



OFFERING MEMORANDUM

RESIDENTIAL DEVELOPMENT SITE | ±82 ACRES

CITY OF SOUTH FULTON, GA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker 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.

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
FLOOD MAP	6
TOPOGRAPHY MAP	7
SEWER MAP	9
GDOT MAP	10
SUBURBAN NEIGHBORHOOD	11
ABOUT THE AREA	12
DEMOGRAPHIC OVERVIEW	14
ABOUT BULL REALTY	15
BROKER PROFILE	16

CONTACT INFORMATION

JOHN DEYONKER
President, Land & Developer Services
Partner, Bull Realty
JohnD@BullRealty.com
404-876-1640 x 142

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



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty Inc. as exclusive broker is proud to present a unique opportunity to acquire 82 beautiful acres in South Fulton County. The property is in the City of South Fulton, has approximately 1,740 of frontage on South Fulton Parkway, frontage on Derrick Road and access to public sewer.

This site would be great for a residential subdivision with a mix of townhomes and single family residences after a rezoning of the property. The current future land use (FLU), Suburban I, allows up to three units per acre, but it is likely the city will change FLU to allow more density.

Call Broker for more information.

PROPERTY HIGHLIGHTS

- ±82-Acre residential development site
- City of South Fulton
- Frontage on Derrick Road and South Fulton Parkway
- Seven miles to the Atlanta airport & fourteen miles to downtown Atlanta
- Public sewer on site



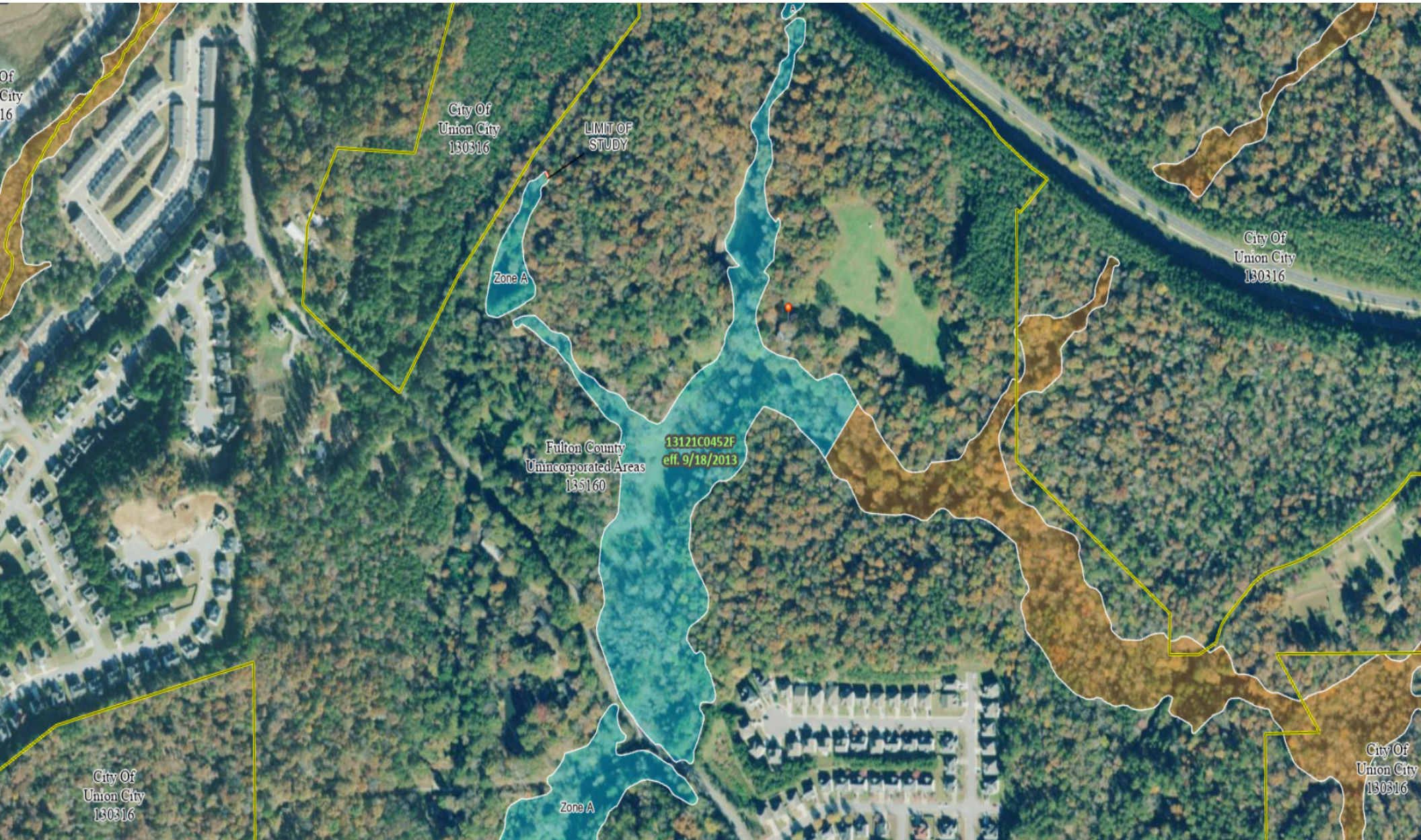
PROPERTY INFORMATION

PROPERTY OVERVIEW

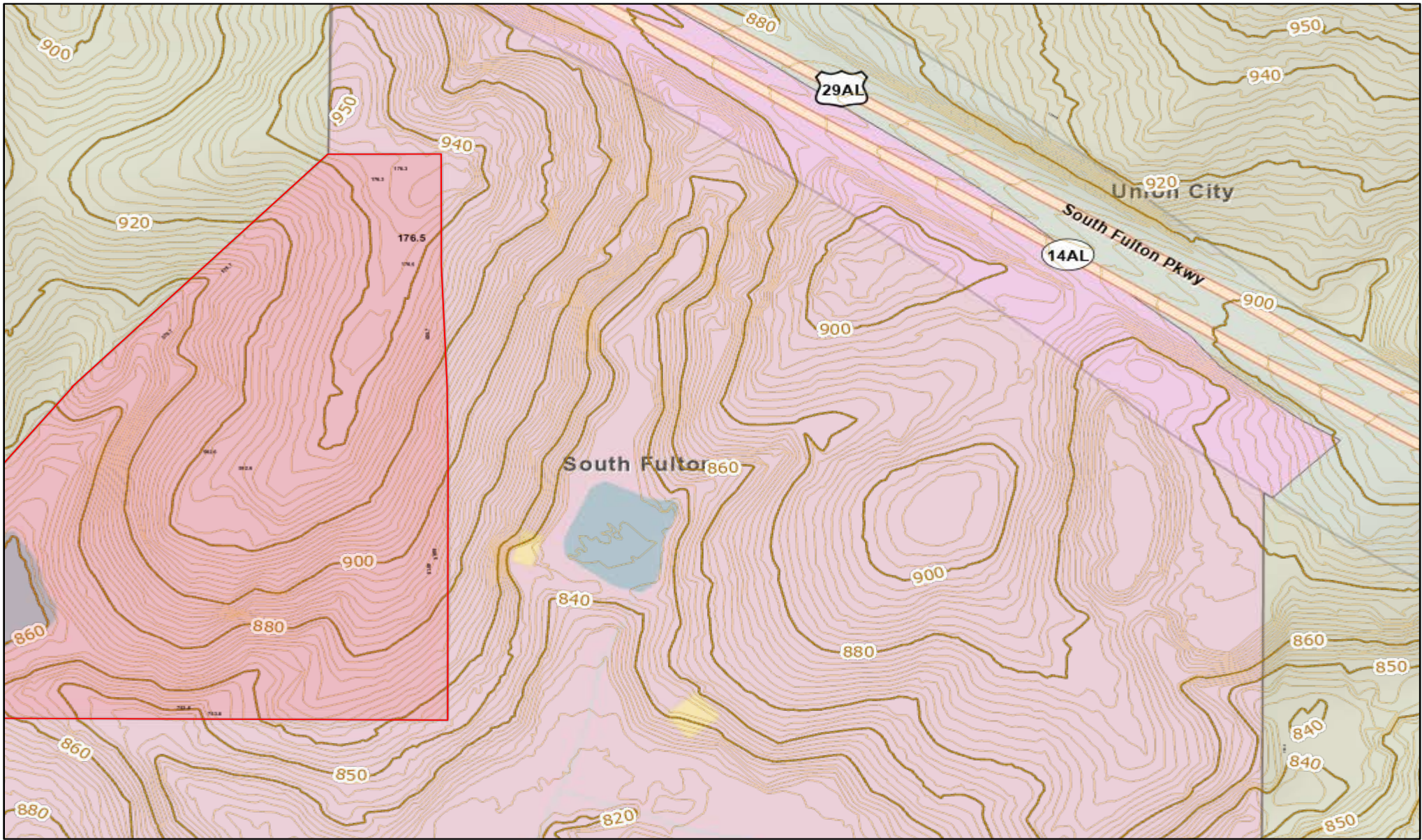
ADDRESS	5070 & 0 Derrick Road South Fulton, GA 30349
COUNTY	Fulton
SITE SIZE	± 82 Acres
PARCEL ID	09F330201360530 09F330201360126
ZONING	FLU
PROPOSED USE	Residential development
TOPOGRAPHY	Rolling
GRADING	None
UTILITIES AVAILABLE	Electricity, water & sewer
INGRESS/EGRESS POINTS	2
SALE PRICE	\$6,200,000



FLOOD PLAIN MAP



TOPOGRAPHY MAP



0 0 0 0.5 mi

Date: 10/16/2023
Map Size: 8.5x11 (LETTER)

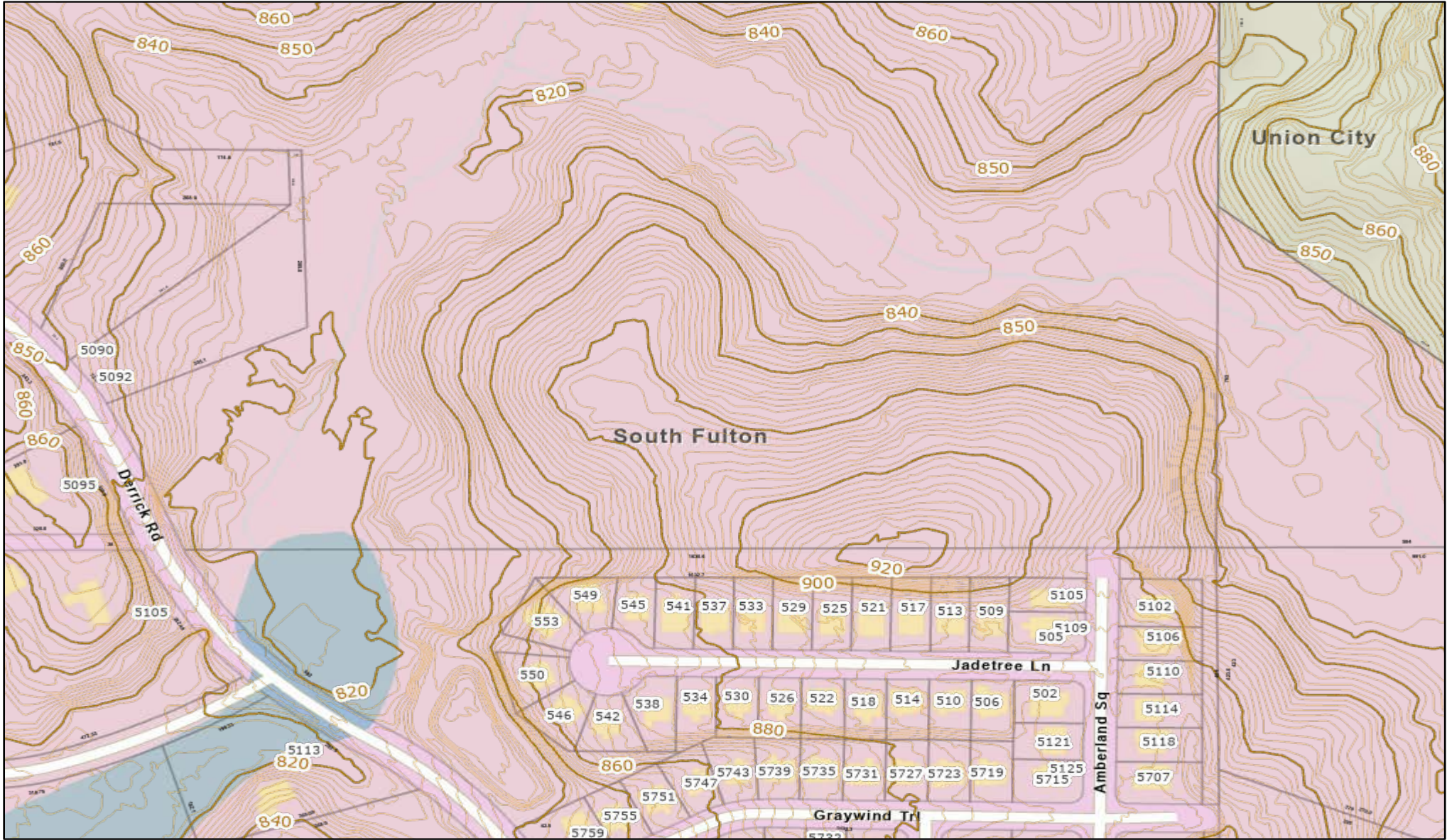


Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



TOPOGRAPHY MAP



0 0 0 0 mi

Date: 10/16/2023
Map Size: 8.5x11 (LETTER)

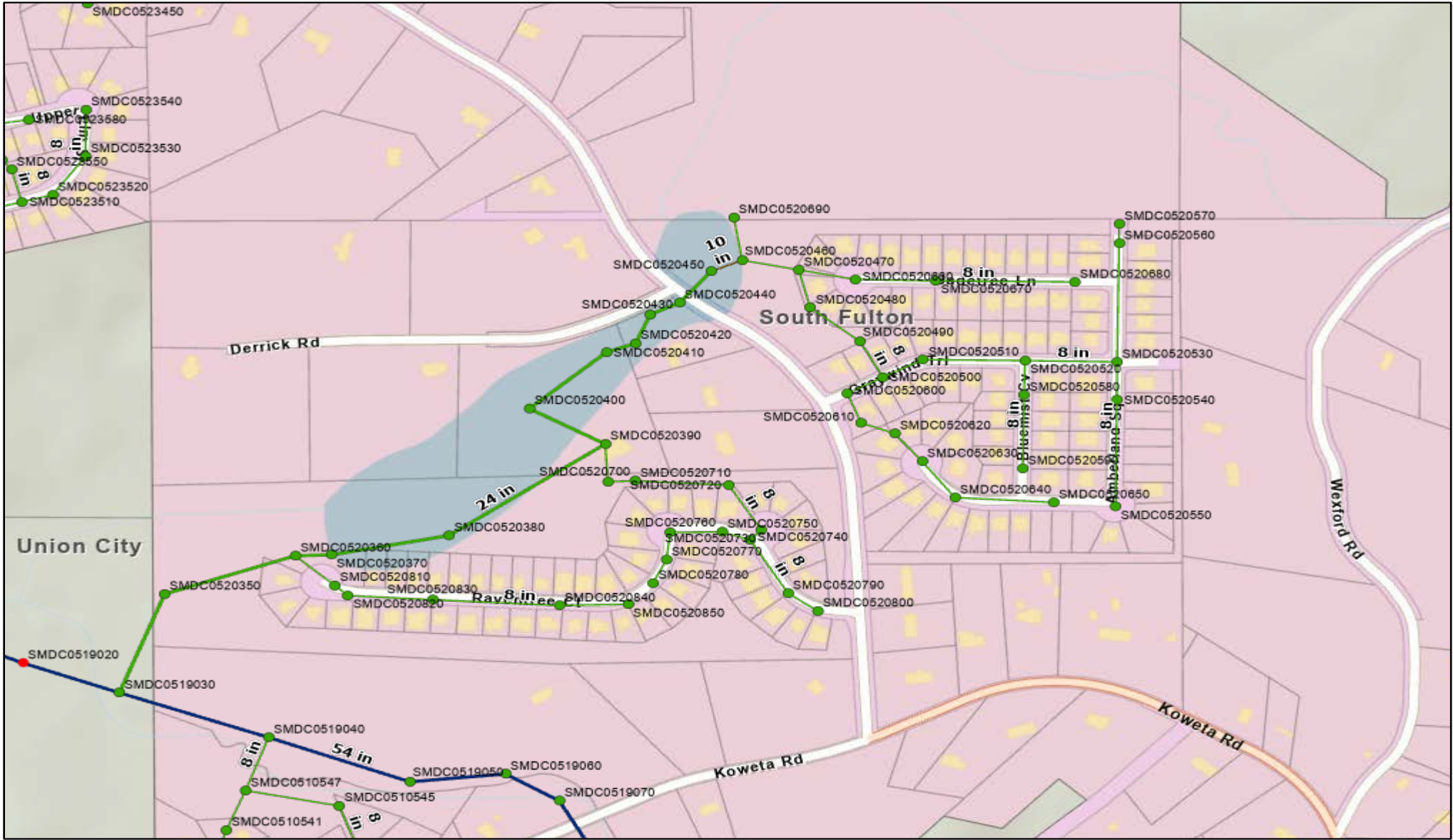


Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



SEWER MAP



0 0 0 0 mi



Sewer Map

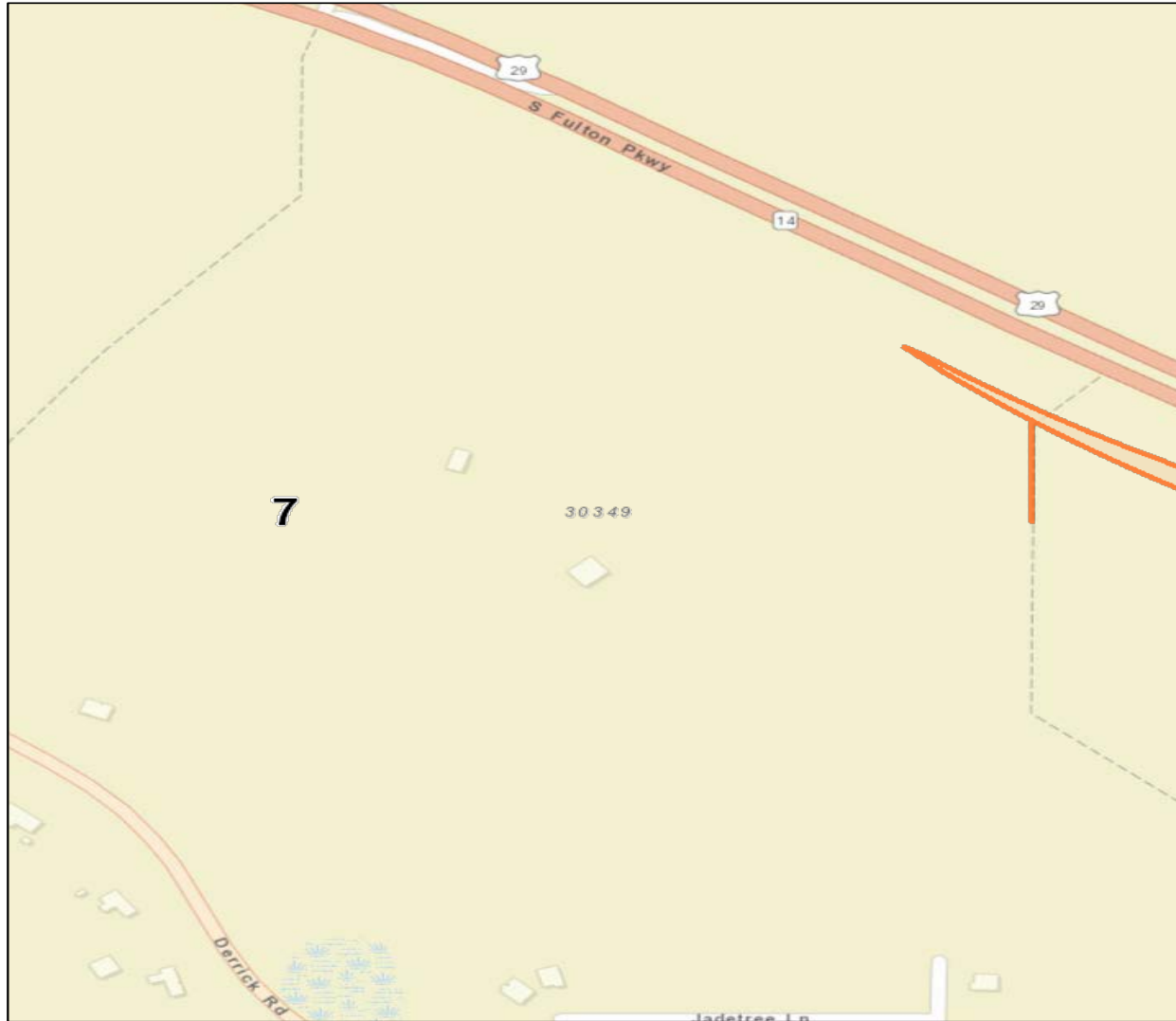
Date: 11/7/2023
Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.







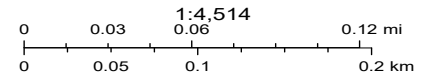
GDOT MAP - EXCESS PARCELS OWNED

GDOT - Excess Parcels



11/2/2023, 2:27:19 PM

-  GDOT Districts
-  Zip Codes
-  Parcel Polygons
-  Parcel Points



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, ©Georgia Department of Transportation

Georgia Department of Transportation 600 West Peachtree Street NW, Atlanta, GA 30334
This map is intended for personal use only. All data on this map is provided "as is" and represents the information available within the Georgia Department of Transportation at the date of issue.

SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood Character area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided in two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas.



Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR,
MIX, NUP



ABOUT THE AREA

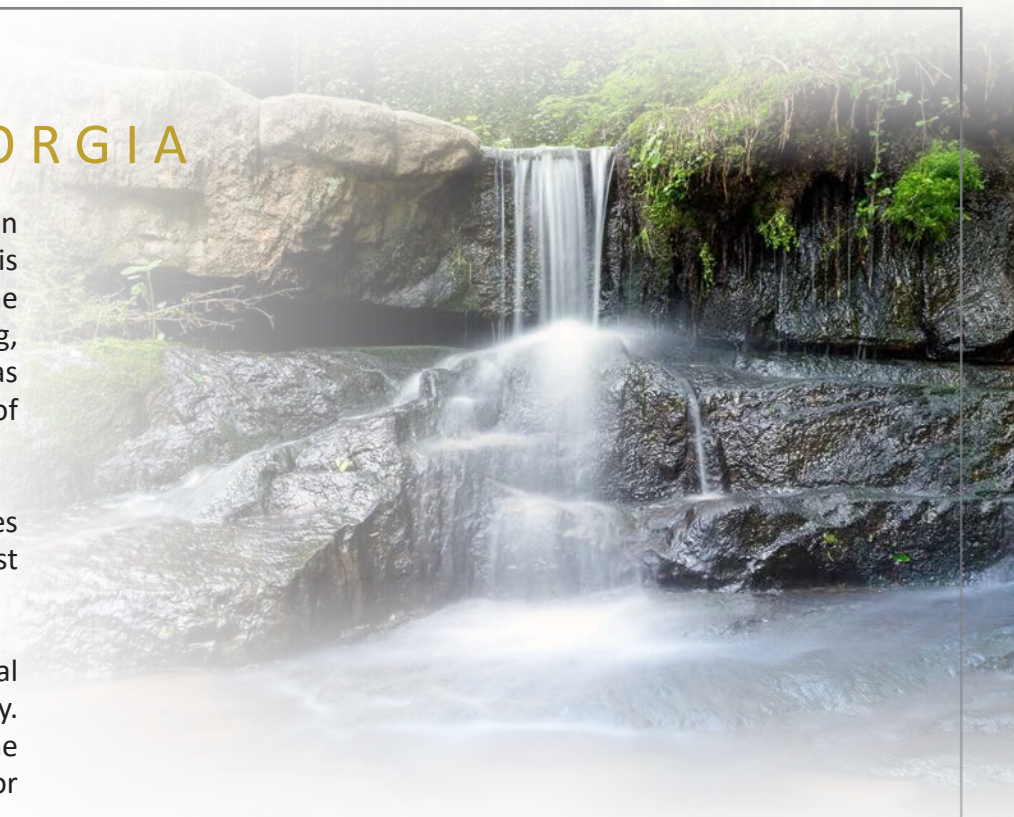
CITY OF SOUTH FULTON, GEORGIA

Situated within a drive of 15 to 20 minutes to Atlanta and Hartsfield-Jackson Atlanta International Airport – the world’s busiest – the City of South Fulton is home to nearly 108,600 people. It represents the best of all worlds, from the bustling business districts on Roosevelt and Old National Highways to sprawling, rural scenes along the city’s picturesque southeast border. Communities such as Red Oak, Campbellton and Sandtown enjoy rich histories that have unfolded of hundreds of years.

The city is home to the South Fulton Parkway corridor, which is only minutes from Hartsfield-Jackson International Airport. The parkway serves as the largest commercial corridor within the city’s limits.

The Fulton Industrial District is recognized as one of the largest industrial and business areas in the southeast United States and is adjacent to the city. Portions of Camp Creek’s industrial commercial businesses are also within the city’s borders. The city is also home to the Wolf Creek Amphitheater (an outdoor recreation concert venue) and Southwest Arts Center.

Source: <https://www.cityofsouthfultonga.gov>



IN THE AREA

HARTSFIELD - JACKSON ATLANTA INTERNATIONAL AIRPORT

Hartsfield–Jackson International Airport has been one of the world’s busiest airports since 1998, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights. In addition to hosting Delta’s corporate headquarters, Hartsfield Jackson is also the home of Delta’s Technical Operations Center. The airport has international service to every major continent.



PORSCHE EXPERIENCE CENTER

The Porsche Experience Center in Atlanta is a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company’s character. The 26.4-acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, café and Human Performance Center.



GEORGIA INTERNATIONAL CONVENTION CENTER

The Georgia International Convention Center, or GICC, opened in April 2009, is the second-largest convention center in Georgia, after the Georgia World Congress Center. It is the world’s only convention center directly connected to a major airport.



RIVERDALE, GA

The City of Riverdale is located in the “Southern Crescent” of Clayton County, approximately 10 miles south of Atlanta. The city is only 5 miles south of Atlanta’s Hartsfield-Jackson International Airport. Riverdale has a population of over 14,000 and is the second largest city (population) in Clayton County.



UNION CITY, GA

A mere fifteen minutes from the City of Atlanta and conveniently located ten miles from the world’s largest airport, Hartsfield-Jackson International, Union City provides the perfect avenue for welcoming tourist and visitors to come experience the exhilarating shift of a beautiful City. UC is located in the southern portion of Fulton County and has a population of over 27,000 residents.



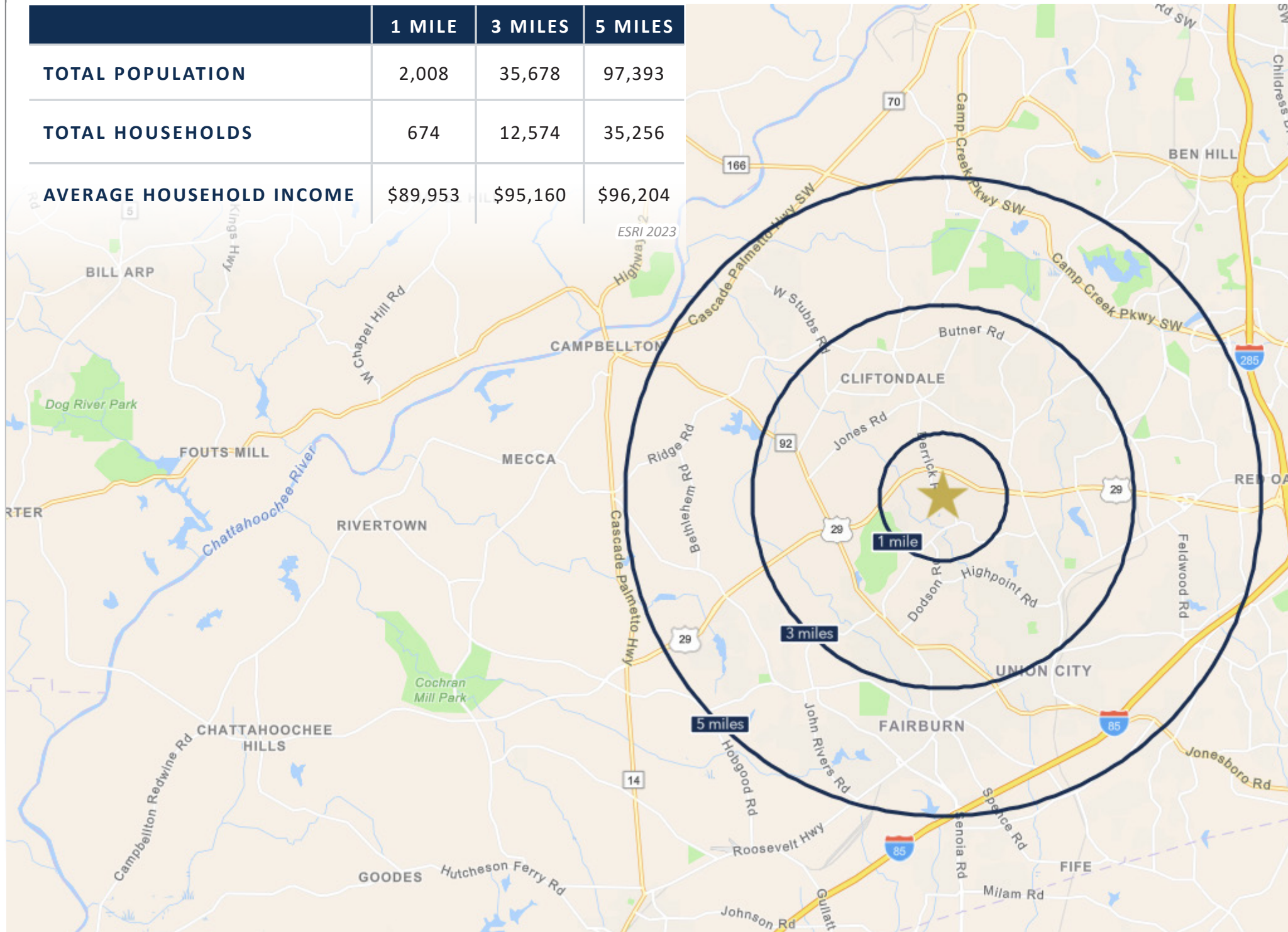
SOUTHERN REGIONAL MEDICAL CENTER

Southern Regional Medical Center is a not-for-profit, acute care hospital and serves residents throughout Riverdale and the surrounding region. The Medical Center is a 331-bed full-service hospital and was founded by Prime Healthcare, one of the nation’s leading hospital systems. Southern Regional is a leader in heart and vascular, wound care and more.



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,008	35,678	97,393
TOTAL HOUSEHOLDS	674	12,574	35,256
AVERAGE HOUSEHOLD INCOME	\$89,953	\$95,160	\$96,204



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.

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





JOHN DEYONKER

President, Land & Developer Services
Partner, Bull Realty
JohnD@BullRealty.com
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 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.