



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

JONESBORO RD

HEATH ST

OFFERING MEMORANDUM

Residential & Industrial Site | ± 5.6 Acres

Six Adjoining Sites on Jonesboro Road & Heath Street

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.

JARED DALEY
Commercial Real Estate Broker
Jared@BullRealty.com
404-876-1640 x 111

MEGAN DALEY
Commercial Real Estate Broker
Megan@BullRealty.com
404-876-1640 x 153

ANGIE SARRIS
Commercial Real Estate Broker
Angie@BullRealty.com
404-876-1640 x 176

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



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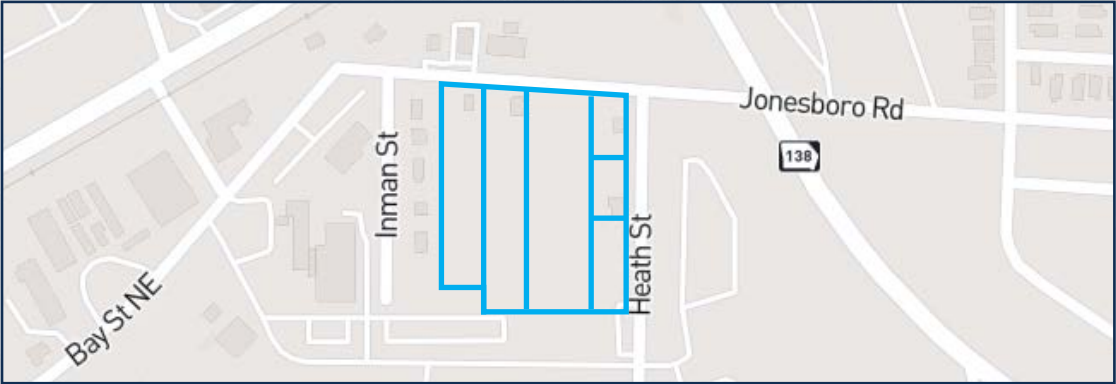
EXECUTIVE SUMMARY

These six adjoining sites are located on Jonesboro Road and on Heath Street in Fairburn (Atlanta MSA). Two of the sites, totaling approximately ±2.5 acres are zoned M-1 (Industrial, City of Fairburn) and four of the sites totaling approximately ±3.1 acres, are zoned R-3 (Residential, City of Fairburn). The residential sites have (or had) old, tear-down, single family dwellings on them. The industrial sites are undeveloped. Priced at \$1,395,000 for all six parcels, or may be subdivided into two parts, each approximately ±2.8 acres, priced at \$300,000 per acre.

Located near the South Fulton Schools Maintenance Facility at 413 Bay Street and the Fulton Board of Education/Maintenance Facility at 107 Heath Street, the properties are just south of the intersection of Hwy 29 and Hwy 138. Whitewater Creek Townhomes and Enclave at Whitewater Creek residential community are just east of the properties on Jonesboro Road. Downtown Fairburn lies just over a mile southwest of them, Interstate 85 is 2 miles to the east, and Atlanta's Hartsfield-Jackson International Airport is just under 10 miles northeast of them.



SALE PRICE: \$1,395,000
Or \$300,000 per acre for smaller parcels



ADDRESS	Six Adjoining Sites on Jonesboro Rd and Heath St Fairburn, GA 30213
COUNTY	Fulton
SITE SIZE	±5.60 Acres
ZONING	R-3 (±3.1 Acres) M-1 (±2.5 Acres)
NUMBER OF SITES	6
PARCEL ID'S	09F170300661135 09F170300661416 09F170300660210 09F170300660913 09F170300660921 09F170300660939

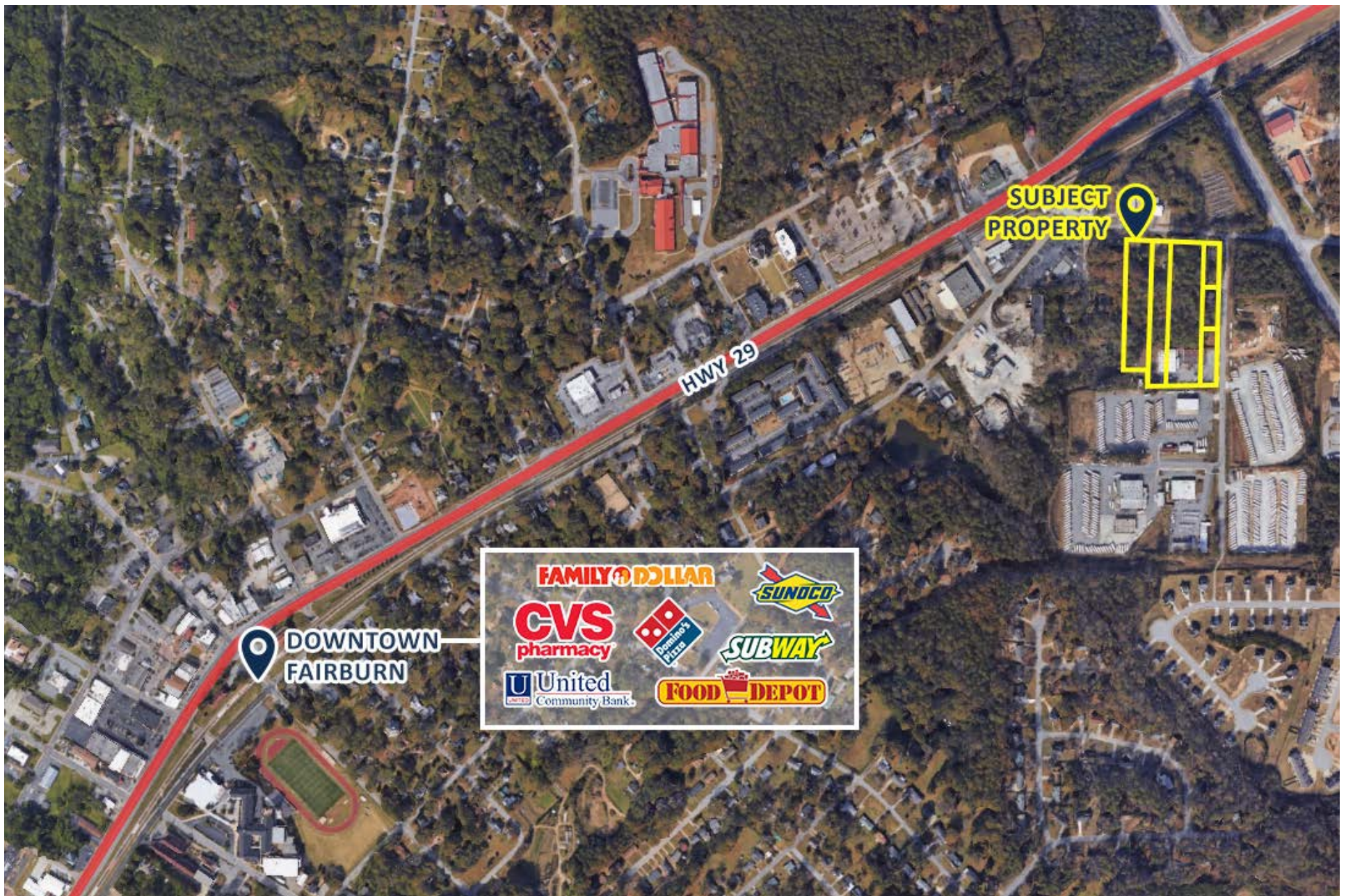
AERIALS



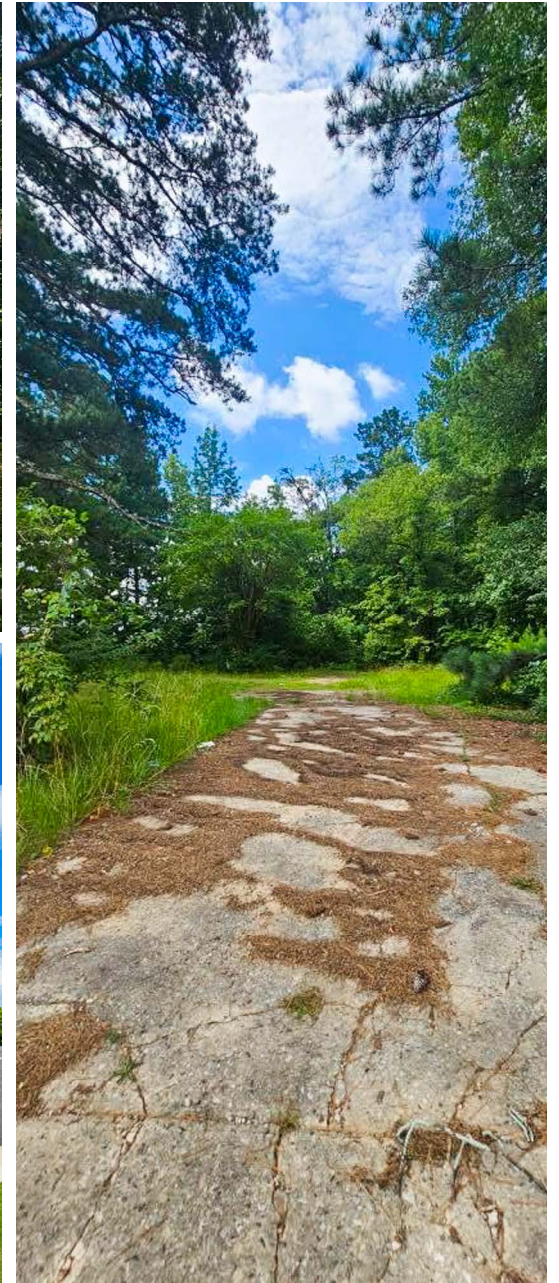
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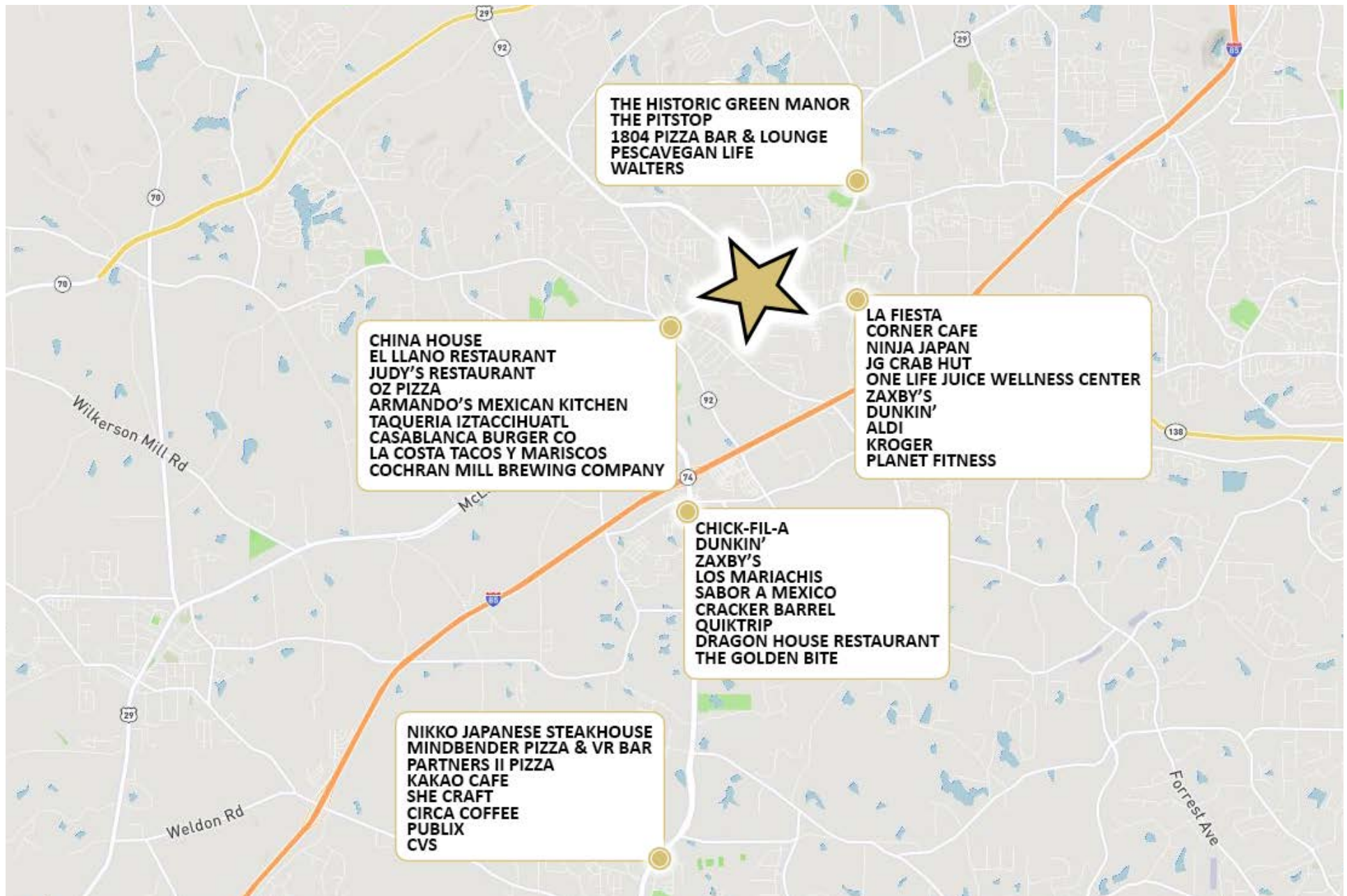
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PROPERTY PHOTOS



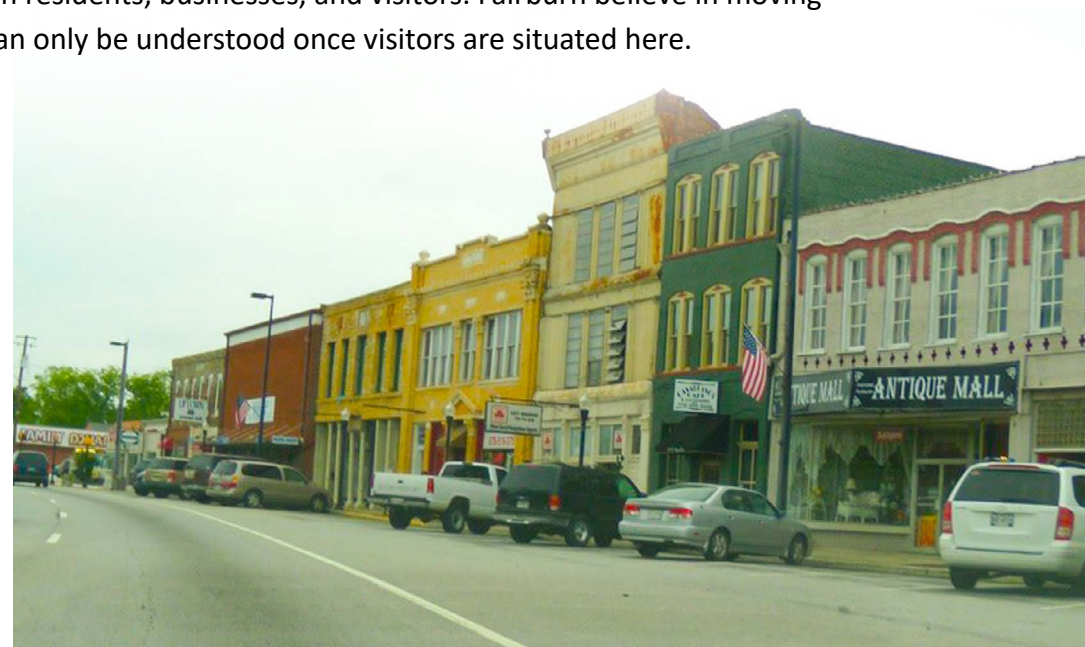
IN THE AREA



ABOUT THE AREA

FAIRBURN, GA

Fairburn is a place Situated to Succeed and a town open for business and is located just 20 minutes south of Hartsfield-Jackson International Airport. Whether exploring Fairburn's parks, experiencing history, or visiting the local businesses and restaurants, an unforgettable experience awaits. Visitors can experience the world while preserving the unique traditions that make the city thrive, through new opportunities and connections. Whatever visitors interest are, Fairburn offers a hometown feel, where neighbors gather, reminisce, and make new memories. It's a feeling Fairburn's leadership works to preserve even with increased growth. It's a commitment to excellence in serving Fairburn residents, businesses, and visitors. Fairburn believe in moving forward together, offering a quality of life that can only be understood once visitors are situated here.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
6,632	50,627	102,312



HOUSEHOLDS

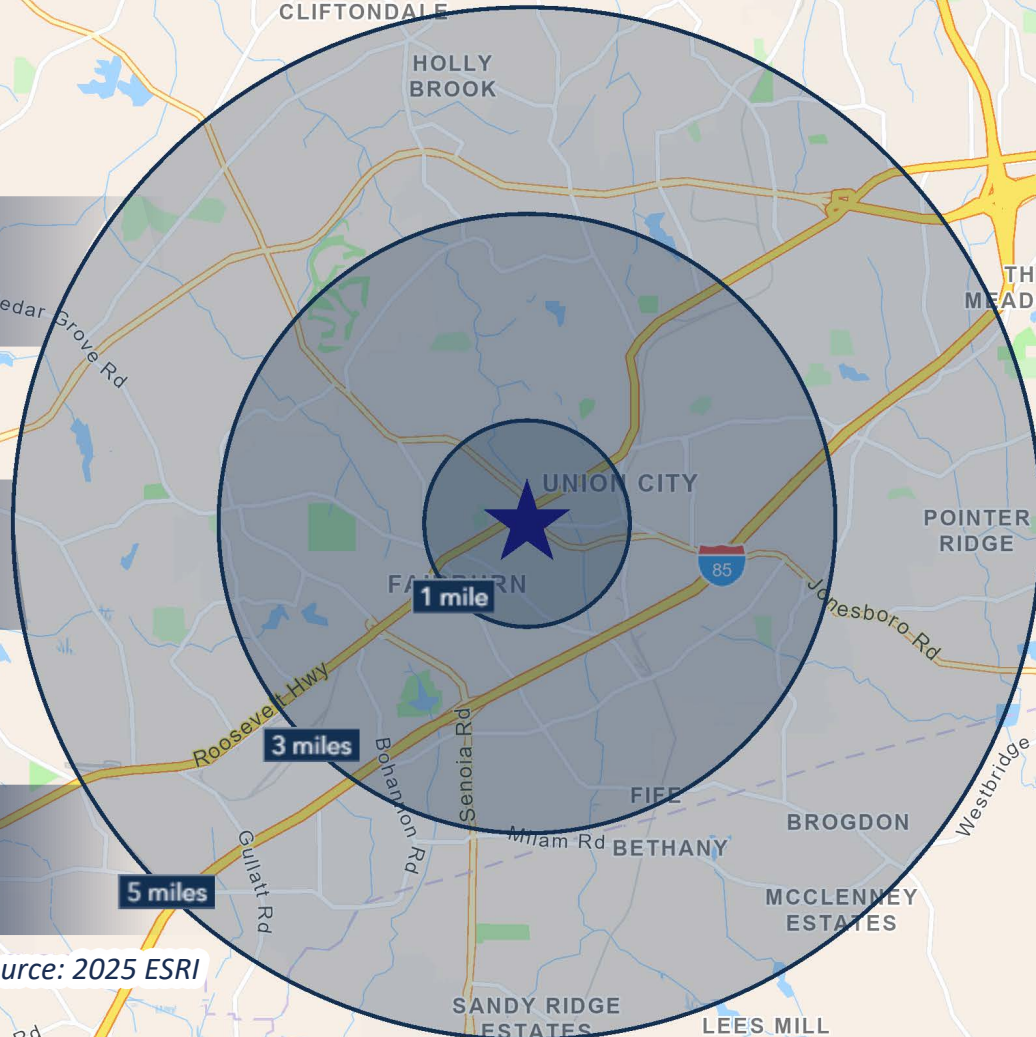
1 MILE	3 MILES	5 MILES
2,551	19,589	38,357



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$59,475	\$89,929	\$95,851

Source: 2025 ESRI



BROKER PROFILES



JARED DALEY
Commercial Real Estate Broker
404-876-1640 x111
Jared@BullRealty.com

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



MEGAN DALEY
Commercial Real Estate Broker
404-876-1640 x153
Megan@BullRealty.com

Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS
Commercial Real Estate Broker
404-876-1640 x176
Angie@BullRealty.com

Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

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 27 years in business.

CONNECT WITH US:

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



27

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

