



# OFFERING MEMORANDUM

INDUSTRIAL LAND OPPORTUNITY | ±5.76 ACRES

POWDER SPRINGS, 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.

# TABLE OF CONTENTS

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DISCLAIMER & LIMITING CONDITIONS 2

## PROPERTY OVERVIEW

EXECUTIVE SUMMARY 4  
PROPERTY INFORMATION 5  
SITE PLAN 6  
TAX PARCEL 7

## MARKET OVERVIEW

ABOUT THE AREA 8  
IN THE AREA 9  
DEMOGRAPHIC OVERVIEW 10

## CONTACT INFORMATION

ABOUT BULL REALTY 11  
BROKER PROFILES 12  
CONFIDENTIALITY AGREEMENT 13

## CONTACT INFORMATION

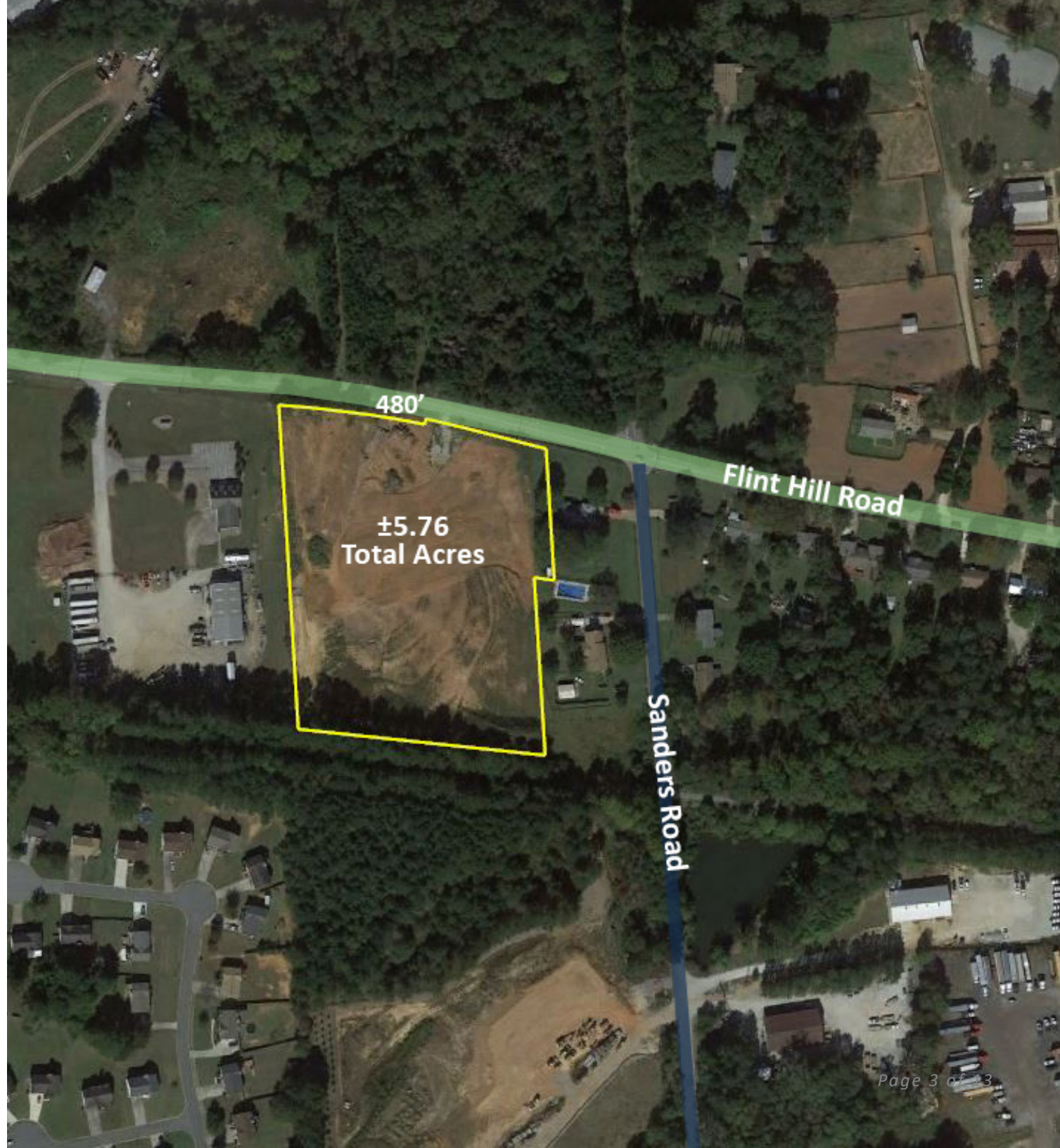
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### DARRELL CHAPMAN

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### BULL REALTY, INC.

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



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Hard to find Heavy Industrial zoning in Cobb County, this site is mostly graded with  $\pm 4.5$  acres zoned Heavy Industrial and  $\pm 1.26$  acres zoned Residential. Plans for truck parking and a mechanical shop have been created and approved. The seller has a two additional residential lots adjacent to the site that can be added and rezoned to enlarge the property for additional parking, but are currently leased on month-to-month leases.

## PROPERTY HIGHLIGHTS

- $\pm 4.5$  acres zoned HI (Heavy Industrial)
- $\pm 1.26$  acres zoned R (Residential)
- Cleared and mostly graded
- Detention area in pace (on-site)
- Truck parking allowed
- Additional residential rentals plus land available to assemble



# PROPERTY INFORMATION

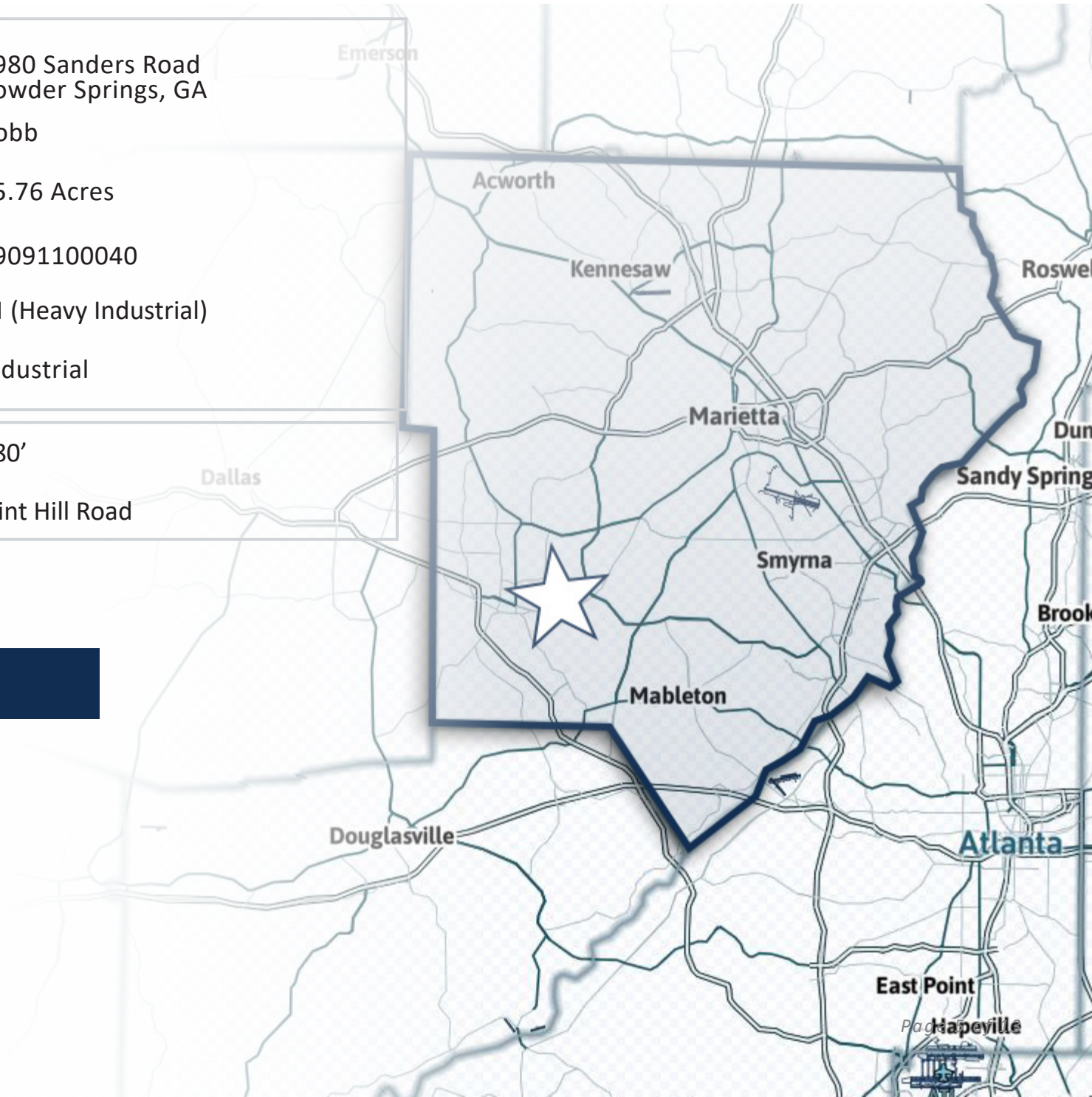
## OFFERING SUMMARY

ADDRESS:	3980 Sanders Road Powder Springs, GA
COUNTY:	Cobb
SITE SIZE:	±5.76 Acres
PARCEL ID:	19091100040
ZONING:	HI (Heavy Industrial)
PROPOSED USES:	Industrial

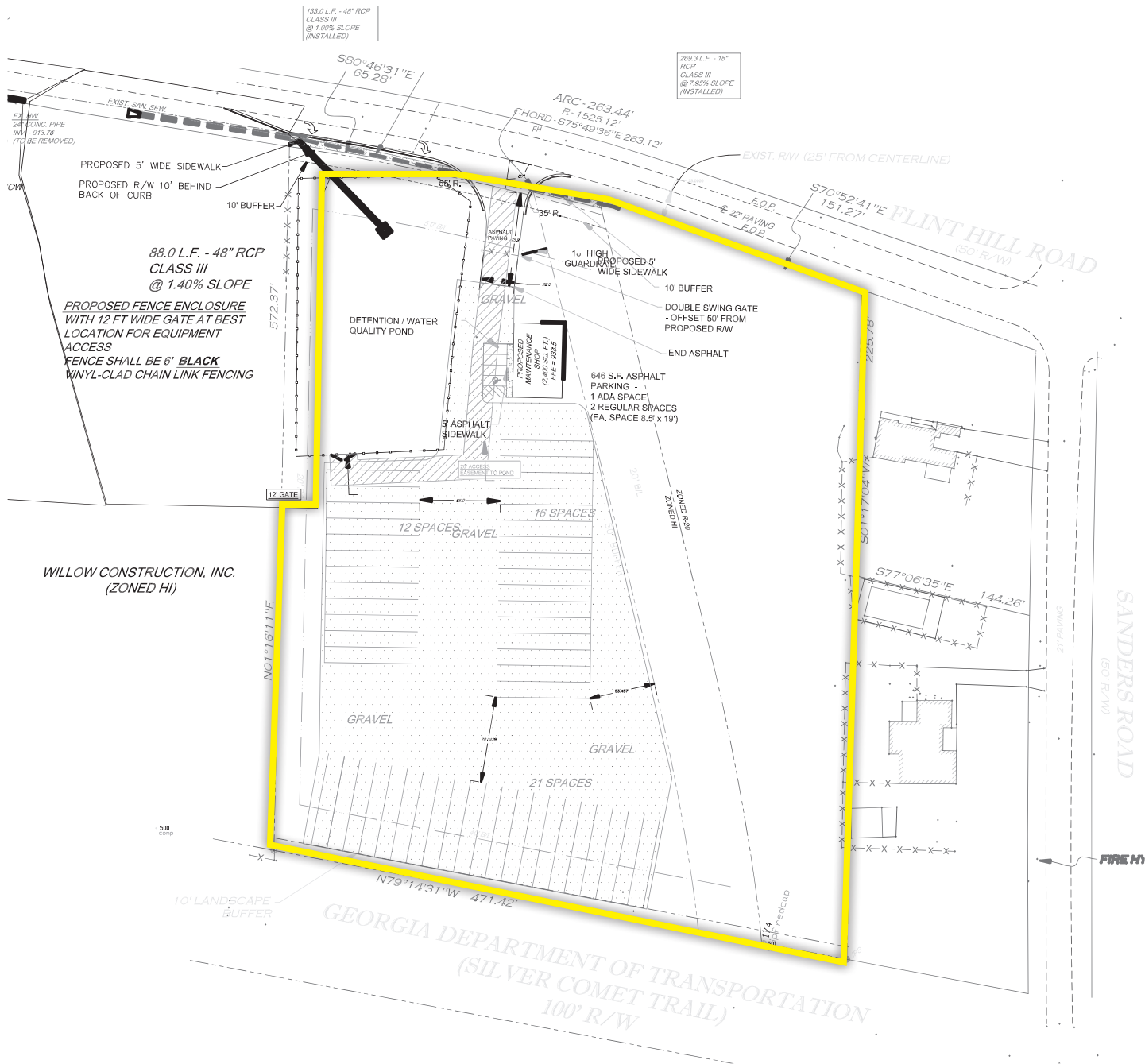
FRONTAGE:	480'
CROSS STREETS:	Flint Hill Road



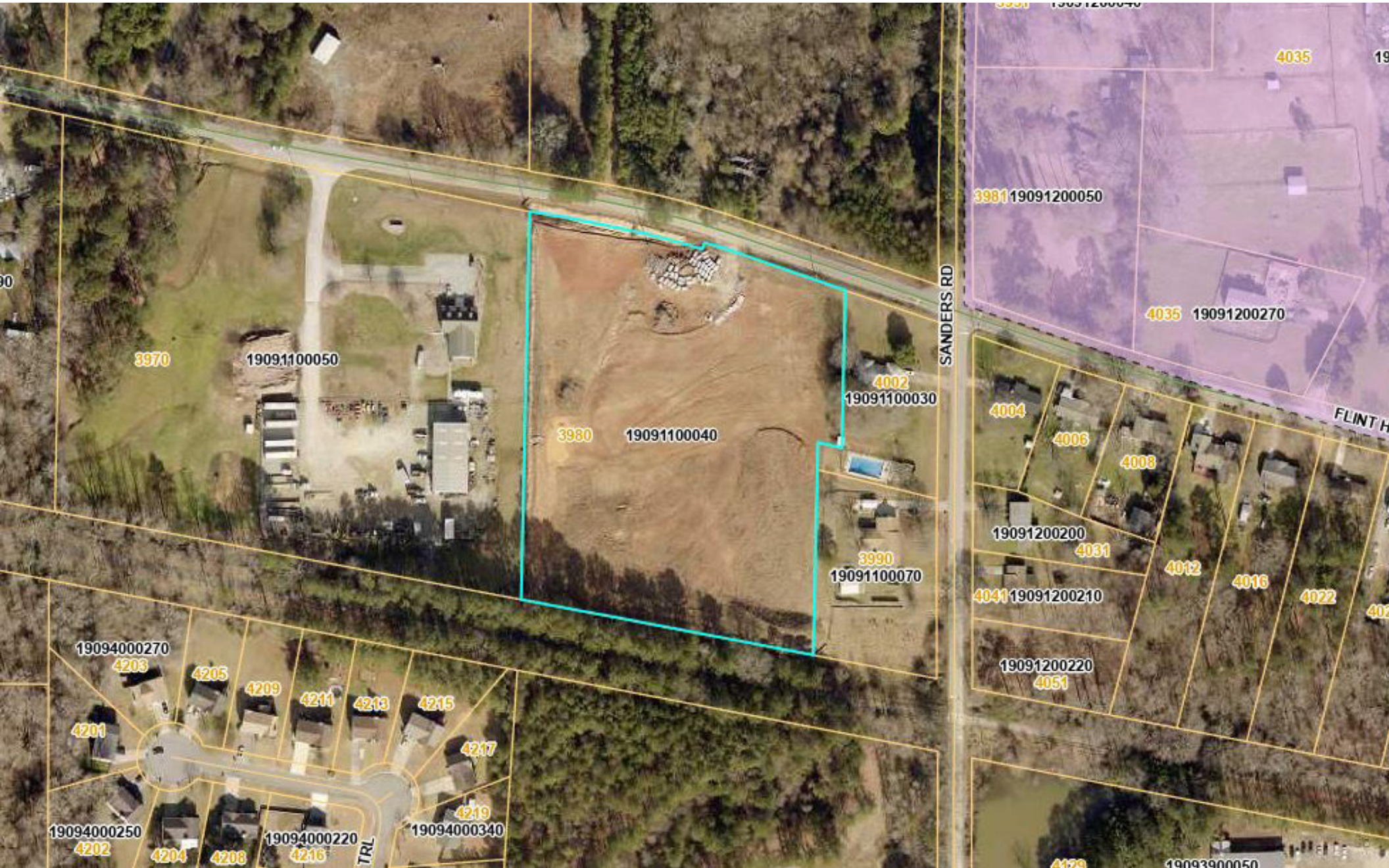
**SALE PRICE: \$1,500,000**



# SITE PLAN



# TAX PARCEL



## ABOUT THE AREA

Located twenty-five miles northwest of Atlanta, Powder Springs is well-positioned within Cobb County, Georgia, with convenient access to Metro Atlanta businesses and attractions.

The beautiful, historic and Downtown and Towne Square are hosts to events, concerts and shopping with connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: the Southern Quilt Trail, the Seven Springs Museum, the nationally-known Cobb County BMX park, integrated city bike and pedestrian trails and many recreational parks including the new Seven Springs Water Park.

In addition to local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions including Six Flags Over Georgia, Sweetwater Creek State Park and Kennesaw Mountain National Battlefield.

The Silver Comet Trail is 61.5 miles long, and located 13 miles northwest of Atlanta, Georgia. The trail starts at the Mavell Road Trailhead in Smyrna, Georgia and ends at the Georgia/Alabama state line. It is free to the public, and travels west through Cobb, Paulding and Polk counties. This quiet, non-motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers and is wheelchair accessible.



*Silver Comet Trail*



*Six Flags Over Georgia*



# IN THE AREA

## POWDER SPRINGS, GEORGIA



# DEMOGRAPHIC OVERVIEW

## POWDER SPRINGS, GEORGIA



### POPULATION

1 MILE	3 MILES	5 MILES
3,769	54,904	145,776



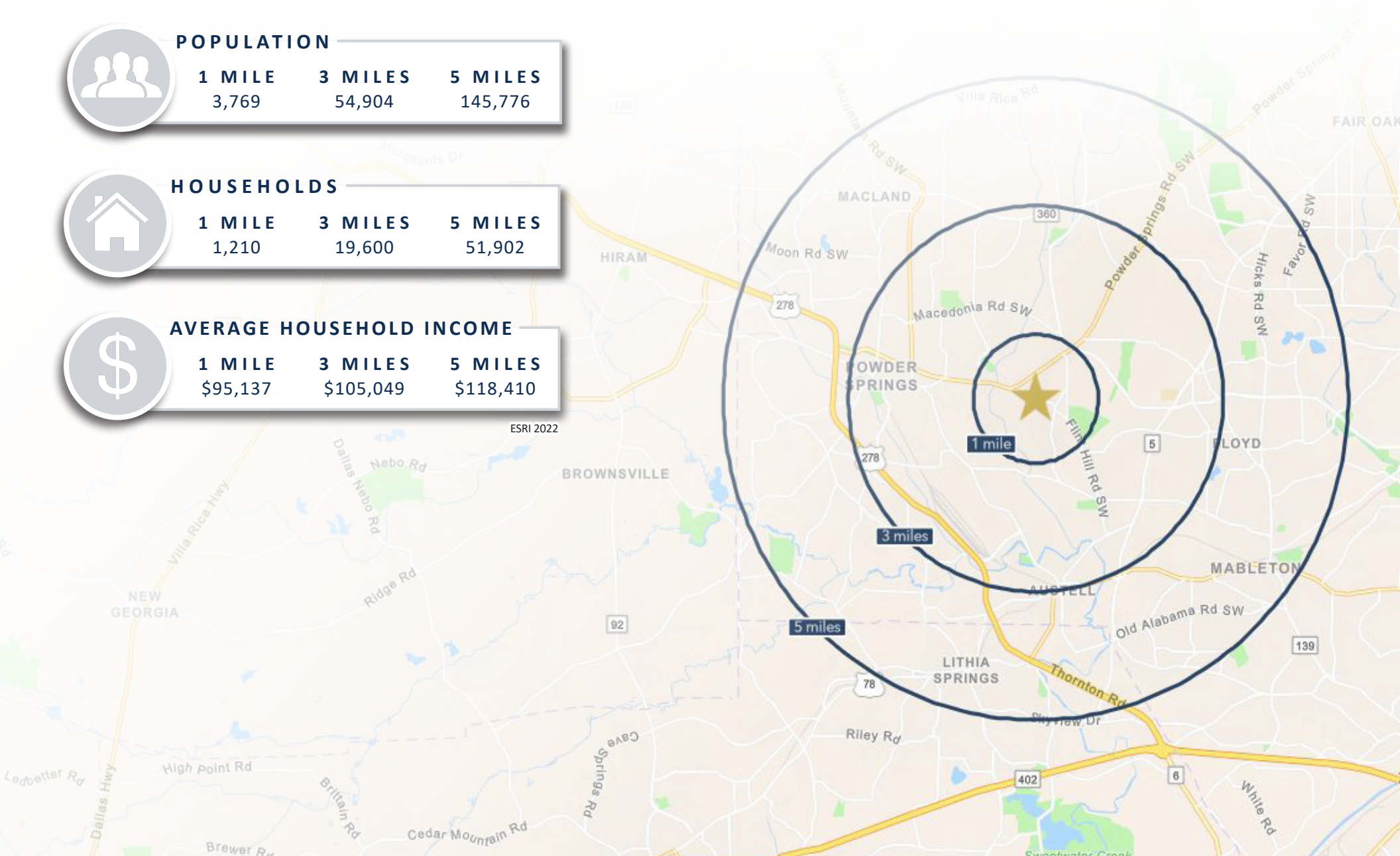
### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,210	19,600	51,902



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$95,137	\$105,049	\$118,410



# 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).

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.

## CONNECT WITH US:

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



**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





## DARRELL CHAPMAN

Partner, Bull Realty  
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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.

# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 3890 Sanders Road, Powder Springs, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or OTHER facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

**DARRELL CHAPMAN**  
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**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**