

DRESDEN DRIVE



BUFORD HIGHWAY

OFFERING MEMORANDUM

CHAMBLEE REDEVELOPMENT SITE | ±1.90 ACRES

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing 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 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.



- 02 DISCLAIMER & LIMITING CONDITIONS
- 04 EXECUTIVE SUMMARY
- 05 PROPERTY INFORMATION
- 06 PARCEL MAP
- 07 PROPERTY PHOTO
- 08 TRAFFIC COUNTS
- 09 DEMOGRAPHIC OVERVIEW
- 10 IN THE AREA
- 12 ABOUT THE AREA
- 13 ATLANTA AT A GLANCE
- 16 BROKER PROFILE
- 17 ABOUT BULL REALTY

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EXECUTIVE SUMMARY

CHAMBLEE REDEVELOPMENT SITE

Bull Realty, inc., as exclusive broker, is proud to offer this opportunity to acquire this ±1.9-acre development site in growing Chamblee, Georgia. The site is located on Buford Highway, convenient to Peachtree Dekalb Airport, has traffic counts over 20,000 VPD, all utilities available, and a broad zoning of CC. The current zoning allows for a wide range of uses including multifamily, mixed-use, self-storage, hotels, motels, convenience store with fuel pumps, car wash, automotive sales, repair and body work plus many other commercial uses.

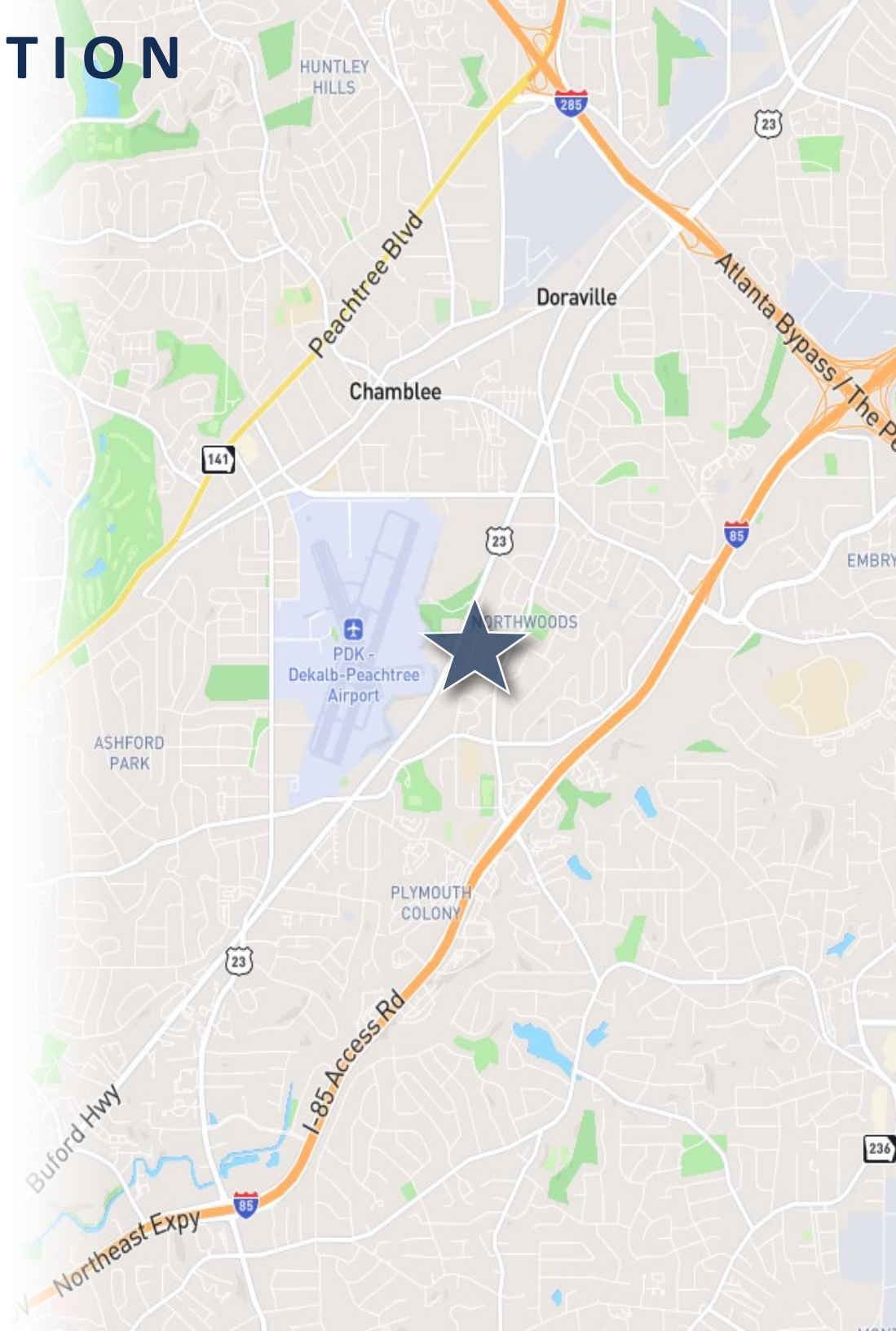
ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- ±1.9-acre development site offered at \$2,500,000
- Zoned CC which allows for many uses both commercial and multifamily
- Close proximity to PDK Airport
- Access from Buford Highway and Dresden Drive
- Traffic counts over 20,000 VPD
- All utilities available



PROPERTY INFORMATION

ADDRESS	4391 Buford Highway Chamblee, GA 30040
SITE SIZE	±1.90 Acres
ZONING	Corridor Commercial (CC)
PARCEL ID	18-245-01-003
CROSS STREET	Bragg Street
INGRESS/EGRESS POINTS	2
PROPOSED USE	Commercial/Multifamily
UTILITES	All available
SALE PRICE	\$2,500,000



PROPERTY PHOTO



TRAFFIC COUNTS



DEMOGRAPHICS

ESRI 2024



POPULATION

1 mile	13,224
3 mile	101,759
5 mile	308,891



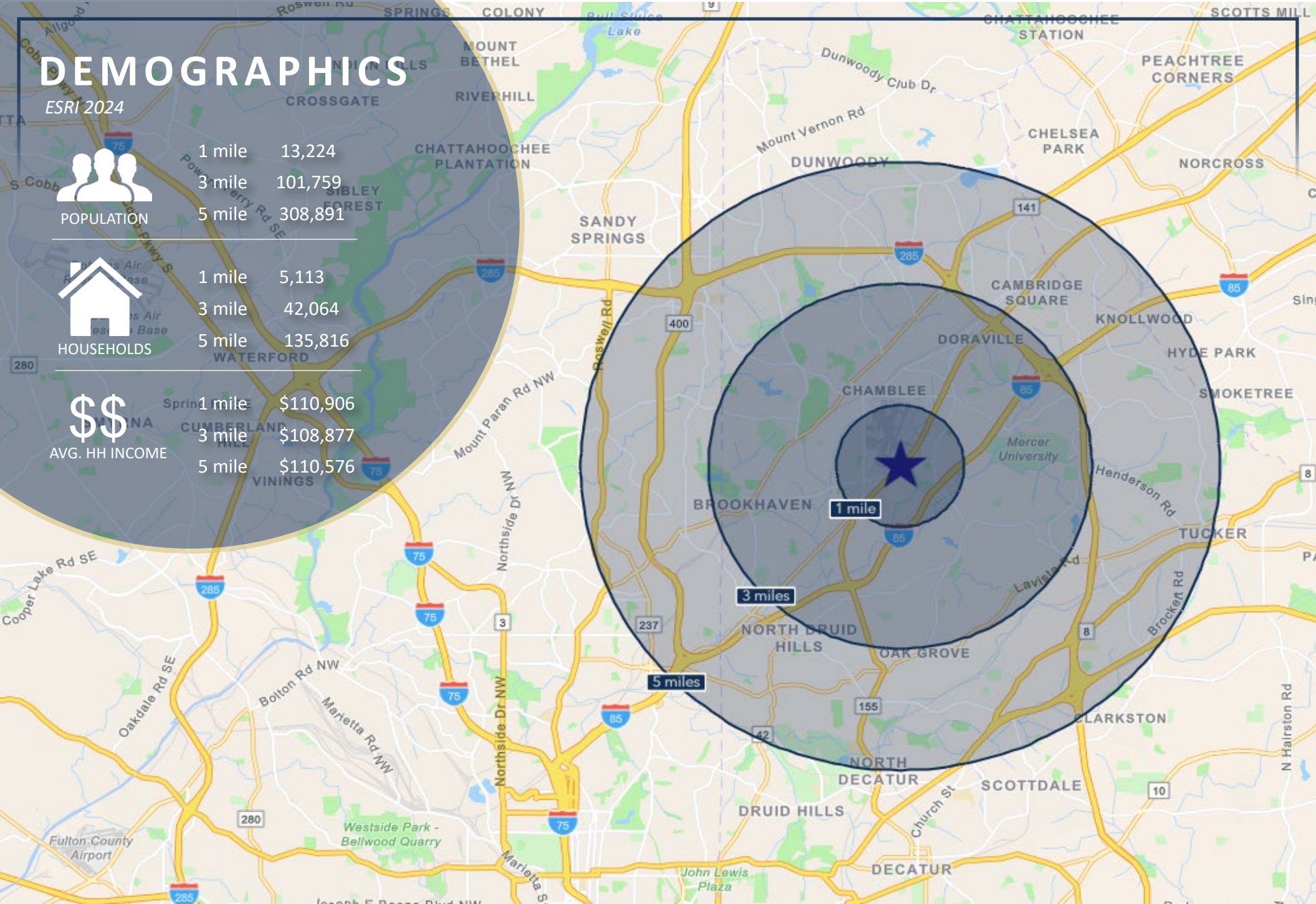
HOUSEHOLDS

1 mile	5,113
3 mile	42,064
5 mile	135,816



AVG. HH INCOME

1 mile	\$110,906
3 mile	\$108,877
5 mile	\$110,576



IN THE AREA

SANDY SPRINGS



Peachtree Blvd

Buford Highway



400



DORAVILLE

Johnson Ferry Rd

CHAMBLEE



Chamblee Tucker Rd



Peachtree Road

Clairmont Road

PDK Airport
DeKalb County - Growing for You!



BROOKHAVEN



Buford Highway

IN THE AREA

DEKALB-PEACHTREE AIRPORT



Over the past 30 years, the airport has annually averaged about 209,000 take-offs and landings. PDK is the second busiest airport in Georgia based on number of operations, only behind Hartsfield-Jackson Atlanta International Airport. PDK's location eight miles from the heart of downtown Atlanta makes it the airport of choice for those operators of corporate, business, and general aviation aircraft visiting the Atlanta metropolitan area.

TRACKSIDE CHAMBLEE



Completed in June 2018, Trackside is Chamblee's first Class "A" office buildings. Trackside features two buildings totaling 72,000 square feet as well as a two level parking deck. It is located across the street from the MARTA station in downtown Chamblee.

PARKVIEW ON PEACHTREE



Parkview on Peachtree is a mixed-use retail, restaurant, office and residential development. The development will consist of approximately 40,000 square feet of street-front boutique shops, casual cafes and restaurants, 14,000 square feet of loft office space, and 503 planned luxury multifamily units.

THE OLIVER CHAMBLEE



The Oliver Chamblee is located near the heart of Downtown Chamblee. The small town center is connected by walking paths, railways, historic buildings and a trove of antique stores. With 283 units and 25 different floor plans, this multifamily/retail space is just minutes from the MARTA station, major retailers and the Peachtree DeKalb Airport.

THE GORDON



The Gordon is an up-and-coming mixed-use condo building planned for Downtown Chamblee. This three building, four story project will consist of 56 condos, 7,500 SF of retail space and a 2,000 SF rooftop amenity. The project is located a quarter mile from the Chamblee Marta Station.

ASSEMBLY YARDS



Formerly a GM manufacturing plant, Assembly Yards is a revitalization project in Doraville that will host a mixed-use community including a film studio, dining, retail, office space and public outdoor space. The community will connect to the Atlanta Beltline for Atlanta's expanding trail system. With anticipation of being Serta's new headquarter location, developments well underway.

ABOUT THE AREA

CHAMBLEE

Located just 14 miles from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The city of Chamblee began as a small rail town and was incorporated in 1908. Through multiple annexations, the city has grown to more than 7 square miles and 29,000 residents. The downtown district has experienced significant commercial development including lofts and townhomes since 2000, while maintaining its vintage buildings and architecture. From the South's largest collection of antiques to the extensive collection of auto dealerships, Chamblee is an exciting city to explore.

Two major interstate highways that border the city, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the city. For commuters, the roadway access is complimented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the city. The city also is home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the state.

Source: <https://www.chambleega.com/124/About-Chamblee>



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 suburb 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 Spellman 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 \$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 2024

#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



#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"

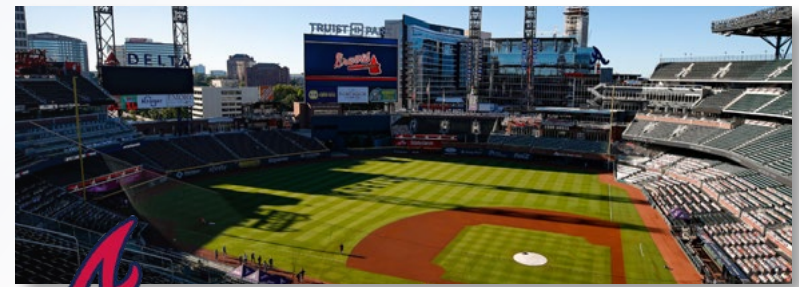
#5 MOVING DESTINATION IN THE NATION

-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 second 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 13 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 Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

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 clients 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.

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 26 years in business.

CONNECT WITH US:

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



26

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

