



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

OFFERING MEMORANDUM

Approved Sketch Plat Lots

20-Lot Approved Townhome Subdivision

3701 Columbia Pkwy, Decatur, GA 30034

\$560,000

\$28,000 PER LOT

Jelani Linder

Coldwell Banker Commercial Metro Brokers

404.263.8520 | jelani.linder@cbcmetrobrokers.com

TOWNHOMES 3701 COLUMBIA DR



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Coldwell Banker Commercial Metro Brokers for use by a limited number of parties in connection with the potential sale of Approved Sketch Plat Lots (“the Property”), located at 3701 Columbia Pkwy, Decatur, GA 30034. It is furnished solely to assist prospective purchasers in evaluating the Property and does not purport to be all-inclusive.

The information contained herein has been obtained from sources believed to be reliable, including public records and third-party engineering, survey, and planning documents. It has not been independently verified by Coldwell Banker Commercial Metro Brokers, and no representation or warranty, express or implied, is made as to its accuracy or completeness. Entitlement status, zoning, utility availability, site conditions, and all other facts material to a purchase decision should be independently confirmed by the prospective purchaser prior to closing.

This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any interest in the Property. The Property is offered subject to prior sale, price change, correction of errors, withdrawal from the market without notice, and any other conditions imposed by the seller.

By accepting this Offering Memorandum, the recipient agrees to treat it and all information contained herein as confidential, to release it only to those employees, advisors, or lenders who need such information for the purpose of evaluating a potential transaction, and to not disclose its contents to any other party without the prior written consent of Coldwell Banker Commercial Metro Brokers.

INVESTMENT HIGHLIGHTS

■ Sketch Plat Approved

P-Plat #1247135 approved by the DeKalb County Planning Commission on October 23, 2024 for a 20-lot attached residential (townhome) subdivision.

■ Entitlement Runway Through October 2026

Approved Preliminary Plat remains valid through October 23, 2026 (per DeKalb County Land Development Code Sec. 14-98), preserving time for a buyer to advance toward Land Development Permit and Final Plat.

■ Priced Well Below Residual Land Value

\$28,000/lot basis sits meaningfully under land value implied by area retail comps at standard 20%–25% lot-to-retail ratios.

■ Infrastructure-Ready Site Plan

Engineered layout includes public street (Vista Run), two stormwater detention facilities, sanitary sewer, water, and utility stub-outs to each lot.

■ Established In-Fill Location

±2.883-acre assemblage on Columbia Pkwy in Decatur, inside the perimeter with direct access to public sewer and water.

PROPERTY OVERVIEW

ADDRESS

3701 Columbia Pkwy, Decatur, GA 30034

TAX PARCEL ID

15 091 01 149

SITE AREA

±2.883 Acres / 125,583 SF

APPROVED LOT COUNT

20 Townhome Lots

APPROVAL

Sketch Plat #1247135 — Approved 10/23/2024

PLAT EXPIRATION

October 23, 2026

INTERNAL STREET

Vista Run (Public, 55' R/W)

FRONTAGE

Columbia Drive (80' R/W, 35 MPH)

UTILITIES

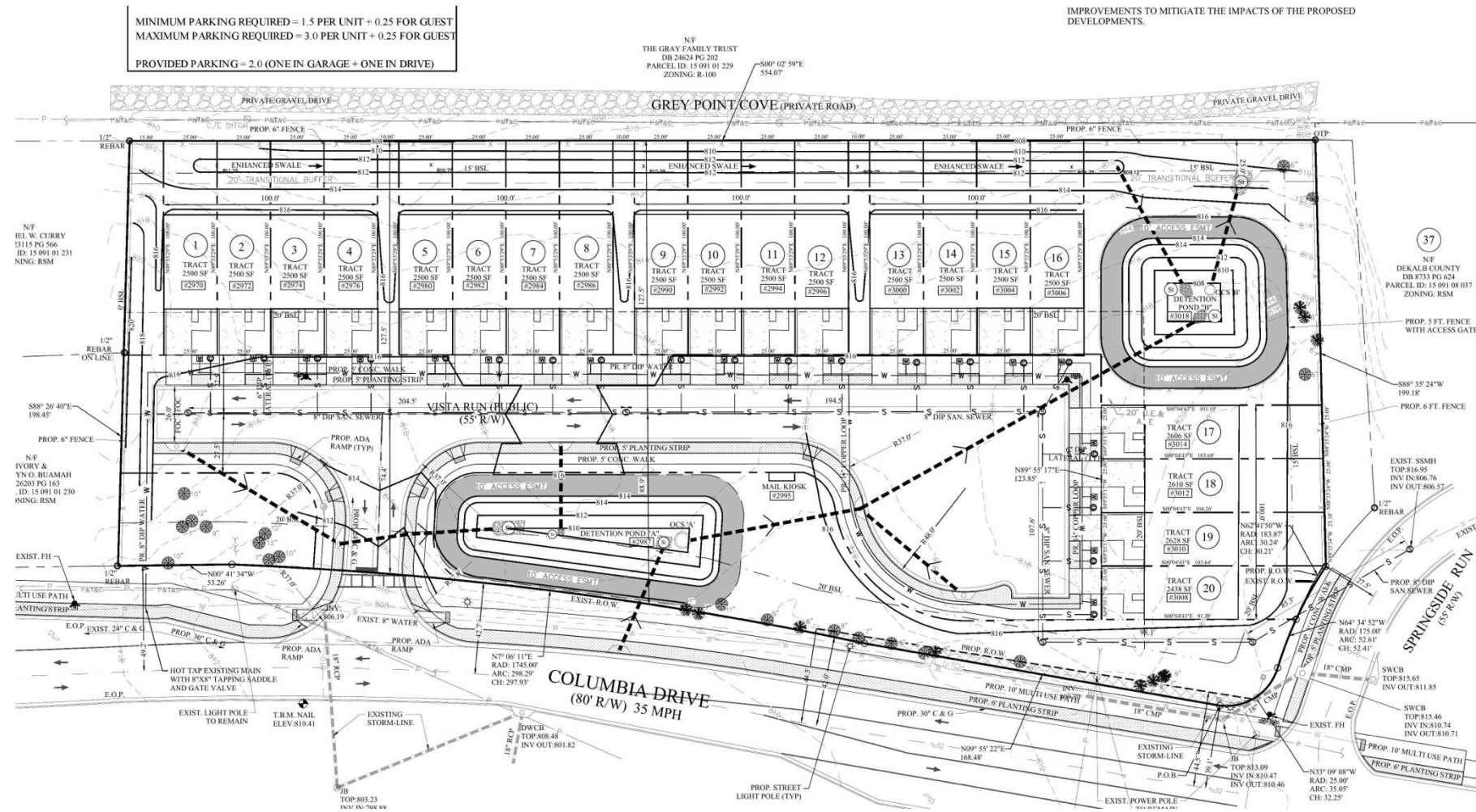
Public water & sanitary sewer (DeKalb County)

STORMWATER

Two on-site detention ponds (Pond A & Pond B)

APPROVED SITE PLAN

Sketch Plat AP#1247135 — Boundary Zone, Inc.



CONCEPTUAL SITE RENDERING

20 numbered townhome lots, two stormwater ponds, and mail kiosk



LOT SUMMARY

LOT #	ADDRESS	LOT #	ADDRESS
1	2970 Vista Run	11	2994 Vista Run
2	2972 Vista Run	12	2996 Vista Run
3	2974 Vista Run	13	3000 Vista Run
4	2976 Vista Run	14	3002 Vista Run
5	2980 Vista Run	15	3004 Vista Run
6	2982 Vista Run	16	3006 Vista Run
7	2984 Vista Run	17	3014 Vista Run
8	2986 Vista Run	18	3012 Vista Run
9	2990 Vista Run	19	3010 Vista Run
10	2992 Vista Run	20	3008 Vista Run

Each lot is platted at ±2,500 SF, per the approved Sketch Plat address chart. Lots 17–20 (2,438–2,628 SF) sit along Grey Point Cove.

ENTITLEMENT STATUS

APPROVED — SKETCH PLAT #1247135

Approved by the DeKalb County Planning Commission on October 23, 2024. A stamped copy of the approved Preliminary Plat is available. Per DeKalb County Land Development Code Section 14-98, the approved Preliminary Plat expires October 23, 2026 if not advanced to Land Development Permit / Final Plat.

Development Conditions & Notes

- No known zoning conditions recorded on the property
- No septic service required — public water and sanitary sewer available
- 75' state waters tributary buffer maintained; no buffer encroachment variance in place
- HOA to be established; responsible for Vista Run (private components), stormwater infrastructure, and common areas
- Per Sec. 14-99, any amendment to the approved Preliminary Plat during LDP or Final Plat review requires re-submission as a new Sketch Plat

RESIDUAL LAND VALUE ANALYSIS

Lot-to-retail ratio method — developed lot value less development cost

\$385,000

Average Retail Comp (Finished Townhome)

20% LOT-TO-RETAIL

Developed Lot Value	\$77,000
Less: Development Cost	(\$45,000)

Raw Land Value / Lot **\$32,000**

\$640,000 Total (20 Lots)

25% LOT-TO-RETAIL

Developed Lot Value	\$96,250
Less: Development Cost	(\$45,000)

Raw Land Value / Lot **\$51,250**

\$1,025,000 Total (20 Lots)

Offering Price: \$560,000 (\$28,000/Lot)

Represents 87.5% of implied raw land value at the 20% ratio and 54.6% at the 25% ratio. Development cost estimated at \$45,000/lot (grading, utilities, roads, stormwater); actual costs should be verified by buyer.

PRICING SUMMARY

\$560,000

OFFERING PRICE

\$28,000

PER LOT (20 LOTS)

Site Area	±2.883 Acres / 125,583 SF
-----------	---------------------------

Price / Acre	±\$194,241
--------------	------------

Approved Lots	20 Townhome Lots
---------------	------------------

Entitlement Expiration	October 23, 2026
------------------------	------------------



CONTACT

Jelani Linder

Coldwell Banker Commercial Metro Brokers

Direct: 404.263.8520

Office: 678.320.4800

Fax: 404.236.7138

jelani.linder@cbcmetrobrokers.com

This Offering Memorandum has been prepared for informational purposes only and is not a solicitation of any offer to buy or sell any interest in real property. The information contained herein has been obtained from sources believed reliable but has not been independently verified; no representation or warranty is made as to its accuracy or completeness. Prospective purchasers should conduct their own investigation and due diligence, including verification of entitlement status, zoning, utilities, and site conditions. This offering is subject to prior sale, price change, or withdrawal without notice.