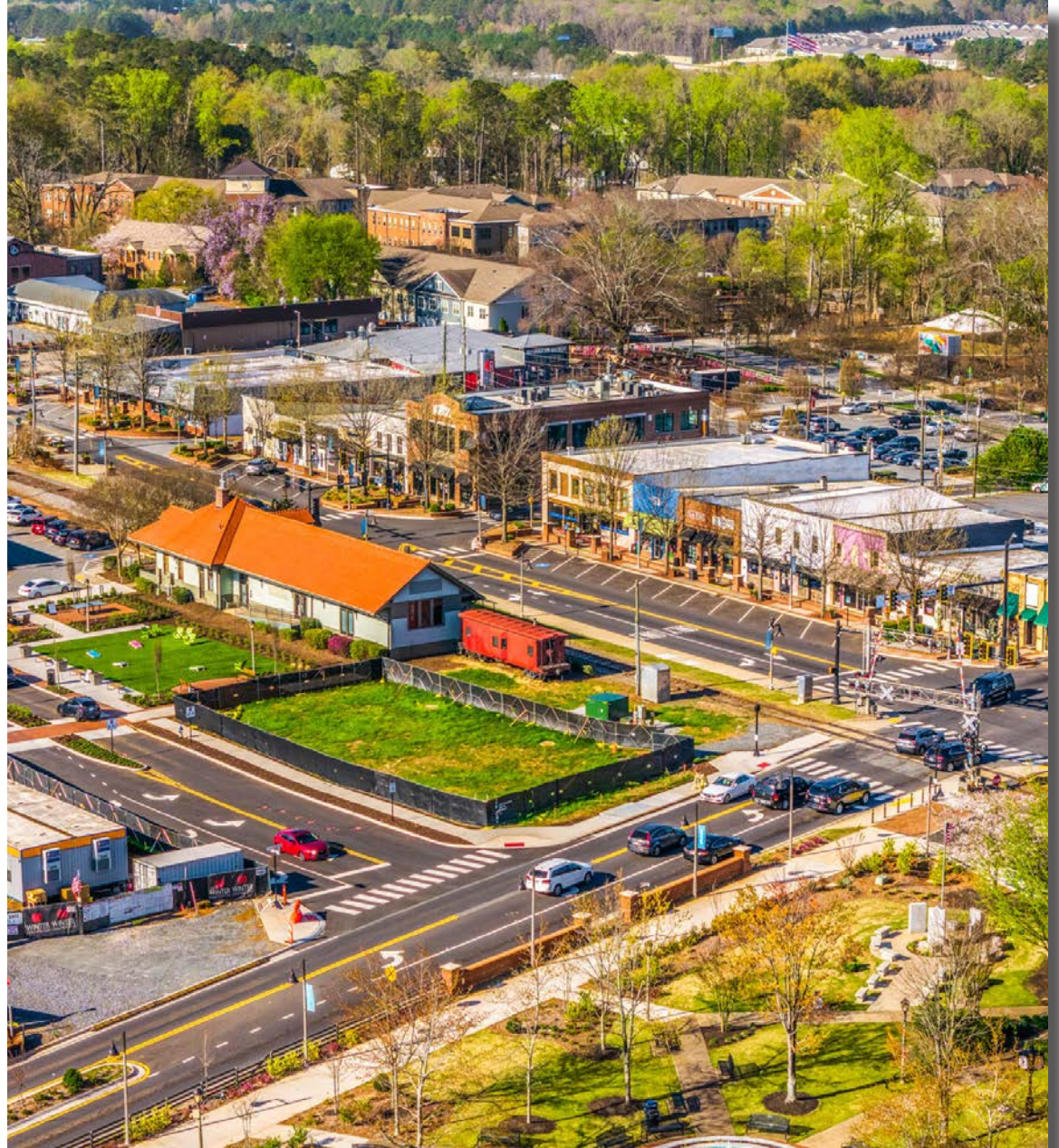
ADDRESS:	8420 - 8434 MAIN ST WOODSTOCK, GEORGIA 30188
COUNTY:	CHEROKEE

## SITE:

SITE SIZE:	±0.64 ACRE
PARCEL NUMBER:	92N03 005
CURRENT ZONING:	<a href="#">DT-CBD</a>
PERMITTED USES:	RESIDENTIAL HOUSING, RETAIL, RESTURANTS, ETC.

## FINANCIAL:

SALE PRICE:	CONTACT BROKER
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# SURVEY

## GENERAL NOTES

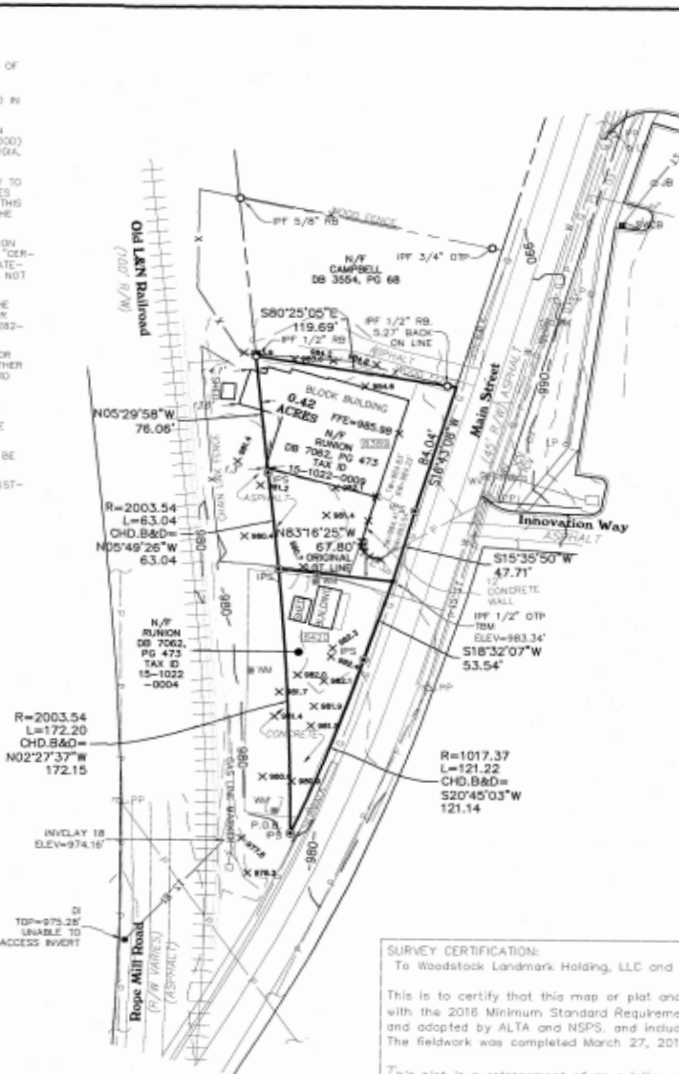
1. THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OR TRACTS OF LAND. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON March 27, 2018.
2. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD AS PER F.I.R.M. COMMUNITY PANEL NO. 13057003320, CHEROKEE COUNTY, GEORGIA, EFFECTIVE DATE 09/29/2008.
4. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.
5. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
6. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
8. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE, DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
9. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,333 FEET.
10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 50,315 FEET. THE UNADJUSTED ANGULAR ERROR OF 10 SECONDS. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.
11. THE PARKING STRIPES HAVE FADED AT THE TIME OF THE SURVEY. FIELD CREW WAS UNABLE TO DETERMINE THE NUMBER OF PARKING SPACES.
12. CONTOUR INTERVALS EQUAL TWO FEET. VERTICAL DATUM = NAVD83.

## LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1022 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF MAIN STREET (45' RIGHT OF WAY) AND THE EASTERN RIGHT OF WAY OF OLD LANE RAILROAD (100' RIGHT OF WAY) THENCE FOLLOWING SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2003.54 FEET AND AN ARC LENGTH OF 172.20 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 05 DEGREES 48 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 172.15 FEET TO A 1/2" REBAR SET, THENCE CONTINUING FOLLOWING SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2003.54 FEET AND AN ARC LENGTH OF 63.04 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 05 DEGREES 48 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 63.04 FEET TO A 1/2" REBAR SET, THENCE NORTH 05 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 76.06 FEET TO A 1/2" REBAR SET, THENCE LEAVING SAID RAILROAD RIGHT OF WAY ALONG THE PROPERTY BORDERED BY NOW OR FORMERLY OF CAMPBELL (DEED BOOK 3554, PAGE 88 SOUTH 80 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 119.69 FEET TO A POINT BEING ON THE WESTERN RIGHT OF WAY OF MAIN STREET (REFERENCED BY A 1/2" REBAR FOUND 5.27' FROM THE CORNER), THENCE FOLLOWING SAID ROAD RIGHT OF WAY SOUTH 16 DEGREES 43 MINUTES 08 SECONDS WEST A DISTANCE OF 84.04 FEET TO A 1/2" REBAR SET, THENCE SOUTH 15 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 47.71 FEET TO A 1/2" OPEN TOP PIPE, THENCE SOUTH 18 DEGREES 32 MINUTES 07 SECONDS WEST A DISTANCE OF 53.54 FEET TO A 1/2" REBAR SET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1017.37 FEET AND AN ARC LENGTH OF 121.14 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 20 DEGREES 45 MINUTES 03 SECONDS WEST AND A CHORD DISTANCE OF 121.14 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 18-B, DATED FEBRUARY 13, 2018.



## LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- OTF = OPEN TOP PIPE
- R/W = RIGHT OF WAY
- LL = LAND LOT LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- OC = PROPERTY CORNER
- B/L = BUILDING LINE
- R = RADIUS
- TL = TIE LINE
- W = WATER LINE
- P = POWER LINE
- WV = WATER VALVE
- PH = FIRE HYDRANT
- GM = GAS METER
- WM = WATER METER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- P.O.B. = POINT OF BEGINNING
- DB = DEED BOOK
- SP = PAGE
- B & D = BEARING & DISTANCE
- ETB = ELECTRIC TRANSFORMER BOX
- N/F = NOW OR FORMERLY
- PP = POWER POLE
- SP = SERVICE POLE
- RP = REBAR
- LP = LIGHT POLE
- ST = STORM PIPE
- FO = FINDER OPTIC
- ITB = ADDRESS
- TM = TEMPORARY BENCHMARK (TBM)

## TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE POLICY NUMBER 18-B  
DATED FEBRUARY 13, 2018  
SCHEDULE B - EXHIBIT B

3. Boundary Line Agreement by and between Miss Martha Johnson and Jerry Avery dated June 30, 1995, filed July 31, 1995 and recorded August 1, 1995 in Deed Book 2138, page 225, Cherokee County, Georgia Records.  
COMMENT: THE NORTHERN BOUNDARY LINE IS THE SAME LINE AS THE ONE DESCRIBED AS NORTH 89° 21' 10" WEST A DISTANCE OF 114.30 FEET EXCEPT FOR THE DIFFERENCE IN THE DISTANCE OF 5.39 FEET AS SHOWN ON THIS SURVEY.

4. Matters shown on plot of Survey for Smith L. Johnson, Jr. recorded at Plat Book 10, page 10, Cherokee County, Georgia Records.  
COMMENT: AS SHOWN ON SURVEY

5. Matters shown on plot of Survey for H.L. Priest, recorded at Plat Book 2, page 70, Cherokee County, Georgia Records.  
COMMENT: AS SHOWN ON SURVEY

6. Matters shown on that Unrecorded Boundary Survey for Intown Commercial Group LLC by Hayes/James Engineers, Planners & Surveyors, dated September 31, 2016, and being more particularly identified as Project No. 16-0603-SFD.  
COMMENT: AS SHOWN ON SURVEY

DATE \_\_\_\_\_



## SURVEY CERTIFICATION:

To Woodstock Landmark Holding, LLC and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included items 1, 2, 3, 4, 6, 8-11a, and 13 of Table A thereof. The fieldwork was completed March 27, 2018.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PRELIMINARY

Georgia Land Surveyor No. 2951

**Hayes James**  
ENGINEERS, PLANNERS & SURVEYORS  
3830 EAST FIRST STREET  
SUITE 1  
BLUE RIDGE, GEORGIA 30513  
TEL: (706) 632-4981  
FAX: (706) 632-4982  
CERTIFICATE OF AUTHORIZATION:  
NO. LSFD00255

FOR  
Woodstock Landmark Holding,  
LLC & First American Title  
Insurance Company

PROJECT LOCATION  
Land Lot(s): 1822  
District/Section: 15th/2nd  
City: Woodstock  
County: Cherokee  
State: Georgia

Project No. 16-0603-SFD  
Drawn By: BWH  
Checked By: BWH  
Date: 4-10-18  
Scale: 1"=50'

REVISIONS	DATE	BY	APPROVED
DESCRIPTION			

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HAYES, JAMES & ASSOCIATES, INC.  
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of the engineer and may not be reproduced,  
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permission of the engineer.  
Sheet Number 1 of 1

A: \survey\2016\projects\16-0603\main\woodstock\landmark\16063 main street.asd.dwg

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# PROPOSED MIXED-USE DEVELOPMENT

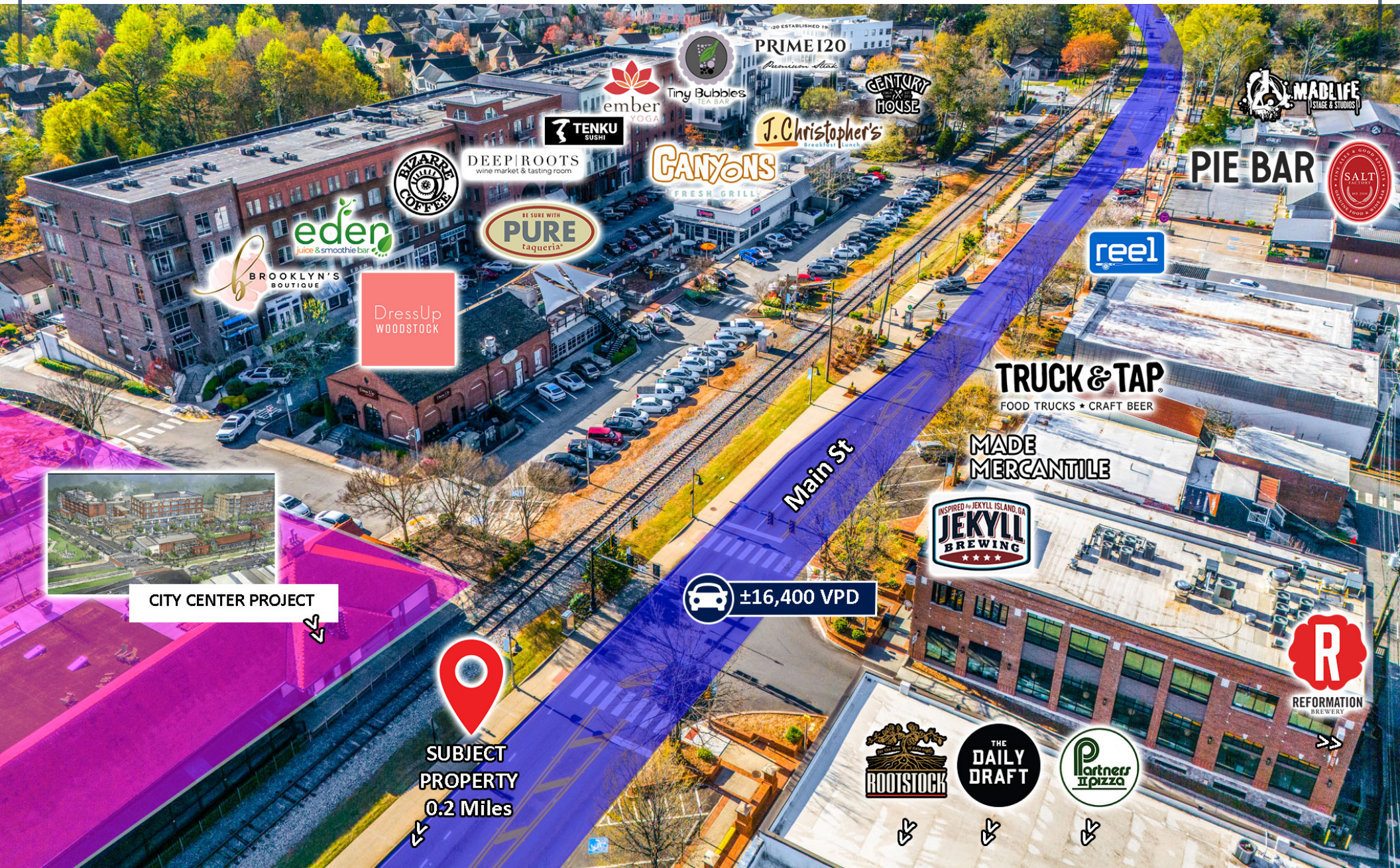
View From East



View From West

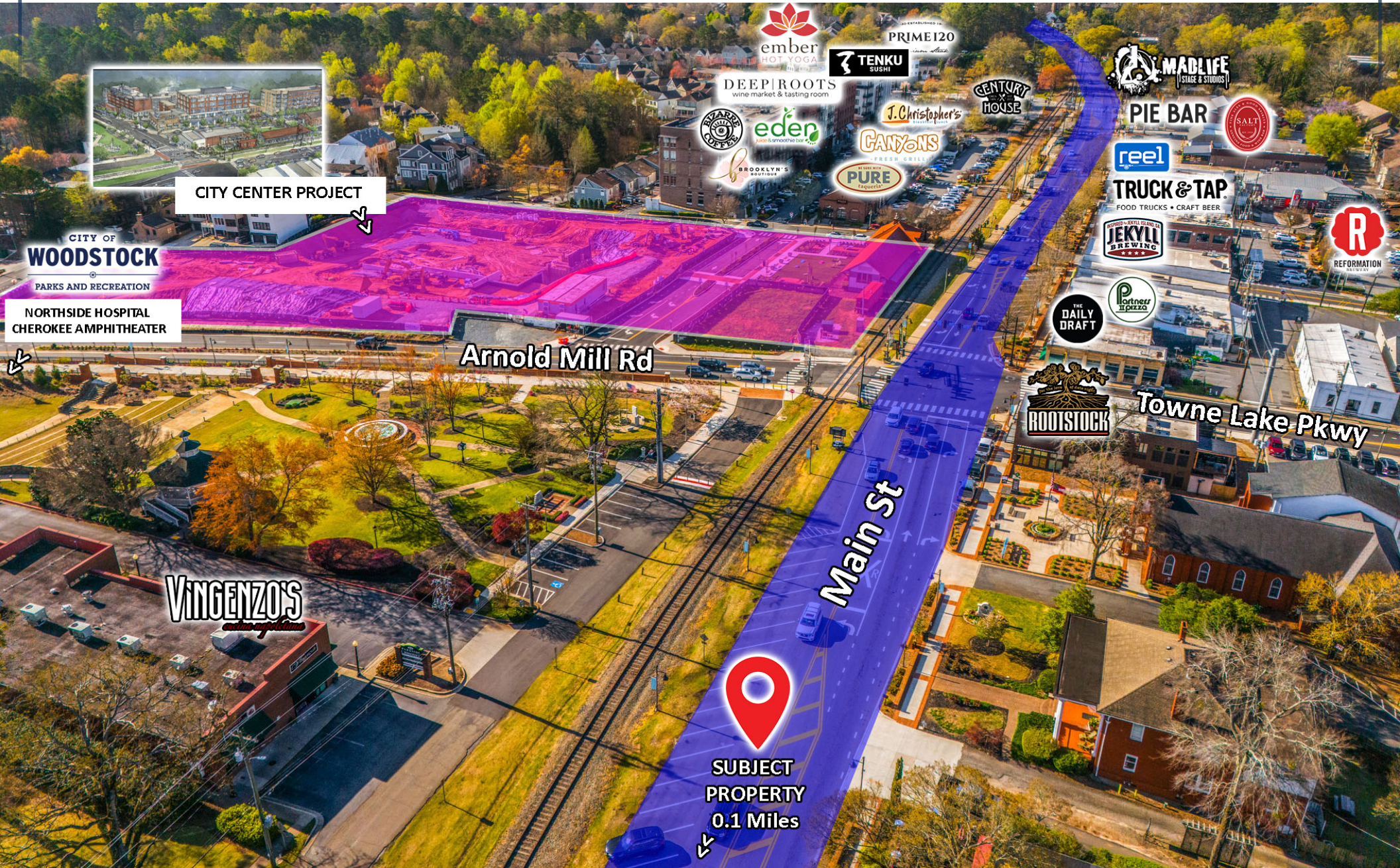


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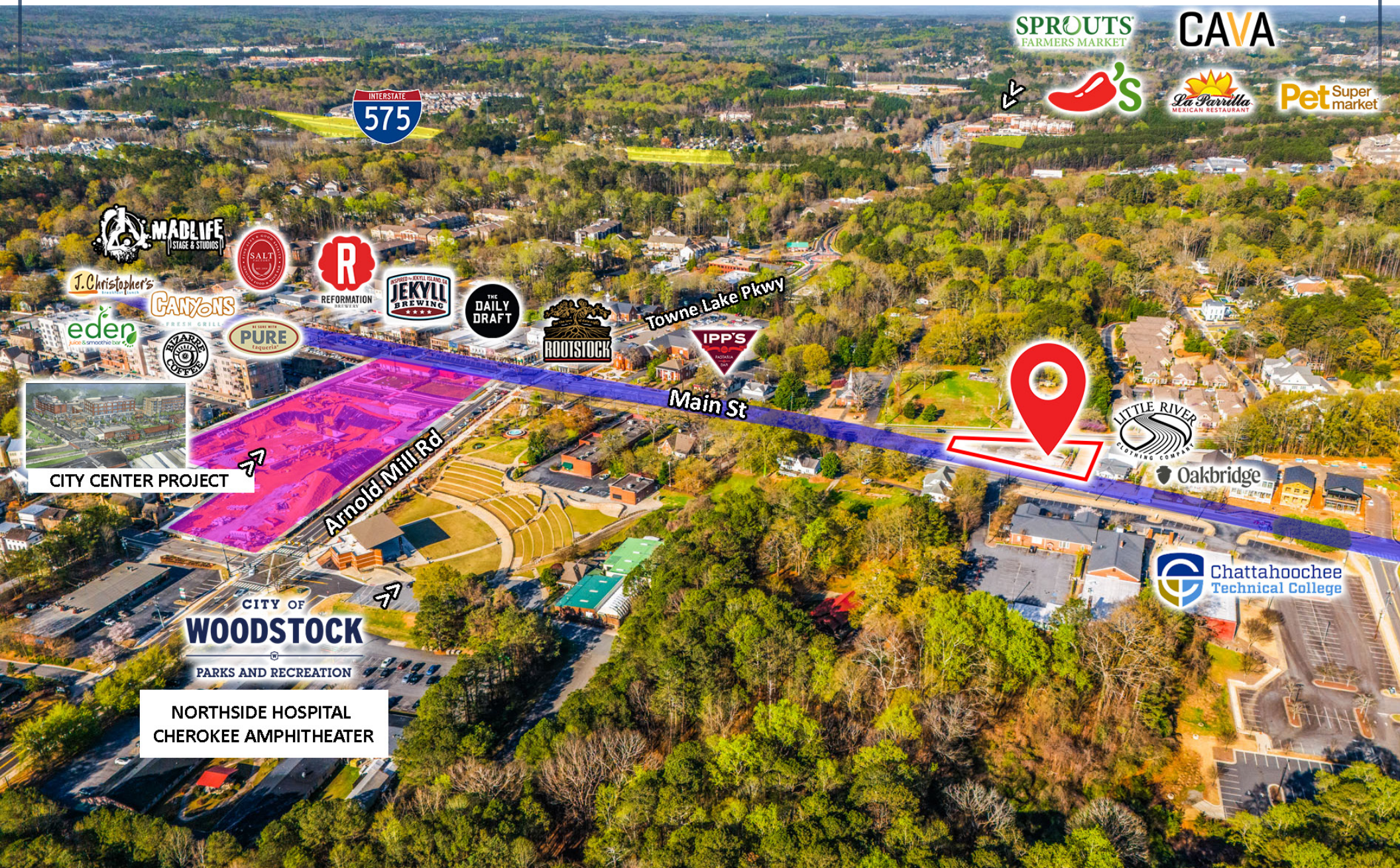


# IN THE AREA





# IN THE AREA





# IN THE AREA





# WOODSTOCK

## GEORGIA



Woodstock, Georgia, is a vibrant city located in Cherokee County, known for its charming downtown area, rich history, and strong sense of community. One of the highlights of Woodstock is its bustling downtown district, which features a variety of locally-owned shops, restaurants, and art galleries. Visitors and residents alike can enjoy strolling along Main Street, taking in the historic architecture, and exploring the unique offerings of the area.

In addition to its downtown charm, Woodstock boasts an abundance of outdoor recreational opportunities. The city is surrounded by picturesque natural landscapes, including parks, trails, and nearby lakes. Outdoor enthusiasts can hike or bike along the Greenprints Trail System, which spans over 30 miles and provides scenic views of the surrounding countryside. Woodstock is also home to several community parks where families can enjoy picnics, playgrounds, and sports fields. With its blend of small-town charm and outdoor amenities, Woodstock, Georgia, offers something for everyone to enjoy.



# CITY CENTER

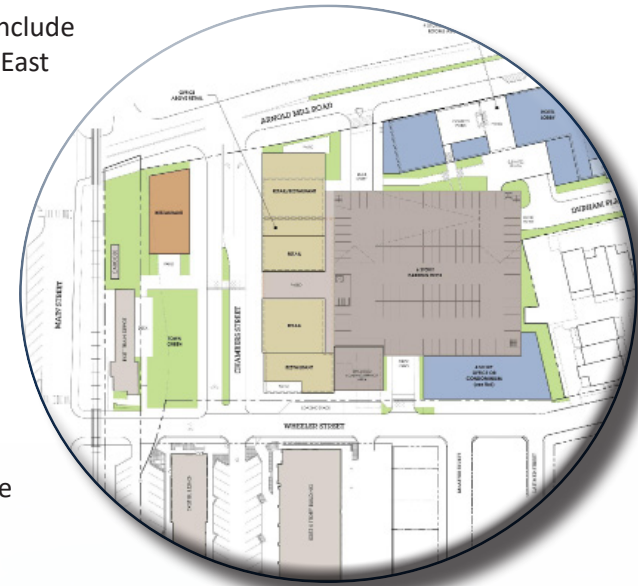
## PROJECT



The City of Woodstock released concept plans for the first phase of its City Center project in downtown today. This phase of the project includes the redevelopment of 4-acre site at the southeast corner of East Main Street and Arnold Mill Road, which includes the former site of Morgan's Ace Hardware and other vacant parcels owned by the city and the Downtown Development Authority.

The concept plans show improvements for public infrastructure to include re-alignment of Chambers Street and the elimination of a portion of East Main Street to improve access in and out of the existing commercial district. The site will also feature a six-level, 647 car parking deck with entrances on three separate levels, allowing for efficiencies in access and circulation within the structure.

The City Center project does not exist in a vacuum and the city is in various stages of over \$5 million of other infrastructure projects that improve vehicular and pedestrian access to downtown. These include the Hub Transformation project and the recently awarded Arnold Mill Street scape project.



The City Council decided to take the lead on the vision for this site due to development proposals that were incompatible with the existing fabric of downtown. The city closed on the 2.2-acre Morgan's Ace Hardware property following their relocation in late 2021 for \$3.8 million.

Portions of the infrastructure related to City Center are anticipated to begin in the next six months with project completion to take three years. The city will be releasing a website for information on this project shortly, which will include leasing information and project updates as they are available.

[SOURCE](#)





# CITY CENTER

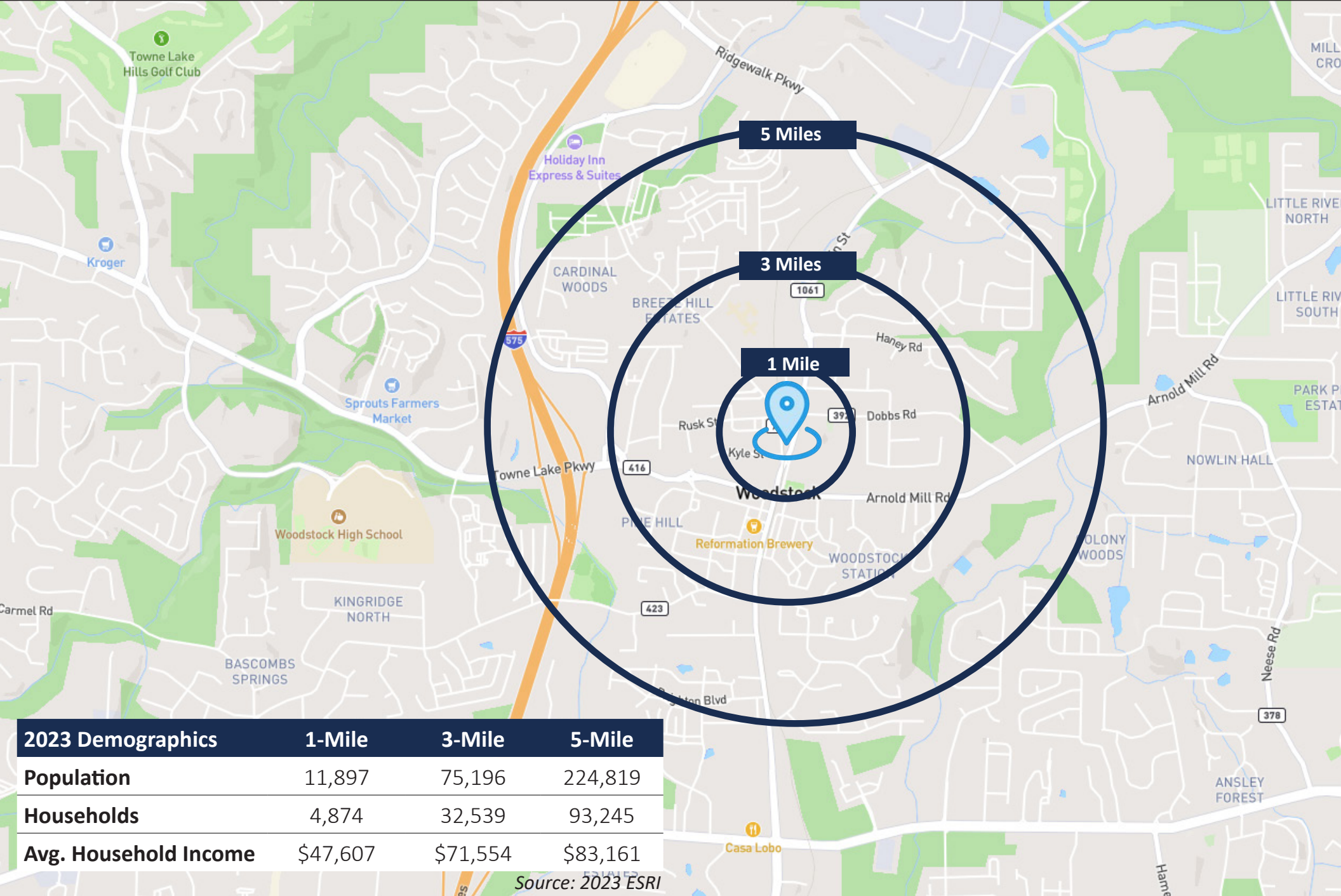
## PROJECT

The Woodstock City Center Project will bring thousands of square feet of new office, restaurants, and retail as well as a new hotel with conference space to Downtown Woodstock. Now that the city has delivered on the public sector components of the project, a new smart-technology, six-floor parking deck, the private sector is working to deliver the commercial components. As Mayor Michael Caldwell says, "Enjoy the view of that parking deck, because it was designed to be hidden."

[SOURCE](#)









# BROKER PROFILES



**MICHAEL WESS, CCIM**

Partner

MWess@BullRealty.com

404-876-1640 x 150

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 real estate program, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

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, 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 sold approximately \$300 million in over 100 transactions.

The team holds many 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 selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



**ANDY LUNDSBERG**

Partner

Andy@BullRealty.com

404-876-1640 x 107

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 expertise 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.

Organizations:

National Association of Realtors-Georgia

Atlanta Commercial Board of Realtors

Young Council of Realtors (YCR)

Million Dollar Club (2008 - Present)



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



# ABOUT *BULL REALTY*

## **MISSION:**

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

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **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 share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**27**

**YEARS IN  
BUSINESS**



**ATL**  
**HEADQUARTERED IN  
ATLANTA, GA**

**LICENSED IN  
8  
SOUTHEAST  
STATES**

