



ATLANTA
DOWNTOWN

3.41 Miles | 11 Min Drive



Atlanta
BeltLine Glenwood Park

1.94 Miles | 7 Min Drive

EAST
ATLANTA
VILLAGE

1.61 Miles | 6 Min Drive

EASTLAND ROAD SE

CLOVERDALE DR

OFFERING MEMORANDUM

EAST ATLANTA TOWNHOME DEVELOPMENT SITE

±3.73 ACRES



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive 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 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.

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MARKET OVERVIEW

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CONTACT INFORMATION

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EXECUTIVE SUMMARY



THE OFFERING

Bull Realty is pleased to present this ± 3.73 acre site on Eastland Road in East Atlanta/Woodland Hills Area ideal for townhome development. Potential to rezone to a higher density residential in a proven townhome market. Sewer connection is readily available.

PROPERTY HIGHLIGHTS

- Multiple gated townhomes within a half mile on Eastland Road
- Adjacent commercial corner ready for redevelopment
- <2 miles to Southside BeltLine
- <2 miles to The Earl and East Atlanta Village
- <2.5 miles to Grant Park, Chosewood Park, Boulevard Crossing Park



PRICE \$2,993,940



SIZE ± 3.73 ACRES

PROPERTY INFORMATION

GENERAL:

ADDRESS: 1440 EASTLAND ROAD SE,
ATLANTA, GA 30316

COUNTY: DEKALB

SITE:

SITE SIZE: ± 3.73 ACRES

PARCEL NUMBERS: 15 143 01 003 & 15 143 01 002
& 15 143 01 001

CURRENT ZONING: R75

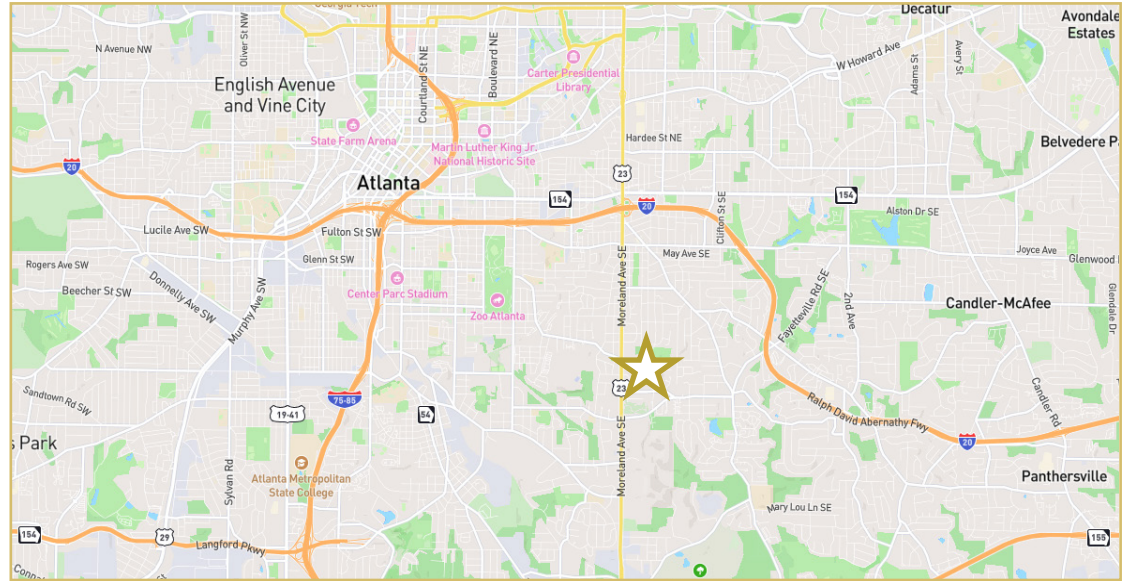
PROPOSED USE: TOWNHOME DEVELOPMENT

UTILITIES: ALL TO SITE

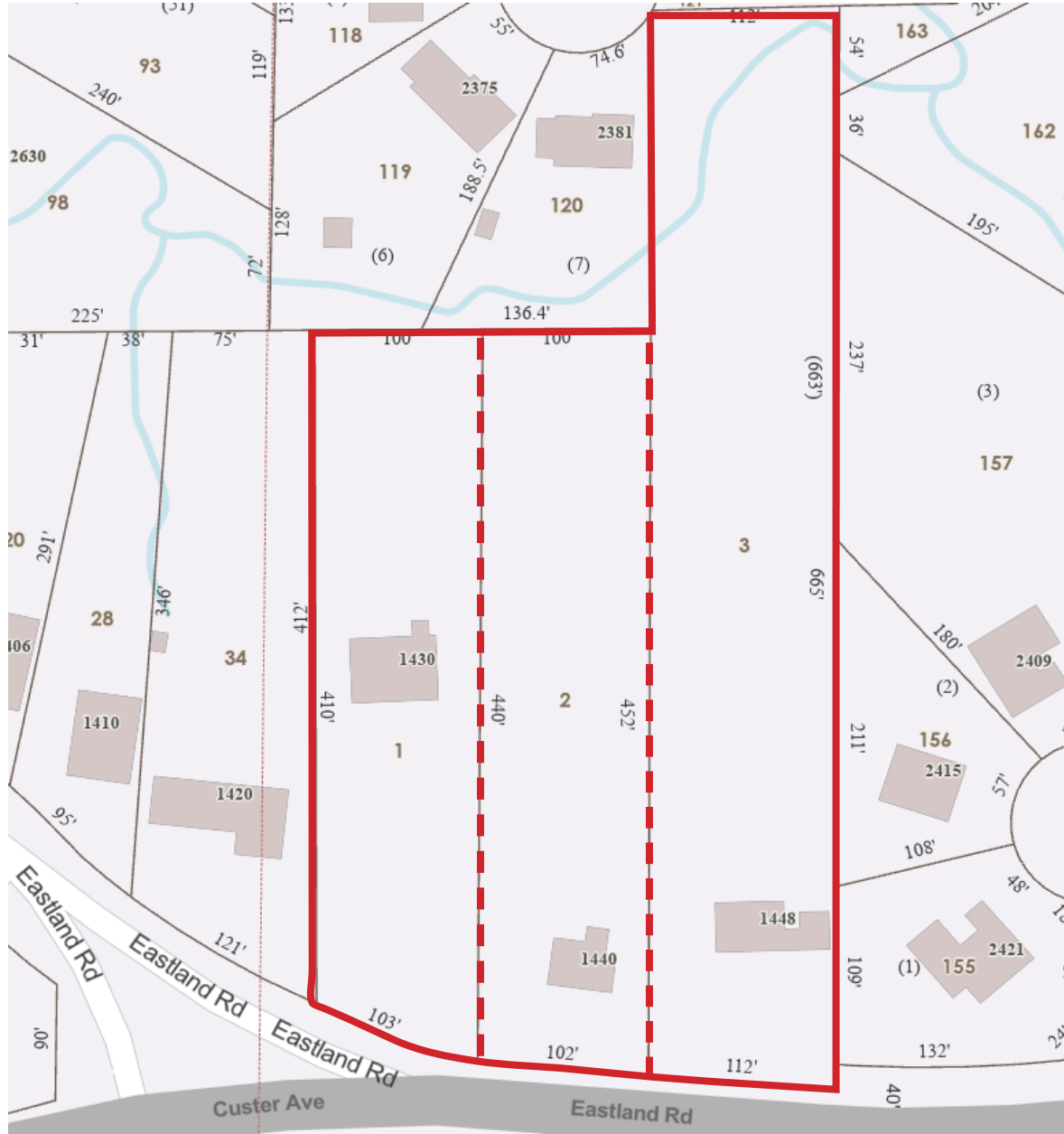
NUMBER OF PARCELS: 3

FINANCIAL:

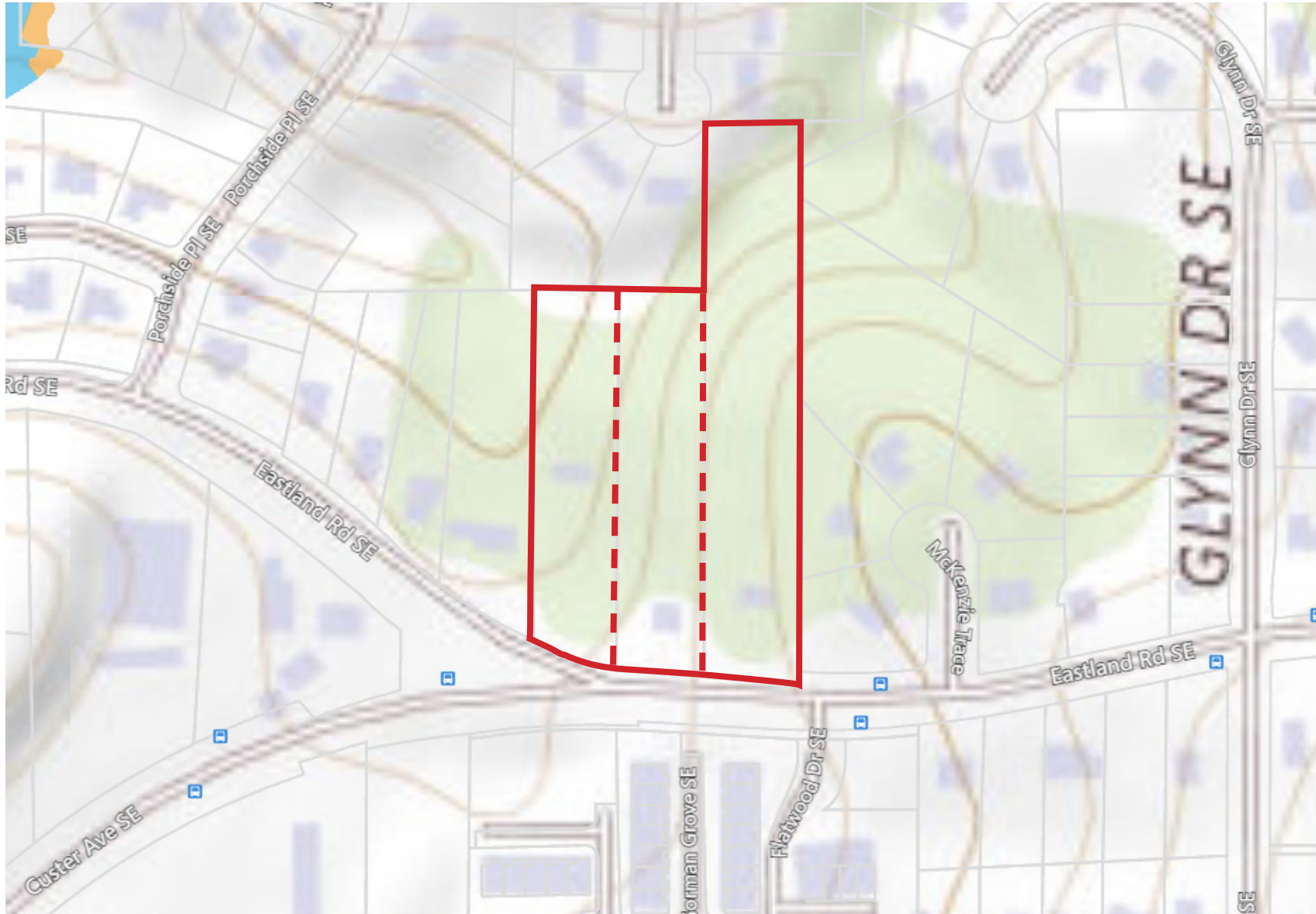
SALE PRICE: \$2,993,940



SITE MAP



TOPOGRAPHY MAP



IN THE AREA



Subject Property

ABOUT THE AREA

ZOO ATLANTA



Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.

THE ATLANTA BELTLINE



The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

THE BEACON



The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs.

Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.

CELLAIRIS AMPHITHEATRE



The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.

THE EASTERN



The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta BeltLine. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.

THE KROG DISTRICT

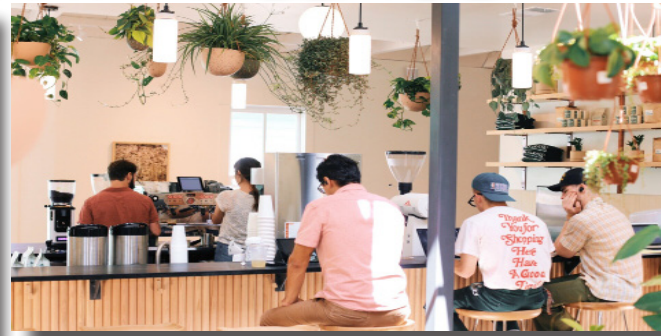


The Krog District is a mixed-use collection of landmark properties and gathering spaces adjacent to the BeltLine Eastside Trail, a completed three-mile segment of the planned 22-mile pedestrian greenway that runs through Atlanta's Inman Park and Old Fourth Ward.

Including Krog Street Market, Atlanta Stove Works, and SPX Alley, the comprehensive redevelopment and adaptive re-use project adds more dynamic retail and creative office space to the area, while restoring and enhancing the existing properties.

EAV

EAST ATLANTA VILLAGE



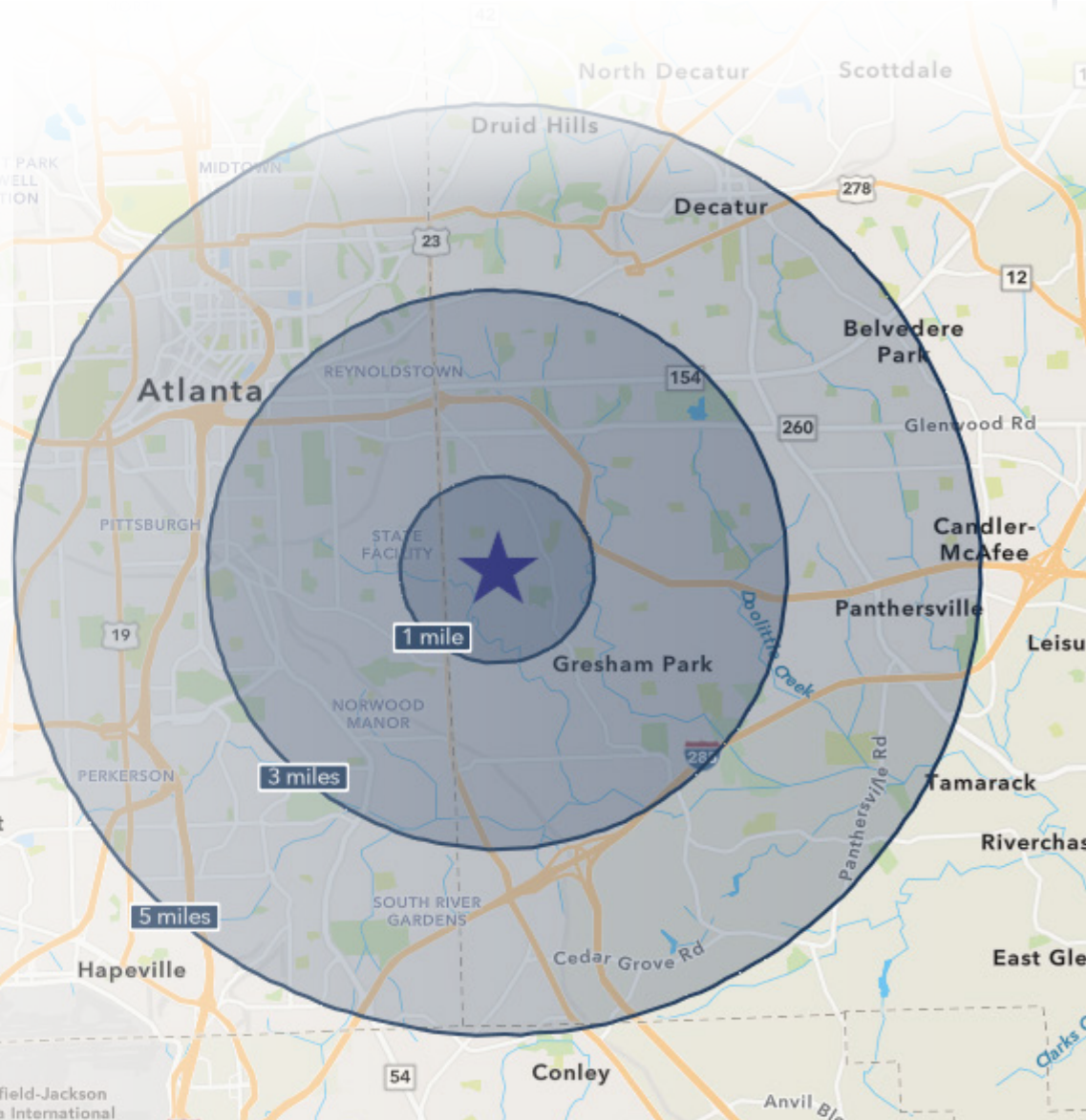
East Atlanta Village (EAV) is a neighborhood located in the southeastern part of Atlanta, Georgia. It's known for its vibrant and eclectic atmosphere, unique culture, and strong sense of community. EAV has become a popular destination for both residents and visitors due to its diverse offerings and engaging environment.

EAV is home to a thriving artistic and cultural community. The neighborhood is known for its support of local artists, musicians, and creatives, and this is evident in the numerous art galleries, live music venues, and street art that can be found throughout the area. The neighborhood offers a wide range of dining options, from casual cafes to upscale restaurants, serving various cuisines. EAV is also renowned for its dynamic nightlife, with a variety of bars, pubs, and live music venues that cater to different tastes. Despite being part of a major city, East Atlanta Village has a strong sense of community. Residents often participate in local events, markets, and festivals that foster a close-knit neighborhood feeling. The neighborhood offers a diverse range of housing options, including historic homes, bungalows, modern apartments, and condominiums. This variety accommodates different preferences and lifestyles. While EAV maintains its own distinct identity, it's conveniently located near downtown Atlanta, providing easy access to the city's amenities, cultural attractions, and job opportunities.

[Source](#)

DEMOGRAPHIC OVERVIEW

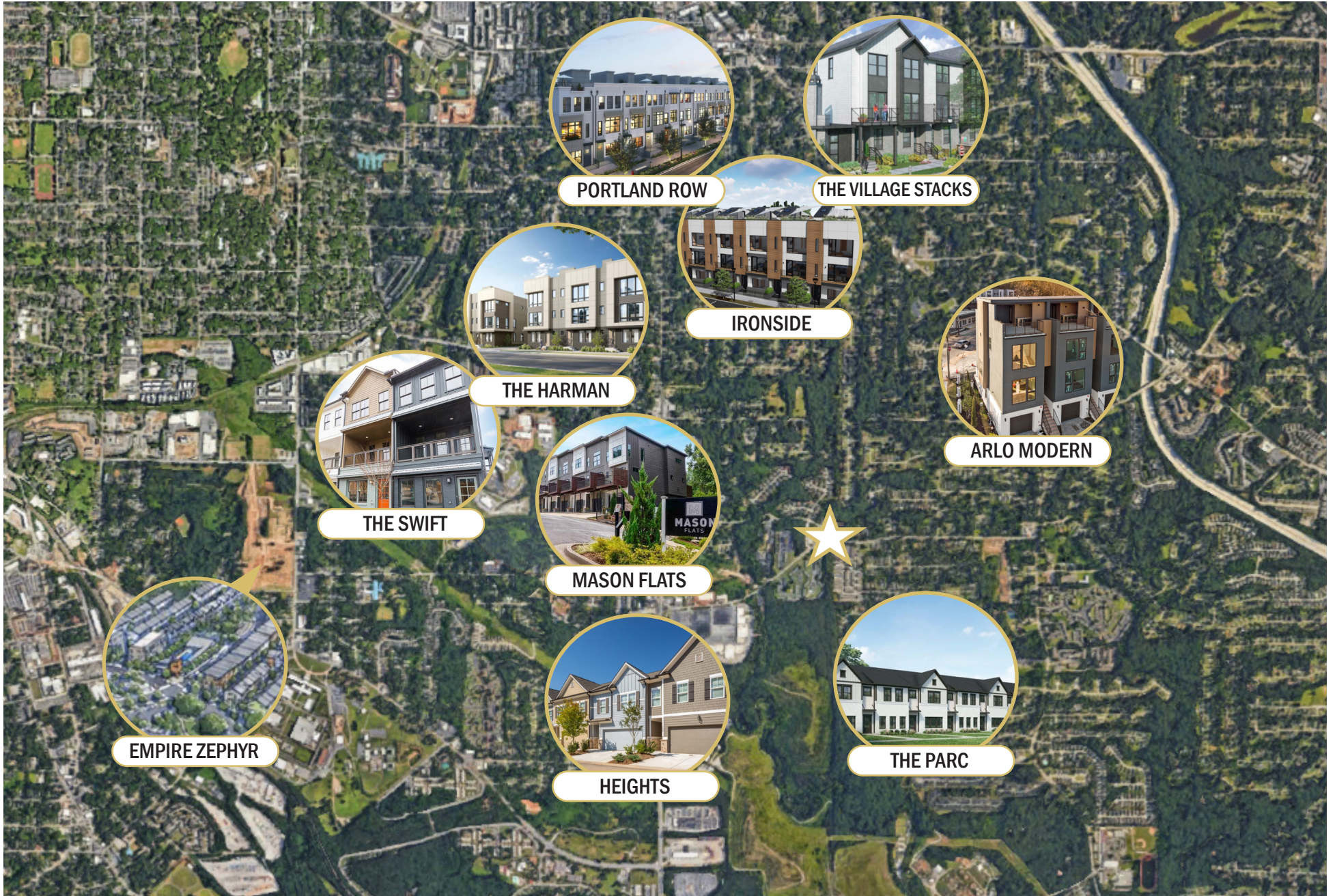
| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| TOTAL POPULATION | 14,877 | 126,029 | 330,327 |
| ANNUAL POPULATION GROWTH (2023-2028) | 3.37% | 0.91% | 1.17% |
| TOTAL HOUSEHOLDS | 6,177 | 54,393 | 149,734 |
| AVERAGE HOUSEHOLD INCOME | \$86,492 | \$100,156 | \$111,631 |
| OWNER OCCUPIED HOUSING | 32.0% | 36.4% | 36.8% |
| RENTER OCCUPIED HOUSING | 53.0% | 52.2% | 51.0% |



TOWNHOME SOLD COMPARABLES

| Distance To Subject | Sold Price | Price/SqFt | Address | Community | Bed | Full | Half |
|---------------------|------------|------------|----------------------------------|-----------------------------|-----|------|------|
| 0.9 mi | \$664,500 | \$367.13 | 1570 Flat Shoals Road SE, Unit#1 | Arlo Modern | 3 | 3 | 1 |
| 1.5 mi | \$659,900 | \$441.11 | 554 Portland Place SE | Portland Row | 3 | 3 | 1 |
| 0.9 mi | \$655,000 | \$353.48 | 1570 Flat Shoals Road SE, Unit#8 | Arlo Modern | 3 | 3 | 1 |
| 1.5 mi | \$649,490 | \$362.44 | 644 Grant Avenue SE | Eloise at Grant Park | 3 | 3 | 1 |
| 0.9 mi | \$648,000 | \$375.43 | 1570 Flat Shoals Road SE, Unit#2 | Arlo Modern | 3 | 3 | 1 |
| 1.2 mi | \$620,000 | \$396.17 | 1160 Ormewood Avenue, Unit#1 | The Harman | 3 | 2 | 1 |
| 1.2 mi | \$605,000 | \$386.58 | 1160 Ormewood Avenue, Unit#8 | The Harman | 3 | 2 | 1 |
| 1.5 mi | \$569,995 | \$371.57 | 730 Eloise Way SE | Eloise at Grant Park | 2 | 2 | 1 |
| 1.5 mi | \$557,090 | \$363.16 | 726 Eloise Way, Unit#4 | Eloise at Grant Park | 2 | 2 | 1 |
| 1.5 mi | \$525,000 | \$334.39 | 1253 Wright Lane SE | Portland Row | 2 | 2 | 1 |
| 0.6 mi | \$515,900 | \$241.53 | 1377 Walking Way | The Parc | 3 | 3 | 1 |
| 1.4 mi | \$512,500 | \$301.83 | 1350 May Avenue SE, Unit#17 | Village Stacks | 3 | 2 | 1 |
| 0.6 mi | \$489,000 | \$227.95 | 2118 Garden Place SE, Unit#22 | The Collection at East Lake | 4 | 3 | 1 |
| 0.6 mi | \$486,900 | \$227.95 | 1375 Walking Way | The Parc | 3 | 3 | 1 |
| 0.5 mi | \$486,051 | \$244.99 | 2450 Meadow Avenue, Unit#49 | The Parc | 3 | 3 | 1 |
| 0.5 mi | \$482,337 | \$243.11 | 2462 Meadow Avenue, Unit#55 | The Parc | 3 | 3 | 1 |

TOWNHOME SOLD COMPARABLES



BROKER PROFILE



MITCH SMITH

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Mitch Smith specializes in providing commercial real estate marketing and advisory services to commercial property owners, users, investors, and developers. His passion for commercial real estate comes from growing up around the land development and construction business. He assists clients in acquisitions, dispositions, leasing strategies and market analysis.

Mitch has a record of achieving favorable client outcomes in consultative sales processes stemming from a background in medical device sales prior to his real estate career which includes on-site multifamily project sales and marketing, as well as the management of highly amenitized properties throughout the North Atlanta Metro. His real estate experience and understanding of land development/redevelopment and construction provide him with unique insights into the markets and trends, thus supporting his identification of strategies and business plans necessary to improve upon his client satisfaction and results.

Mitch is an Alpharetta native and graduate of Auburn University. He enjoys spending quality time with his family when he is not at work.

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 26 years in business and \$1.9 billion annual transaction volume.

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26

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

