



Tanger Outlets

Piedmont Henry Hospital
Owned Site

Strong Rock
Christian School

Henry County Gardner
Water Reservoir

OFFERING MEMORANDUM
PD ZONED COMMERCIAL LAND | ± 17.5 ACRES
LOCUST GROVE, GA

Tanger Outlets

Piedmont Henry Hospital
Owned Site

Strong Rock
Christian School

Henry County Gardner
Water Reservoir

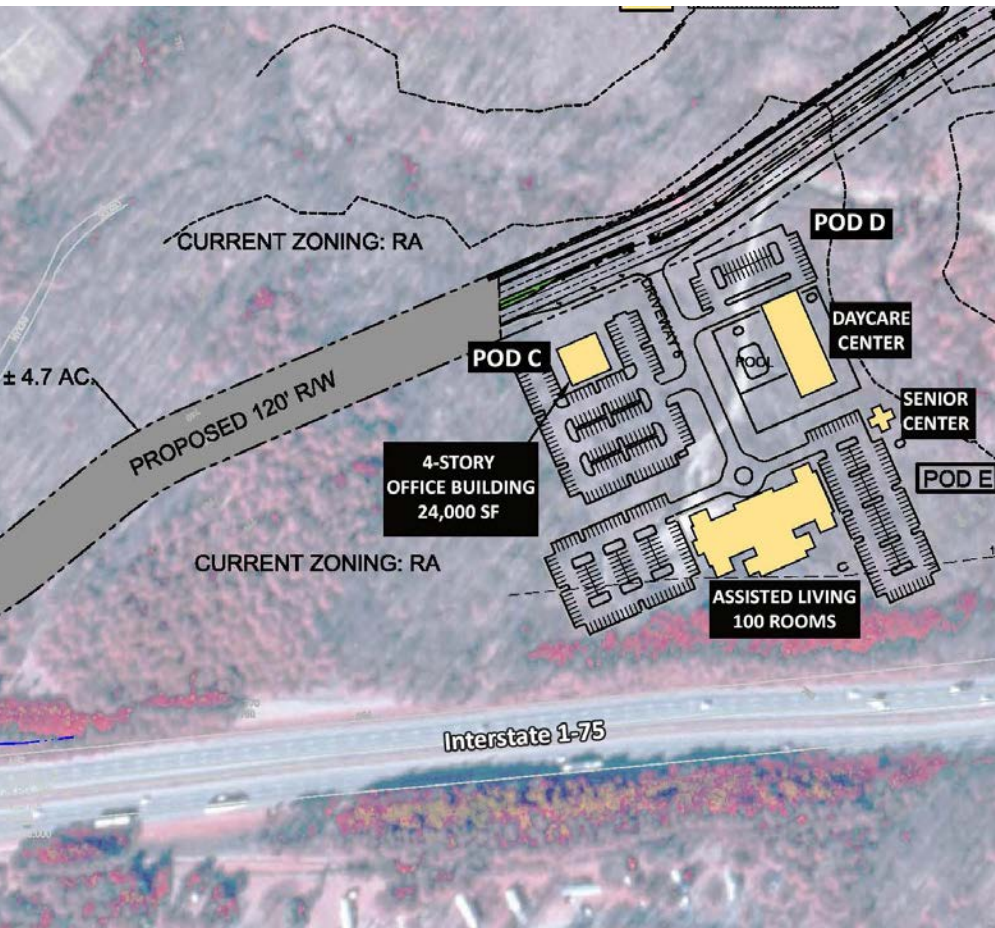


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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Bull Realty is pleased to offer this ± 17.5-acre site zoned PD as part of the approved Strong Rock DRI (Developments of Regional Impact). This site has 1,494' frontage on Interstate 75 with traffic counts of 73,400 vehicles per day.

The property is adjacent to Strong Rock Christian School and the site owned by Piedmont Henry Hospital. It is under the approved DRI designated for medical office space, assisted living, daycare facility or a senior center. Strong Rock is a private Christian School that opened up in 2007 and had 951 students enrolled in 2022.

Easy access to I-75, just off of Exit 212, shopping and restaurants makes this a very convenient development tract. Shopping and restaurants include Tanger Outlets, Ingles, Walmart, Subway and many more.

PROPERTY HIGHLIGHTS

- ± 17.5 acres located in a busy retail corridor in Locust Grove, GA
- Part of the approved Strong Rock DRI (Developments of Regional Impact)
- Zoned PD- approved for medical office space, assisted living, daycare facility or senior center
- Located adjacent to the Piedmont Henry Hospital site
- Frontage on Interstate 75 with high traffic counts of 73,400 VPD
- All utilities available
- Easy access to I-75



PRICE \$1,050,000

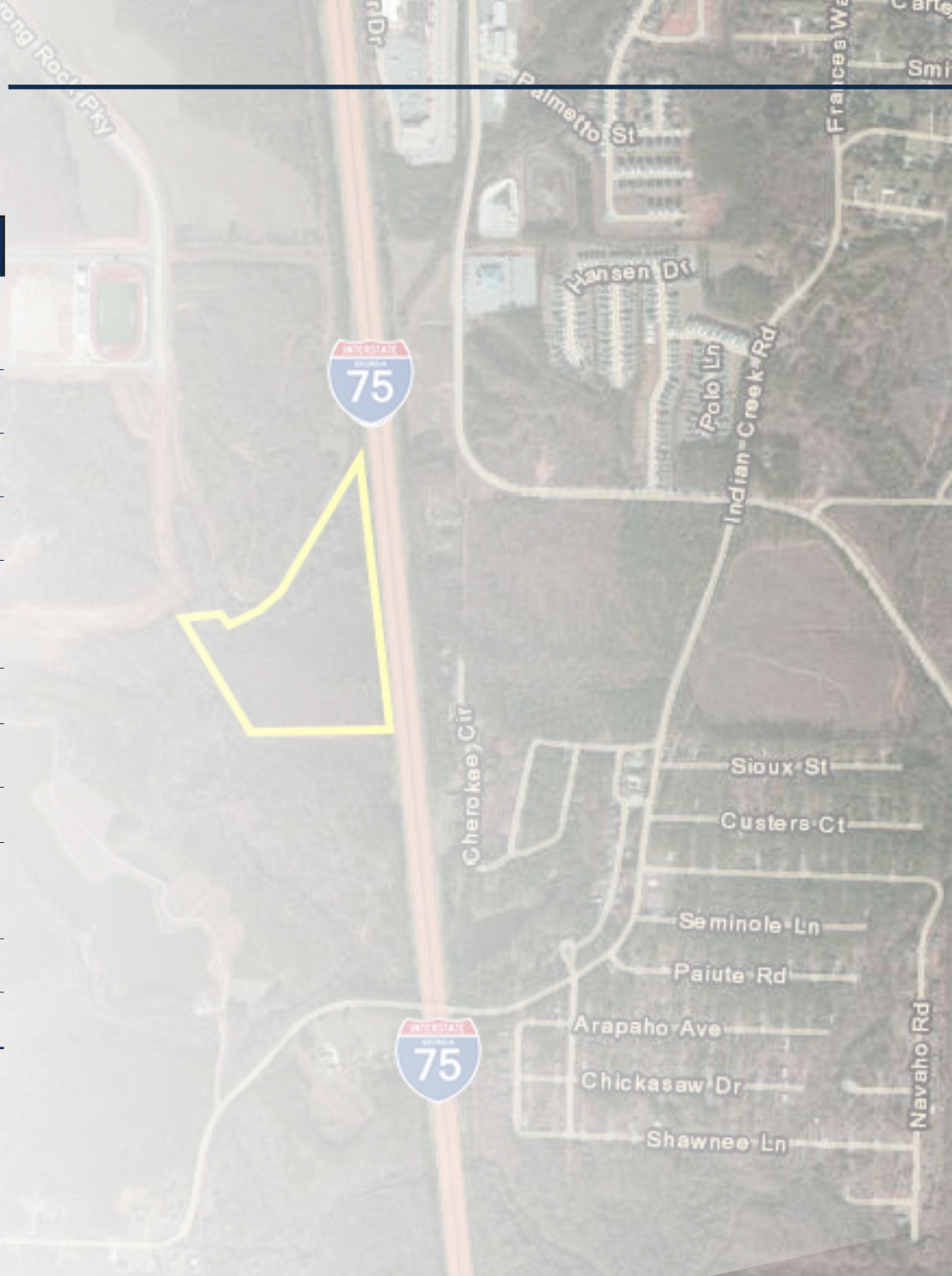


SIZE ± 17.5 ACRES

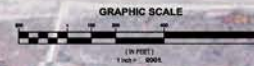
PROPERTY INFORMATION

PROPERTY OVERVIEW

| | |
|--------------|--|
| ADDRESS | 17.5 Acres Bill Gardner Parkway, Locust Grove, GA 30248 |
| COUNTY | Henry |
| SITE SIZE | ± 17.5 Acres |
| ZONING | PD (http://bit.ly/3OG07Py) |
| UTILITIES | Electricity, power, gas, water and cable |
| TOPOGRAPHY | Rolling |
| FRONTAGE | I-75 |
| PARCEL ID | 113-01021011 |
| PROPOSED USE | Medical office, assisted living, daycare or senior center |
| SALE PRICE | \$1,050,000 |
| PRICE/ACRE | \$60,000 |

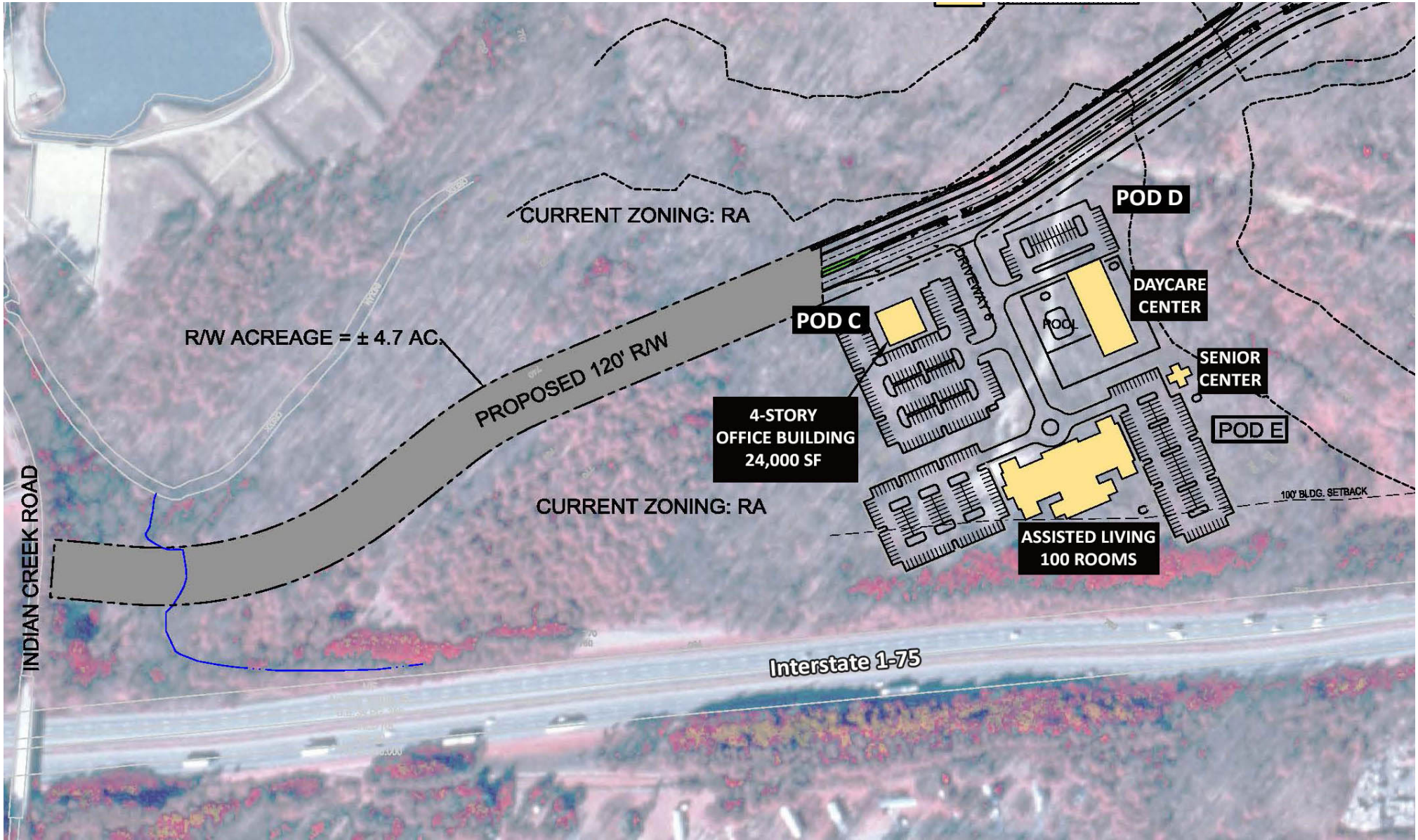


STRONG ROCK DRI

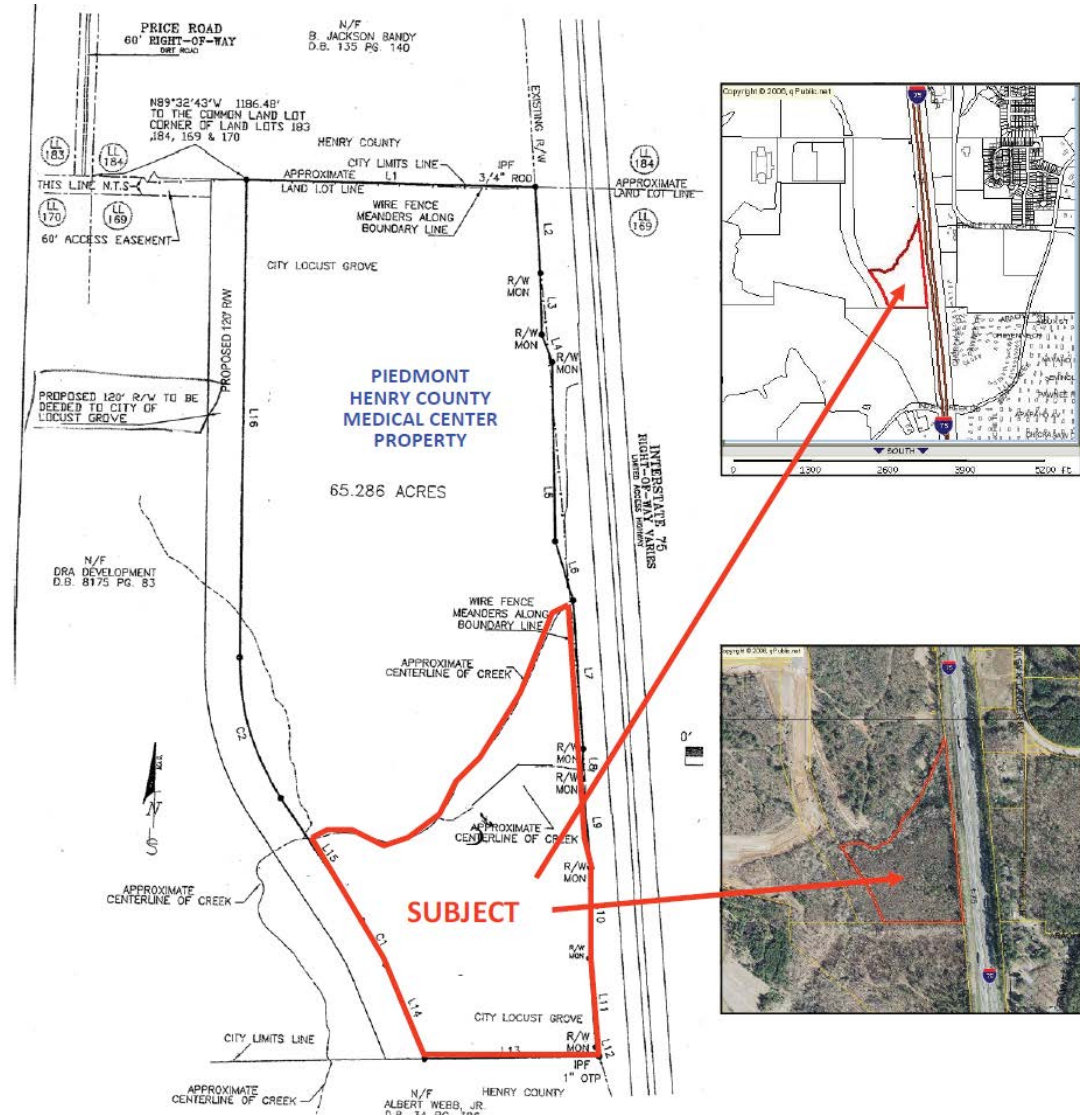


3260 HIGHWAY 42 NORTH
STOCKBRIDGE, GA 30281
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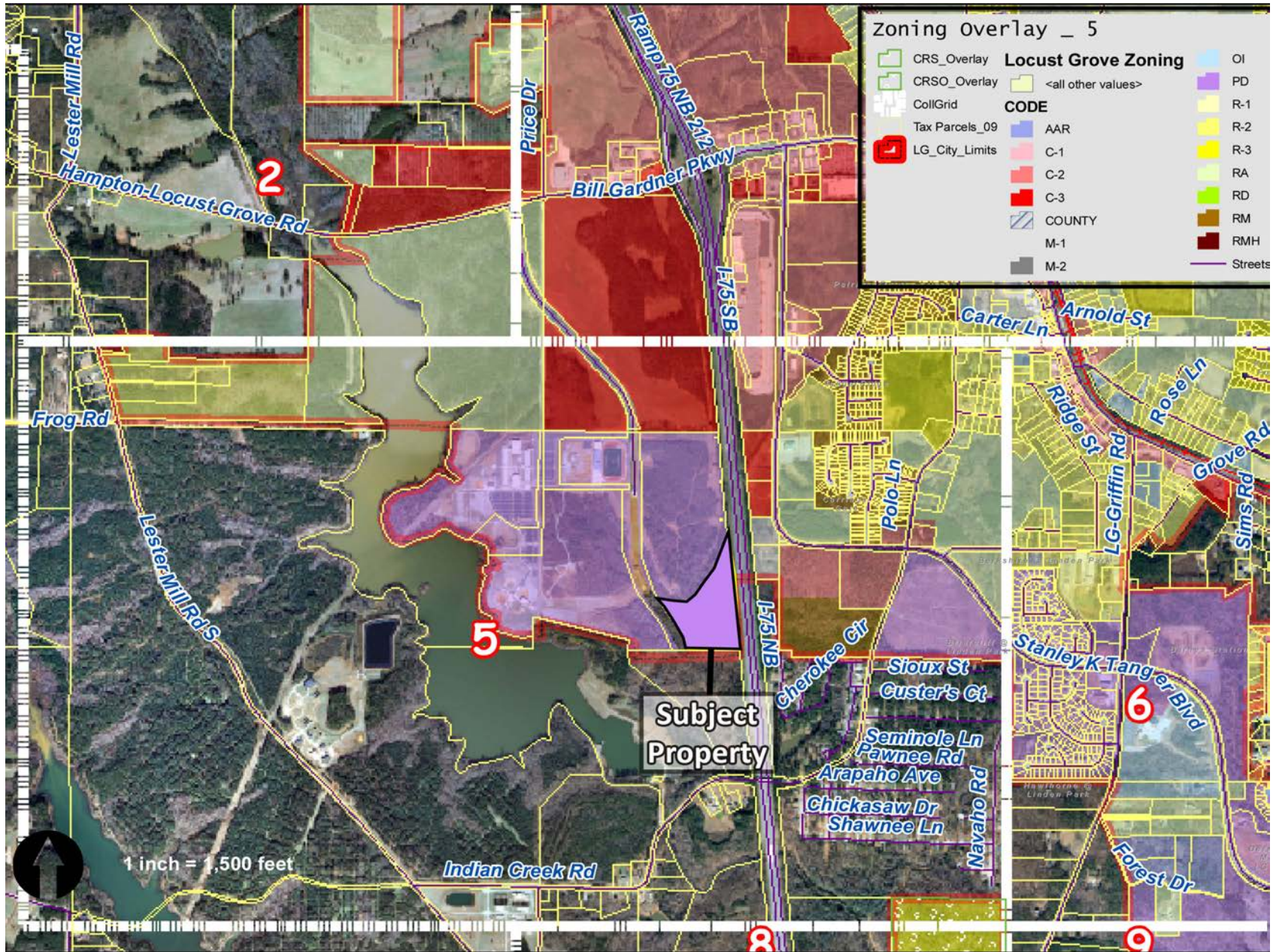
STRONG ROCK DRI



PARCEL & SURVEY MAP



ZONING



ABOUT THE AREA

LOCUST GROVE, GEORGIA

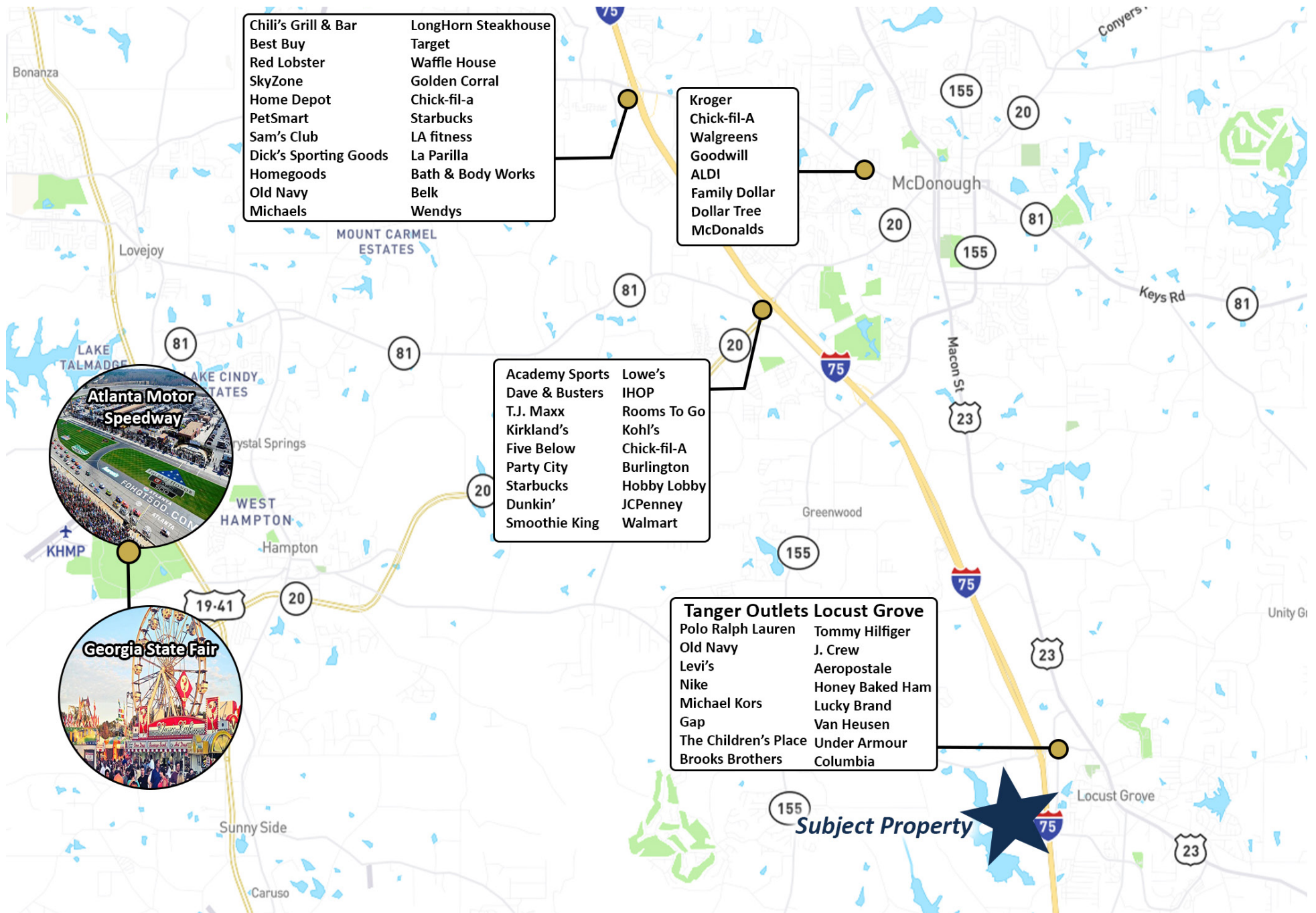
The City of Locust Grove is located in Henry County, Georgia along I-75, with access to State Route 42 (US Highway 23) and other major roads connecting the city to Atlanta, Macon, Griffin, Jackson and other areas of Henry County. The City is located about 35 miles southeast of downtown Atlanta and about 30 miles from Hartsfield-Jackson Atlanta International Airport, the world's busiest airport. The City of Locust Grove is also on the Register of National Historic places.

Locust Grove historically was historically a center for large agricultural with exports including cotton and peaches. Now businesses are more diversified with industrial, warehousing, retail, medical and government services becoming the primary sectors of the local economy. As south Henry continues to grow, the city will likely become a job-rich area for retail and service industries.

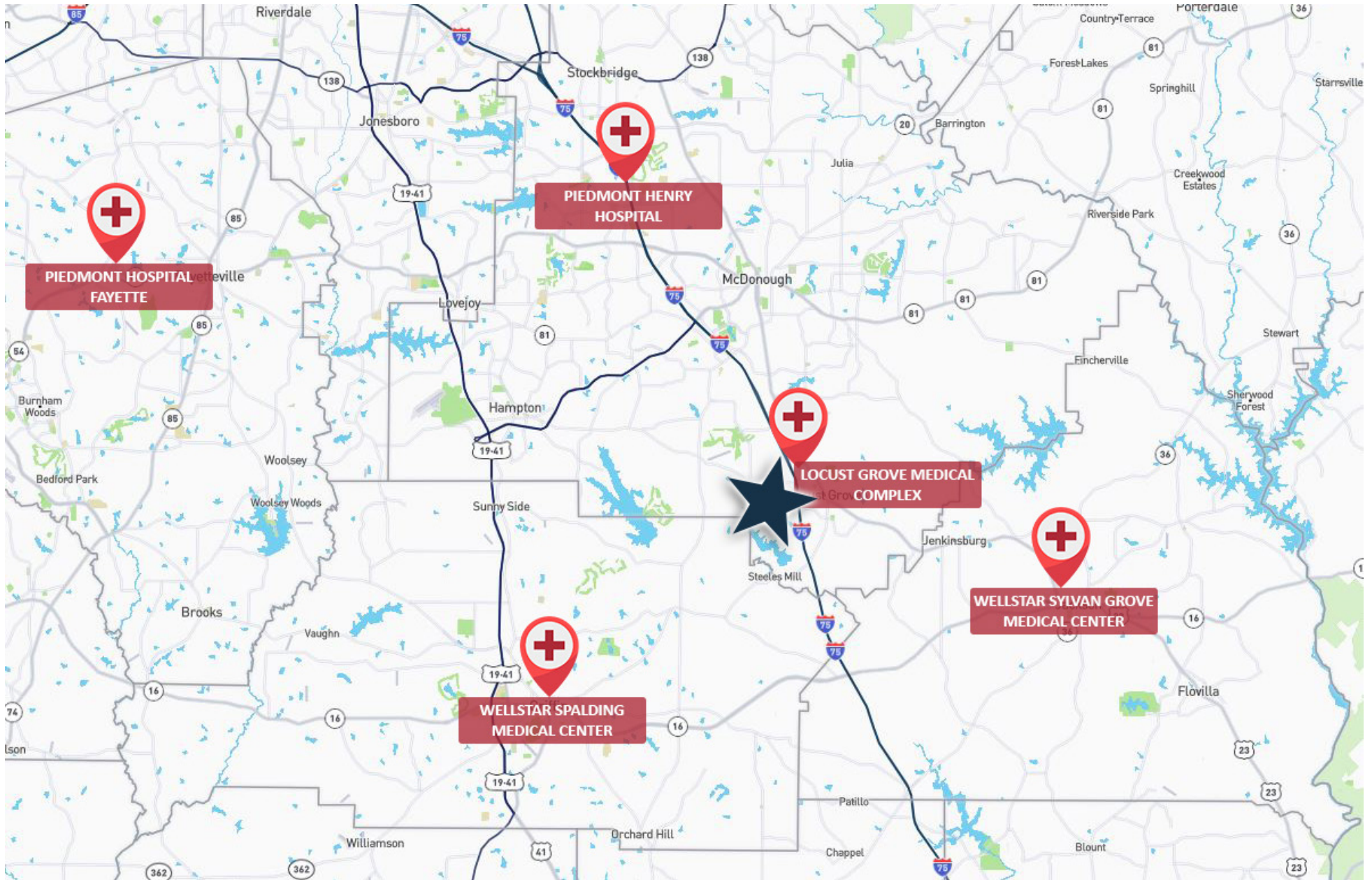
Locust Grove is home to an electric mix of shops that offer everything from antiques to modern apparel. From the Tanger Outlet mall, to local boutique shops, Locust Grove offers retail options for everyone.



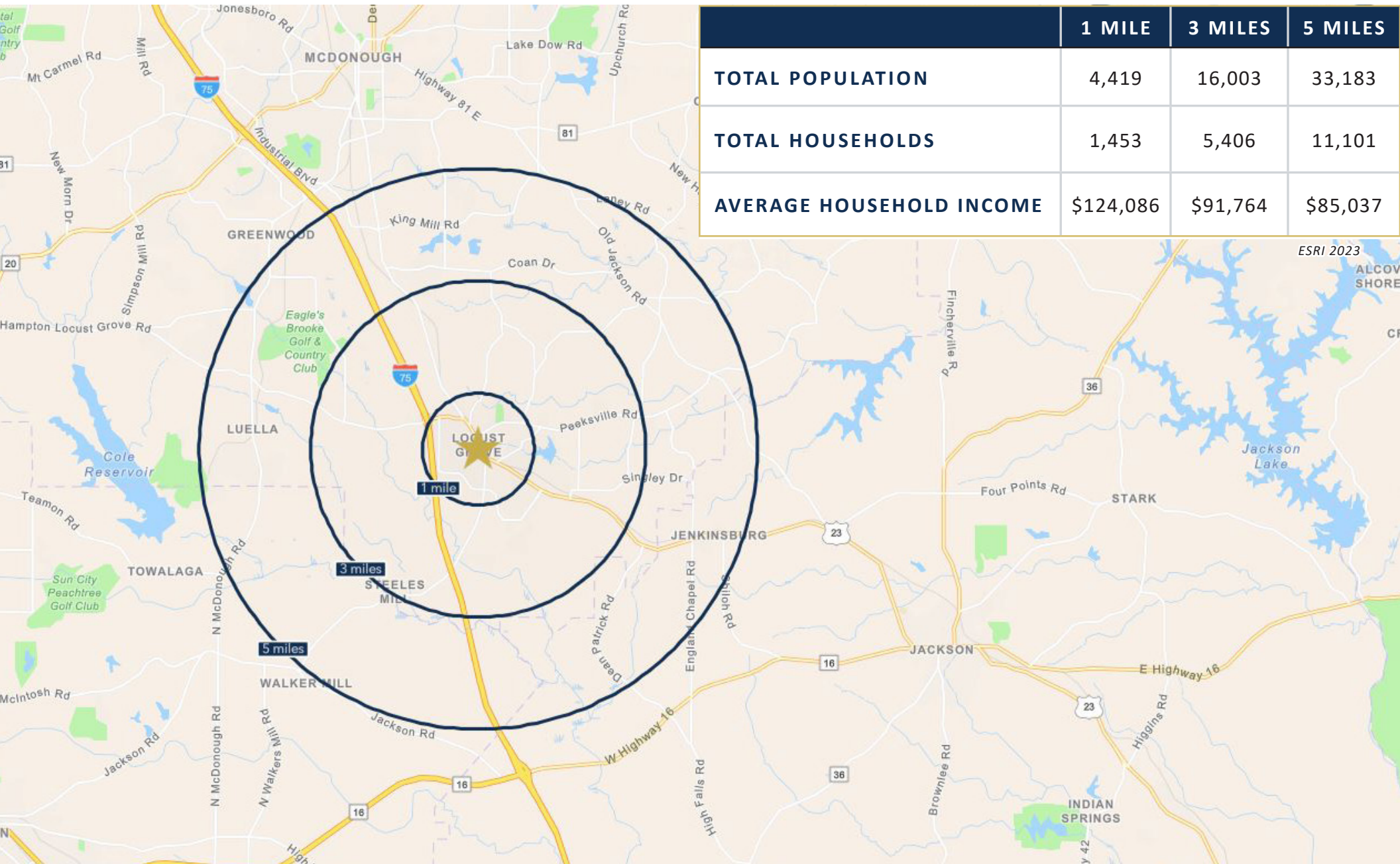
IN THE AREA



NEARBY MEDICAL CENTERS



DEMOGRAPHICS



BROKER PROFILE



JOHN DEYONKER

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John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.

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.

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 25 years in business and \$1.9 billion annual transaction volume.

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25

YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



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.