



E TRINITY PL
11,400 VPD



SUBJECT PROPERTY



E HOWARD AVE



COLLEGE AVE
12,180 VPD

Development Site | Downtown Decatur
±0.65 AC | Signalized Corner | C-2
240-250 E Trinity Place, Decatur, GA



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive brokers to arrange the lease of the Subject Property. Qualifying Broker, Michael Wess, is partial owner of the Subject Property acting as both a principal and Broker.

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 tenant 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. An opportunity to inspect the Property will be made available to qualified prospective tenants.

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 tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the tenant's obligations therein have been satisfied or waived.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. 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.

Executive Summary

Rare signaled corner development opportunity at a primary gateway into Downtown Decatur offering strong visibility, walkability, and flexible C-2 zoning.

Property Highlights

- ±0.65-acre signaled corner development site located at a primary entrance into the City of Decatur
- C-2 zoning allowing a wide range of commercial and mixed-use development options
- Highly visible corner location with strong traffic counts and multiple points of access
- Exceptional walkability to Decatur Square, one of metro Atlanta's most vibrant dining, retail, and entertainment districts
- Surrounded by established residential neighborhoods and strong daytime population drivers
- Positioned within one of metro Atlanta's highest-income submarkets with strong purchasing power and demand for premium uses
- Ideal for hotel, boutique condominium, restaurant, or retail development
- Rare opportunity to control a prominent corner site in the heart of the City of Decatur
- Walkable to MARTA rail service and minutes from major employment hubs including Emory University and the CDC

FOR SALE: \$3,650,000 | GROUND LEASE: \$260,000

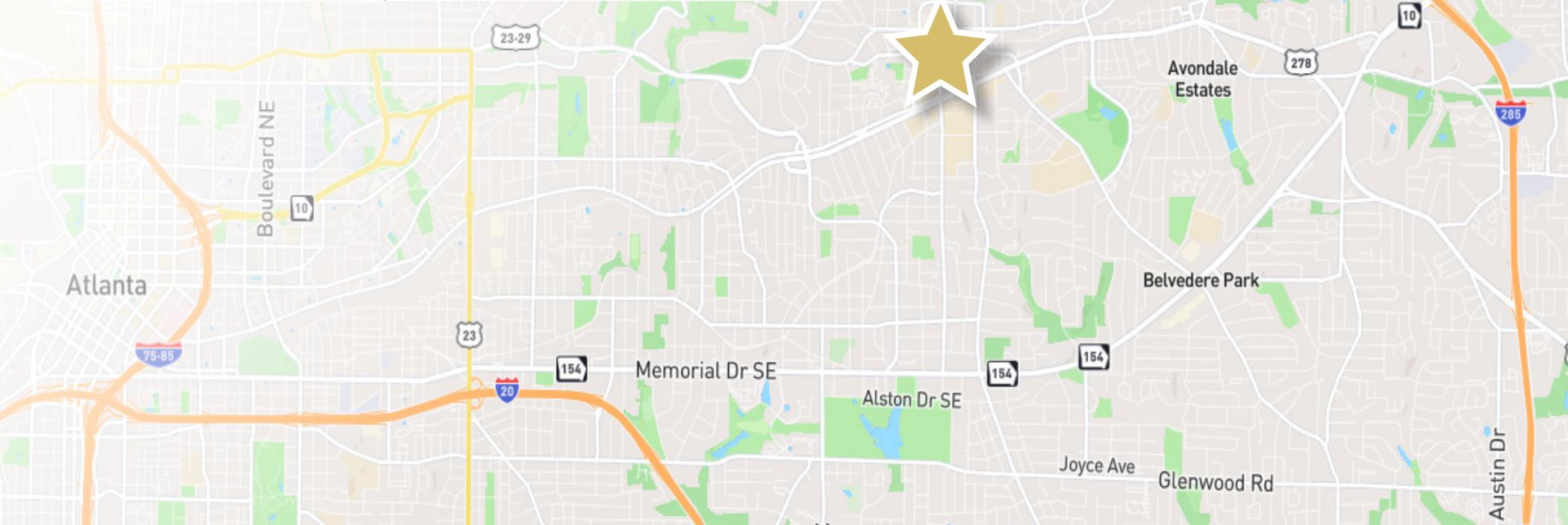
*Comparables Available Upon Request



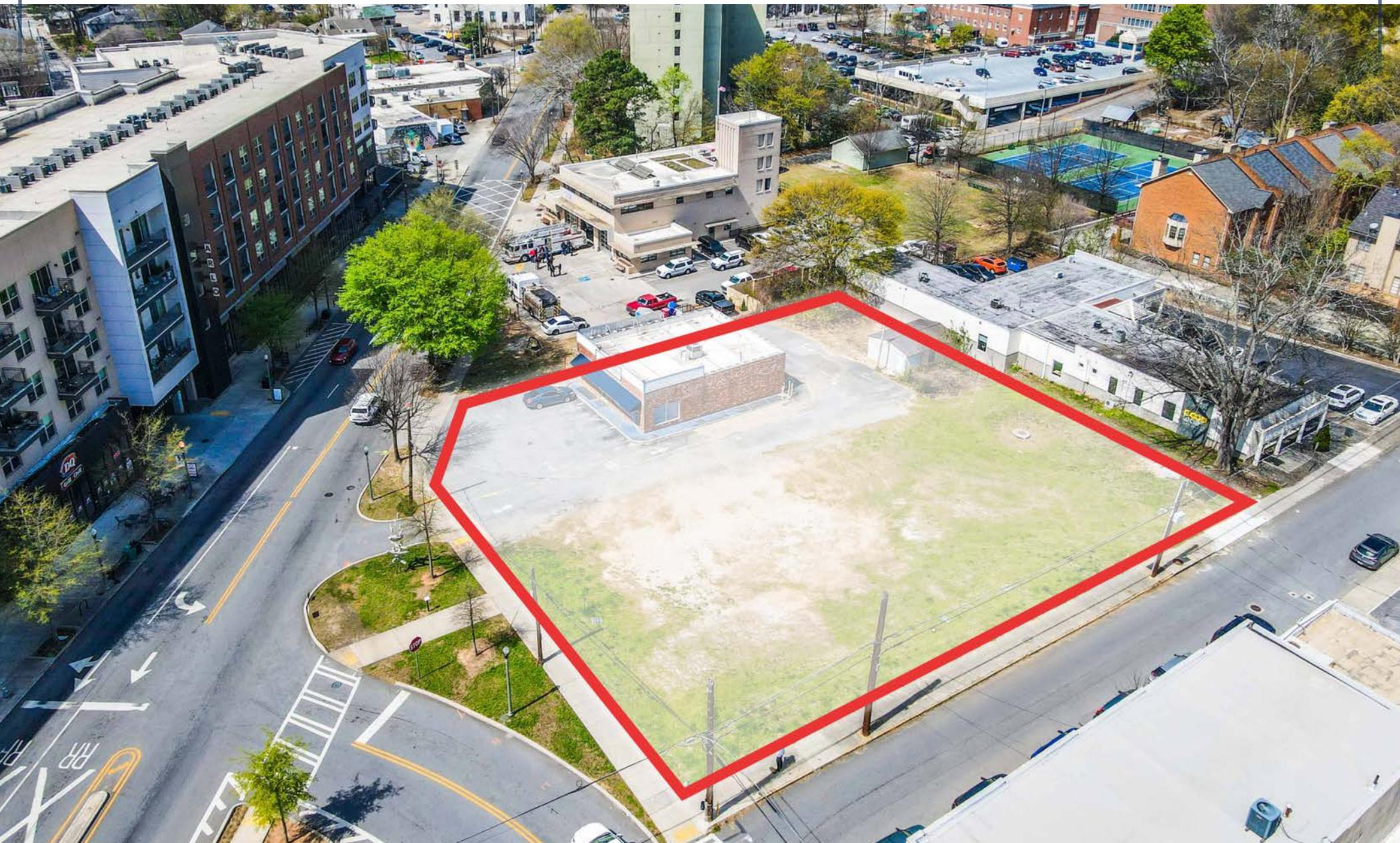
Property Information

OVERVIEW

ADDRESS:	240-250 E Trinity Pl Decatur, GA 30030
COUNTY:	DeKalb
SITE SIZE:	±0.65 AC
ZONING:	C-2 (https://bit.ly/3lnT5q8)
PROPOSED USE:	Retail, Hotel, Condominium, Restaurant, Multifamily, Specialty
TOPOGRAPHY:	Flat



Parcel Outline



Northeast



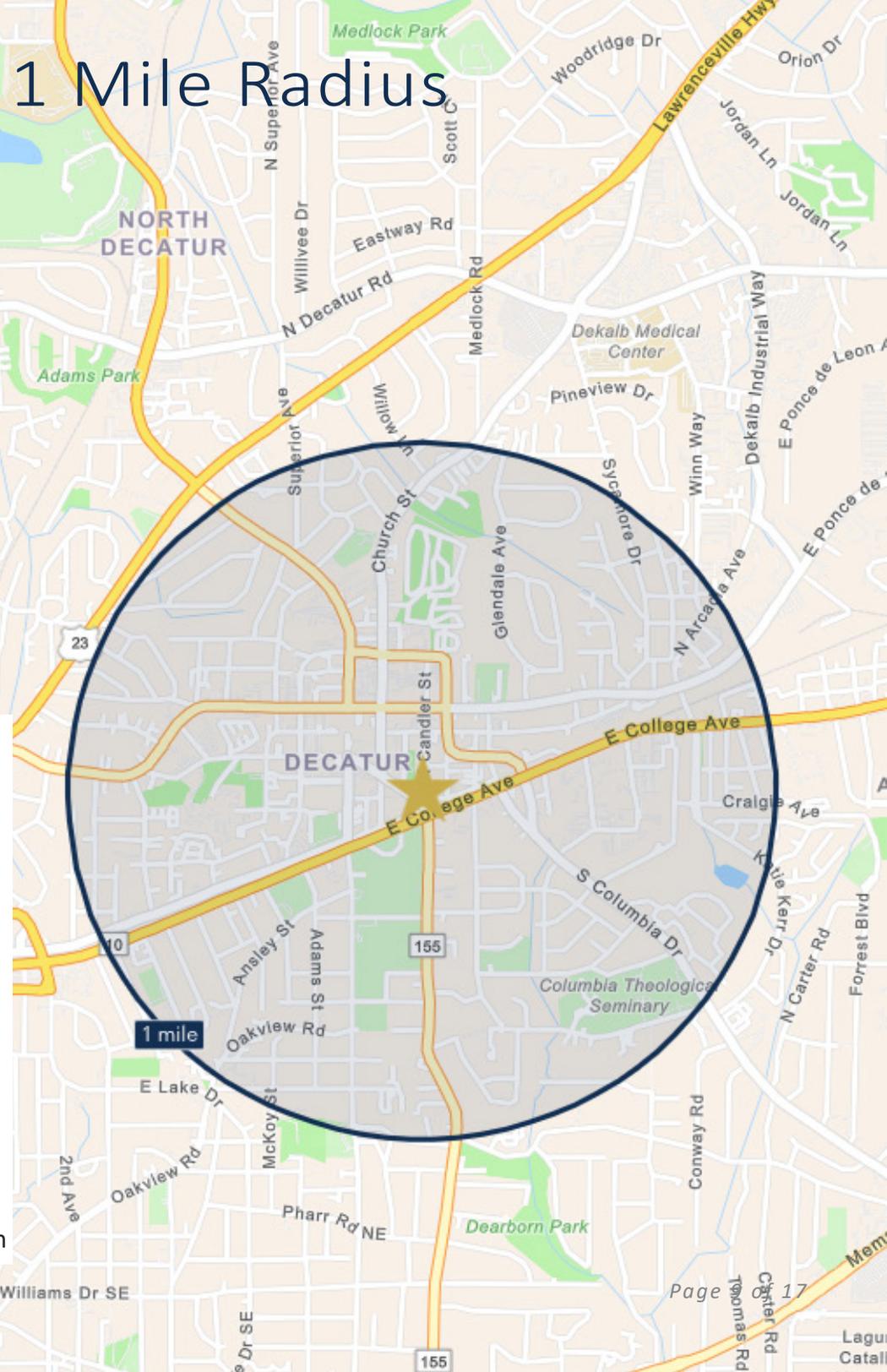
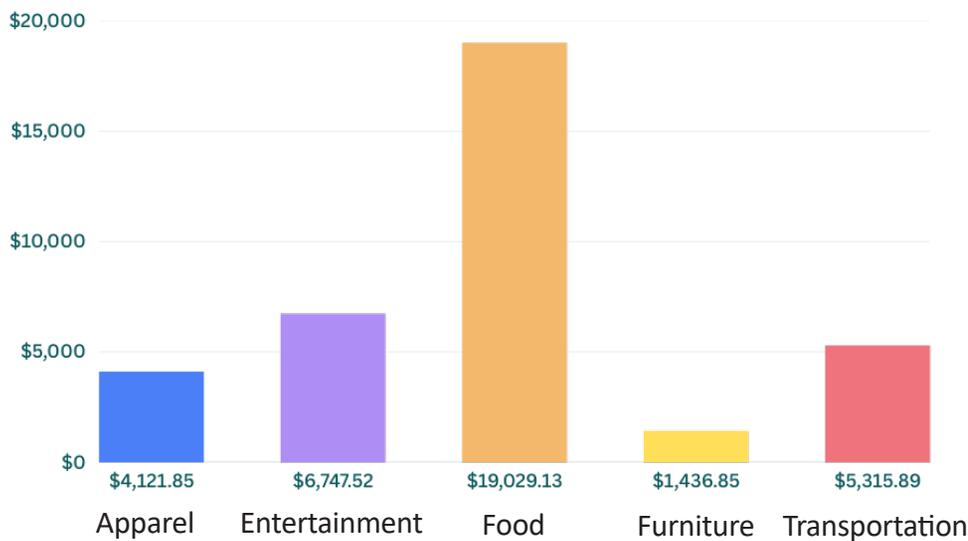
Southwest



Demographic Overview | 1 Mile Radius

Average Household Income:	\$195,244
Total Households:	9,719
Population:	19,840
Daytime Population:	22,145
2022-2026 Population Growth:	3.8%
2025 Pop Age 25+: Bachelors Degree:	1,485
2025 Pop Age 25+: Masters Degree:	650
Median Age:	36.8
Median Home Value:	\$657,766
# of Businesses:	1,282

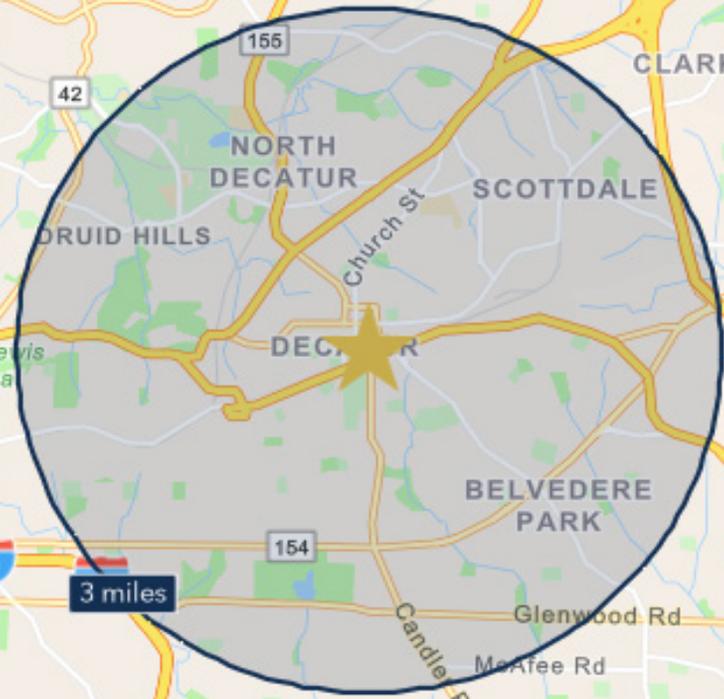
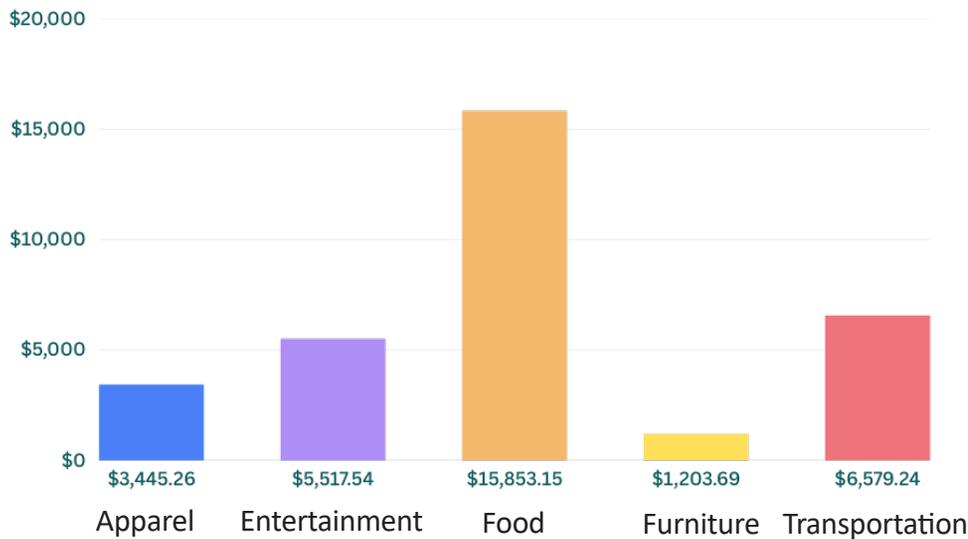
KEY SPENDING FACTS



Demographic Overview | 3 Mile Radius

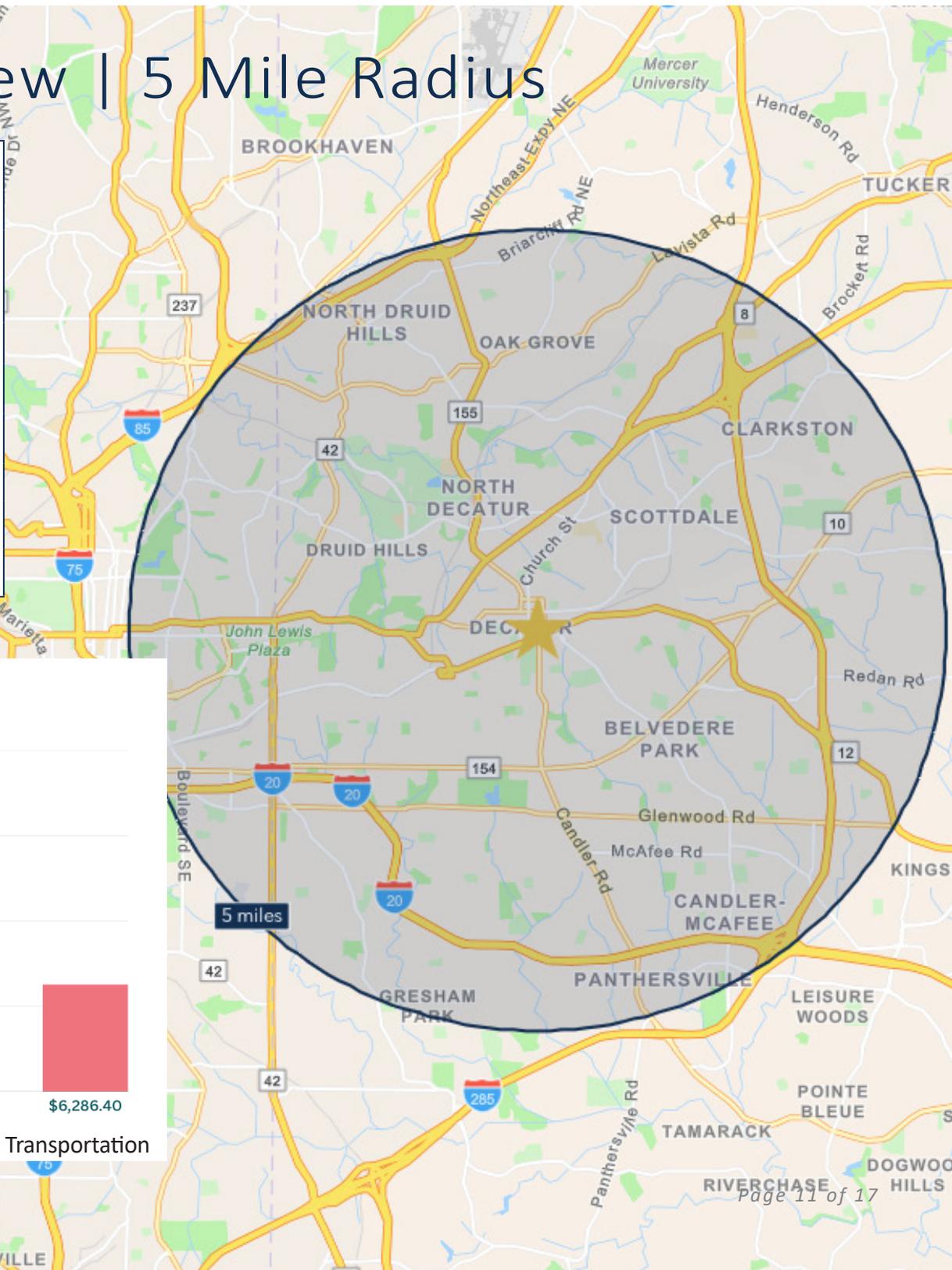
Average Household Income:	\$159,052
Total Households:	50,875
Population:	120,552
Daytime Population:	153,974
2022-2026 Population Growth:	3.1%
2025 Pop Age 25+: Bachelors Degree:	60,598
2025 Pop Age 25+: Masters Degree:	19,877
Median Age:	44.5
Median Home Value:	\$496,583
# of Businesses:	6,295

KEY SPENDING FACTS

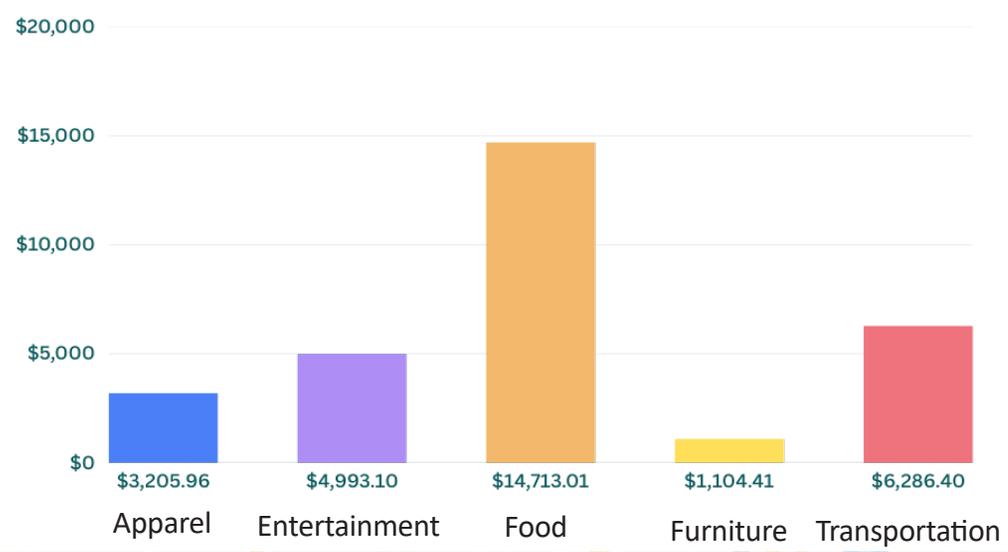


Demographic Overview | 5 Mile Radius

Average Household Income:	\$196,119
Total Households:	136,028
Population:	326,567
Daytime Population:	193,227
2022-2026 Population Growth:	2.6%
2025 Pop Age 25+: Bachelors Degree:	71,670
2025 Pop Age 25+: Masters Degree:	40,411
Median Age:	38
Median Home Value:	\$431,188
# of Businesses:	11,834



KEY SPENDING FACTS



DECATUR

AT A GLANCE

One of Metro Atlanta's Most Desirable Communities

The City of Decatur is one of the most sought-after submarkets in the Atlanta region, known for its highly walkable downtown, exceptional public schools, strong residential demand, and vibrant dining and retail scene. Located just six miles east of Downtown Atlanta, Decatur offers a unique blend of small-town charm and urban convenience.

Walkable Urban Core Anchored by Decatur Square

Downtown Decatur centers around Decatur Square, a lively pedestrian-friendly district filled with award-winning restaurants, independent retailers, cafés, and entertainment venues. The Square regularly hosts festivals, farmers markets, concerts, and community events that attract visitors from across metro Atlanta.

Strong Demographics and Purchasing Power

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, 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 Mile Radius

Population: ~17,000+

Average Household Income: ~\$140,000+

Average Home Value: ~\$850,000+

3 Mile Radius

Population: ~140,000+

Average Household Income: ~\$120,000+

Decatur residents are among the most highly educated and affluent in the region, supporting strong demand for premium retail, hospitality, and residential development.

Major Employment Drivers

- Emory University & Emory Hospital
- Centers for Disease Control and Prevention (CDC)
- Children's Healthcare of Atlanta
- Downtown Atlanta & Midtown employment hubs

These institutions generate a large population of highly educated professionals and create consistent demand for housing, retail, and hospitality uses.

Transit Connectivity

The Decatur MARTA Station, located in the center of Decatur Square, provides direct rail access to:

- Downtown Atlanta
- Midtown Atlanta
- Hartsfield-Jackson Atlanta International Airport
- Major employment centers throughout the metro area

This transit connectivity enhances walkability and supports mixed-use and hospitality development.

Limited Supply of Development Sites

As a mature, built-out city with strong planning controls, large development sites in Decatur are extremely limited. Opportunities to develop within the city limits—particularly at prominent, highly visible locations—are rare and highly sought after by developers.

WHY DECATUR?

One of Metro Atlanta's Most Desirable Submarket

The City of Decatur is widely regarded as one of metro Atlanta's most desirable communities, known for its walkability, vibrant dining scene, strong schools, and high quality of life. Located just east of Downtown Atlanta, Decatur offers the charm of a small-town environment combined with the economic strength of a major metropolitan region.

Walkable Downtown Anchored by Decatur Square

Downtown Decatur is centered around Decatur Square, a highly walkable urban core featuring award-winning restaurants, boutique retail, cafés, and entertainment venues. The Square serves as a major gathering place for residents and visitors alike, hosting year-round events, festivals, and farmers markets that drive consistent foot traffic and community engagement.

Strong Demographics and Purchasing Power

Decatur benefits from some of the strongest household income and education levels in the Atlanta region. The surrounding neighborhoods are characterized by stable homeownership, high property values, and residents with significant disposable income, supporting premium retail, hospitality, and residential development.

Exceptional Connectivity

Decatur offers excellent regional connectivity through the Decatur MARTA rail station, providing direct access to Downtown Atlanta, Midtown, Hartsfield-Jackson International Airport, and major employment centers. The city is also easily accessible via major corridors including Ponce de Leon Avenue, Scott Boulevard, and I-285.

Major Employment and Institutional Drivers

Decatur is strategically located near several of Atlanta's most significant employment centers and institutions, including Emory University, the CDC, Emory Hospital, and Downtown Atlanta. These institutions generate a highly educated workforce and steady demand for residential, hospitality, and commercial amenities.

Limited Development Opportunities

As a fully built-out city with strict planning controls, development opportunities in Decatur are extremely limited. Sites that offer scale, visibility, and flexible zoning—such as 240 & 250 E Trinity Place—are rare, making them highly attractive to developers seeking long-term value and strong market demand.

About The Area

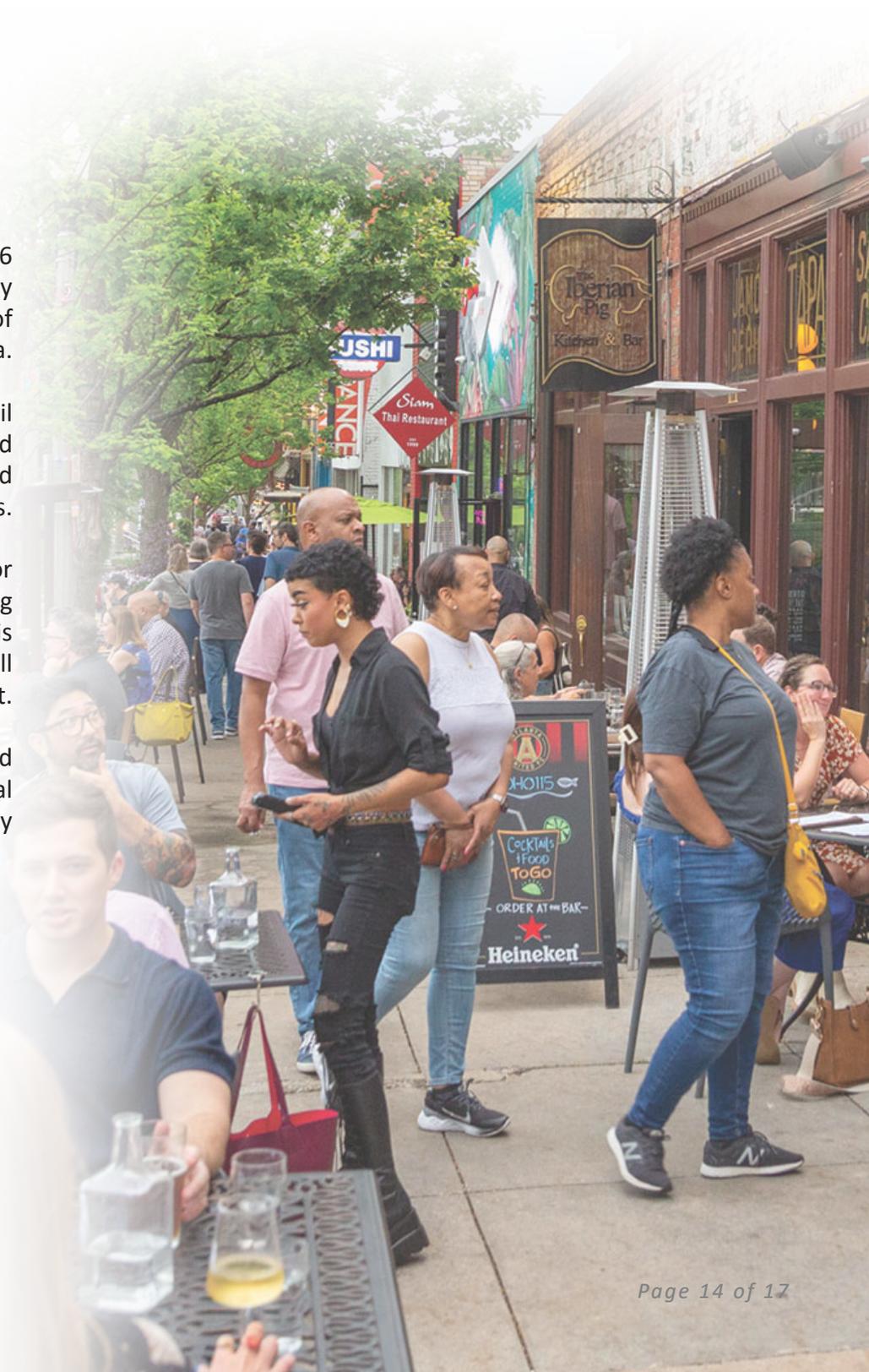
DECATUR, GEORGIA

Decatur, GA, is a vibrant and rapidly growing city located in DeKalb County, just 6 miles east of downtown Atlanta. Known for its strong sense of community, highly rated public schools, and walkable downtown, Decatur combines the charm of a historic town with the economic dynamism of the Atlanta metropolitan area.

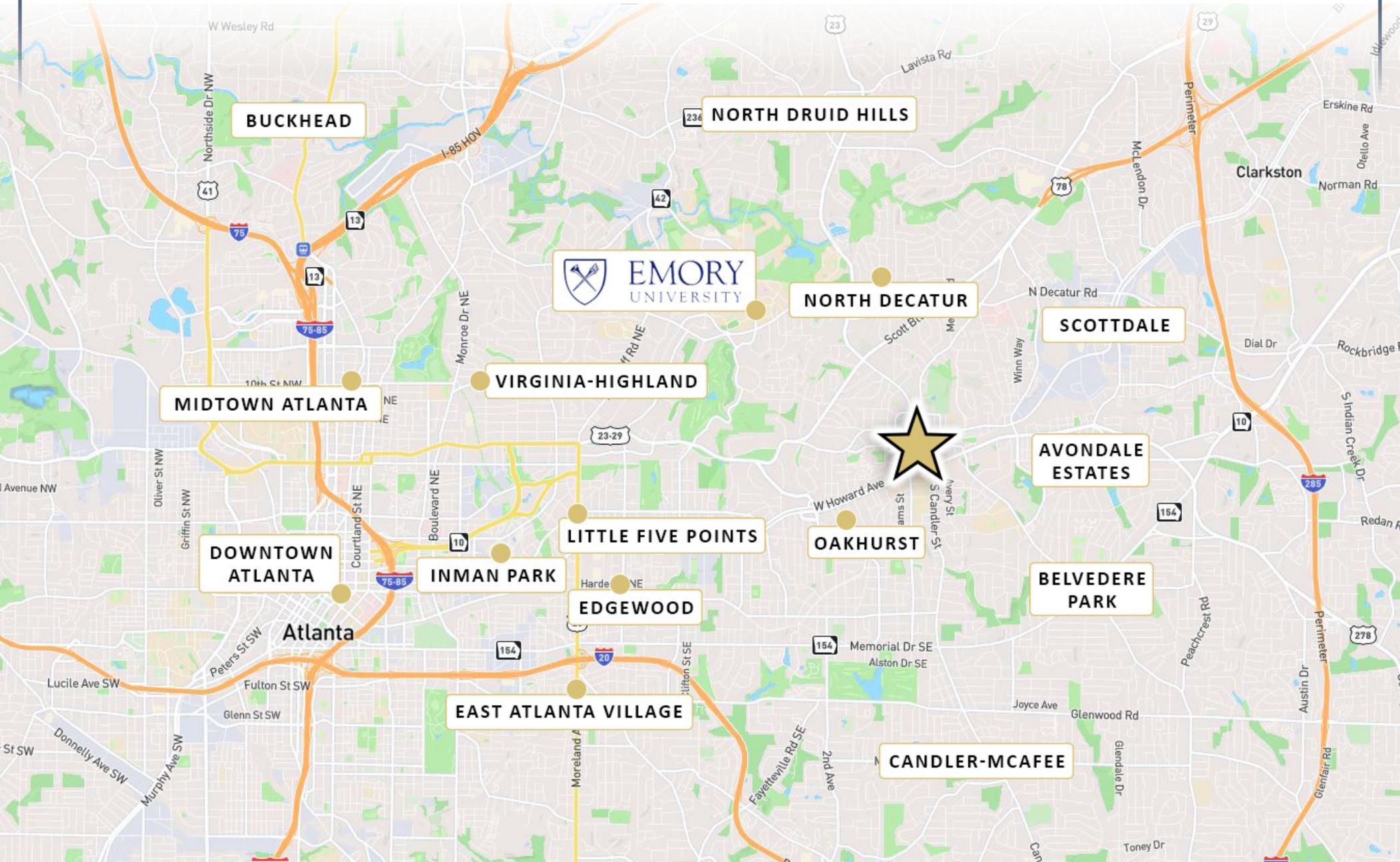
The city features a thriving commercial corridor, diverse dining and retail options, and numerous cultural attractions, including theaters, galleries, and annual festivals. Its residential neighborhoods offer a mix of historic homes and modern developments, appealing to both families and young professionals.

Decatur benefits from excellent transportation access, including major highways and MARTA rail connectivity, providing convenient commuting to Atlanta and surrounding employment centers. The local economy is diverse, anchored by education, healthcare, professional services, and small business enterprises, making it a stable and attractive market for investment.

With a growing population and continued interest in both residential and commercial development, Decatur represents a compelling location for real estate and business opportunities, combining strong fundamentals with a highly desirable lifestyle offering.



In The Area



Broker Profile



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 #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.

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 and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

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.

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.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

