

HAMILTON MILL VILLAGE 1.4M VISITS/YR

Publix KOHL'S

ALDI Starbucks Wendy's MOE's Arby's Cane's

PNC BANK petco SEPHORA

THE HOME DEPOT

PROPOSED 700 TOWNHOMES

HAMILTON MILL

SMOOTHIE KING KALAMAY'S Oriental J Blum

Nature's Own WeCare Pharmacy

WHATABURGER

Walmart

2.3 MILLION VISITS/YR

Chick-fil-A

GOODWILL

TACO BELL

CVS pharmacy

TSC TRACTOR SUPPLY CO

Starbucks AT&T

Sardis Church Rd
11,800 VPD

verizon

85 90,500 VPD

Premier Storage
at Hamilton Mill

HAMILTON CROSSINGS 676K VISITS/YR

FIRST CITIZENS BANK DOLLAR TREE chili's American Deli POKE INC

Hamilton Rd
36,000 VPD

DUNKIN'

POPEYES
LOUISIANA KITCHEN

HEALTH CHOICE URGENT CARE
NORTHSIDE HOSPITAL

T-Mobile

PROPOSED HAMILTON MILL RETAIL DEVELOPMENT
20,000 SF GLA | 4.96 AC

WHATABURGER

OFFERING MEMORANDUM

WHATABURGER

BUFORD (ATLANTA MSA), GA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY



2686 HAMILTON MILL RD • BUFORD, GA 30519

THE OFFERING

\$4,150,000

PRICE

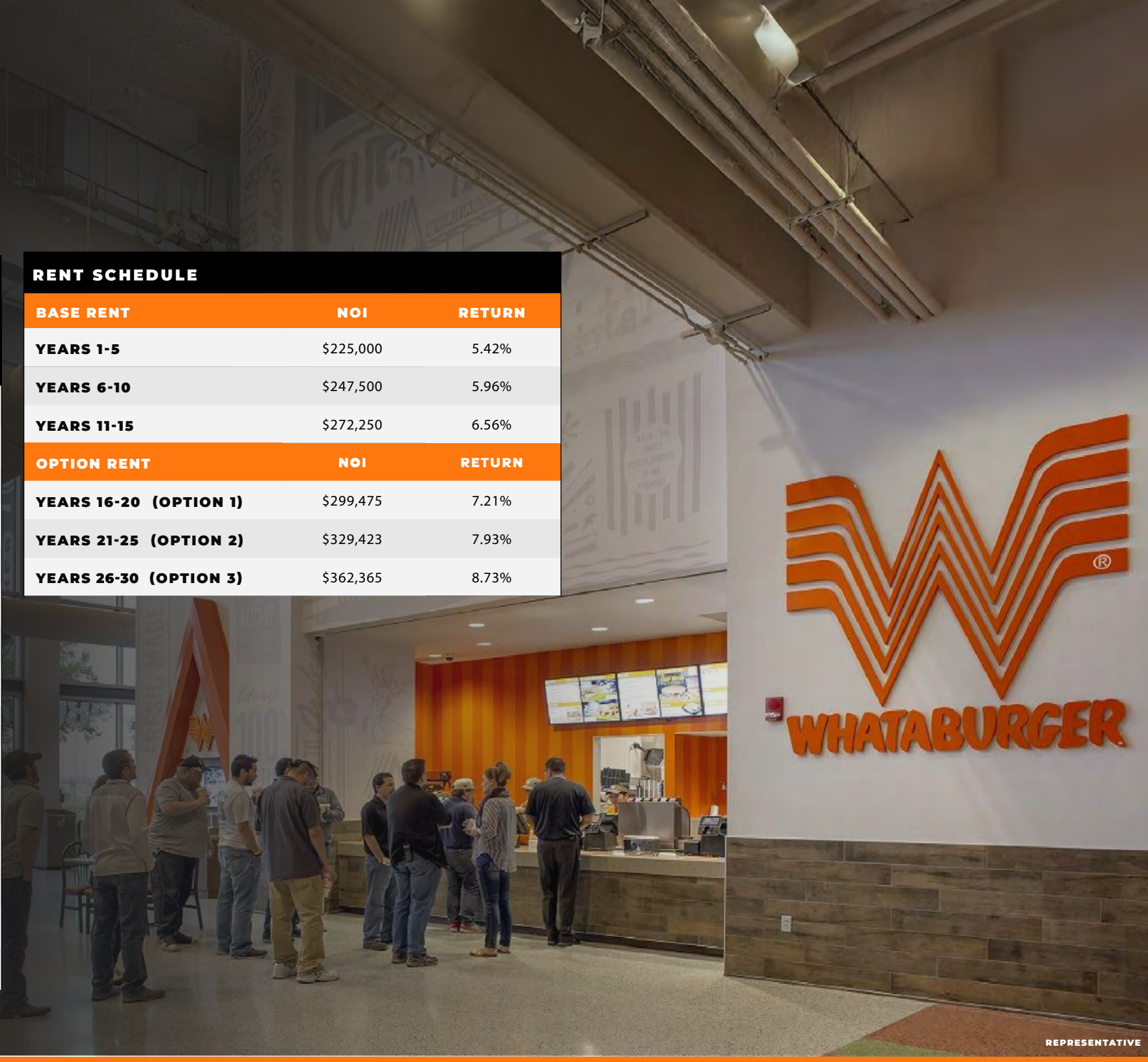
5.42%

CAP

NOI	\$225,000
RENTABLE SQ FT.	2,984 SF
YEAR BUILT	2008/2025
LOT SIZE	0.913 AC
TENANT TRADE NAME	Whataburger
LEASE GUARANTOR	Corporate
LEASE TYPE	Ground Lease
ROOF & STRUCTURE	Tenant
RENT COMMENCEMENT DATE	June 2025
LEASE EXPIRATION DATE	June 2040
TERM REMAINING ON LEASE	15 Years
INCREASES	10% every 5 Years in the Initial Term and Options
OPTIONS	Three, 5-Year Options
TENANT RESPONSIBILITIES	Roof, Structure, Parking Lot, CAM, Taxes, Insurance, Utilities
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1-5	\$225,000	5.42%
YEARS 6-10	\$247,500	5.96%
YEARS 11-15	\$272,250	6.56%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$299,475	7.21%
YEARS 21-25 (OPTION 2)	\$329,423	7.93%
YEARS 26-30 (OPTION 3)	\$362,365	8.73%



INVESTMENT HIGHLIGHTS

OUTPARCEL TO WALMART SUPERCENTER (2.26M ANNUAL CUSTOMERS) DRIVE THRU EQUIPPED & OPEN 24 HOURS

- The subject property is an outparcel to a 206,000 square foot shopping center anchored by a Walmart Supercenter that supports over 2.26 million customers annually
- This Whataburger has a drive thru and is open 24 hours.
- Surrounding retailers within a 1 mile radius include Publix, Home Depot, Kroger, and more.
- 700 Luxury apartments and about 10,000 square feet of retail space is proposed on 39 Acres adjacent to this Whataburger.
- Newly constructed Seckinger High School is adjacent to this property. The campus sits on 85 acres and has 2,800 students enrolled.

SIGNALIZED INTERSECTION (47,800 VPD) & DIRECTLY OFF INTERSTATE 85 (90,500 VPD)

- Whataburger is positioned at the signalized intersection of Hamilton Mill Rd and Sardis Church Rd which sees a combined 47,800 vehicles per day.
- Located directly off an Interstate 85 exit that supports 90,500 vehicles per day.

AFFLUENT NORTH ATLANTA SUBURB | 5 MILE POPULATION: 131,268 & AVG HHI: \$130,991

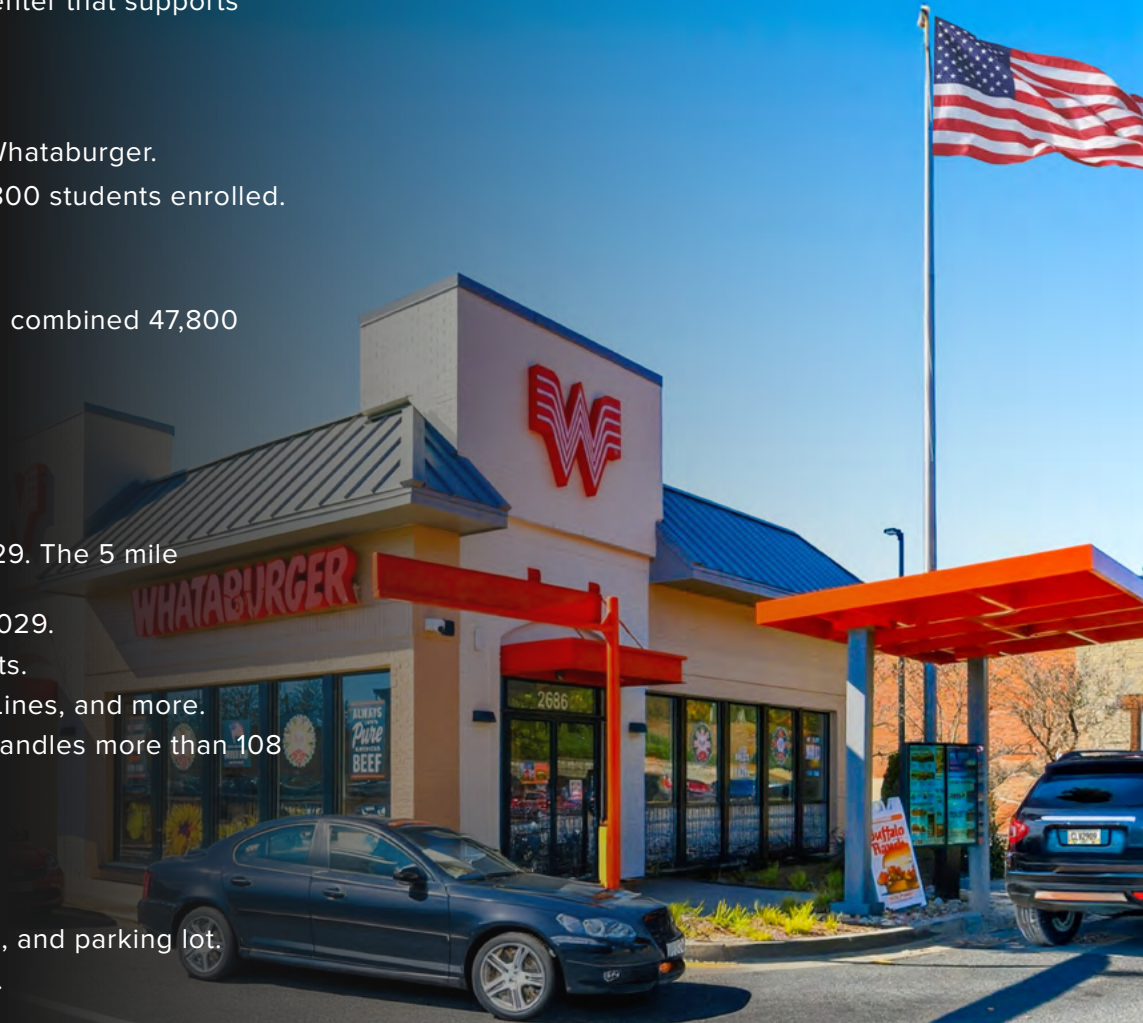
- Buford is an affluent and growing suburb about 35 miles northeast of downtown Atlanta.
- The 5 mile population from the subject property is 131,268 with a projected growth rate of 6.81% from 2024-2029. The 5 mile population experienced a 28.50% increase from 2010-2020.
- The average household income within a 5 mile radius is \$130,991 and is expected to increase to \$144,426 by 2029.
- Buford is located in Gwinnett County which is the fastest growing county in the state with over 1 million residents.
- Atlanta is home to multiple Fortune 500 companies including the Coca-Cola Company, Home Depot, Delta Air Lines, and more.
- Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 108 million passengers per year.

NEW 15 YEAR NNN CORPORATE WHATABURGER GROUND LEASE

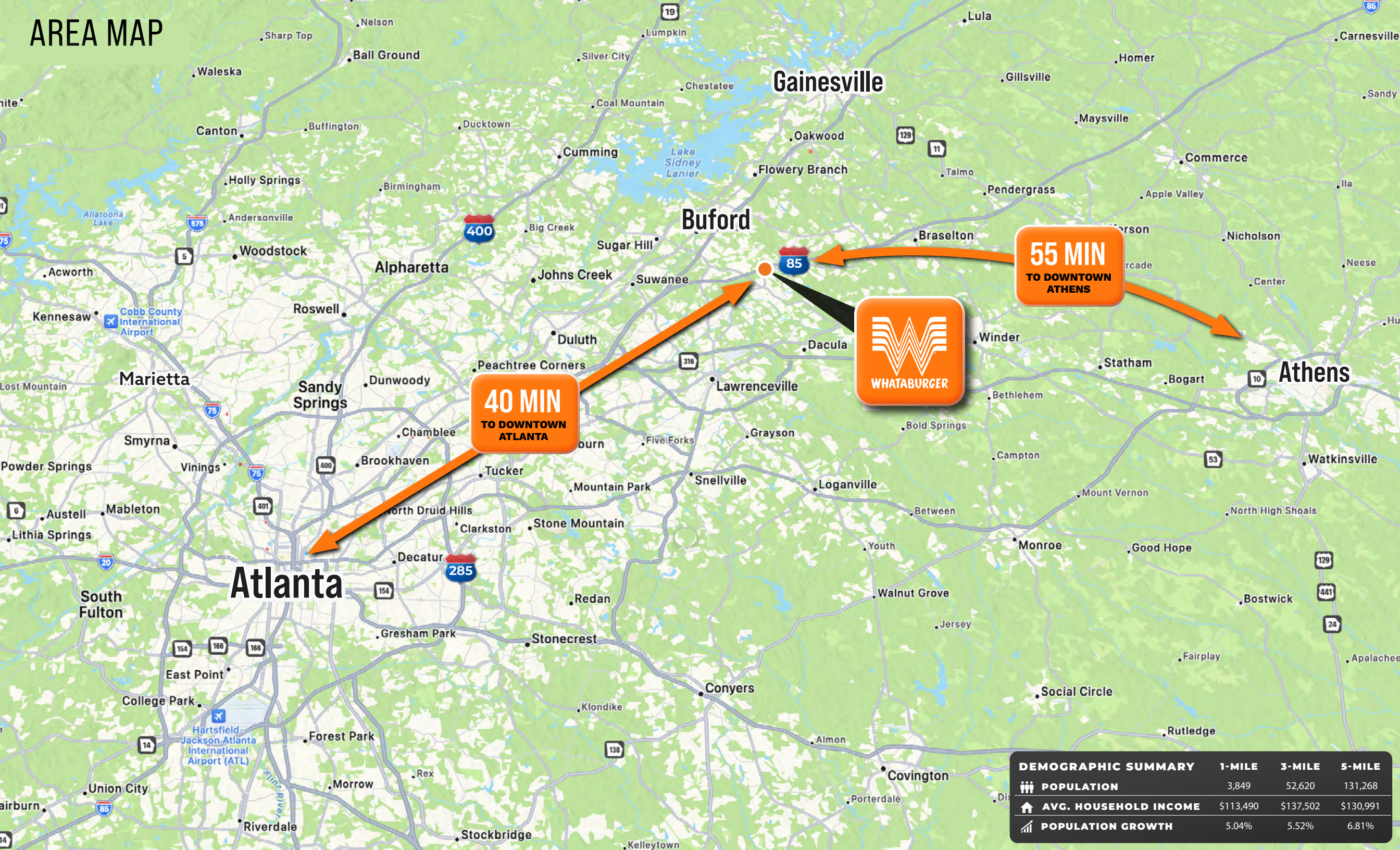
- Whataburger signed a 15 year NNN corporate guaranteed ground lease that commenced in June of 2025.
- There are 100% no landlord responsibilities and the tenant is responsible for all taxes, insurance, roof, structure, and parking lot.
- The rent increases by 10% every 5 years in the initial lease term and in each of the three, 5 year option periods.




WHATABURGER | 1,157 LOCATIONS ACROSS 17 STATES

- Whataburger was founded in 1950 and is headquartered in San Antonio, TX.
- 1,157 locations across 17 states, has over 51,000 employees, and does over \$4.1 billion in System-wide sales annually.
- In 2019, private equity firm BDT Capital Partners, best known for taking ownership of Krispy Kreme and Panera Bread, acquired a majority interest in Whataburger. Since then, Whataburger has worked to grow and its franchised locations into new markets more aggressively, as well as re-design its outlets.
- In 2021, Newsweek ranked Whataburger #2 for “Fast-Food Restaurant Chains” in its annual “America’s Best Customer Service” List.



AREA MAP



Demographic Summary		1-Mile	3-Mile	5-Mile
	Population	3,849	52,620	131,268
	Avg. Household Income	\$113,490	\$137,502	\$130,991
	Population Growth	5.04%	5.52%	6.81%



LAKE LANIER

10 M+ Visitors Per Year
\$5 B+ Economic Impact

STONEBRIDGE VILLAGE 5.4M VISITS/YR

TARGET Publix KOHL'S OfficeMax
HIBBETT SPORTS ROSS PETSMART TJ-MAXX

DISTRIBUTION CENTERS

BEST BUY DiversiTech
Office DEPOT CARDINAL

DISTRIBUTION CENTERS

Office DEPOT avantor
Radial FedEx
GLOBAL INDUSTRIAL Displayit
OMNIMETRIX SCANFIL

amazon
1M SF LOGISTICS CENTER

GOLDEN PARK VILLAGE 994K VISITS/YR

Publix Advance Auto Parts TRUIST
Wendy's ZAXBY'S Starbucks Dunkin'
Coke

FRIENDSHIP SPRING VILLAGE

Publix
Wendy's CHASE Valvoline H&R BLOCK

CLEARWATER CROSSING 1.7M VISITS/YR

Kroger WELLS FARGO Starbucks MARCO'S PAPA JOHN'S

HAMILTON RIDGE 1.7 M VISITS/YR

Kroger Jersey Mike's REGIONS

PROPOSED HAMILTON MILL RETAIL DEVELOPMENT
20,000 SF GLA | 4.96 AC

WHATABURGER

PROPOSED 700 TOWNHOMES

Academy Sports + Outdoors CARMAX CHASE
VOLVO HONDA MAZDA VW PORSCHE BUICK

MARKETPLACE AT MILLCREEK

Marshalls Burlington ALDI PETSMART five BELOW

sam's club

LOWE'S

MALL OF GEORGIA CROSSING 5.2 M VISITS/YR

TARGET TJ-MAXX BEST BUY
HOBBY LOBBY STAPLES NORDSTROM

Walmart
2.3 MILLION VISITS/YR

Hamilton Rd
36,000 VPD

TSC TRACTOR SUPPLY CO CVS pharmacy TACO BELL Starbucks
GOODWILL 9 Advance Auto Parts DUNKIN'
T-Mobile verizon

90,500 VPD 85

HAMILTON CROSSINGS

DOLLAR TREE First Citizens Bank chili's

COSTCO WHOLESALE

TOPGOLF

MALL OF GEORGIA 7M VISITS/YR

macy's Dillard's belk
JCPenney Ashley HOMESTORE Bath & Body Works
VON MAUR DICK'S SPORTING GOODS

HAMILTON MILL VILLAGE 1.4M VISITS/YR

Publix KOHL'S petco
ALDI Starbucks Wendy's Arby's Canoe's PNC

THE EXCHANGE AT GWINNETT

SPROUTS FARMERS MARKET ROOMS TO GO
CHIPOTLE Jersey Mike's Starbucks

NORTHSIDE HOSPITAL

at home The Home Décor Superstore

Aaron's

DOLLAR TREE

Auto Zone

O'Reilly

KFC

HARBOR FREIGHT QUALITY TOOLS • LOWEST PRICES

GOODWILL

SYNOVUS

DISTRIBUTION CENTERS

BEST BUY

DIVERSITECH

Office DEPOT

CARDINAL Glass Industries

DISTRIBUTION CENTERS

Office DEPOT

avantor

Radial powering 2° sps group

FedEx

GLOBAL INDUSTRIAL

Displayit

OMNIMETRIX GLOBAL MONITORING • CONTROL

SCANFIL

amazon

1M SF

LOGISTICS CENTER



LAKE LANIER **10 M+ Visitors** Per Year
\$5 B+ Economic Impact

STONEBRIDGE VILLAGE **5.4 M VISITS/YR**

TARGET **Publix** **KOHL'S** **OfficeMax**

HIBBETT SPORTS **ROSS** DRESS FOR LESS® **PETSMART** **TJ-maxx**

Academy **CARMAX** **CHASE**

VOLVO **HONDA** **MAZDA** **VW** **PORSCHE** **BUICK**

Publix

Wendy's **TACO BELL** **Oy!**

985 **73,200 VPD**

GOLDEN PARK VILLAGE **994K VISITS/YR**

Publix **Advance/Auto Parts** **TRUIST**

Wendy's **Arbys** **Starbucks** **ZAXBY'S** **Wendy's** **GOODY'S** **verizon** **DUNKIN'**

MALL OF GEORGIA CROSSING **5.2 M VISITS/YR**

TARGET **TJ-maxx** **BEST BUY**

HOBBY LOBBY **STAPLES** **NORDSTROM**

COSTCO WHOLESALE

Walmart

JAGUARS **GLENN C. JONES MS**
1,043 STUDENTS

IVY CREEK ES
1,572 STUDENTS

LOWE'S

WHATABURGER

HAMILTON RIDGE **1.7 M VISITS/YR**

Kroger **Jerry Mike's** **MARCO'S**

WAFLE HOUSE **REGIONS**

PROPOSED HAMILTON MILL RETAIL DEVELOPMENT
20,000 SF GLA | 4.96 AC

NORTHSIDE HOSPITAL

COOLRAY FIELD

10,427 SEAT ARENA

sam's club

Walmart

2.3 MILLION VISITS/YR

85 **90,500 VPD**

MALL OF GEORGIA **7M VISITS/YR**

macy's **Dillard's** **belk**

JCPenney **Ashley** **Bath & Body Works**

VON MAUR **DICK'S** **SPORTING GOODS**

TSC **TRACTOR SUPPLY CO** **CVS** **pharmacy** **TACO BELL** **Starbucks**

GOODWILL **Advance/Auto Parts** **DUNKIN'**

T-Mobile **verizon**

Hamilton Rd
36,000 VPD

HAMILTON CROSSINGS

DOLLAR TREE **First Citizens Bank** **chili's**

PROPOSED 700 TOWNHOMES

HAMILTON MILL VILLAGE **1.4M VISITS/YR**

Publix **KOHL'S** **petco**

ALDI **Starbucks** **Wendy's** **Arbys** **Cane's** **PNC**

EXIT 120

EXPRESS LANE TERMINUS · PEAK-HOUR TRAFFIC
DOT PLANS TO ADD LANES ON THE NORTHBOUND OFF-RAMP

Hamilton Mill Golf Club

Northeast Georgia
PHYSICIANS GROUP



HAMILTON MILL VILLAGE 1.4M VISITS/YR

Publix petco
MCDONALD'S Great Clips Orangetheory FITNESS

85

GMC Health Park



124



KOHL'S
SEPHORA



Walmart
2.3 MILLION VISITS/YR



WISTERIA PLACE
OF HAMILTON MILL
100 UNITS



CAMPING
WORLD

Duncan
Creek Park



Jaguar Stadium
Seckinger HS



Seckinger HS
2,800 students



85 90,500 VPD

EXIT 120

Hamilton Rd
36,000 VPD

PROPOSED
700 TOWNHOMES

SORRENTO COURT
SUBVISION

LAKEVIEW
AT HAMILTON MILL
SUBVISION

SARDIS FALLS
ESTATES
288 UNITS

Chick-fil-A
GOODWILL
CVS pharmacy TACO BELL

CARLTON
AT HAMILTON MILL
189 UNITS

PROPOSED
HAMILTON MILL
RETAIL DEVELOPMENT
20,000 SF GLA | 4.96 AC

HAMILTON CROSSINGS

DOLLAR TREE First Citizens Bank chilis

HAMILTON MILL VILLAGE

1.4M VISITS/YR

Publix KOHL'S



PNC BANK

petco

SEPHORA



PROPOSED
700 TOWNHOMES

HAMILTON MILL



WHATABURGER

Walmart

2.3 MILLION VISITS/YR



Premier Storage
at
Hamilton Mill



90,500 VPD



Sardis Church Rd
11,800 VPD

verizon

Hamilton Rd
36,000 VPD

DUNKIN'

POPEYES

LOUISIANA KITCHEN

HEALTH CHOICE
URGENT CARE
NORTHSIDE HOSPITAL

T-Mobile

HAMILTON CROSSINGS

676K VISITS/YR



CARLTON
AT HAMILTON MILL
189 UNITS

PROPOSED
HAMILTON MILL
RETAIL DEVELOPMENT
20,000 SF GLA | 4.96 AC

MALL OF GEORGIA 7M VISITS/YR

★ macy's Dillard's belk
JCPenney Ashley HOMESTORE Bath & Body Works
VON MAUR DICK'S SPORTING GOODS

NORTHSIDE HOSPITAL

TOPGOLF

Premier Storage
Hamilton Mill

HAMILTON MILL

SMOOTHIE KING
Nature's Own Herbs • Vitamins • Health Foods
WeCare Pharmacy Your Health, Our Priority
Blum TROPICAL MARKET
Oriental J

Walmart
2.3 MILLION VISITS/YR

WHATABURGER

DUNKIN'

POPEYES
LOUISIANA KITCHEN

Advance
Auto Parts

WISTERIA PLACE
OF HAMILTON MILL
100 UNITS

85 90,500 VPD

TSC TRACTOR
SUPPLY CO

TIRE PLUS
TIRE CAR CARE

BALLET

McMichael Gray, PC

Sardis Church Rd
11,800 VPD

Hamilton Rd
36,000 VPD

verizon

Starbucks AT&T

TACO BELL

Chick-fil-A

CVS
pharmacy

Walmart 

2.3 MILLION VISITS/YR



SITE PLAN



Hamilton Rd
36,000 VPD

 **HEALTH CHOICE**
URGENT CARE
NORTHSIDE HOSPITAL




verizon✓
VEDA
HAIR SALON
PHILLY BISTRO

Walmart 

2.3 MILLION VISITS/YR

SARDIS CHURCH ROAD

EXISTING CRITICAL ACCESS TO REMAIN

EXISTING CRITICAL ACCESS TO REMAIN

TENANT SUMMARY



1,157
LOCATIONS
IN 17 STATES

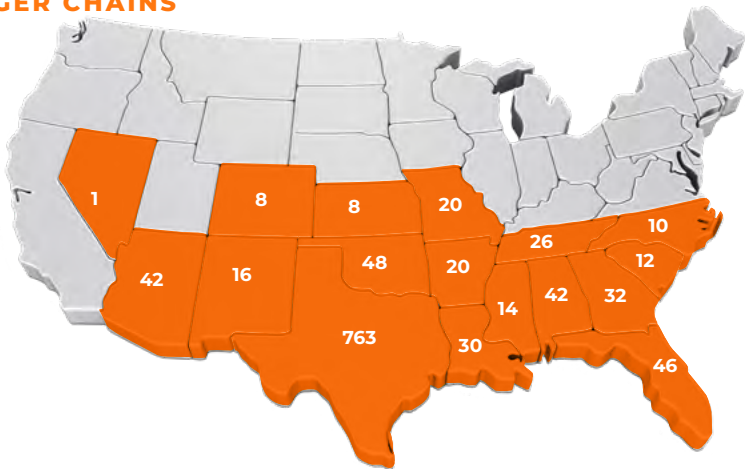
\$4.1 BILLION
2024 TOTAL
REVENUE

#4
AVERAGE QSR SALES
PER STORE OF
ALL BURGER CHAINS

51,000
EMPLOYEES
SYSTEMWIDE

SAN ANTONIO, TX
HEADQUARTERS

Whataburger is a renowned fast-food restaurant chain headquartered in San Antonio, Texas, United States. Established in 1950 by Harmon Dobson and Paul Burton, the brand quickly gained popularity for its high-quality burgers made with fresh ingredients and cooked to order. Over the years, Whataburger expanded its menu to include chicken sandwiches, breakfast items, salads, and desserts, while maintaining a focus on quality and customization. As of January 2025, the company operates 1,157 restaurants across 17 U.S. states, including recent expansions into North Carolina with new locations opening across the Southeast.. This growth, driven by franchising and strategic market entry, has helped Whataburger solidify its presence beyond Texas and build a loyal customer base nationwide.



BUFORD, GA

A THRIVING METRO-ATLANTA HUB

Buford—within the Atlanta MSA—continues to outperform, with 20,000+ residents in city limits and tailwinds from metro-wide expansion. Demand is balanced across residential and commercial uses, underpinned by a diversified base in retail, logistics, advanced manufacturing, and tech-enabled services. Growth is anchored by the Mall of Georgia corridor—the state’s largest retail destination at ~1.7–1.85M SF and 200+ stores—driving daily footfall and regional spend, alongside accelerating investment in logistics/warehouse facilities and steady residential delivery that supports both family and workforce housing. Strategic I-85 frontage, proximity to I-985/GA-316, and access to Lake Lanier enhance talent and freight mobility.

On the industrial side, Buford Industrial/Commerce parks and nearby Gwinnett logistics hubs continue to pull e-commerce and distribution users; notable deployments include a new ~350,000 SF distribution facility with 46 dock doors and mezzanine platforms, plus a master-planned ~1M+ SF Class A park on 97 acres offering immediate access to I-985/I-85—evidence of sustained occupier demand and modern specs. At the corridor level, freight-related employment in Gwinnett is projected to rise over the long term, while metro hiring for warehouse roles continues to expand—supporting throughput, shift depth, and resiliency for fulfillment networks serving the northeast Atlanta arc.

New mixed-use communities—Auburn Lakes and Lanier Point—are adding 1,000+ units with on-site retail, reinforcing daytime population and spend, while the commercial spine along Buford Highway and Sugarloaf Parkway remains the backbone of local retail/services. Listing velocity and availabilities reflect an active industrial market, with dozens of current lease listings signaling ongoing absorption potential and optionality for right-sizing footprints. With strong traffic patterns and improving access via GA-316 and I-985, this combination of economic vitality, strategic location, and quality-of-life amenities positions Buford as a key metro-Atlanta hub poised for sustained, cross-sector growth.

1.76
MILLION

**CLASS A
DISTRIBUTION
WITHIN 5-MILES**

1,000+
UNITS

**MIXED USE
HOUSING
PIPELINE**

106
ACRES

**THE
EXCHANGE
AT GWINNETT**

5,000+
EMPLOYMENT

**IN 5 MILE
RADIUS**



Theragenics



ECONOMIC DRIVERS



HAMILTON MILL FRONTAGE

Signalized corridor with daily-needs pull

Direct frontage on Hamilton Mill Rd places the site inside a high-frequency errand loop driven by grocery-anchored centers, fuel/QSR, medical/fitness, banking, and service retail. The corridor funnels commuter, school, and errands traffic all day, creating short-stay, repeat visits. Position here converts everyday trips into high ticket velocity for convenience and service tenants.



I-85 @ EXIT 120

Primary interstate access & visibility

Quick on/off compresses delivery times and broadens the labor shed to the NE Atlanta arc. Exit 120 is the closest ramp for shoppers and employees moving among Hamilton Mill, Buford, and Dacula. This interchange is the ingress/egress anchor for the corridor's retail and service ecosystem.



IMMEDIATE RETAIL CLUSTER

Repeat-visit demand: fuel, coffee, casual dining

Kroger and Walmart Supercenter (within ~1 mile) anchor weekly trips and drive high-frequency grocery traffic. In the 0–0.5 mi band, QuikTrip, Dunkin', Chili's and similar brands capture a.m./p.m. peaks and quick-turn parking. Together, anchors + daily-needs create multi-daypart demand and repeat visits—your cleanest proxy for strong, stable weekly ticket counts.



DISTRIBUTION & LAST-MILE PROOF

Throughput you can point to

Within 5 miles of the Subject Property, distribution inventory totals ~1,757,334 SF. Key assets: Gravel Springs Logistics Center — 1,001,424 SF; Downtown Buford Logistics Center — 494,804 SF; Blue Ridge Distribution Center — 261,106 SF. Nearby multi-building park inventory brings the immediate trade area to ~1.8M SF overall.



THE EXCHANGE AT GWINNETT

Destination spend & evening dwell

±106 acres with ~465k SF retail/dining, Topgolf and Andretti, hotels, and 500+ multifamily units. Drives evening/weekend dwell time and discretionary spend near I-85/I-985. Your site plays the convenient, everyday complement to this destination node.



MALL OF GEORGIA

Super-regional magnet

1.845M SF, 200+ stores/anchors—Georgia's largest mall powers daytime population and cross-shop patterns. Sustains outparcel/QSR performance across the Buford node.



BUFORD, GA

Front-row on Hamilton Mill with I-85 access, daily-needs traffic, and a prime, repeat-visit location for retail and services paired with **stellar regional economic drivers.**

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



 **Hartsfield-Jackson** BUSIEST AIRPORT
Atlanta International Airport® IN THE WORLD
108.1 MILLION TOTAL PASSENGERS PER YEAR



ATLANTA

6.4 MILLION
MSA POPULATION
9th Most Populous MSA
in United States

\$571 BILLION
GROSS DOMESTIC PRODUCT
The largest economy in Georgia
10th in United States

\$9 BILLION
FILM INDUSTRY
Direct Spending for Atlanta's
Established Film Industry

126,400+
NEW JOBS
Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 100 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projected Population	4,043	55,526	140,206
2025 Estimated Population	3,849	52,620	131,268
Population Growth	5.04%	5.52%	6.81%
2020 Census Population	3,669	50,046	122,995
2010 Census Population	2,324	39,462	95,722

DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimated Population	2,509	37,098	97,821

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projected Households	1,469	17,688	46,370
2025 Estimated Households	1,373	16,705	43,268
Household Growth	6.97%	5.88%	7.17%
2020 Census Households	1,243	15,359	39,018
2010 Census Households	828	12,256	30,596

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Est. Average HH Income	\$113,490	\$137,502	\$130,991
2025 Est. Median HH Income	\$97,466	\$114,012	\$106,730

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2025 Estimate			
\$200,000 or More	10.22%	17.28%	15.90%
\$150,000 - \$199,999	8.55%	16.57%	14.10%
\$100,000 - \$149,999	26.51%	22.67%	22.00%
\$75,000 - \$99,999	20.98%	13.03%	13.48%
\$50,000 - \$74,999	16.96%	13.42%	14.18%
\$35,000 - \$49,999	8.15%	5.98%	7.38%
\$25,000 - \$34,999	2.50%	4.51%	4.41%
\$15,000 - \$24,999	3.19%	3.65%	4.05%
\$10,000 - \$14,999	0.40%	0.84%	1.43%
Under \$9,999	2.54%	2.03%	3.07%

OCCUPIED HOUSING UNITS	1-MILE	3-MILE	5-MILE
2030 Projected			
Owner Occupied Housing Units	79.78%	82.61%	77.51%
Renter Occupied Housing Units	17.97%	14.03%	18.62%
Vacant	2.25%	3.36%	3.86%
2025 Estimate			
Owner Occupied Housing Units	79.71%	82.61%	77.66%
Renter Occupied Housing Units	18.00%	14.06%	18.52%
Vacant	2.29%	3.33%	3.82%
2020 Estimate			
Owner Occupied Housing Units	79.22%	82.19%	77.60%
Renter Occupied Housing Units	18.47%	14.53%	18.65%
Vacant	2.31%	3.28%	3.76%

Marcus & Millichap

Source: © 2025 Experian



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TAYLOR MCMINN

RETAIL GROUP

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1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 2686 Hamilton Mill Rd, Buford, GA 30519 (Whataburger)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____