



W
THE FLATS
AT WESTSHORE

OFFERING MEMORANDUM
±2.72 ACRE HOTEL DEVELOPMENT OPPORTUNITY
NEAR LAKE LANIER
CUMMING, GEORGIA

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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EXECUTIVE SUMMARY

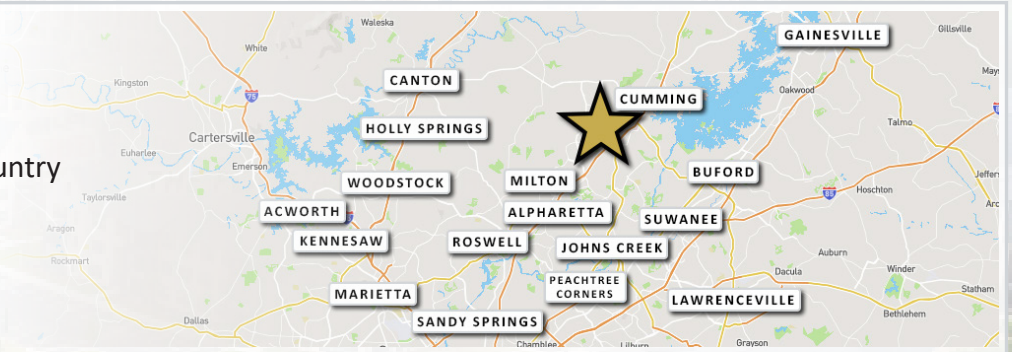
PROPERTY OVERVIEW

This ±2.72-acre hotel site is strategically located at the northern off-ramp of Exit 15/Bald Ridge on Georgia Hwy 400 in Forsyth County, which is consistently ranked as one of the fastest growing counties in the United States. The site is graded and infrastructure is in place, ready for final plans and building permitting. The off-ramp borders the property and with the elevation, a hotel should have good visibility from the highway. The property is also situated adjacent to The Flats at Westshore, a new multifamily development providing approximately 362 units. Lake Lanier is only a few minutes away and millions of visitors a year come from all over the country to enjoy it's natural beauty.

Several national and regional retailers and popular restaurants occupy the nearby shopping centers offering a multitude of attractions for hotel guests.

PROPERTY HIGHLIGHTS

- ±2.72-acre site ready for final plans and building permitting
- Infrastructure in place
- Located near Lake Lanier, one of the most popular lakes in the country
- Less than an hour to the North Georgia Mountains
- High traffic counts on GA-400 (±64,000 VPD)



PROPERTY INFORMATION

OFFERING SUMMARY

ADDRESS: 0 Turner Road
Cumming, GA 30041

COUNTY: Forsyth

SITE SIZE: ±2.72 Acres

ZONING: PUD

PARCEL ID: C36 023

PROPOSED USES: Hotel

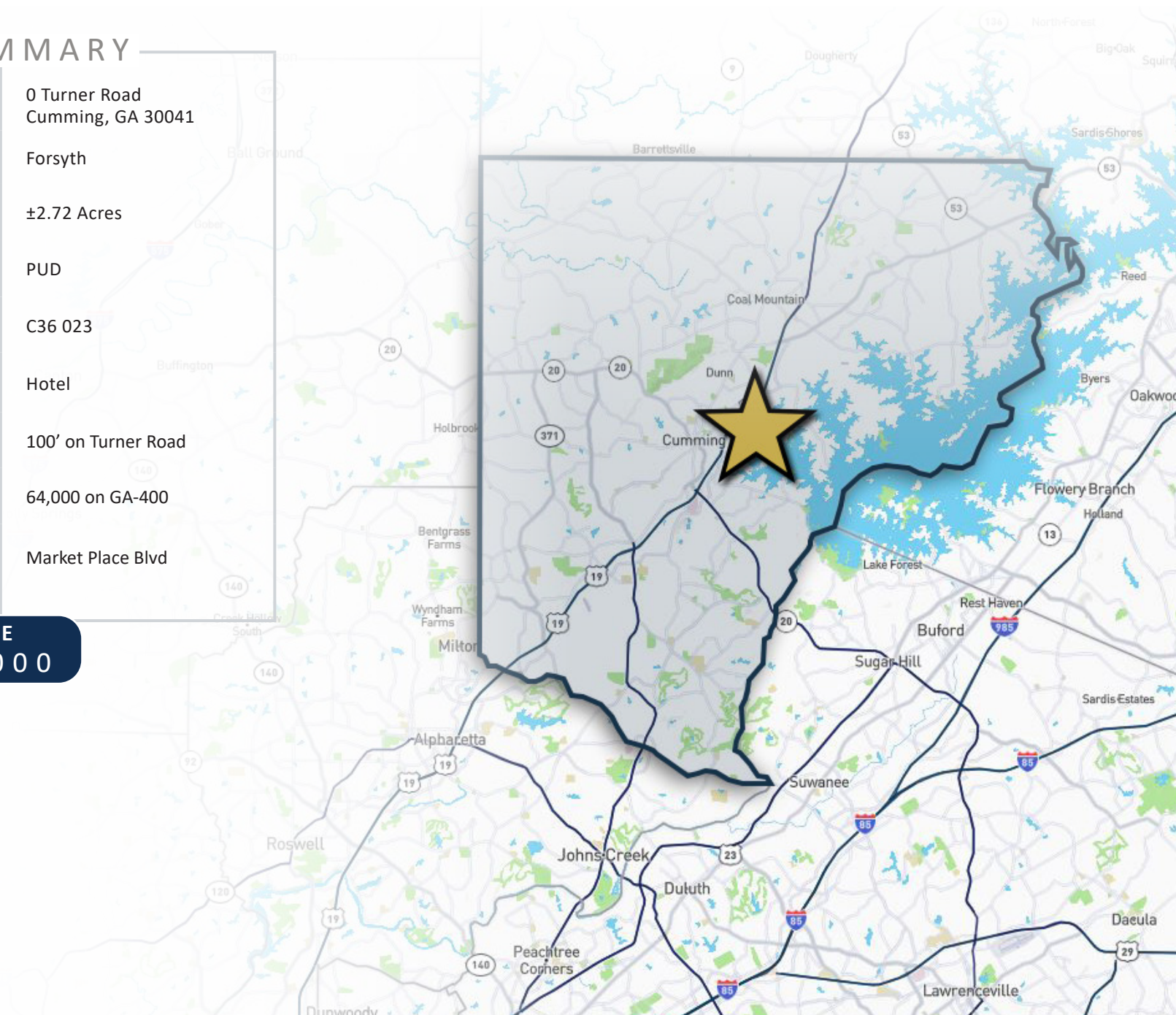
FRONTAGE: 100' on Turner Road

TRAFFIC COUNTS: 64,000 on GA-400

CROSS STREET: Market Place Blvd



SALE PRICE
\$1,300,000



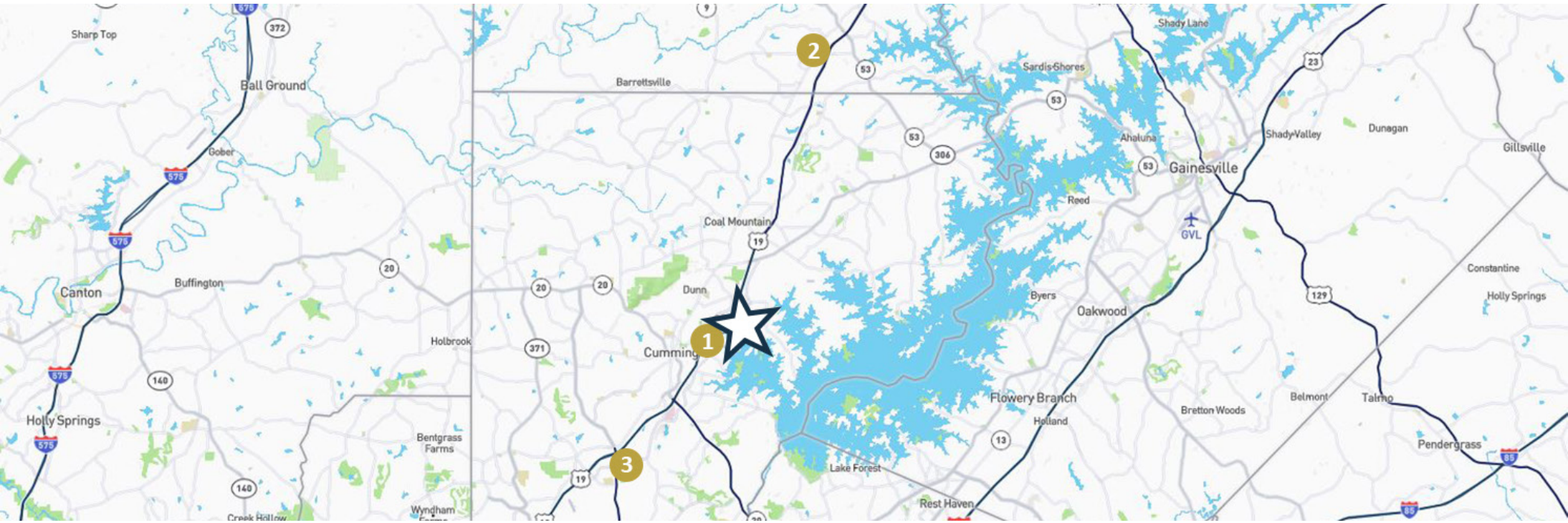
AERIAL MAP



SITE RETAIL PLAN



SOLD COMPARABLES



SALES COMPS

	ADDRESS	SALE PRICE	SITE SIZE	PRICE/ACRE	SOLD DATE
★	0 Turner Road, Cumming, GA 30041	\$1,300,000	2.72 AC	\$477,941/AC	--
1	Elianos Coffee 0000 Market Place Blvd, Cumming, GA 30041	\$550,000	1.31 AC	\$419,844/AC	12/15/2022
2	399 Freeland Road, Dawsonville, GA 30534	\$1,086,957	2.12 AC	\$512,717/AC	5/3/2022
3	404 Brannon Road, Cumming, GA 30041	\$1,500,000	2.53 AC	\$592,884/AC	10/26/2021

ABOUT THE AREA

CUMMING, GEORGIA

The city of Cumming is a community bustling with vibrant life, while remaining rich in history and tradition. Cumming City Hall has become the face of Downtown Cumming, with its architecture, features a four-faced clock tower and its modernized style reminiscent of the classic look and feel of old town Cumming.

The Cumming Fairgrounds hosts a large spectrum annual events including antique car shows, the annual Cumming Country Fair & Festival and the Fridays at the Fairgrounds food truck events. There is a variety of attractions and facilities including a quarter-midget race track, historic villages and a covered arena tailored to host events such as concerts, rodeos and large gatherings.

* cityofcumming.net

FORSYTH COUNTY, GEORGIA

Forsyth County is conveniently located between Atlanta and the North Georgia mountains. The county is consistently ranked as one of the fastest growing counties in the United States. Forsyth County is a great place to call home and to do business. It has tax rates among the lowest in the metro Atlanta, an award-winning parks and recreation system, and nationally recognized schools and teachers.

A milestone for the county was the completion of Lake Sidney Lanier in 1957 by the U.S. Army Corps of Engineers. This event brought recreation and revenue to the surrounding counties. More than 7.5 million people annually visit Lake Lanier, making it one of the most visited and used Corps' lake in the country.

* cityofcumming.net

FORSYTH COUNTY ACCOLADES

- Top 10 Cities to Start a Business - NerdWallet.com
- Top Five Communities to "Get Ahead" - Forbes.com
- Top 20 Wealthiest Counties in America - Forbes.com
- Top 10 Most Charming Towns in Georgia - Travel Magazine
- Top 10 Fastest-Growing Counties in America - CNNMoney.com
- Top 20 Affluent Counties in America (& #1 in Georgia) - US Census
- # 1 Community in Georgia for Incoming Investment - SmartAsset.com
- Top 20 Fastest-Growing Counties in America (& #1 in Georgia) - US Census
- Healthiest County in Georgia - University of Wisconsin Population Health Institute
- Top 100 Best Communities for Young People - America's Promise/Alliance for Youth
- Top 10 Communities in America (& #1 in Georgia) for Incoming Investment - Smart Asset
- Most Innovative Community in Georgia - Innovation Index: Technology Association of Georgia



IN THE AREA

RETAIL IN THE AREA



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN CUMMING, GEORGIA



POPULATION

1 MILE	3 MILES	5 MILES
3,088	33,006	90,368



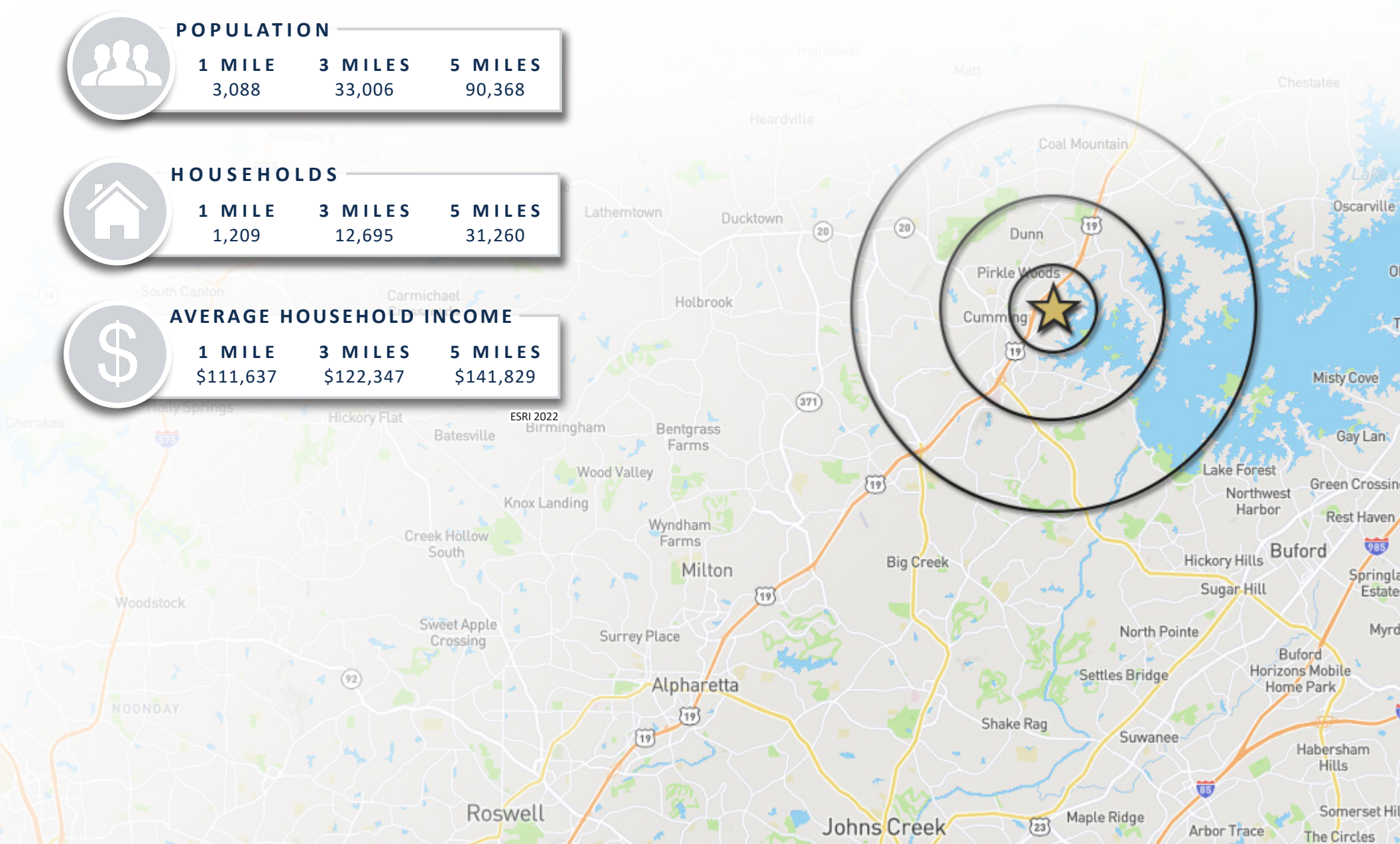
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,209	12,695	31,260



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$111,637	\$122,347	\$141,829





DARRELL CHAPMAN

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404-876-1640 x 114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.

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 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

