



# OFFERING MEMORANDUM

## Industrial/Flex Opportunity

Located in Close Proximity to I-75

222 South King Street  
Calhoun, GA 30701 - Gordon County



# 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.

## CONTACT INFORMATION

DARRELL CHAPMAN  
Partner, President Land & Development Services  
Darrell@BullRealty.com  
404-876-1640 x 114

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



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# Executive Summary

Bull Realty is pleased to exclusively present this unique ±50,831 SF industrial property opportunity in the heart of Calhoun, GA. Located just 3 miles from I-75, this excellent owner/user or investor property is ideal for any firm in need of an industrial building and offers a ±1.82-acre site with ample outdoor storage.

Industrial G zoning allows the space to be utilized for many applications including warehouse, light manufacturing, flex space or showroom uses.

The property is conveniently located in Calhoun, GA adjacent to the primary north-south CSX rail line. The property sits within 21 miles of the world's largest concentration of floor covering producers centered in Dalton, GA and 56 miles of Atlanta, GA where 17 of GA's 19 Fortune 500 HQ firms call home, including Delta Airlines, The Home Depot, UPS, Westrock, Norfolk Southern, Mohawk Industries and Graphic Packaging. Additionally, the \$5 billion EV (Electric Vehicle) battery plant being built by SK On/Hyundai is located just 28 miles south on I-75 which experiences 73,400 daily traffic count in the Calhoun sector.

Population growth in the Gordon, Bartow, Cherokee and Pickens County region is in excess of 4.1% per year and there are numerous multi-family properties being developed to house the influx of skilled labor this dynamic, growing and cost competitive region.

## PROPERTY HIGHLIGHTS

- Available for owner occupant or leased for investor
- Owner financing considered for qualified buyers
- 1 solid roof-line with 5 separate building sections
- Section 1 (north end): 14' clear height
- Section 2 (middle): 12' clear height
- Section 3 (middle): 12' clear height with insulated space for chemicals storage
- 2 dock-high doors and 2 drive-in doors
- Built in apartment with 2 bedrooms, 2 full baths, dining, kitchen and living room
- Large skylights illuminate Section 3
- 220 Volt power supply
- 1/3 of the building has a new PU roof
- 2 tenants, both month-to-month cancellation, \$4,500/month NOI
- No mortgage



\$2,100,000

# Property Information

## GENERAL:

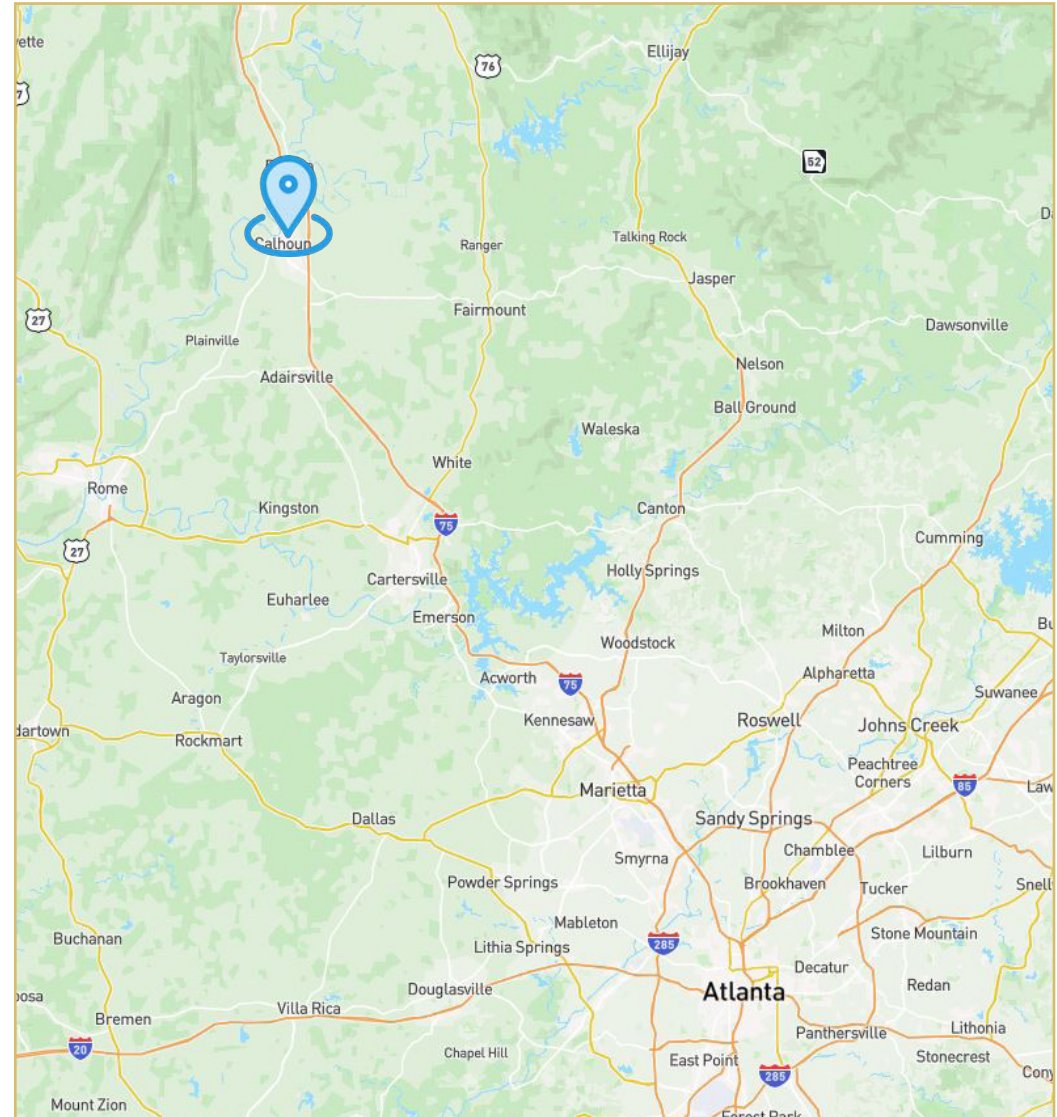
ADDRESS: 222 South King Street, Calhoun, GA 30701  
COUNTY: Gordon

## SITE/BUILDING:

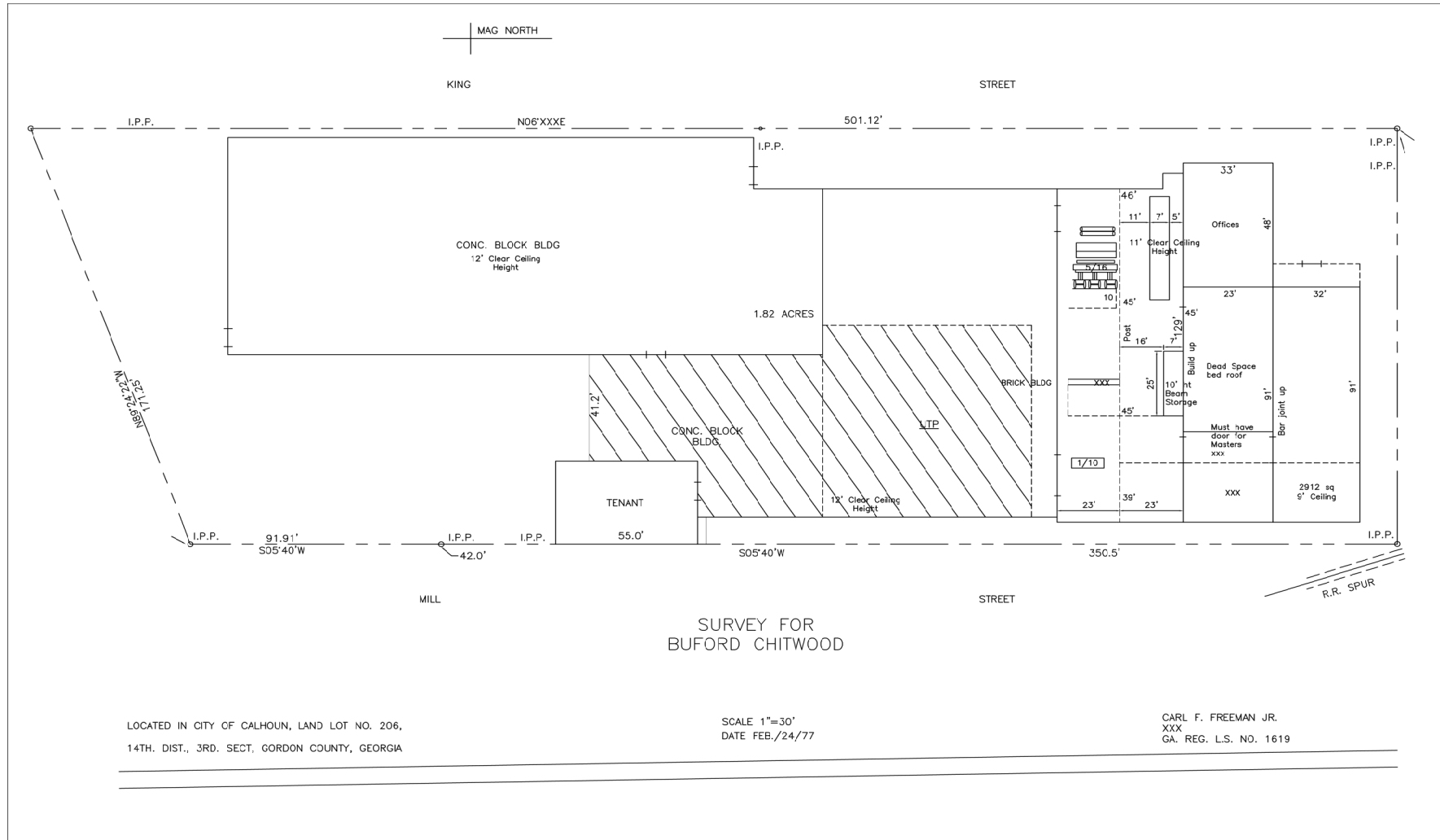
BUILDING SIZE: ±50,831 SF  
YEAR BUILT: 1985  
NUMBER OF FLOORS: 1  
ZONING: IND-G  
IDEAL USE: Manufacturing, Distribution, Flex, Showroom  
SITE SIZE: ±1.82 Acres  
PARCEL ID: C12 127  
ROOFS: 1/3 of the building has a new PU roof  
DOCK-HIGH DOORS: 2  
DRIVE-IN DOORS: 2  
CONSTRUCTION: Masonry  
SPRINKLERS: Dry, passed inspection in 2023  
PARKING: Surface, Off-street

## FINANCIAL

PRICE: \$2,100,000  
PRICE/SF: \$41.31



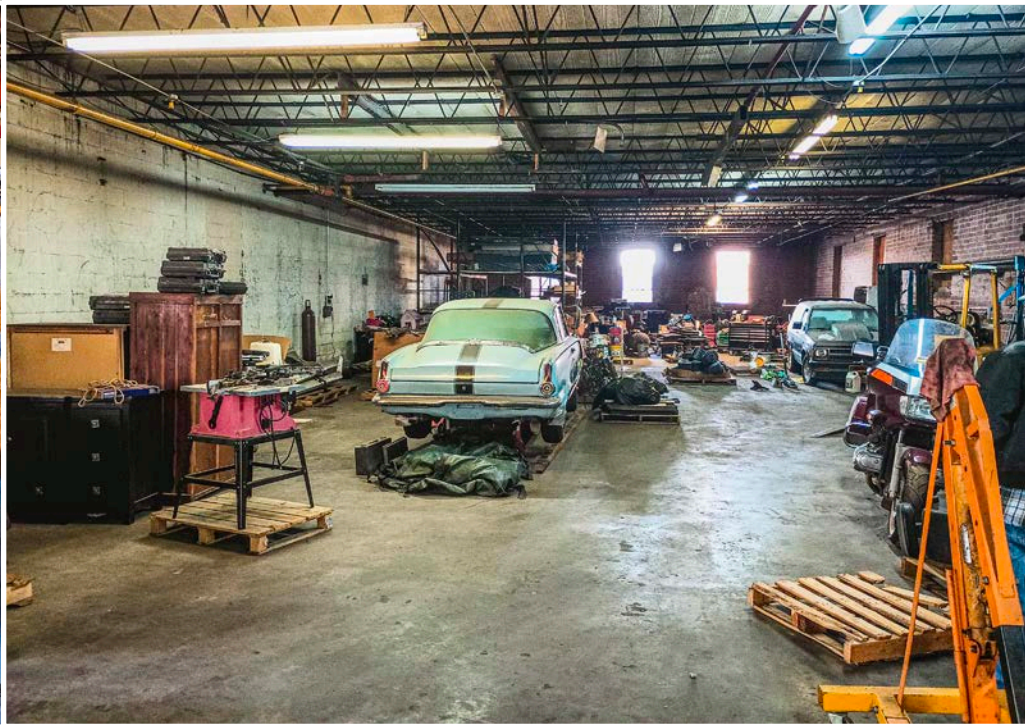
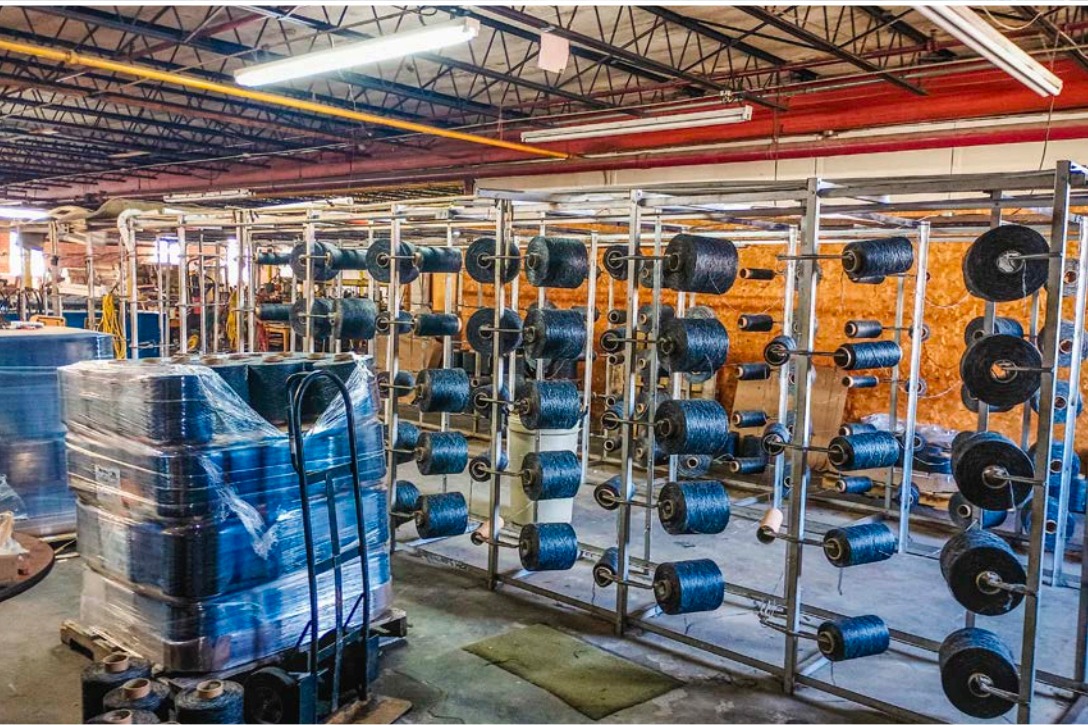
# Floor Plan



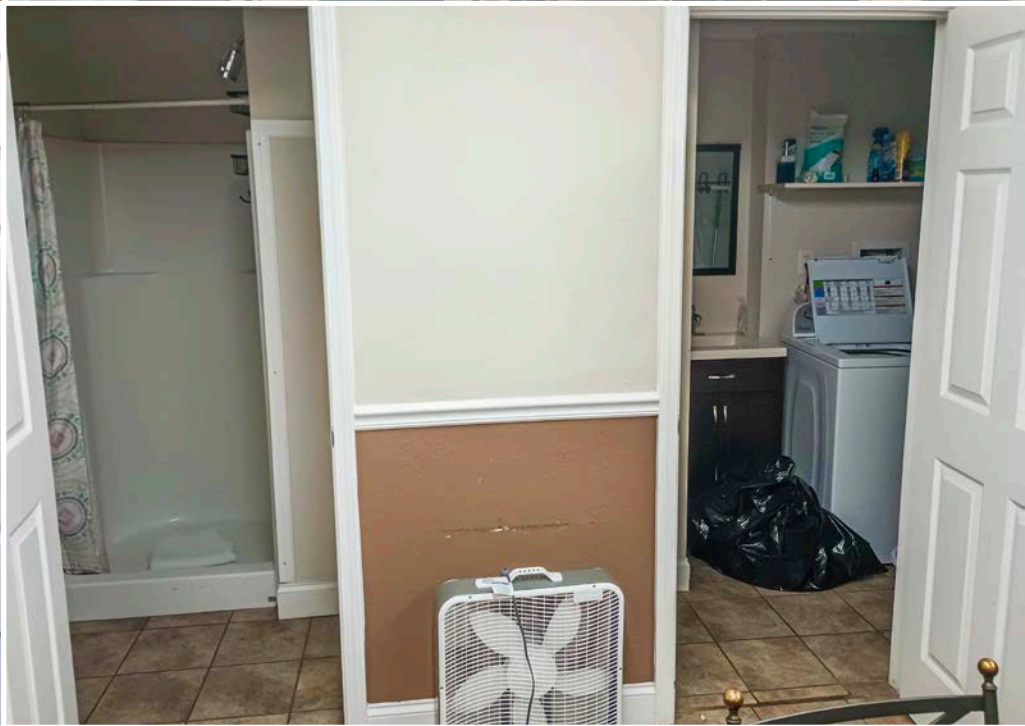












# In The Area

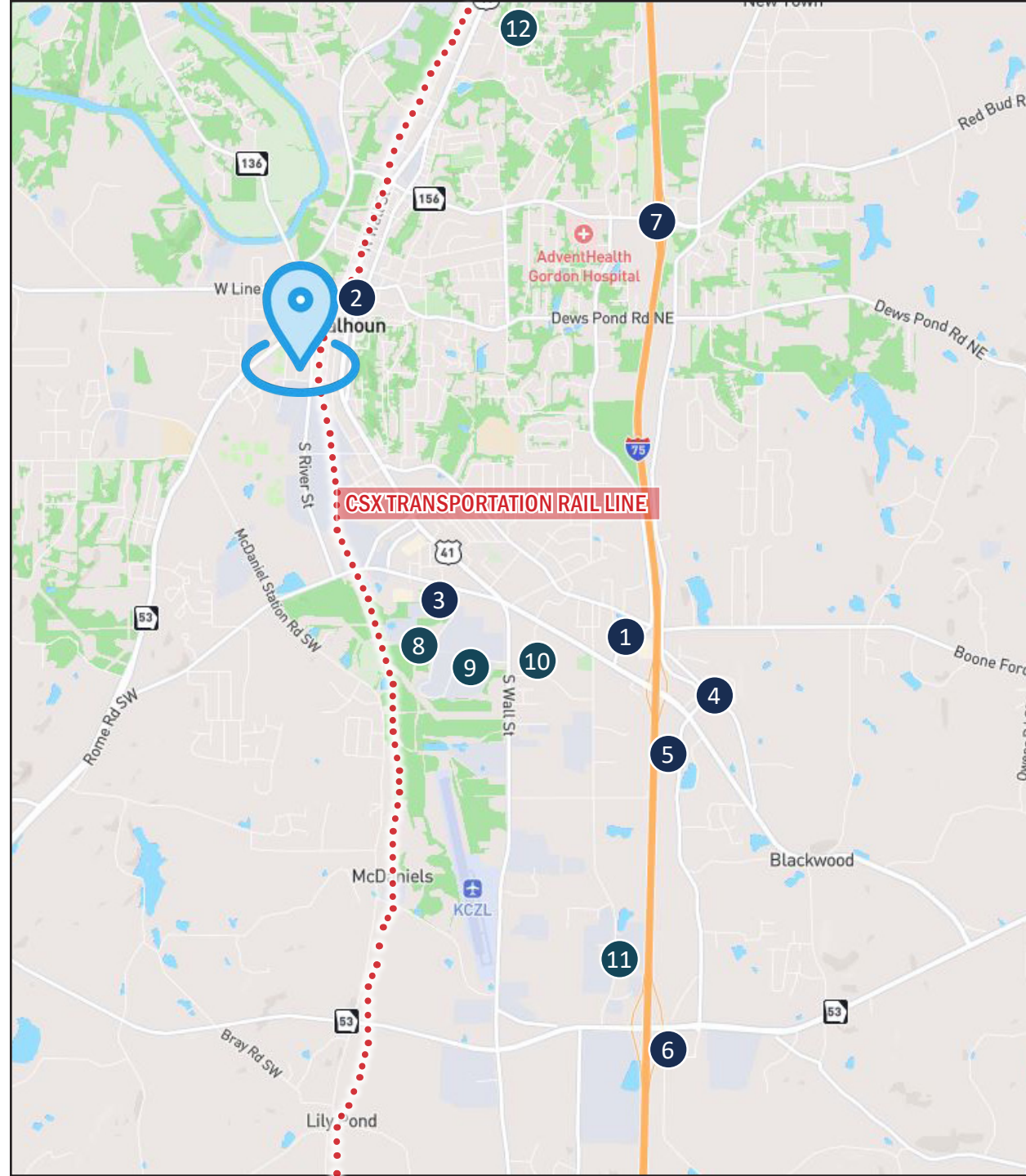


## Subject Property

- 1 The Home Depot, ALDI, Dollar Store, Cook Out, Chipotle, Taco Bell, Starbucks, Dunkin, Zaxbys, Racetrac, Little Caesars, Ruby Tuesday, Tractor Supply Co, Chick-fil-a, Food Depot, Bojangles
- 2 **Downtown Calhoun** - Gem Theatre, Doro's Italian, Calhoun Coffee, El Pueblito Mexican Grill, Trakside Pizza, Dub's High On the Hog, The Sweet Table
- 3 Walmart, Kroger, Waffle House, AutoZone, Petsense, Burger King, Sonic
- 4 LongHorn Steakhouse, Cracker Barrel, Wendy's, Applebee's Grill, Georgia Flooring, Shell, Comfort Inn & Suites, Econo Lodge, Fairfield Inn & Suites
- 5 **Calhoun Outlet Marketplace** - Nike, Ralph Lauren, Bath & Body Works, American Eagle, Old Navy, Levi's, Coach, Rack Room Shoes, Loft, Adidas
- 6 Buc-ee's, Love's Travel stop, Burger King
- 7 I-75 Access North & South

## INDUSTRIAL/MANUFACTURING COMPANIES

- 8 Shaw Industries
- 9 Mohawk Industries, Inc.
- 10 Surya Rugs
- 11 Mannington Mills
- 12 Tarkett Flooring



# Calhoun, GA

As the County seat of Gordon County, the City of Calhoun offers a safe and friendly small town atmosphere with award winning educational and athletic programs. Conveniently located just off Interstate 75, one hour north of Atlanta, Georgia and forty-five minutes south of Chattanooga, Tennessee, our unique community is perfect for a day trip, weekend get-away or to make your home.

A National Main Street City, Calhoun also hosts many activities for its residents and visitors alike – from a free Summer Concert Series in the BB & T City Park and street festivals in the Spring and Fall to Fourth of July Fireworks and a Christmas Parade.

Conveniently located between Atlanta and Chattanooga with six exits on I-75, Gordon County offers easy access to plentiful dining choices, entertainment, shopping and lodging.



Gem Theatre



Downtown Calhoun



The Rock Garden

# Demographics

## CALHOUN, GEORGIA



### POPULATION

1 MILE	3 MILES	5 MILES
4,099	23,403	32,895



### HOUSEHOLDS

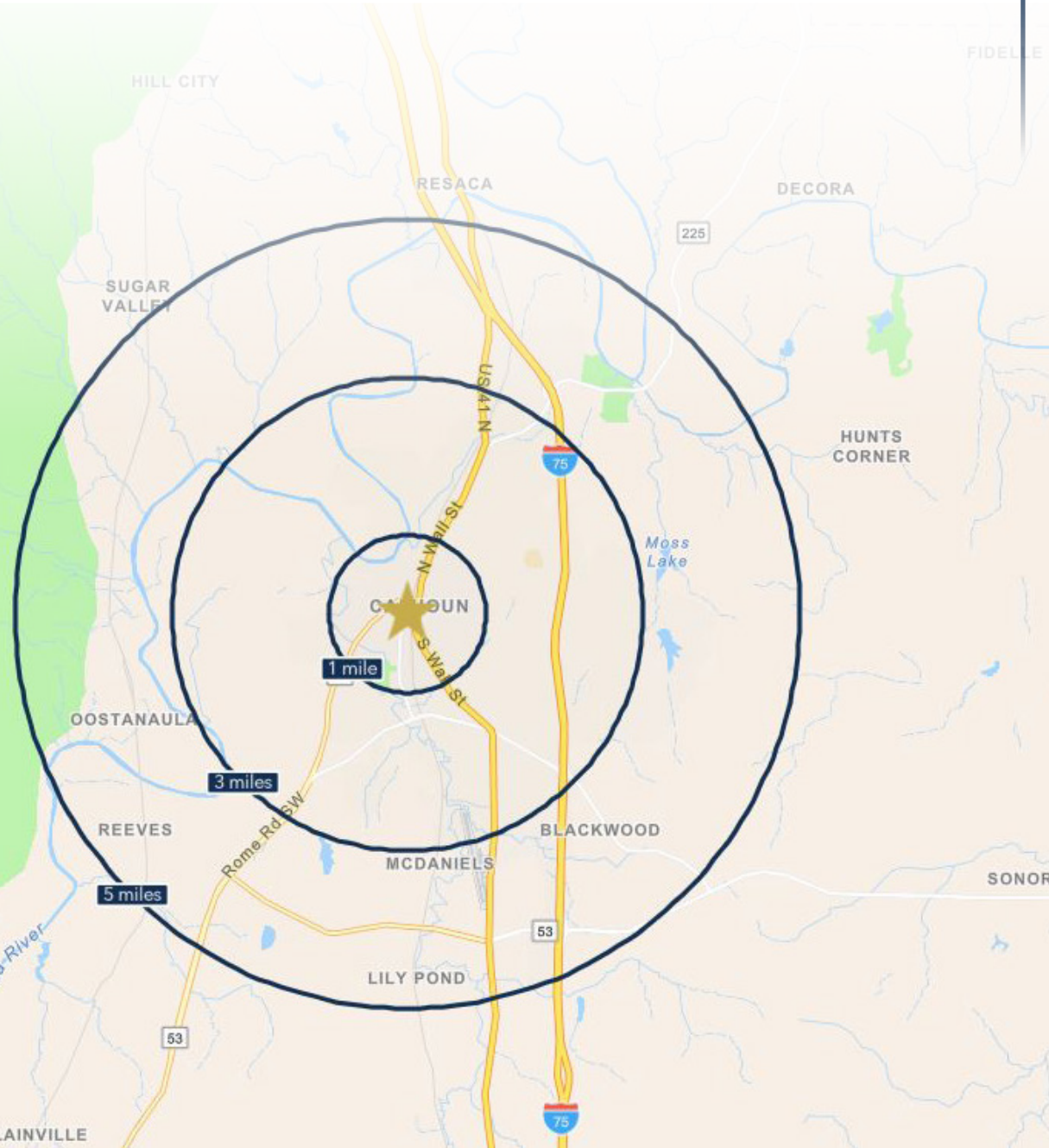
1 MILE	3 MILES	5 MILES
1,587	8,897	12,380



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$65,678	\$70,602	\$74,530

ESRI 2023



# Broker Profile



**DARRELL CHAPMAN**  
Partner, Bull Realty  
404-876-1640 x 114  
Darrell@BullRealty.com

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.

# 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 26 years in business and \$1.9 billion annual transaction volume.

## CONNECT WITH US:

<https://www.bullrealty.com/>



26

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





# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 222 South King Street, Calhoun, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

## CONTACT INFORMATION

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**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**

