


Subject Property



**Doraville Town Center
Redevelopment**

New Peachtree Rd  **29,000 VPD**

**Downtown Doraville ±2.7 Acres
High-Density Multifamily & Mixed-Use**

OFFERING MEMORANDUM

5888 & 5896 New Peachtree Road
Atlanta, GA 30340

Buford Highway  **30,100 VPD**

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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.

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Redevelopment**

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Subject Property



**Doraville Town Center
Redevelopment**

marta

New Peachtree Rd

 **29,000 VPD**

Buford Highway

 **30,100 VPD**

The Property

Executive Summary

DOWNTOWN DORAVILLE ±2.7 ACRES HIGH-DENSITY MULTIFAMILY AND MIXED-USE

Opportunity to build up to ±239 residential apartments plus ±3,400 square feet of retail within immediate proximity of the Doraville Marta Train Station and the recently announced 13-acre Doraville Town Center redevelopment project.

- TAD- Tax Allocated District
- Flat Topography- All utilities on site
- Unencumbered by tenants/leases
- Located in Downtown Doraville
- Zoned T-5 Urban Center
- TOD District increases density
- New Market Tax Credits Possible
- High Priority Investment Area



PRICING:
\$4,800,000



**PRICE PER
RESIDENTIAL UNIT:**
\$20,084

**does not include retail component
** per density study - option 1 on p. 7*



SITE SIZE:
±2.7 Acres



ZONING:
T-5 & TOD Designation

Property Information



OVERVIEW :

ADDRESS:	5888 & 5896 New Peachtree Rd Atlanta, GA 30340
COUNTY:	DeKalb
# OF PARCELS:	2
PARCEL IDS:	18 310 05 015 18 310 05 016
SITE SIZE:	± 2.7 Acres
ZONING:	T5 (Urban Center) - part of TOD & Downtown Doraville Overlay District
FRONTAGE:	200' New Peachtree Road
TRAFFIC COUNT:	± 29,000 VPD on New Peachtree

DEVELOPMENT INCENTIVES :

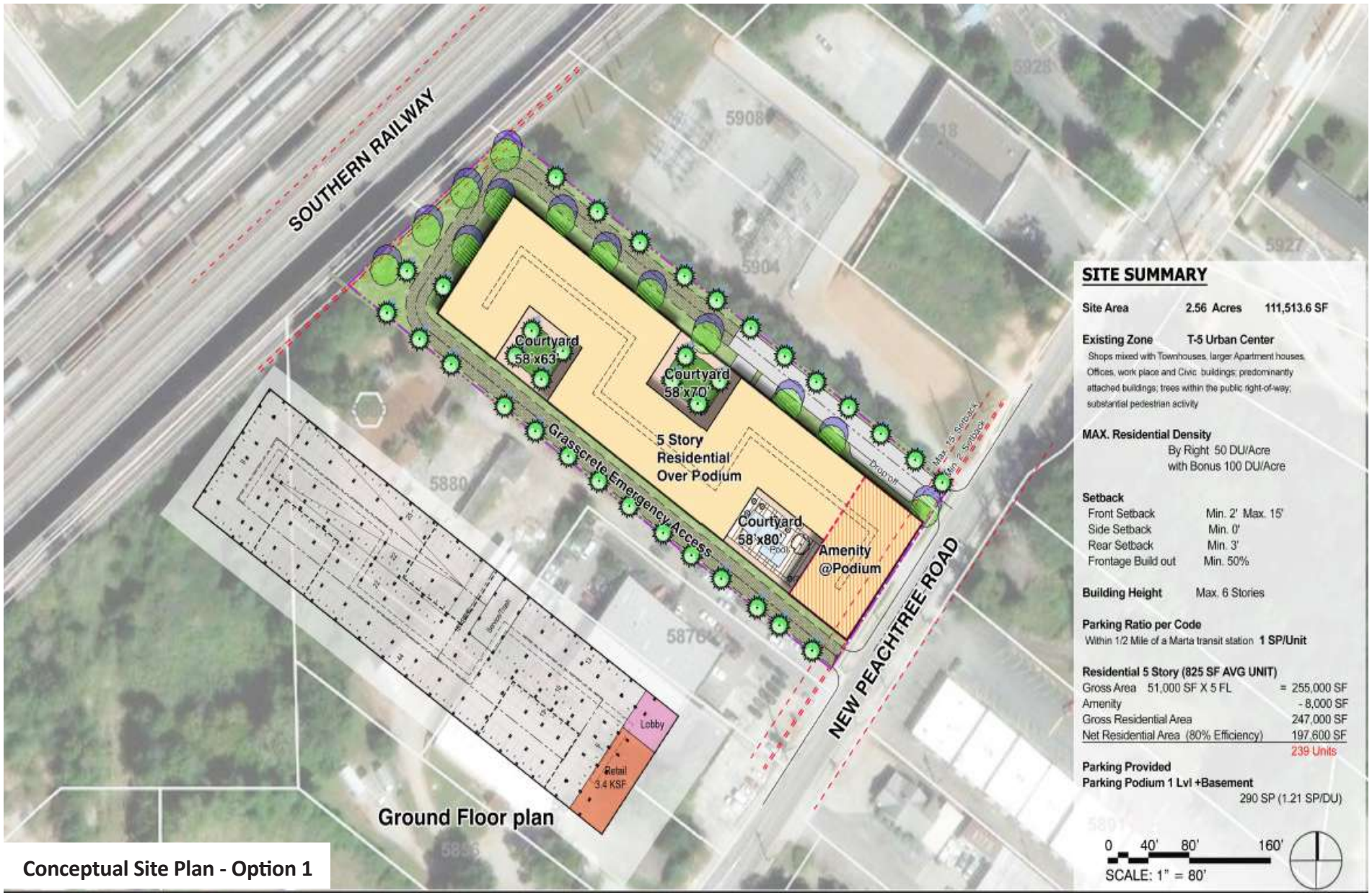
1. [Doraville Tax Allocated District \(TAD\)](#)
2. [Qualified Census Tract \(QCT\)](#)
3. [High Priority Investment Area \(HPIA\)](#)
4. [TOD Designation: an additional 50 units/acre granted](#)
5. [Downtown Doraville - Allows for up to 8 stories](#)

FINANCIAL :

SALE PRICE:	\$4,800,000
PROPOSED RESIDENTIAL UNITS:	239 Units*
PRICE/RESIDENTIAL UNIT:	\$20,084*

*proposed # of units based on the density study on p. 7

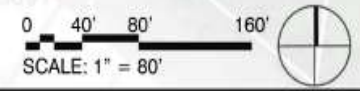
Conceptual Site Plan- Option 1



SITE SUMMARY

Site Area	2.56 Acres	111,513.6 SF
Existing Zone	T-5 Urban Center	
	Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way, substantial pedestrian activity	
MAX. Residential Density	By Right 50 DU/Acre with Bonus 100 DU/Acre	
Setback		
Front Setback	Min. 2'	Max. 15'
Side Setback	Min. 0'	
Rear Setback	Min. 3'	
Frontage Build out	Min. 50%	
Building Height	Max. 6 Stories	
Parking Ratio per Code	Within 1/2 Mile of a Marta transit station 1 SP/Unit	
Residential 5 Story (825 SF AVG UNIT)		
Gross Area	51,000 SF X 5 FL	= 255,000 SF
Amenity		- 8,000 SF
Gross Residential Area		247,000 SF
Net Residential Area (80% Efficiency)		197,600 SF
		239 Units
Parking Provided	Parking Podium 1 Lvl +Basement	
	290 SP (1.21 SP/DU)	

Conceptual Site Plan - Option 1



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Principal, Planning and Design
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NEW PEACHTREE ROAD | DORAVILLE, GA

November 07, 2023

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Conceptual Site Plan- Option 2



SITE SUMMARY

Site Area 2.56 Acres 111,513.6 SF

Existing Zone T-5 Urban Center
 Shops mixed with Townhouses; larger Apartment houses. Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity

MAX. Residential Density
 By Right 50 DU/Acre
 with Bonus 100 DU/Acre

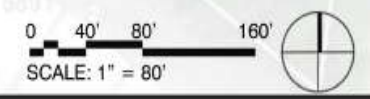
Setback
 Front Setback Min. 2' Max. 15'
 Side Setback Min. 0'
 Rear Setback Min. 3'
 Frontage Build out Min. 50%

Building Height Max. 6 Stories

Parking Ratio per Code
 Within 1/2 Mile of a Maria transit station 1 SP/Unit

Residential 5 Story (825 SF AVG UNIT)
 Gross Area 38,400 SF X 5 FL = 192,000 SF
 Leasing/Amenity - 6,000 SF
 Retail - 4,000 SF
 Gross Residential Area 182,000 SF
 Net Residential Area (80% Efficiency) 145,600 SF
 176 Units

Parking Provided
 Parking Deck 4 Lvl 264 SP (1.5 SP/DU)



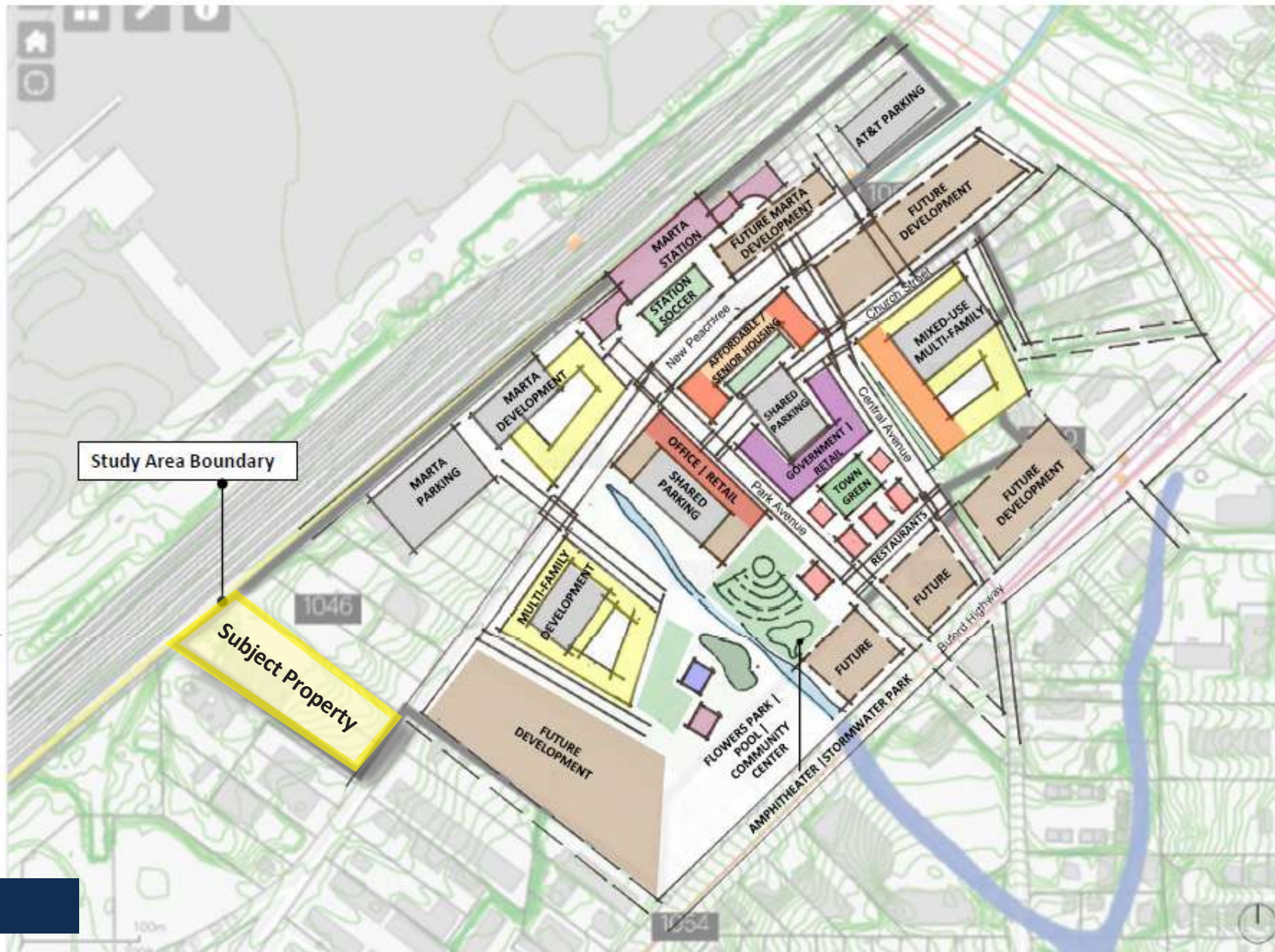
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 November 07, 2023

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Downtown Doraville Town Center



Master Plan Illustration

Program and Layout

Building configuration

Distribution of program and parking

[Click Here](#) to view full plan

Doraville Town Center Plan



Doraville, GA
October 16, 2023

DORAVILLE TOWN CENTER
CONCEPTUAL MASTER PLAN




Subject Property



**Doraville Town Center
Redevelopment**



New Peachtree Rd  **29,000 VPD**



Buford Highway  **30,100 VPD**

Central Ave

Park Ave

marta

PDK Airport
DeKalb County - Growing for You!



30,100 VPD

29,000 VPD

Buford Highway

Shallowford Rd



Martha

New Peachtree Rd



Doraville Town Center
Redevelopment

ASSEMBLY
ATLANTA

marta

Doraville Town Center
Redevelopment

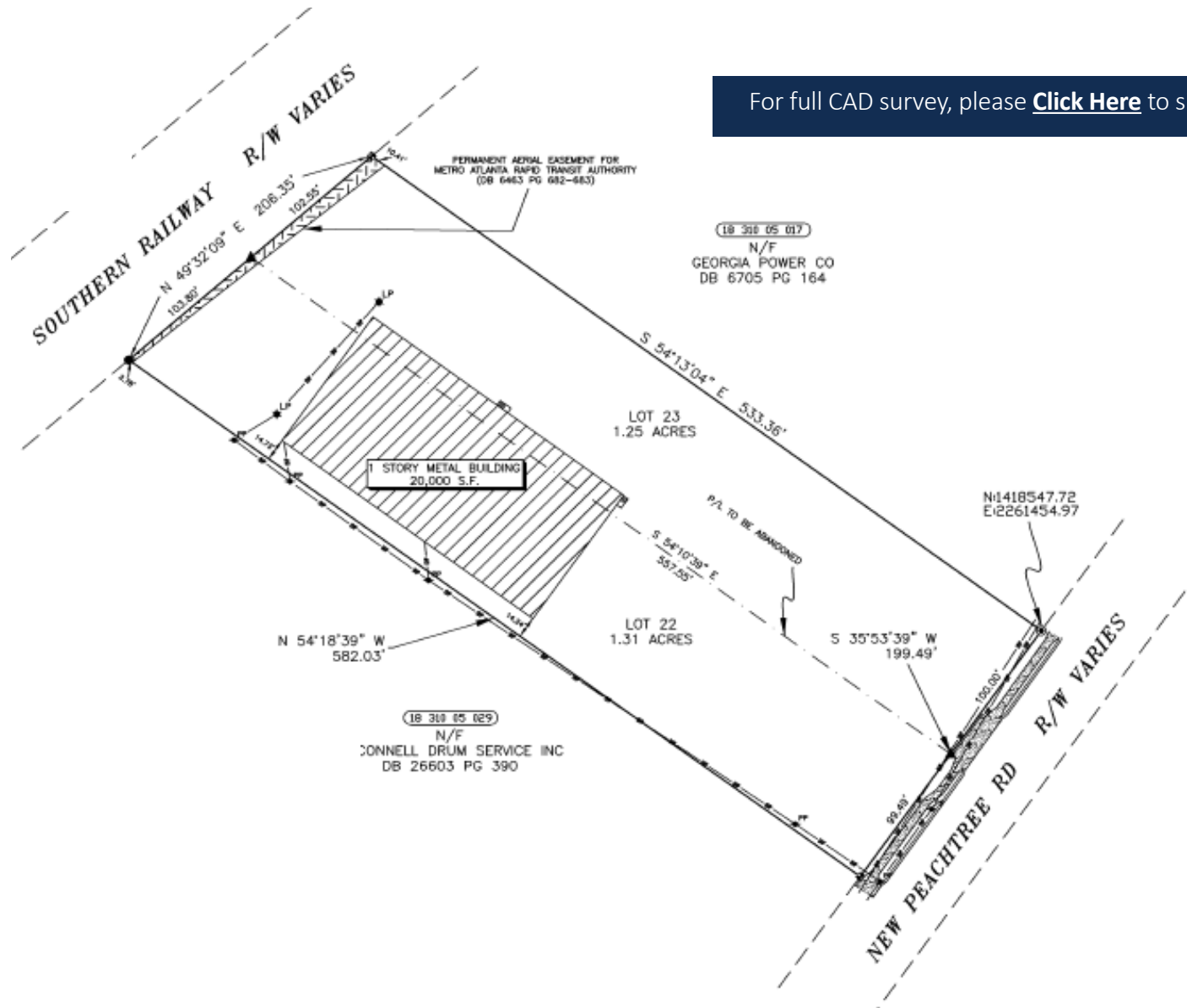
New Peachtree Rd



29,000 VPD

Survey

For full CAD survey, please [Click Here](#) to sign Confidentiality Agreement



Zoning Map



Existing Zoning: T-5 Urban Center

Shops mixed with Townhouses, larger apartment houses, offices, workplace and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.

Setback

Front Setback: Min. 2' Max. 15'

Side Setback: Min. 0'

Rear Setback: Min. 3'

Frontage Build Out: Min. 50%

Building Height: Max. 6 Stories

Parking Ratio per Code

Within ½ Mile of a Marta Transit Station: 1 SP/Unit

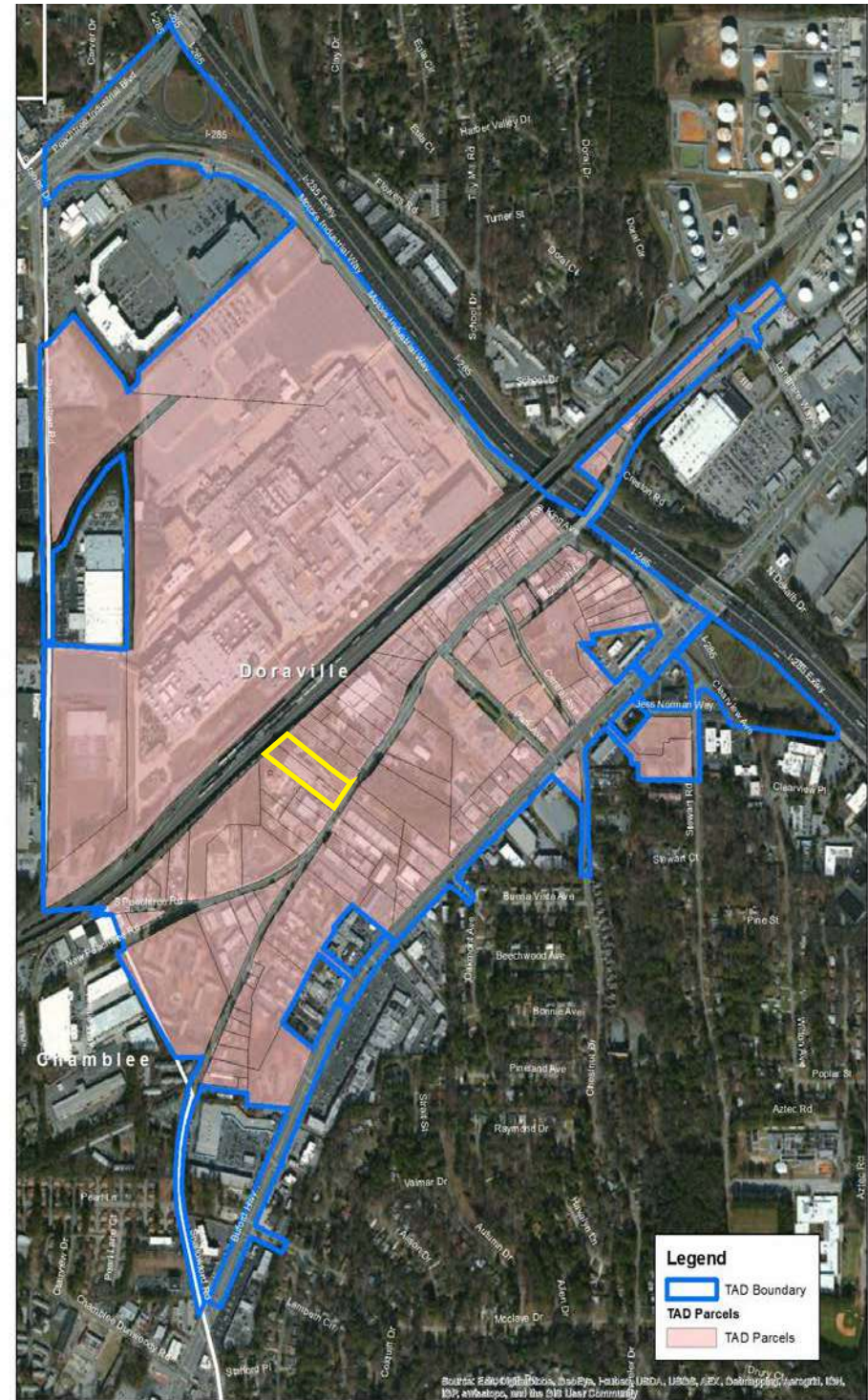
Doraville Tax Allocation District Map

Tax Allocation Districts (TADs) are defined areas where real estate property taxes are collected above a certain threshold for a certain period of time to be used for specified improvements. TADs have become a popular tool for local governments to fund revitalization and complete commercial redevelopment projects within the TAD boundaries. The assistance can be used to pay infrastructure costs or certain private development costs and is primarily done through the issuance of tax allocation district bonds.

One of the most significant weaknesses—and an impediment to funding a development project for downtown Doraville is the current TAD that the City is part of with DeKalb County and the DeKalb County school board. When the TAD was created originally, the City, county and school board could not reach a mutual accord on how the TAD dollars would be allocated. As a result, the City controlled only its proportional share of the monies generated. In 2017—under pressure to secure TAD dollars to help pay for the Assembly site redevelopment—Doraville renegotiated the TAD and entered into an Intergovernmental Agreement (IGA) with the county.

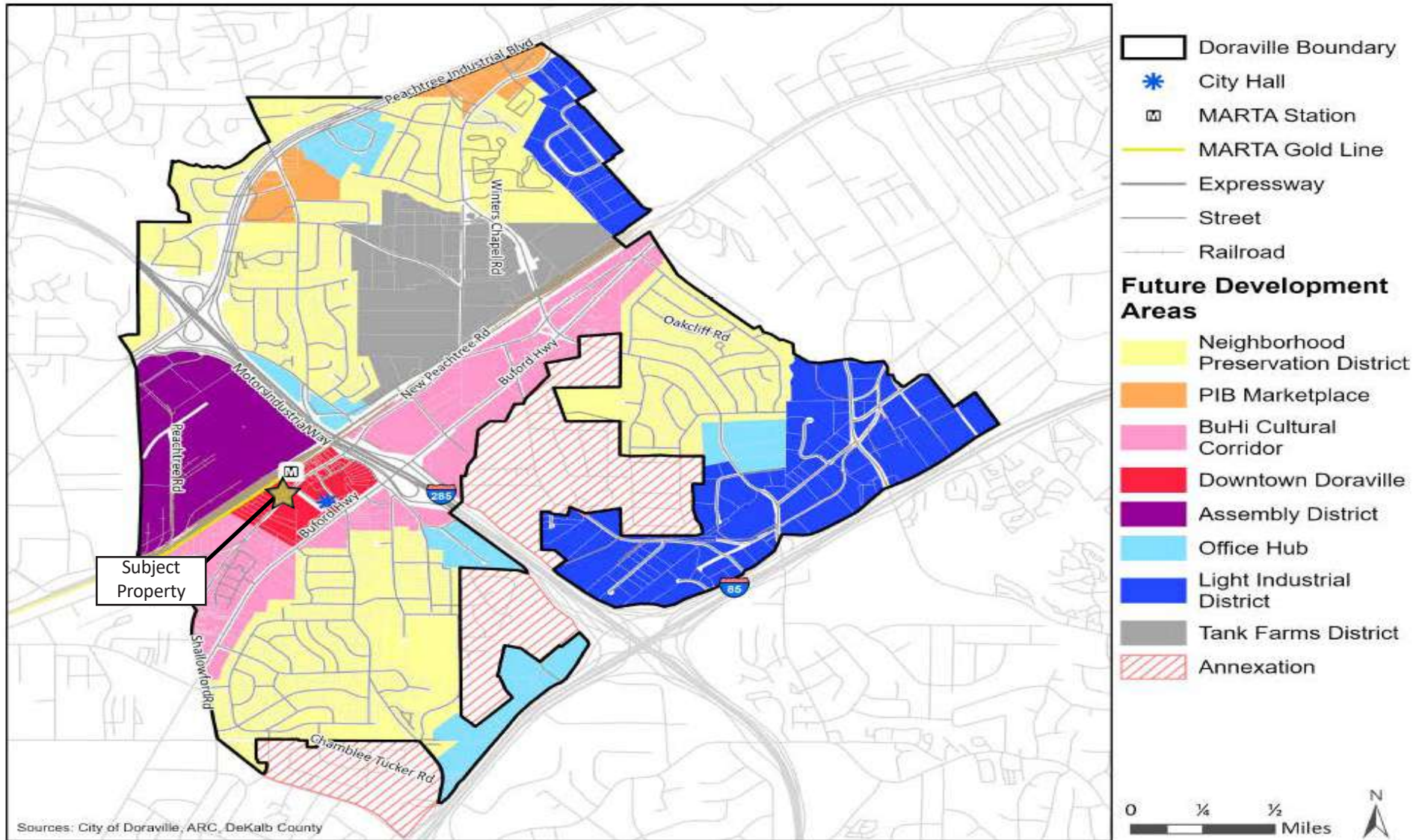
However, the agreement requires Doraville to use TAD dollars for development costs related to the Assembly site. This means no TAD funding is available to assist with the City’s portion of any downtown development costs—contrary to the original intent when Doraville first created the TAD.

Given the new leadership in the City and county, the TAP believes this is an excellent time to renegotiate this deal and free up TAD dollars to help with the financing of the downtown development. Given the complex history and nature of the TAD, the panel suggests a TAD consultant be hired to renegotiate a new deal for the City.



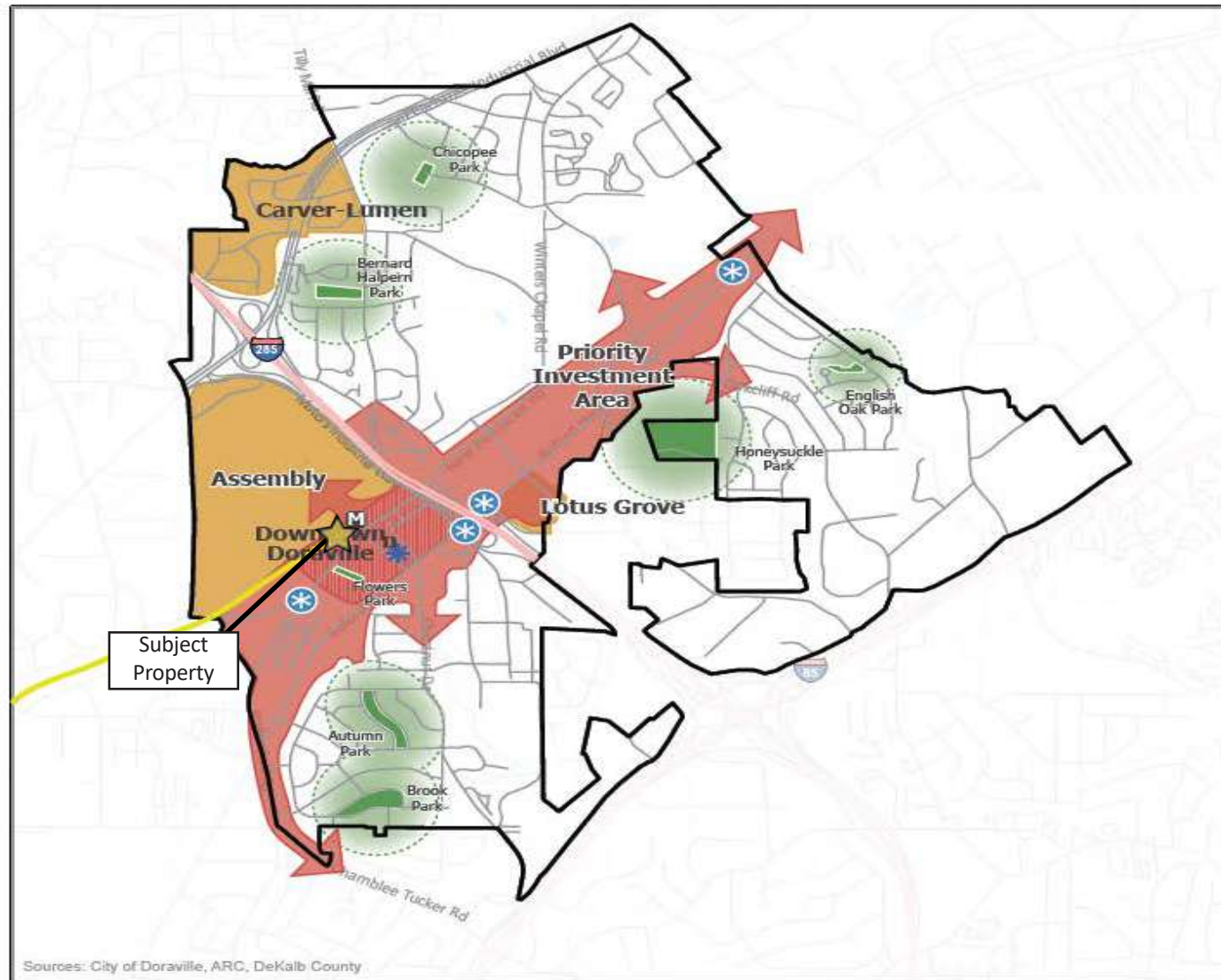
Redevelopment Area and TAD Boundary

Doraville Future Development Map



[Click Here](#) to view full plan

Priority Investment Area Map



Sources: City of Doraville, ARC, DeKalb County



High Priority Investment Area (HPIA)

- City of Doraville
 - City Hall
 - MARTA Station
 - MARTA Gold Line
 - Street
 - Expressway
 - Parks
- Investment Areas**
- Priority Investment Area
 - Downtown Doraville
 - Private Investment Areas
 - Neighborhood Investment Area
 - Gateway within Priority Investment Areas



Downtown Doraville



■ DOWNTOWN DORAVILLE

EXISTING CHARACTER

Downtown Doraville includes a mixture of public government buildings and private properties located inside the I-285 perimeter, between the Doraville MARTA Station and Buford Highway. This area is ripe for development as many buildings are vacant, aging, and/or underutilized.

VISION FOR THE FUTURE

As a transportation hub for the region, Downtown Doraville will provide a unique sense of place and identity for the city. Visitors will be welcomed into a signature public town green with traditional main street retail embodying Doraville's cultural diversity. A combination of new civic buildings and private development comprised of a mixture of residential, retail, and office uses will line beautiful streetscapes framing a new built environment. The town center will serve as a focal point for community gatherings and festival events.

POTENTIAL USES

- Transit Oriented Development
- Vertical mixed-use
- Retail/commercial
- Office
- Civic/institutional
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 6-8 stories in downtown redevelopment
- Up to 15 stories on MARTA property

ZONING DISTRICTS

- T-5
- T-6

STRATEGIES

1. Implement the recommendations of the ULI Technical Assistance Panel and other town center plans, including a public town green or park area.
2. Extend the complete streets design beyond New Peachtree Road.
3. Improve and expand bicycle and sidewalk connections to the neighborhoods.
4. Establish Downtown Doraville as an urban, walkable town center.
5. Reconcile vision and goals for portions of Downtown covered by Assembly CID versus portions covered by Chamblee Doraville CID.
6. Continue to exercise other economic development strategies to attract job-creating businesses.

CHARACTER IMAGES



ULI Technical Assistance Panel (TAP)
Concept for Downtown Doraville



Town Brookhaven



Midtown Atlanta



Suwanee Town Center



Area Overview

Comparable Sold Properties



SUBJECT

5888 & 5896 New Peachtree Road
Atlanta, GA 30340

Price:	\$4,800,000
Price/Unit:	\$20,084
Site Size:	±2.7 Acres
Per Density Study:	239



CAMINO

3712 Steward Rd
Atlanta, GA 30340

Sold Price:	\$10,000,000
Price/Unit:	\$32,895
Site Size:	±7.5 Acres
Units Approved:	304
Sold Date:	8/30/2023
Distance to Subject:	0.8 mile



LANDMARK PROPERTIES

4859 New Peachtree Rd
Chamblee, GA 30341

Sold Price:	\$6,900,000
Price/Unit:	\$24,295
Site Size:	±8 Acres
Units Approved:	284
Sold Date:	11/22/2023
Distance to Subject:	2.5 miles

*Rendering of Doraville Town Center Master Plan
which the subject is a part of*



Comparable Sold Properties



LUMEN CHAMBLEE

2175 American Way
Chamblee, GA 30341



CHAMBLEE CITY HEIGHTS

2124 American Way
Chamblee, GA 30341



LUMEN DORAVILLE

4256 Tilly Mill Rd
Atlanta, GA 30360

Sold Price:	\$6,640,000
Price/Unit:	\$20,880
Site Size:	±3.4 Acres
Units Approved:	318
Sold Date:	12/08/2021
Distance to Subject:	1.3 miles

Sold Price:	\$4,950,000
Price/Unit:	\$20,539
Site Size:	±3.7 Acres
Units Approved:	241
Sold Date:	11/18/2021
Distance to Subject:	1.5 miles

Sold Price:	\$10,500,000
Price/Unit:	\$32,813
Site Size:	±13 Acres
Units Approved:	320
Sold Date:	11/23/2020
Distance to Subject:	2 miles



Originally incorporated in 1871, Doraville has evolved from its agricultural roots into a thriving city with a population that reflects a diverse tapestry of cultures. The city's commitment to fostering inclusivity is evident in its various community events and celebrations that bring residents together, creating a strong sense of unity.

Doraville's strategic location contributes to its status as a transportation hub, with easy access to major highways and public transportation options. The city's accessibility has attracted businesses, making it a hub for economic activity. Its industrial areas, commercial centers, and mixed-use developments contribute to a robust local economy.

The city's cultural scene is vibrant, featuring a mix of local art, music, and culinary experiences. Residents take pride in their community, and this pride is evident in the locally-owned businesses that line the streets, offering a diverse array of products and services.

As Doraville continues to evolve, the city remains dedicated to preserving its history while embracing progress. Whether you're exploring its historic sites, enjoying the diverse cuisine, or engaging in community events, Doraville provides a warm and welcoming environment for all who call it home.



DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	98,765	284,293	565,764
ANNUAL POPULATION GROWTH 2023 - 2028	0.24%	0.15%	0.19%
HOUSEHOLDS	39,439	116,222	239,614
AVG. HOUSEHOLD INCOME	\$113,090	\$137,633	\$157,723
RENTER OCCUPIED HOUSING UNITS	21,889	60,349	119,496

ESRI 2023

Doraville's Future Town Center

Property is situated across the street from the proposed City Center Redevelopment, ±1000' South of the Doraville Marta Station and ± 100 yards east of the Atlanta Film Studio Development. Recently presented conceptual designs reveal a transformative project, centered around a spacious green area complemented by retail and dining establishments. The focal point of the redevelopment includes a community facility housing city offices and a library. Additionally, the plans feature a boutique hotel providing scenic views of the green space, over 400 units of multifamily housing, and a public trail.

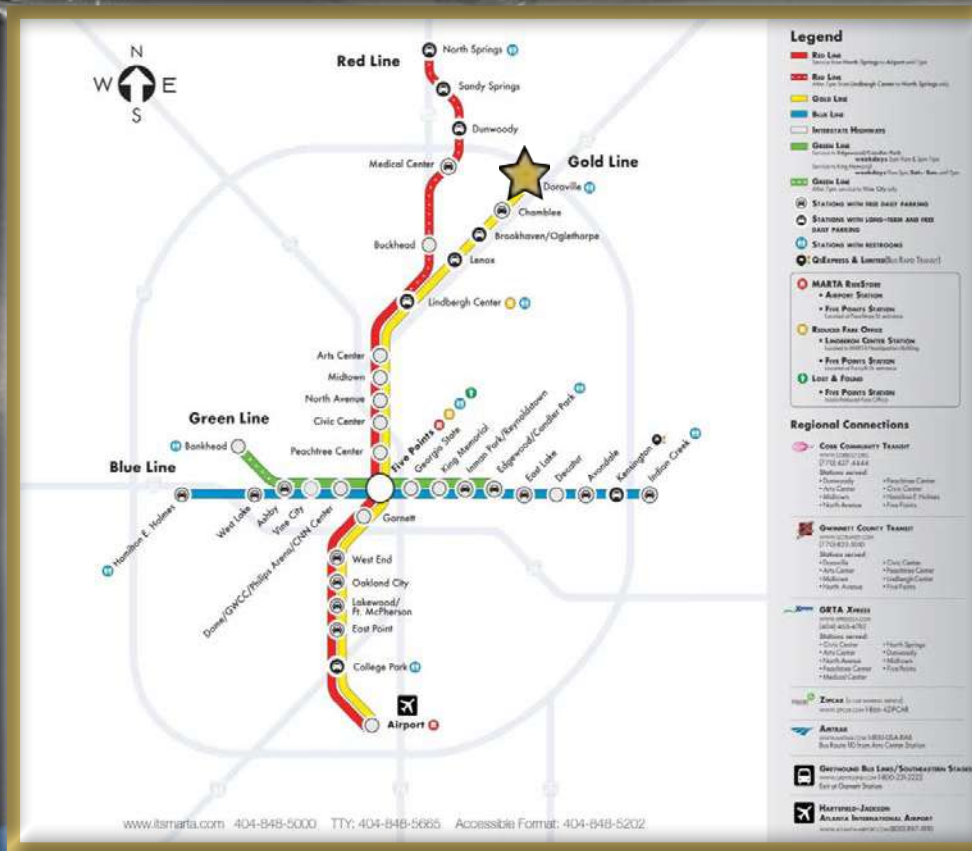
Situated along New Peachtree Road, Central Avenue, and Buford Highway, the development boasts convenient access to public transit, being in close proximity to the Doraville MARTA station. The proposed mixed-use town center aims to integrate various elements, fostering a vibrant and

[Downtown Doraville Town Center](#)



MARTA Doraville

Doraville is the last station on the Gold Line. There is a parking deck with over 1,200 spaces. Parking less than 24 hours is free; over 24 hours is \$8 per day, including the first day. Doraville Station serves local MARTA routes and regional bus connectors. The subject is \pm 250 yards south of the Doraville Marta Station. [\(Source\)](#)



ASSEMBLY ATLANTA

Gray Television's Assembly Studios Celebrates Grand Opening of Innovative Sound Stages in Georgia

November 09, 2023 10:15 ET

Source: Gray Television, Inc.

ATLANTA , Nov. 09, 2023 (GLOBE NEWSWIRE) -- Gray Television, Inc. ("Gray" or "we") (NYSE:GTN) is thrilled to announce the grand opening of its first-class television and film studios, Assembly Studios, located at Assembly Atlanta in Doraville, GA. Gray Television, the site owner, assembled 135 acres for a new mixed use complex in 2021 that included 43 acres for Assembly Studio's film and production studio space. Two years later, 19 sound stages are ready to support top creative powerhouses in the entertainment industry, offering every amenity a production needs on one lot.

Ideally located within the Atlanta Perimeter, adjacent to Gray Television's Third Rail Studios, the sound stages at Assembly Studios boast superior infrastructure, equipping filmmakers and content creators with the perfect canvas to bring their visions to life. Once home to the General Motors Assembly Plant, Assembly Atlanta is expected to generate more than 4,000 jobs, producing economic growth around the Metro Atlanta area and supporting Georgia's film industry. A recent report found that Georgia has the fastest-growing film industry in the nation, and Assembly Atlanta will add to the numbers. Spending from productions in a single year was more than \$4 billion in the state, according to the Georgia Film Office.

Gray Television has partnered with Universal Production Services to lease and operate the facilities at Assembly Studios and otherwise support the television and film production needs for NBCUniversal Media, LLC (NBCU) and other users and tenants at Assembly Studios. Assembly Studios is a full-service studio providing all essential production needs in one place, including Set Lighting & Grip, Costume, Transportation, Sign & Fabrication Shop, Paint Shop, an expendables store, plus other necessary amenities such as warehouse and mill buildings, dressing rooms, rehearsal halls, and office and event space. Another game-changer at Assembly Studios is the filmable facades. Exterior filming locations that mimic New York, New Orleans, Tribeca, and Europe are located steps away from the soundstages. Every part of the property is filmable, providing endless opportunities for productions.

"We are excited to unveil Assembly Atlanta, a hub of creativity and innovation that will redefine storytelling in the entertainment industry," said Hilton H. Howell, Jr., Gray's Executive Chairman and CEO. "We look forward to witnessing the impact of Assembly Studios on the community here in Doraville, Atlanta, and in all of Georgia."



New Area Developments

LOTUS GROVE



Lotus Grove is a large mixed-use development on Buford Highway, just north of I-285. The current site plan proposes approximately 778 units; a one and two-story retail villages fronting Buford Highway; a greenspace that sits at the heart of the proposed development; a 9-story hotel and a flexible community space.

CARVER HILLS



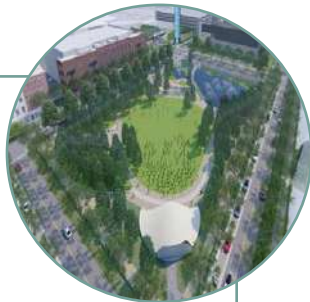
Situated on 38.5 acres in the northwest corner of Doraville, The Heights at Carver Hills is a new residential neighborhood that includes 197 townhouses, as well as 51 detached single-family homes.

VAN FLEET



This development project consists of 85 townhomes, located near the northern access road of Peachtree Boulevard, at the intersection of Van Fleet Circle and Ridgeway Drive. Each home will have two-car garages, 3-4 bedrooms, and will be between 1,800 and 2,00 square feet in size. Some of the homes will front directly onto Van Fleet Circle, to better integrate the project into the existing neighborhood.

ASSEMBLY ATLANTA



The Assembly Atlanta project is a massive, 130-acre mixed-use development. Assembly will be anchored by a 30-acre studio complex. Outside of the studios, the remaining approximately 100 acres of the site would be home to offices, hotels, at least 700 residential units of various types, and a commercial retail village, as well as a 5-acre public park with an integrated stormwater water feature. In 2022, it was announced that Gray had signed a deal with NBC Universal to lease several of the soundstages planned on the property.

LUMEN

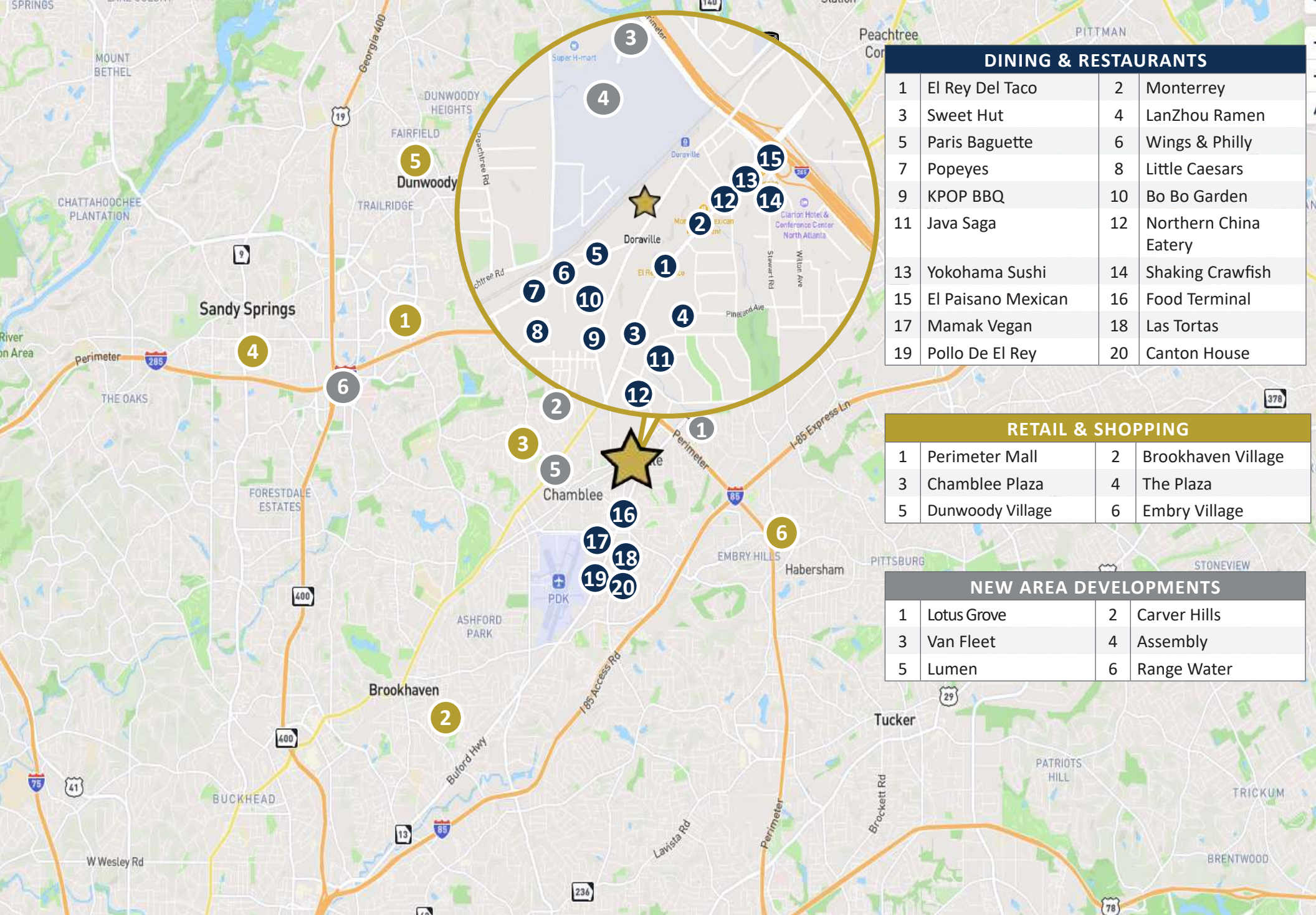


The Lumen Doraville development broke ground in December 2020. Located on the site of the Tilly Mill Crossing shopping center in Doraville, a northeast suburb of Atlanta, Lumen Doraville consists of two upscale five-story buildings containing 320 apartments and approximately 3,500 square feet of ground floor commercial space. A new landscaped main street boulevard with on-street parking will activate the development between the two new buildings and will connect Tilly Mill Road to the shopping center.

RANGE WATER



Recently approved by the City Council, Range Water will transform a vacant 7.5-acre site located just off Buford Highway. The project will consist of approximately 300 units, split between multifamily buildings and townhomes. In addition, the plans also include a food truck lot for residents and visitors to the property, a greenway trail, and murals that are visible from Buford Highway.



DINING & RESTAURANTS

1	El Rey Del Taco	2	Monterrey
3	Sweet Hut	4	LanZhou Ramen
5	Paris Baguette	6	Wings & Philly
7	Popeyes	8	Little Caesars
9	KPOP BBQ	10	Bo Bo Garden
11	Java Saga	12	Northern China Eatery
13	Yokohama Sushi	14	Shaking Crawfish
15	El Paisano Mexican	16	Food Terminal
17	Mamak Vegan	18	Las Tortas
19	Pollo De El Rey	20	Canton House

RETAIL & SHOPPING

1	Perimeter Mall	2	Brookhaven Village
3	Chamblee Plaza	4	The Plaza
5	Dunwoody Village	6	Embry Village

NEW AREA DEVELOPMENTS

1	Lotus Grove	2	Carver Hills
3	Van Fleet	4	Assembly
5	Lumen	6	Range Water

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

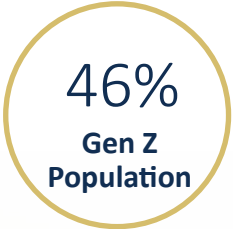
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

MAJOR EMPLOYERS



8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023



#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021



(Data based on 1 mile radius of Downtown- ESRI 2023)

#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profiles



SHOUMIC KHAN
Commercial Real Estate Advisor
Shoumic@BullRealty.com
404-876-1640 x 131 (office)
678-292-4517(direct)

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.



WILL YOUNG
Partner, Bull Realty
Will@BullRealty.com
404-876-1640 x 141 (office)
678-292-4484 (direct)

Will Young delivers over 17 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in retail investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and is a partner of the firm. He began building his brokerage practice based on integrity, superior client service, and exceptional results. Will is a licensed broker and previously gained valuation experience as an appraiser and broker by the State of Georgia, Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues to enhance value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Urban Land Institute (ULI), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a Lifetime Member of the Million Dollar Club (MDC), and is a member of the International Council of Shopping Centers (ICSC).

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.

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**



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 5888 & 5896 New Peachtree Road, Atlanta, GA 30340. 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 _____

Email _____

Phone _____

Address _____

Bull Realty, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640

Shoumic Khan

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Will Young

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**