



**SUBJECT PROPERTY**



ROSEMOOR TOWNHOMES  
222 TOWNHOMES



TAPESTRY OVERBROOK  
260 MULTIFAMILY UNITS/4  
STORIES

EXIT 221



FOSTER DRIVE



# OFFERING MEMORANDUM

HENRY COUNTY DEVELOPMENT SITE | ±2.35 ACRES



# 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.



SUBJECT PROPERTY

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LAIFITNESS.



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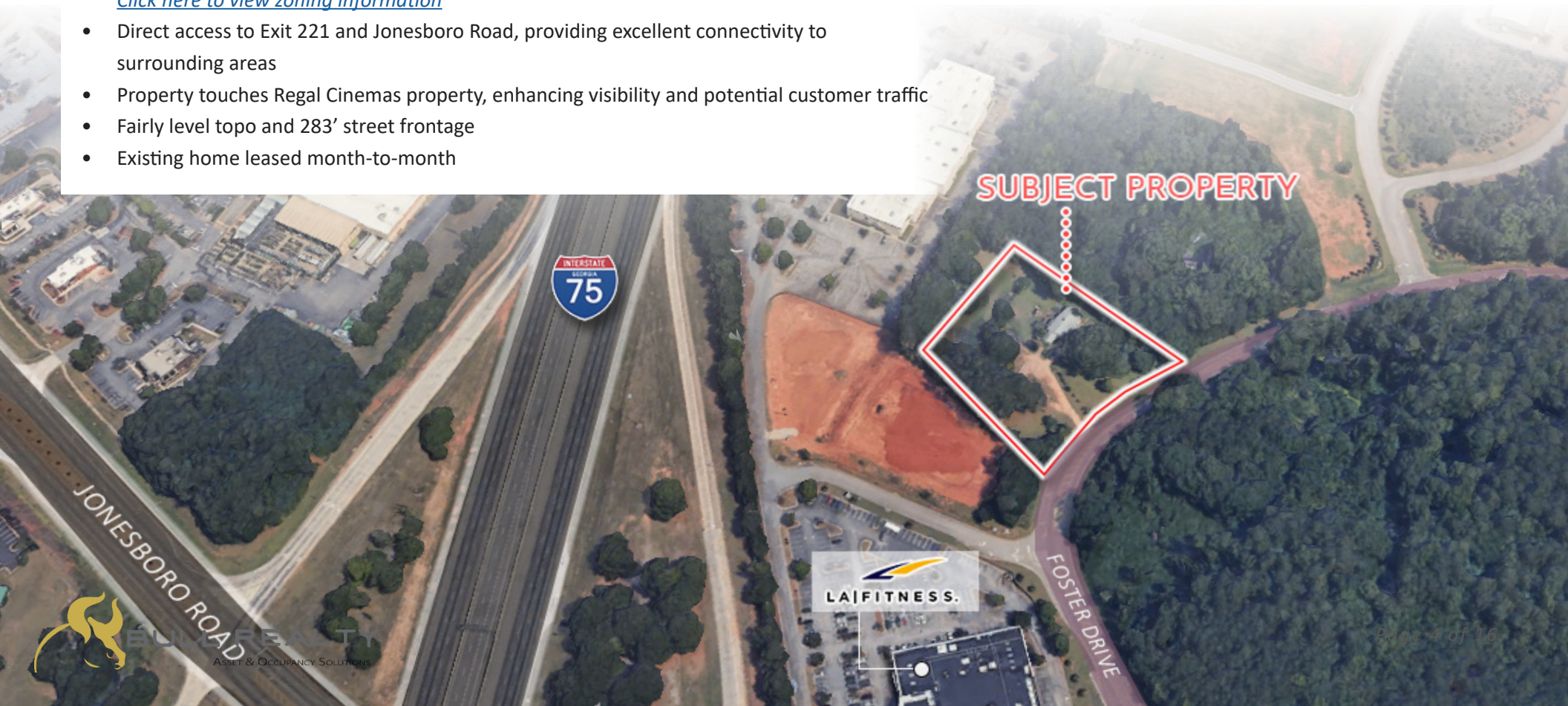
# EXECUTIVE SUMMARY

## ±2.35 ACRE DEVELOPMENT OPPORTUNITY

This ±2.35-acre commercial property, zoned C-3, is strategically located in the highly desirable Jonesboro Road & Foster Drive area of Henry County, Georgia. Positioned in a high-growth region, this site offers exceptional visibility and accessibility, fronting Foster Drive with the rear adjoining Regal Cinemas.

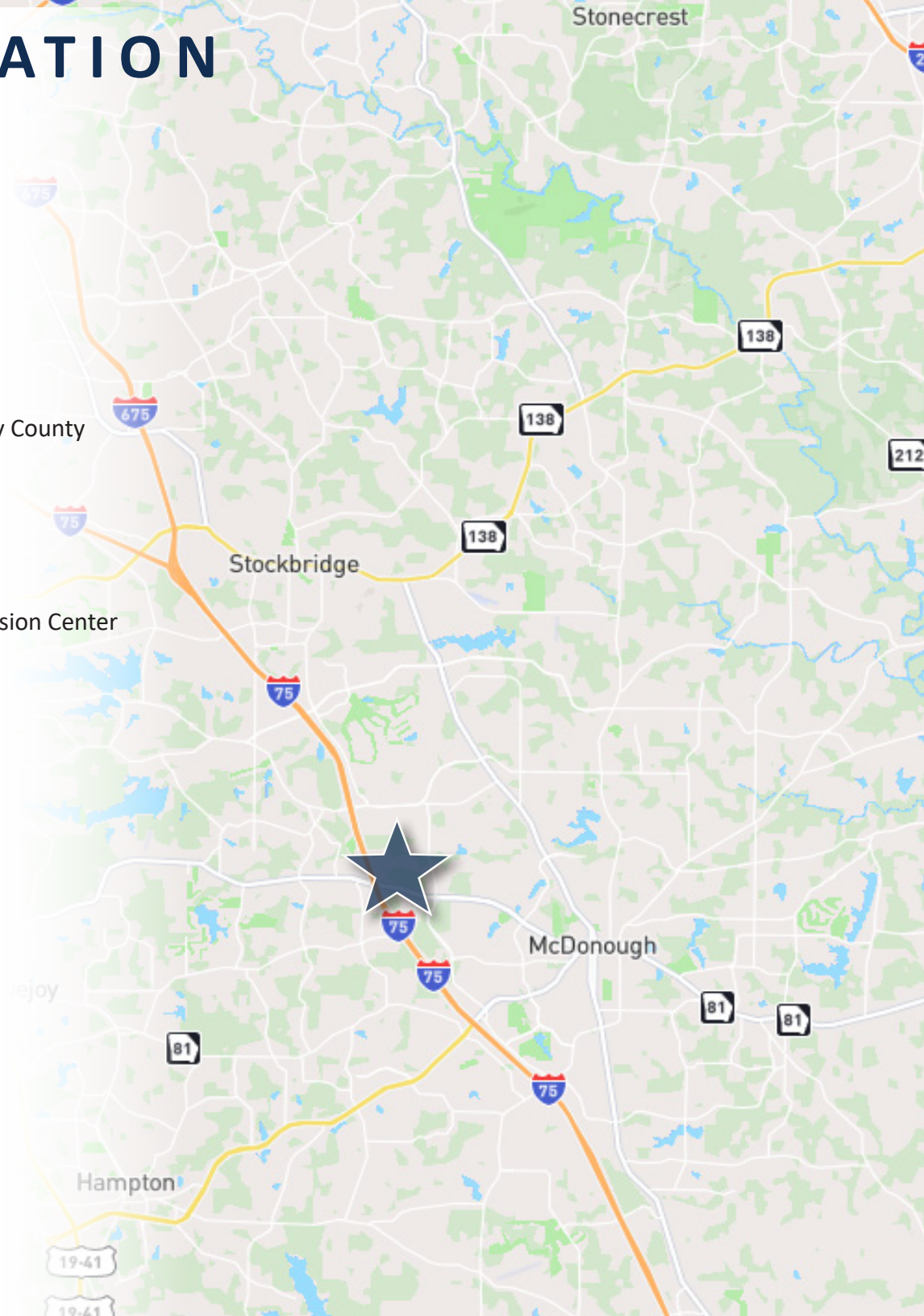
It is situated near Exit 221 and Jonesboro Road in McDonough, GA, a prime location within Henry County known for its development growth and robust commercial activity. The area continues to experience significant growth, making this an ideal opportunity for investors, developers or businesses looking to capitalize on this thriving commercial corridor.

- 2.35-acre site located in the Jonesboro Road & Foster Drive
- C-3 Commercial zoning, allowing for a variety of retail, office, hotel and commercial uses  
[Click here to view zoning information](#)
- Direct access to Exit 221 and Jonesboro Road, providing excellent connectivity to surrounding areas
- Property touches Regal Cinemas property, enhancing visibility and potential customer traffic
- Fairly level topo and 283' street frontage
- Existing home leased month-to-month



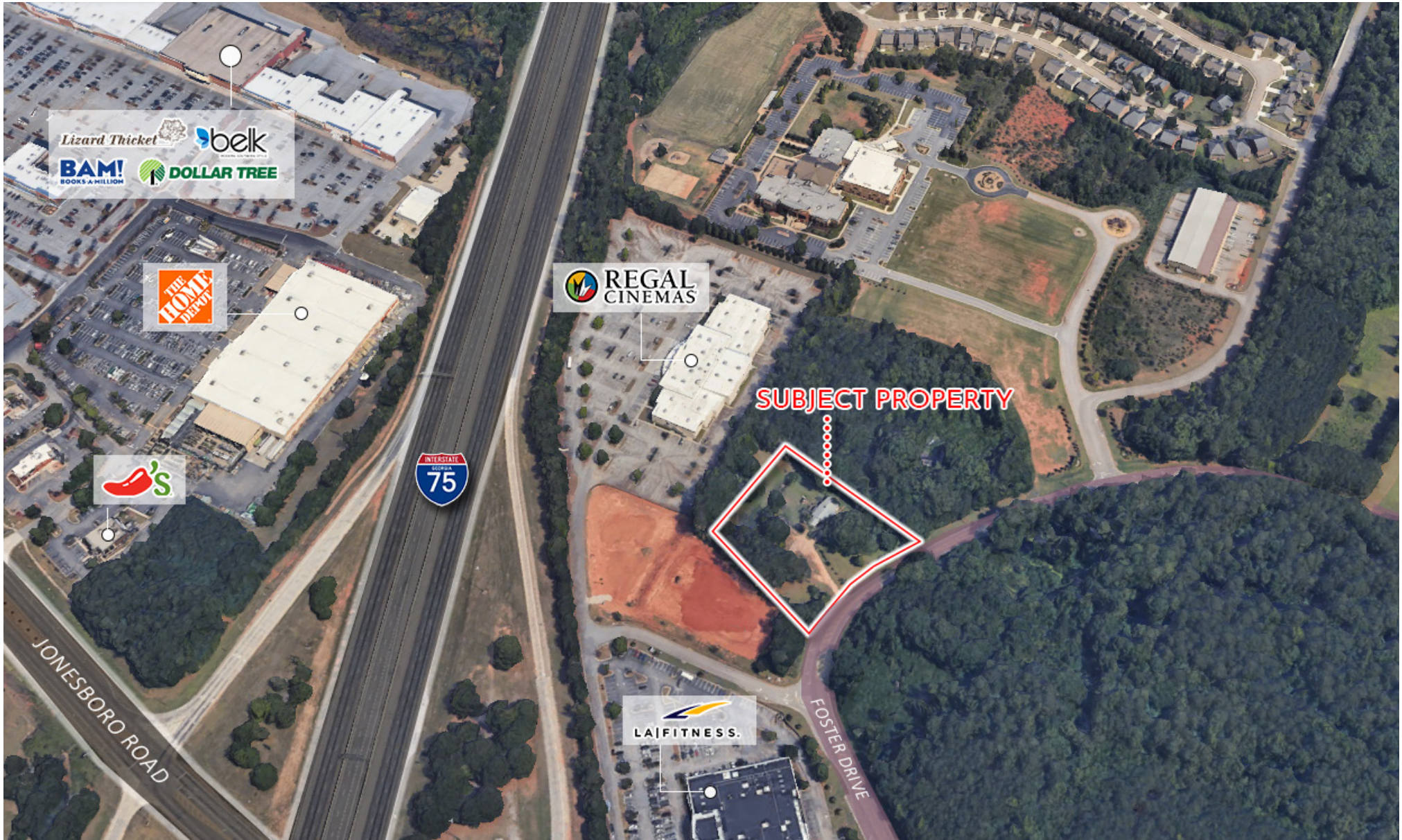
# PROPERTY INFORMATION

<b>ADDRESS</b>	141 Foster Drive McDonough, GA 30253
<b>SITE SIZE</b>	±2.35 Acres
<b>ZONING</b>	<a href="#">C-3 Commercial</a>
<b>PARCEL ID</b>	053-01003001 & 053-01003000 Henry County
<b>CROSS STREET</b>	Jonesboro Road
<b>INGRESS/EGRESS POINTS</b>	2
<b>POTENTIAL USES</b>	Retail, Self-Storage, Hotel & Auto Collision Center <a href="#">Any use allowed in C-1, C-2, and C-3</a>
<b>PROPERTY TAXES</b>	\$4,503.59
<b>EXISTING HOME</b>	Leased month-to-month
<b>STREET FRONTAGE</b>	283 FT
<b>SALE PRICE</b>	<b>\$699,000</b>





# PROPERTY PHOTO



# DEMOGRAPHICS

ESRI 2024



POPULATION

1 mile	3,681
3 mile	39,578
5 mile	102,404



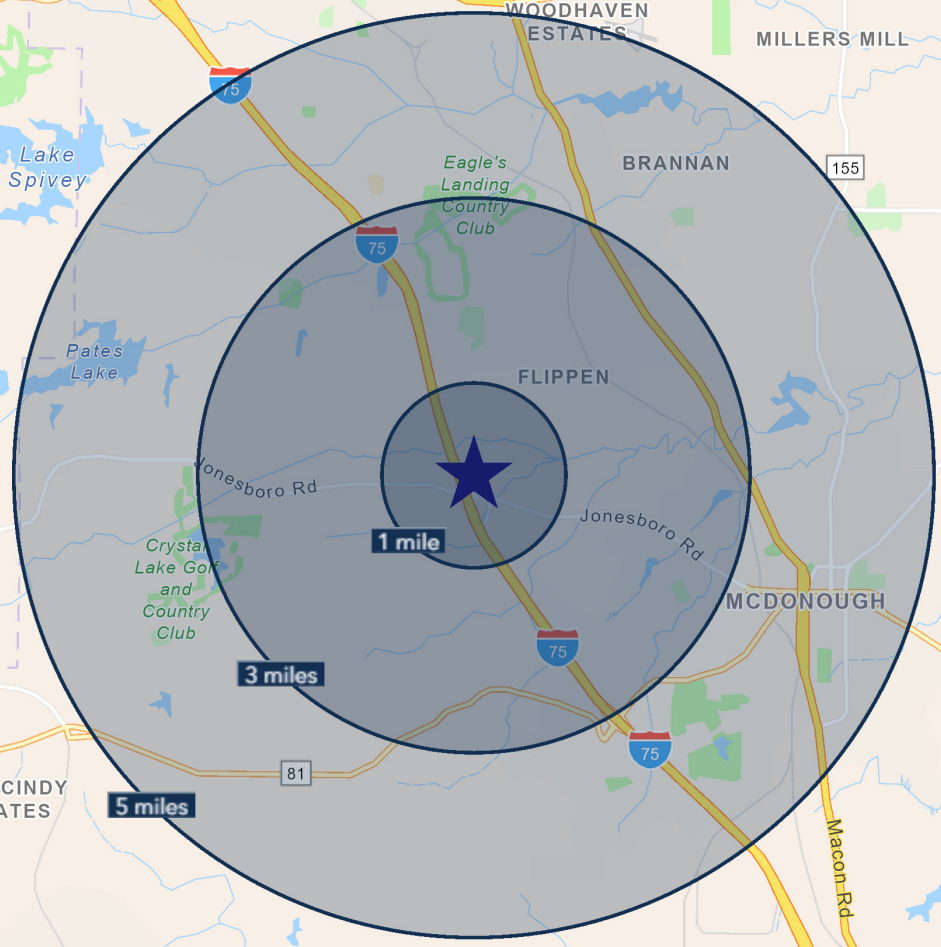
HOUSEHOLDS

1 mile	1,279
3 mile	13,722
5 mile	36,966



AVG. HH INCOME

1 mile	\$112,900
3 mile	\$110,623
5 mile	\$101,784





# MCDONOUGH, GA

McDonough, Georgia, is a growing city located in Henry County, approximately 30 miles southeast of downtown Atlanta. With its proximity to the state's capital and its position along major highways, McDonough has become a desirable location for both businesses and residents. The city is well-positioned along Interstate 75 (I-75), which connects it to Atlanta and the rest of the region.

McDonough has been experiencing rapid growth, driven by its affordable housing market, convenient location near Atlanta, and expanding local infrastructure. The city's government has been working to improve transportation, amenities, and public services to support the growing population. In particular, there has been a push for commercial development, including retail, office spaces, and mixed-use projects that complement the city's suburban character.

## ATLANTA MOTOR SPEEDWAY

The 1.54-mile track at Atlanta Motor Speedway is one of the premier motorsports facilities in the country. It has annually hosted NASCAR Cup Series stock races. With a seating capacity of over 50,000, the speedway is famous for its high-speed oval track, which has undergone significant reconfiguration in recent years to enhance racing dynamics and fan experience.



## SOUTHERN BELLE FARM

Southern Belle Farm is a 330-acre working farm in McDonough, GA. Their specialties are homegrown family fun, fresh produce and wholesome memories. Enjoy family fun on the farm and experience farm life first-hand during each season.



## GEORGIA STATE FAIR

Since 1854, the Georgia State Fair features fun for the entire family including a large variety of food vendors, midway rides, livestock competitions and exhibits, commercial exhibitors, musical entertainment, a car show and more.



# RETAIL MAP



MULTIFAMILY DEVELOPMENTS  
ROSEMOOR TOWNHOMES - 222 HOUSES  
TAPESTRY OVERBROOK - 460 UNITS

# IN THE AREA



**SUBJECT PROPERTY**



**TAPESTRY OVERBROOK**  
260 MULTIFAMILY UNITS  
4 STORIES



**ROSEMOOR TOWNHOMES**  
222 TOWNHOMES



**OAK GROVE VISTA**  
348 MULTIFAMILY UNITS AND  
40,000 SQUARE FEET OF  
RETAIL AND RESTAURANT



**NEW BUC-EE'S**  
53,000 SQUARE FEET AND  
60 GAS PUMPS



**KROGER ANCHORED  
SHOPPING CENTER**  
REZONING FOR A COMMERCIAL  
DEVELOPMENT AT BILL GARDNER  
PARKWAY AND GA. HIGHWAY 155

# 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 Theatre, the King Center and the \$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**



**16 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



**#9 LARGEST METRO AREA IN  
THE U.S. 2024**

- U.S. CENSUS BUREAU  
POPULATION DIVISION

## HOME TO 16 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.

**9TH**  
**LARGEST U.S. METRO**  
*2024 U.S. Census*

**1.8%**  
**PROJECTED 5-YEAR**  
**POPULATION GROWTH (2023-2028)**  
*ESRI 2024*

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

**#3**  
**FASTEST GROWING**  
**U.S. METRO**  
*Freddie Mac 2024*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS

KING & SPALDING



accenture

Honeywell



facebook



EMORY  
UNIVERSITY



Mercedes-Benz



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

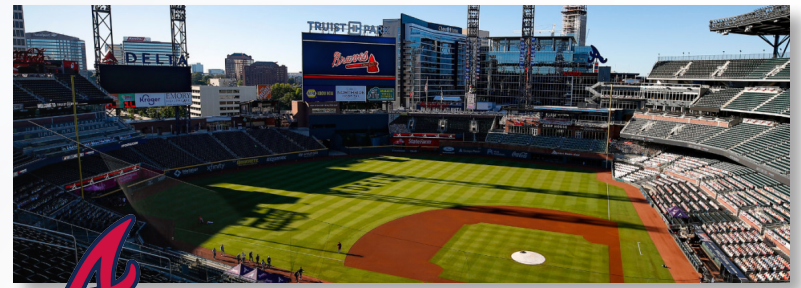
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

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, Truist 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



## JOHN DEYONKER

Partner  
President, Land & Developer Services  
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404-876-1640 x 142

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



## AUSTIN BULL

Commercial Real Estate Advisor  
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404-876-1640 x 175

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.



## MICHAEL BULL, CCIM

CEO, Bull Realty  
Michael@BullRealty.com  
404-876-1640 x 101

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

# 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).

## 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

