



3040 - 3042 HIGHWAY 129

HWY 129



0 HIGHWAY 129

TOTHEROW RD

OFFERING MEMORANDUM

TWO TRACTS ON OPPOSITE SIDES OF BUSY HWY 129

CLEVELAND, GEORGIA

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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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty is pleased to present a great opportunity in a rapidly expanding area on Hwy 129 in Cleveland, GA. Two tracts on opposite sides of busy Hwy 129 are available. 3040 - 3042 Highway 129 S, is ± 10 acres with two buildings: $\pm 6,250$ SF and $\pm 6,000$ SF totaling $\pm 12,250$ SF. The property has over 510' of highway frontage. The unimproved six-acre tract of land is included in the sale for expansion to accommodate additional tenants, or purchaser can build their own buildings. On the north side of Hwy 129 is a ± 9.43 acre commercial site with almost 900' of frontage. The property is encircled by Totherow Rd, creating two access points from Hwy 129 and access from multiple points on Totherow Rd. Multiple automotive dealerships neighbor the property making it ideal for another dealership or automotive related business. The site sits above grade and has gently rolling topography. ± 1 acre is on the north side of Totherow Rd.



SALE PRICE
\$3,800,000

0 HIGHWAY 129 HIGHLIGHTS

- Total of ± 9.43 AC commercial site located in Cleveland, GA
- $\pm 900'$ of frontage on Hwy 129
- Ideal for automotive dealership or automotive related business
- Site sits above grade and has gently rolling topography
- Located ± 3.0 miles from Downtown Cleveland and ± 1.5 miles from the Walmart Supercenter

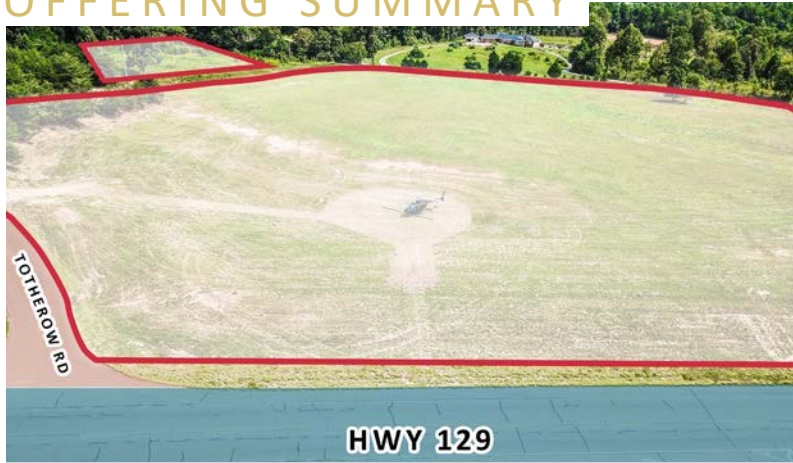
3040 - 3042 HIGHWAY 129 HIGHLIGHTS

- $\pm 12,250$ SF automotive building
- Consists of: two buildings, $\pm 6,250$ SF and $\pm 6,000$ SF
- The tenant, CorpAuto, is an established auto business
- Situated on ± 10 acres
- ± 6 acres of excess land is included in the sale for development
- Located on busy retail corridor highway, Highway 129
- Located in a rapidly growing area of Cleveland, GA



PROPERTY INFORMATION

OFFERING SUMMARY



ADDRESS:	0 Hwy 129 Cleveland, GA 30528
COUNTY:	White
SITE SIZE:	± 9.43 Acres
ZONING:	C-2
PARCEL ID:	049C 043 A (± 8.43 AC) 049A 063 (± 1 AC)
PROPOSED USES:	Retail
FRONTAGE:	± 900' on Hwy 129
TRAFFIC COUNTS:	± 16,000 VPD on Hwy 129
CROSS STREET:	Totherow Road

OFFERING SUMMARY



ADDRESS:	3040-3042 Highway 129 S, Cleveland, GA 30528
COUNTY:	White
SITE SIZE:	± 10 Acres
ZONING:	C-2
PARCEL ID:	049A 128, 049C 041B & 049 C041
TOTAL BUILDING SIZE:	± 12,250
NO OF BUILDINGS:	2
NOI:	\$120,000
CAP RATE:	6%

TAX MAP



A scenic view of a forested valley from a rocky mountain peak under a clear blue sky. The foreground shows a large, flat, grey rock surface. The middle ground is a dense, green forest covering a valley. In the background, there are rolling hills and mountains under a clear blue sky. The text 'MARKET OVERVIEW' is overlaid in white, bold, sans-serif font, framed by white L-shaped brackets on the left and right sides.

MARKET

OVERVIEW

ABOUT THE AREA

CLEVELAND, GEORGIA

Cleveland's town square features a historic courthouse-turned-museum dating back to the 1800s. The shops on the square include Nix Hardware, with everything from appliances and furniture to Meaders Mercantile and Antiques, where you can have a personal pottery lesson from a member of the renowned Meaders Family. The historic Merchant's Square building features Bella's Boutique and Erwin Rush provides an eclectic shopping experience.

Visitors can stop by the old fashioned Soda Fountain Cafe for freshly squeezed lemonade and other delightful treats. Smokey Mountain Trader is the largest Carhart dealer in the North Georgia mountains specializing in outdoor recreation equipment. Cleveland is also home of the Original Cabbage Patch Kids and Babyland General Hospital.

Nearby activities include fly fishing, gold panning, golfing, hiking to waterfalls, mountain biking, rapelling and paddling on the famous Chattahoochee River. White County is home to the Unicoi Wine Trail, featuring five wineries and nine tasting rooms.

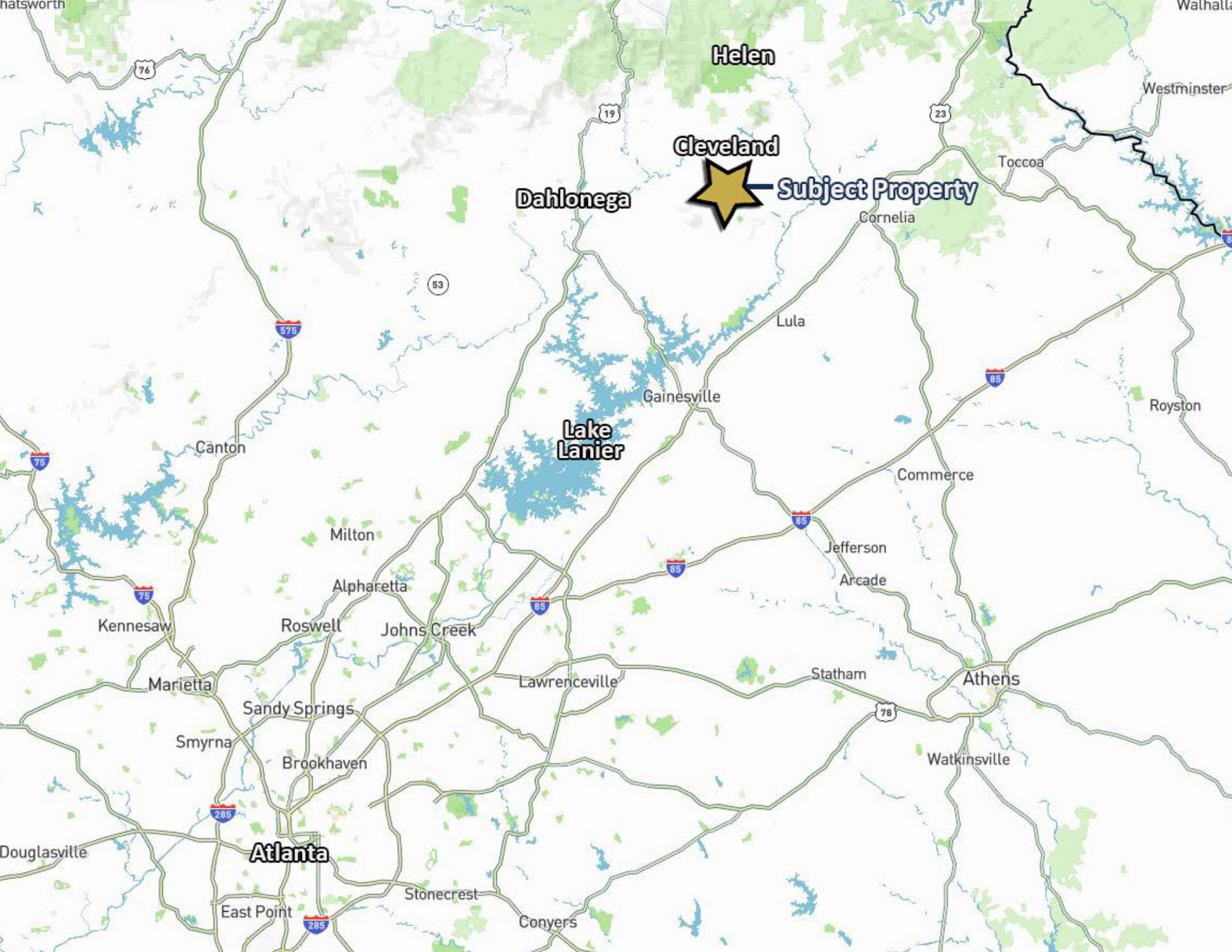
Source: <https://www.exploregeorgia.org/city/cleveland>



IN THE AREA



- 1 Yonah Mountain Vineyards
- 2 Serenity Cellars
- 3 CeNita Vineyards and Winery
- 4 Tesnatee River Winery
- 5 The Cottage Vineyard & Winery



Cleveland

Subject Property

Dahlonega

Helen

Lake Lanier

Atlanta

ABOUT THE AREA



4 MI TO TRUETT MCCONNELL UNIVERSITY



17 MI TO DOWNTOWN DAHLONEGA

14 MI TO DOWNTOWN HELEN



86 MI TO HARTSFIELD-JACKSON ATLANTA AIRPORT

35 MI TO LAKE LANIER



IN THE AREA

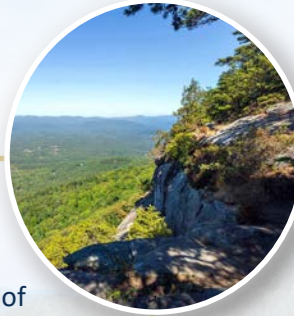
TRUETT MCCONNELL UNIVERSITY

Founded in 1946, Truett McConnell is a private Baptist university. TMU offers a community that fosters growth, discipleship and a desire to serve. TMU is an accredited university that offers 41 undergraduate degree programs and ten graduate degree programs that are based on religious faith. The campus is situated on 240 scenic acres in the foothills of the Blue Ridge Mountains.



YONAH MOUNTAIN

Yonah Mountain is located in the Chattahoochee-Oconee National Forest, in between the towns of Cleveland and Helen. Yonah Mountain Trail delivers one of North Georgia's best and most popular hikes.



DOWNTOWN HELEN

The Alpine town of Helen takes its inspiration from the villages of Germany, complete with the building style of downtown shops and restaurants. Located in Northeast Georgia, Helen offers travelers outdoor sports like tubing and hiking, along with wine tasting at the many vineyards nearby.



BABYLAND GENERAL HOSPITAL

BabyLand General Hospital is the birthplace of the Little People and Cabbage Patch Kids. They have the largest selection of Cabbage Patch Kids available in the world. It is the hometown of the Kids' creator who first opened BabyLand hospital in an old medical clinic. It occupies a 70,000 SF building on 650 acres of land. It presents itself as a real hospital and the Kids as real babies.



LAKE LANIER

Lake Lanier is a reservoir encompassing 38,000 acres. Lanier Islands offers a golf course, luxurious lakeside amenities, white sandy beaches and water slides at Margaritaville at Lanier Islands. During the winter, visitors can play in the snow, visit with Santa at Legacy Lodge or stroll through millions of twinkling lights at Margaritaville's Lakeside Lights Spectacular.



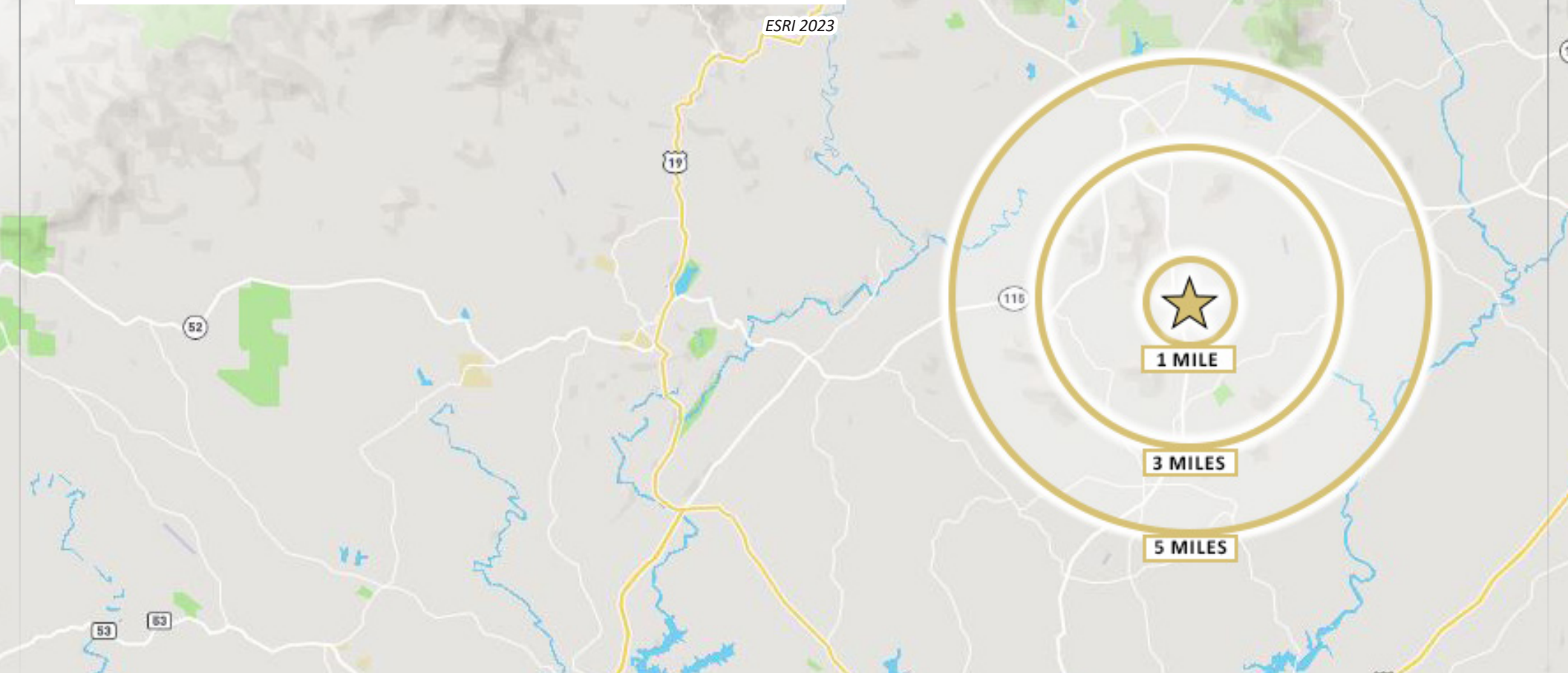
DOWNTOWN DAHLONEGA

Dahlonega's historic public square is the hub of the country's thriving tourism industry. The town is connected by shaded brick sidewalks, shops, galleries, restaurants and entertainment spots filling the 19th-century buildings. Dahlonega's Downtown District is listed on the National Register and features historic streets and public square, walking tours and more. It is one of the south's most quaint and active town centers and is an award-winning Main Street City and exciting place to visit, shop, live and do business.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,122	7,441	16,291
TOTAL HOUSEHOLDS	374	2,797	5,890
AVERAGE HOUSEHOLD INCOME	\$86,527	\$81,207	\$82,934



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.

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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



BROKER PROFILE



DARRELL CHAPMAN

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While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.