



Offering Memorandum
2680 RIVER ROAD

+/- 14 Acres in Ellenwood, DeKalb County GA

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Diana Campbell specializes in industrial real estate transactions serving clients within the logistics and transportation sectors. While closing a wide range of transactions across the Atlanta Metro region, including specialty properties, Diana has a penchant for South Metro Atlanta. To maintain an edge and to deepen her market knowledge, Ms. Campbell produces a podcast, *Insider Insights*, featuring interviews of more than 130 business owners and community leaders that are influencing the Airport / North Clayton submarket.

Disclaimer

Dudley Thomas Spade SRE, LLC, hereinafter referred to as DTSpade, 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.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property DTSpade, 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 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 on 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.

This Offering Memorandum may be used only by parties approved by the Broker. 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 DTSpade. 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.

Executive Summary

Dudley Thomas Spade SRE, LLC, as the exclusive broker, is pleased to present a prime 14± acre redevelopment opportunity in Ellenwood, GA (Unincorporated DeKalb County). Surrounded on three sides by established single-family neighborhoods, this site is well-positioned for residential development or other strategic land use.

A cleared pathway from River Road leads to the flattest and driest portion of the property, optimizing site access. While wetlands mitigation will be required, buyers are encouraged to consult civil engineers and surveyors to fully assess development potential.

Key Highlights:

14± acres with gentle topography

Partially cleared for easier site evaluation

Surrounded by residential development, ideal for homebuilders or investors

Utilities nearby, supporting future infrastructure needs

Zoned R-4, allowing for residential use with potential for higher-density development

With strong demand for housing in the greater Atlanta metro area and continued suburban growth, this property presents a rare chance to transform a well-located parcel into a thriving community.

For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.

Property Information



PROPERTY ADDRESS: 2680 RIVER ROAD, ELLENWOOD, GA 30294

COUNTY/SUBMARKET: DEKALB COUNTY – ELLENWOOD SUBMARKET

SITE SIZE: 14± ACRES (2 PARCELS)

CURRENT ZONING: R-4 (SINGLE-FAMILY RESIDENTIAL)

TOPOGRAPHY: GENTLE SLOPE, PARTIALLY CLEARED

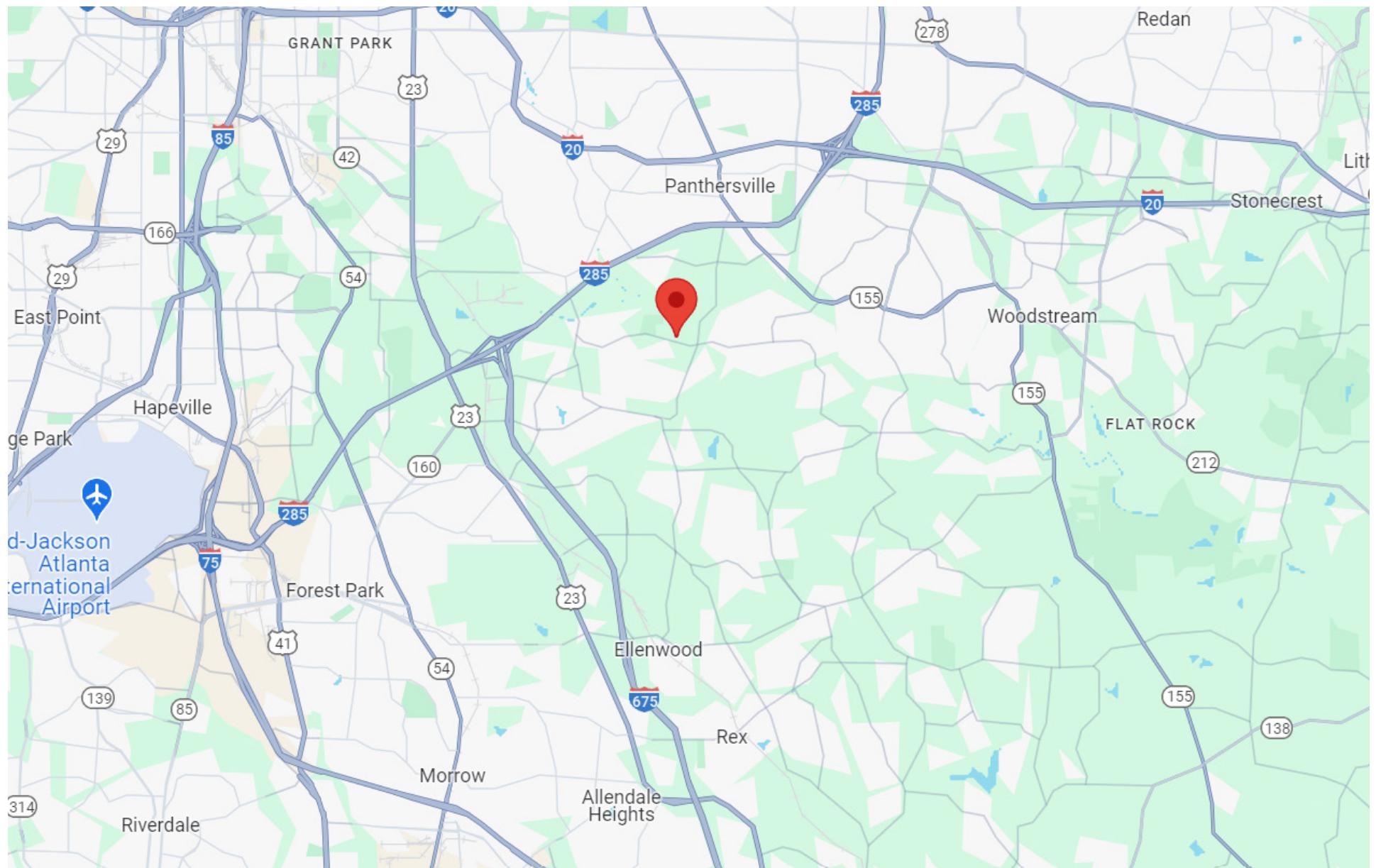
UTILITIES: NEARBY, AVAILABILITY TO BE CONFIRMED BY BUYER

ACCESS & FRONTAGE: CLEARED PATHWAY FROM RIVER ROAD TO THE MOST DEVELOPABLE PORTION OF THE PROPERTY

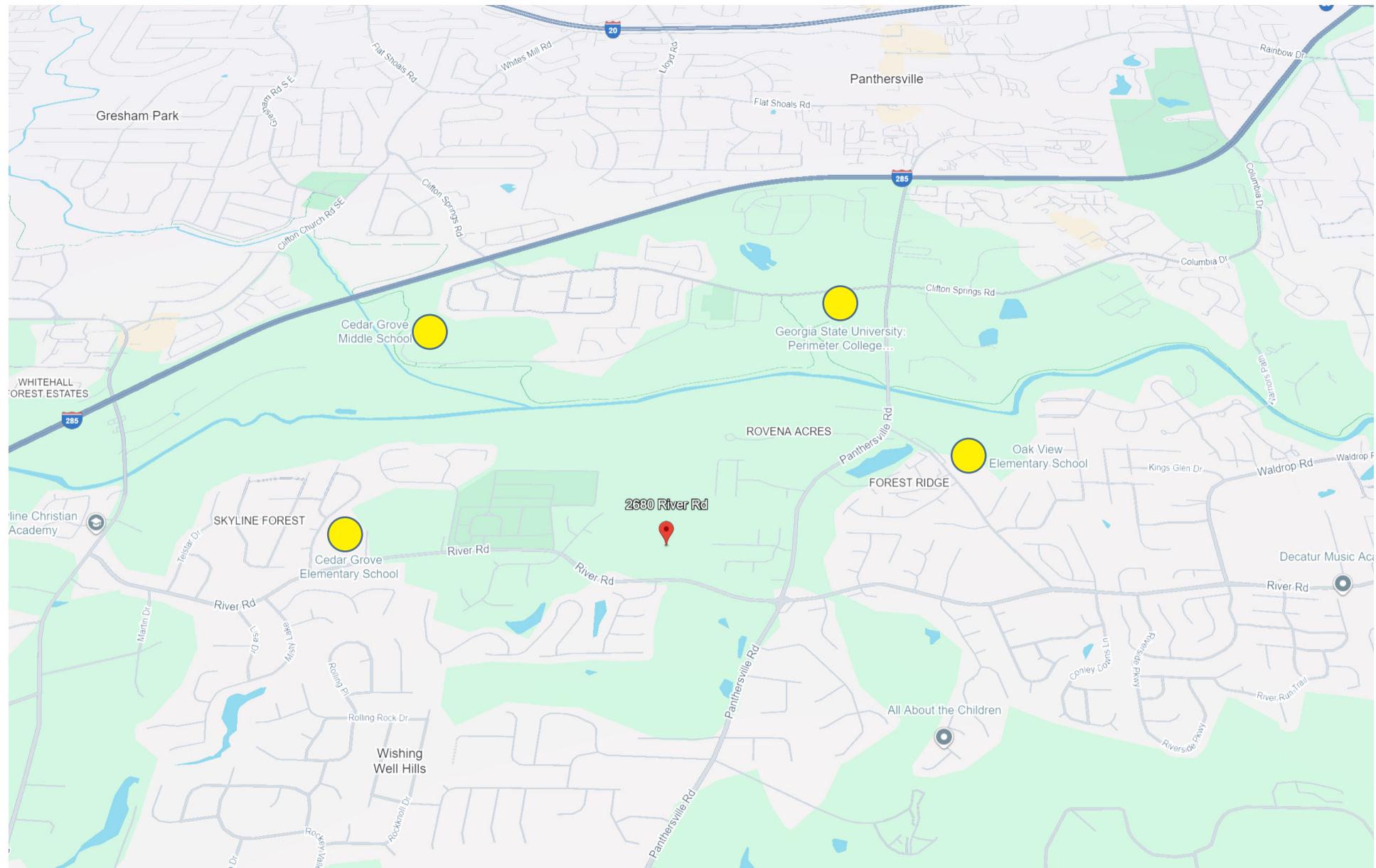
DEVELOPMENT CONSIDERATIONS: WETLANDS MITIGATION REQUIRED – BUYERS SHOULD CONSULT CIVIL ENGINEERS AND SURVEYORS; SURROUNDED BY ESTABLISHED SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS; STRONG POTENTIAL FOR RESIDENTIAL DEVELOPMENT OR OTHER STRATEGIC LAND USE

SALE PRICE: CONTACT DIANA CAMPBELL AT 404.939.9509 FOR PRICING AND DETAILS.

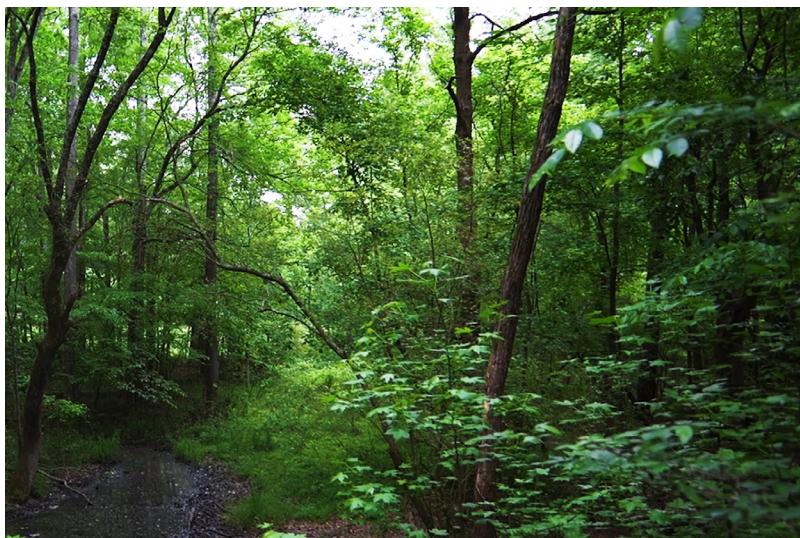
Property Location

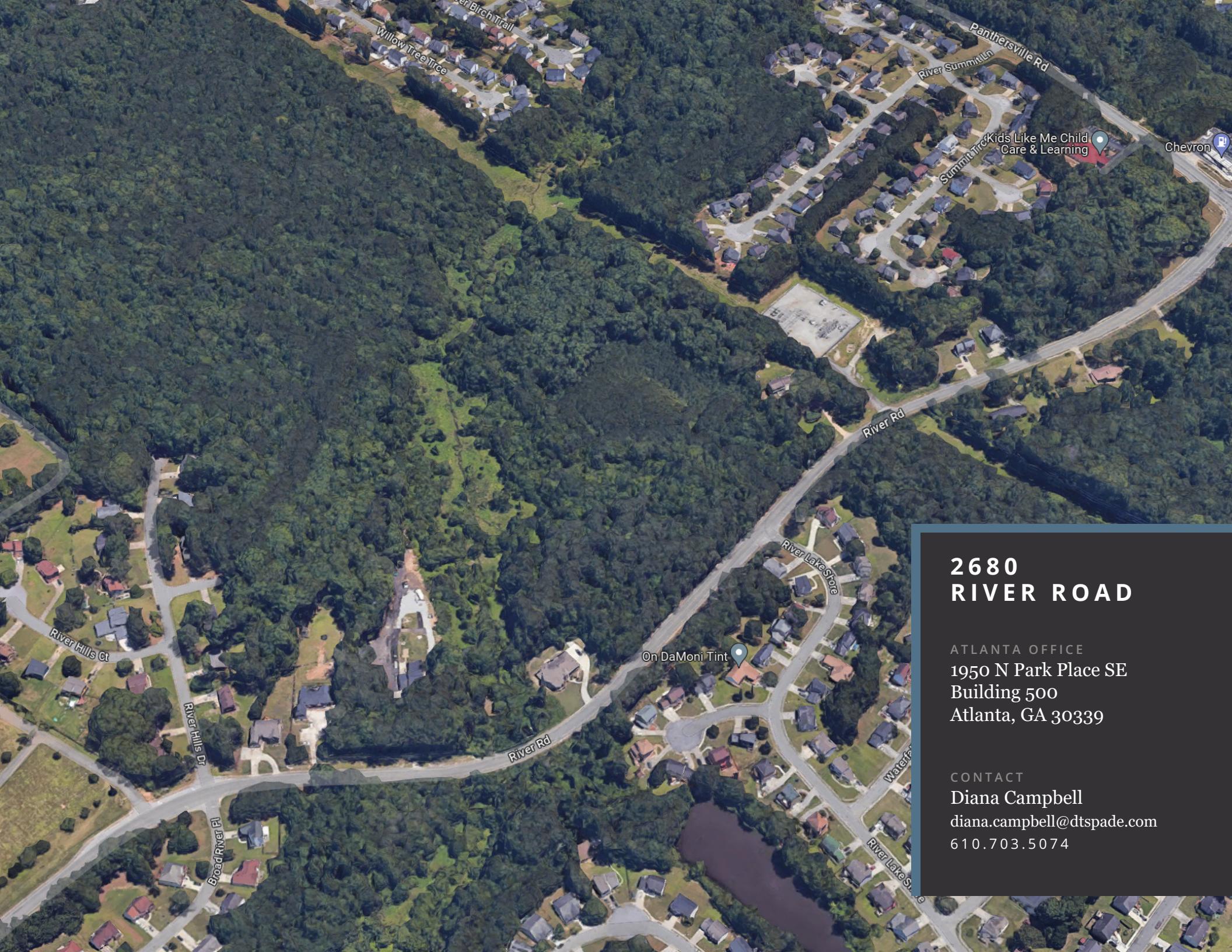


Notable Developments



Photos





2680 RIVER ROAD

ATLANTA OFFICE
1950 N Park Place SE
Building 500
Atlanta, GA 30339

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