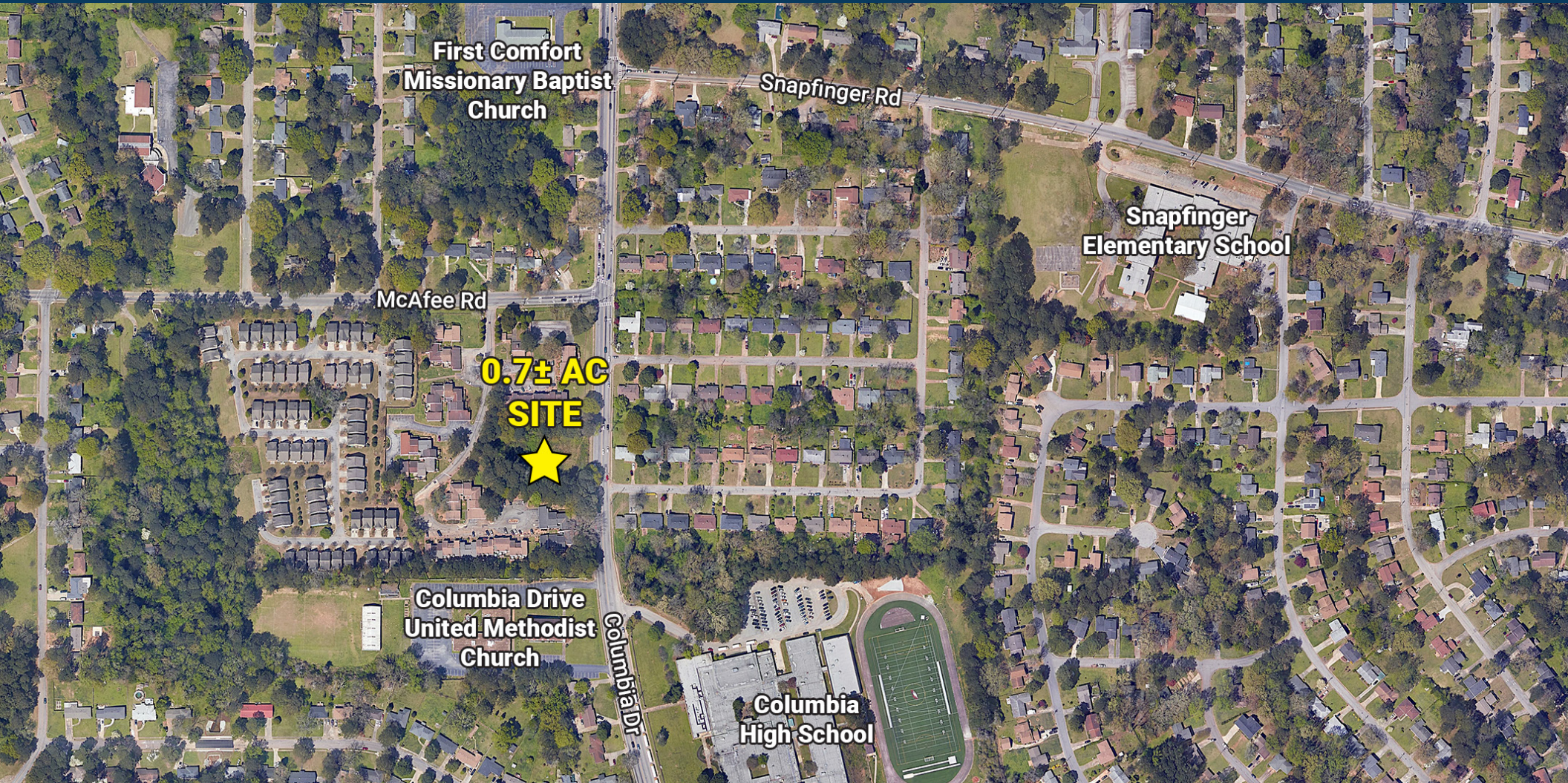


Offering Memorandum

0.7± Acre Residential Development Opportunity



McWhirter



2043 Columbia Drive
Decatur, GA 30032

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

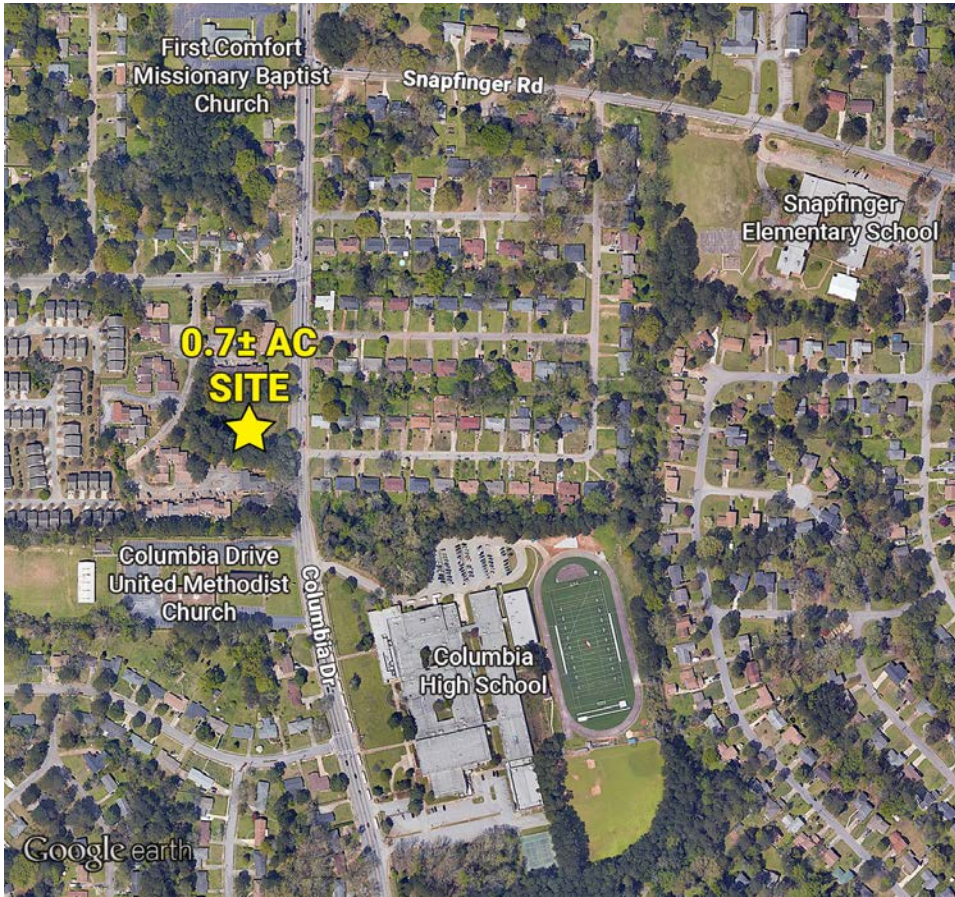
The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Nelson Vinson
678.385.2718
nrv@mcwrealty.com

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
770.955.2000
www.mcwrealty.com



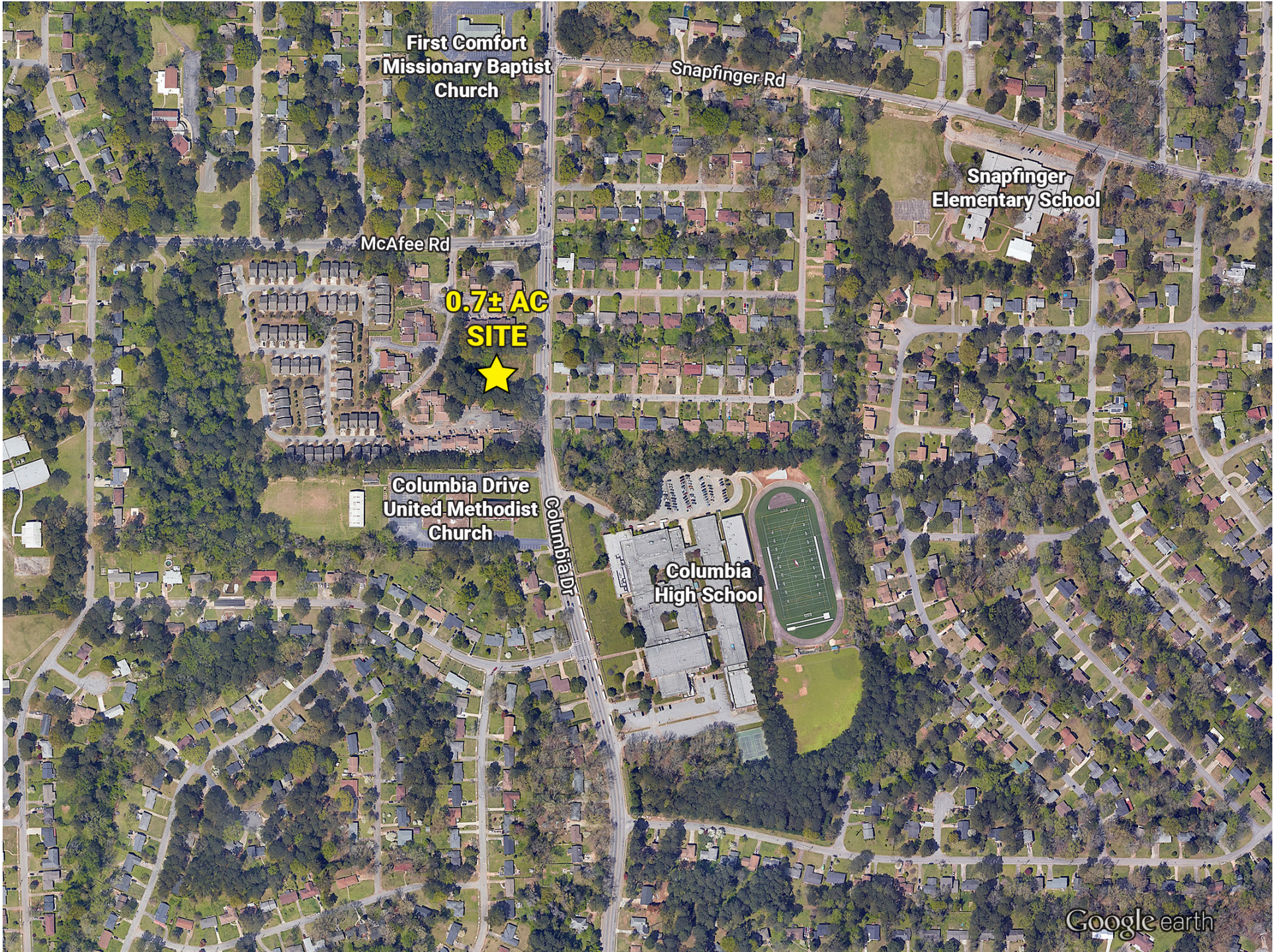


0.7± AC Residential Development Opportunity

2043 Columbia Drive
Decatur, GA 30032

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Property Summary

McWhirter is pleased to offer 2043 Columbia Drive for sale. The property consists of 0.7± acre tract ideal for residential development.

Location / Area

2043 Columbia Drive is located in Decatur GA and benefits from excellent connectivity. Major roads and highways, including I-20 and I-285 are within easy reach, ensuring a convenient commute to Atlanta and the surrounding areas. Public transportation options are abundant, making it effortless to explore the city and beyond.

Access / Frontage

The 0.7± acre tract has 125' of frontage on Columbia Drive, and offers excellent visibility to approximately 18,700 vehicles per day (GA DOT).

Utilities

Utilities, including sewer are available at the property, however, utilities are subject to independent verification.

Zoning / Future Land Use

The property is zoned RSM.

Schools

The property is served by Snapfinger Elementary School, Columbia Middle School, and Columbia High School.

Price

The Property is being offered at \$199,000.

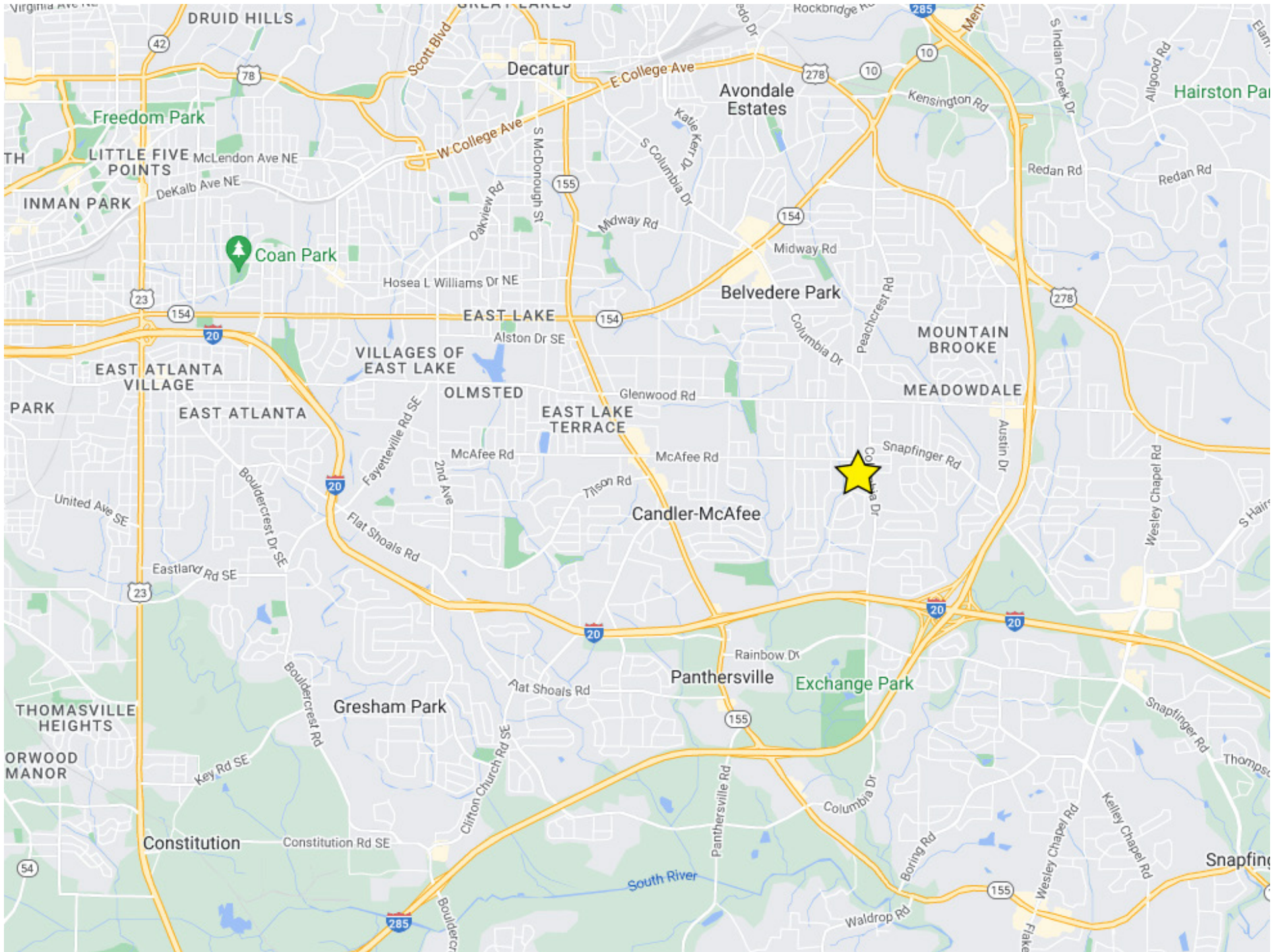


Area Demographics

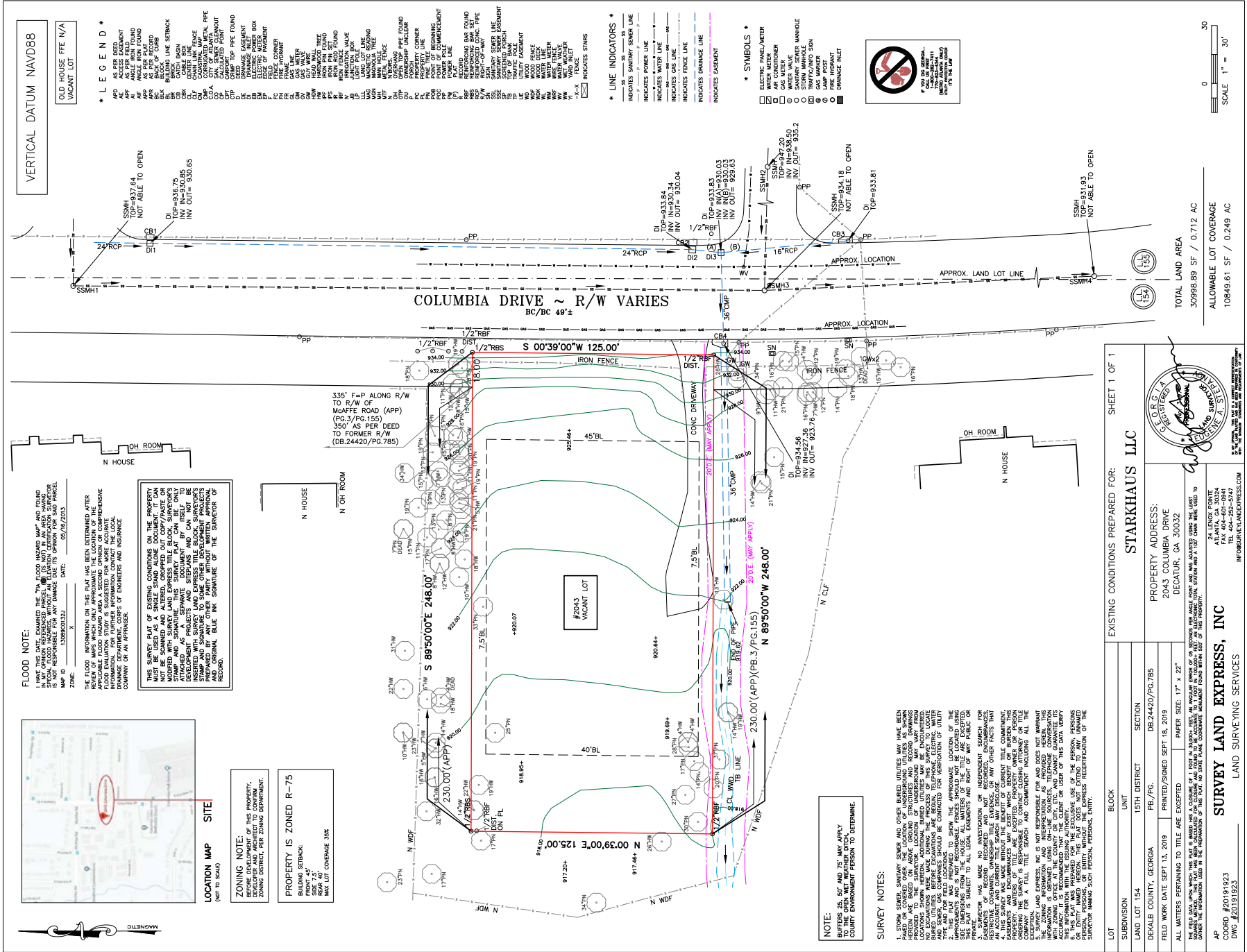
Population	1-mile	3-mile	5-mile
2028 Projection	9,014	83,782	230,278
2023 Population	9,110	84,031	230,388
2010 Population	8,977	79,197	214,736
Growth 2010-2023	0.1%	0.5%	0.6%
Growth 2023-2028	-0.2%	-0.1%	0%

Income	1-mile	3-mile	5-mile
Average Household Income	\$53,719	\$67,180	\$83,050
Median Household Income	\$38,667	\$48,799	\$58,433

Source: CoStar



Property Survey



VERTICAL DATUM NAVD88
 OLD HOUSE FFE N/A
 VACANT LOT

LEGEND *

- AK ADDRESS EASEMENT
- AP APPLICABLE FLOOD HAZARD AREA
- AR ARCHAEOLOGICAL REMAINS
- AS AS PER RECORD
- BB BELONGS TO
- BL BELONGS TO
- BR BRIDGE
- BS BULKHEAD
- BU BURIED UTILITY
- CA CABLE
- CB CEMENT
- CC CEMENT CURB
- CD CALCULATED DISTANCE
- CE CEMENT
- CF CONCRETE
- CG CONCRETE
- CH CHIMNEY
- CI CONCRETE
- CL CONCRETE
- CM CONCRETE
- CP CONCRETE
- CQ CONCRETE
- CR CONCRETE
- CS CONCRETE
- CT CONCRETE
- CU CONCRETE
- CV CONCRETE
- ... (many more items)

LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES EASEMENT

SYMBOLS *

- ELECTRIC PANEL/METER
- AIR CONDITIONER
- GAS METER
- SANITARY SEWER MANHOLE
- SHOWER/AND/SON
- GAS MARKER
- FIRE HYDRANT
- BURIED INLET



FLOOD NOTE:
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND A REVIEW OF APPLICABLE FLOOD HAZARD MAPS. A SECOND DRINKING OR COMBUSTIBLE FLOOD DRAINAGE STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. CONTACT THE SURVEYOR OR AN APPRAISER.

ZONING NOTE:
 THE PROPERTY IS ZONED R-75. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75.

ZONING NOTE:
 THE PROPERTY IS ZONED R-75.
 BUILDING SETBACK:
 FRONT 45'
 REAR 40'
 MAX. LOT COVERAGE: 30%

NOTE:
 BEYOND 25' OF 75' MAY APPLY TO COUNTY EMPLOYMENT PERSON TO DETERMINE.

SURVEY NOTES:
 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN RECORDED OR NOT RECORDED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75.

LOT		BLOCK		EXISTING CONDITIONS PREPARED FOR:	
SUBMISSION	UNIT	STARKHAUS LLC			
LAND LOT 154	15TH DISTRICT	2043 COLUMBIA DRIVE DECATUR, GA 30032			
DEKALB COUNTY, GEORGIA	PB./PG.	PROPERTY ADDRESS:			
FIELD WORK DATE SEPT 13, 2019	PRINTED/SIGNED SEPT 18, 2019	2043 COLUMBIA DRIVE DECATUR, GA 30032			
ALL MATTERS PERTAINING TO TITLE ARE DECEDED		PAPER SIZE: 17" x 27"			
<p>THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS ZONED R-75.</p>					
AP	COORD	SURVEY LAND EXPRESS, INC			
020191923	24050313923	LAND SURVEYING SERVICES			






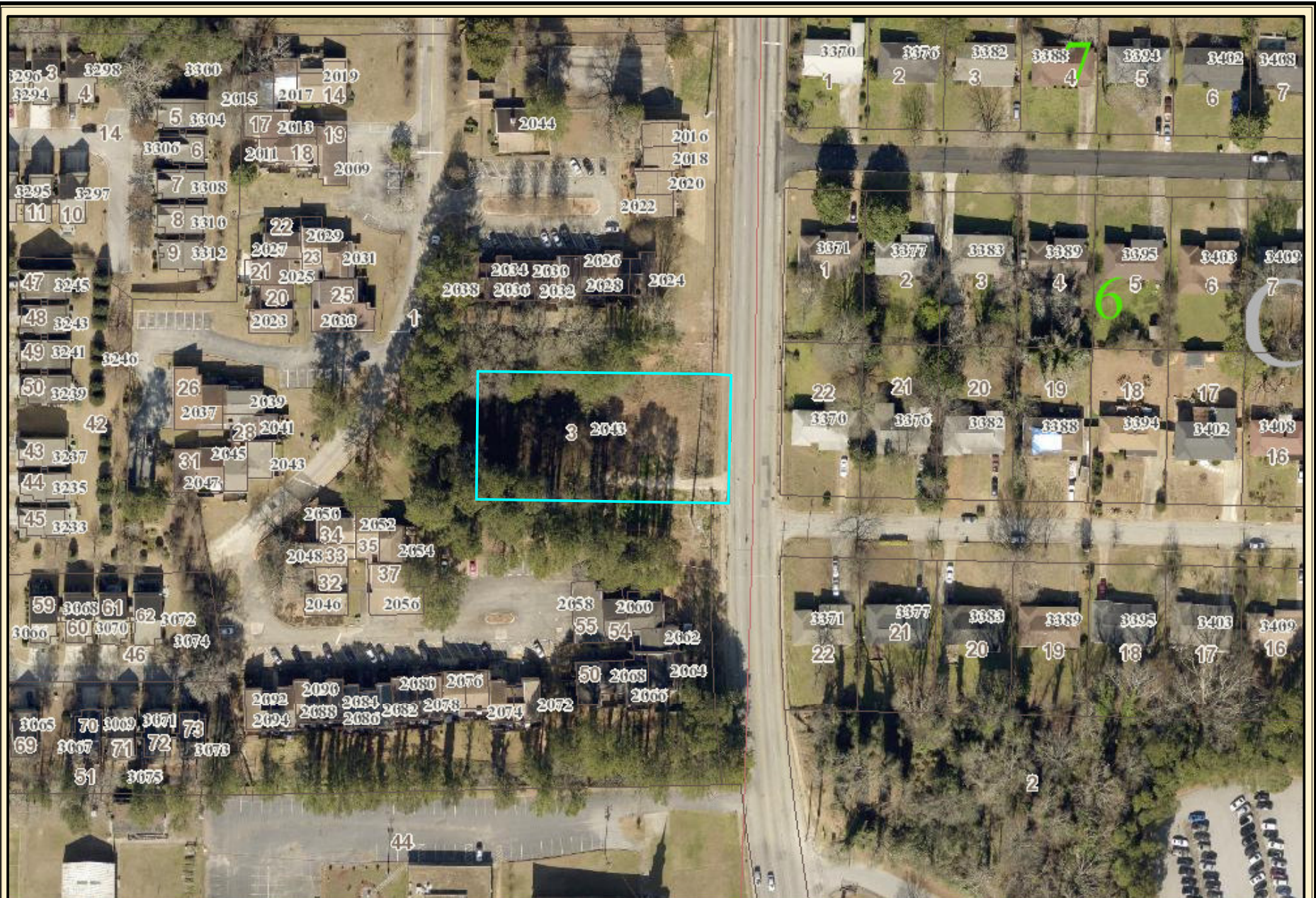
SCALE 1" = 30'

TOTAL LAND AREA
 30998.89 SF / 0.712 AC
 ALLOWABLE LOT COVERAGE
 10849.61 SF / 0.249 AC

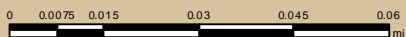
Public Schools Serving the Property

2043 Columbia Drive is served by Snapfinger Elementary School, Columbia Middle School, and Columbia High School.

Snapfinger Elementary School	Columbia Middle School	Columbia High School
		
<p>1365 Snapfinger Rd Decatur, GA 30032</p>	<p>3001 Columbia Dr Decatur, GA 30034</p>	<p>2106 Columbia Dr Decatur, GA 30032</p>
<p>Snapfinger Elementary School is located approximately a half-mile from the subject property.</p>	<p>Columbia Middle School is located 2.5± miles from the subject property.</p>	<p>Columbia High School is approximately 420 feet from the subject property.</p>



2043 Columbia Dr

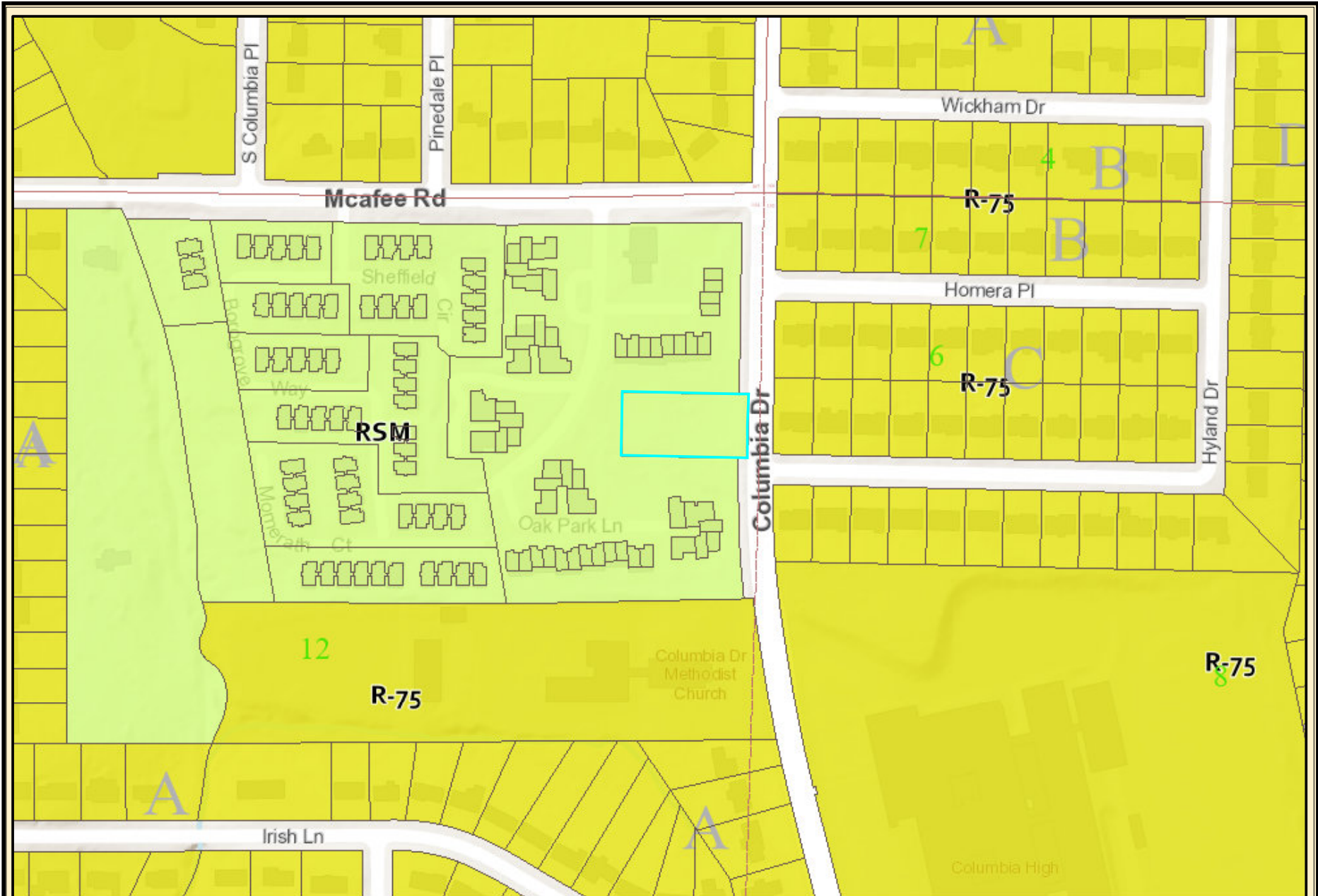


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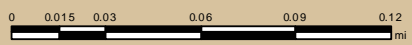


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2043 Columbia Dr - Zoning

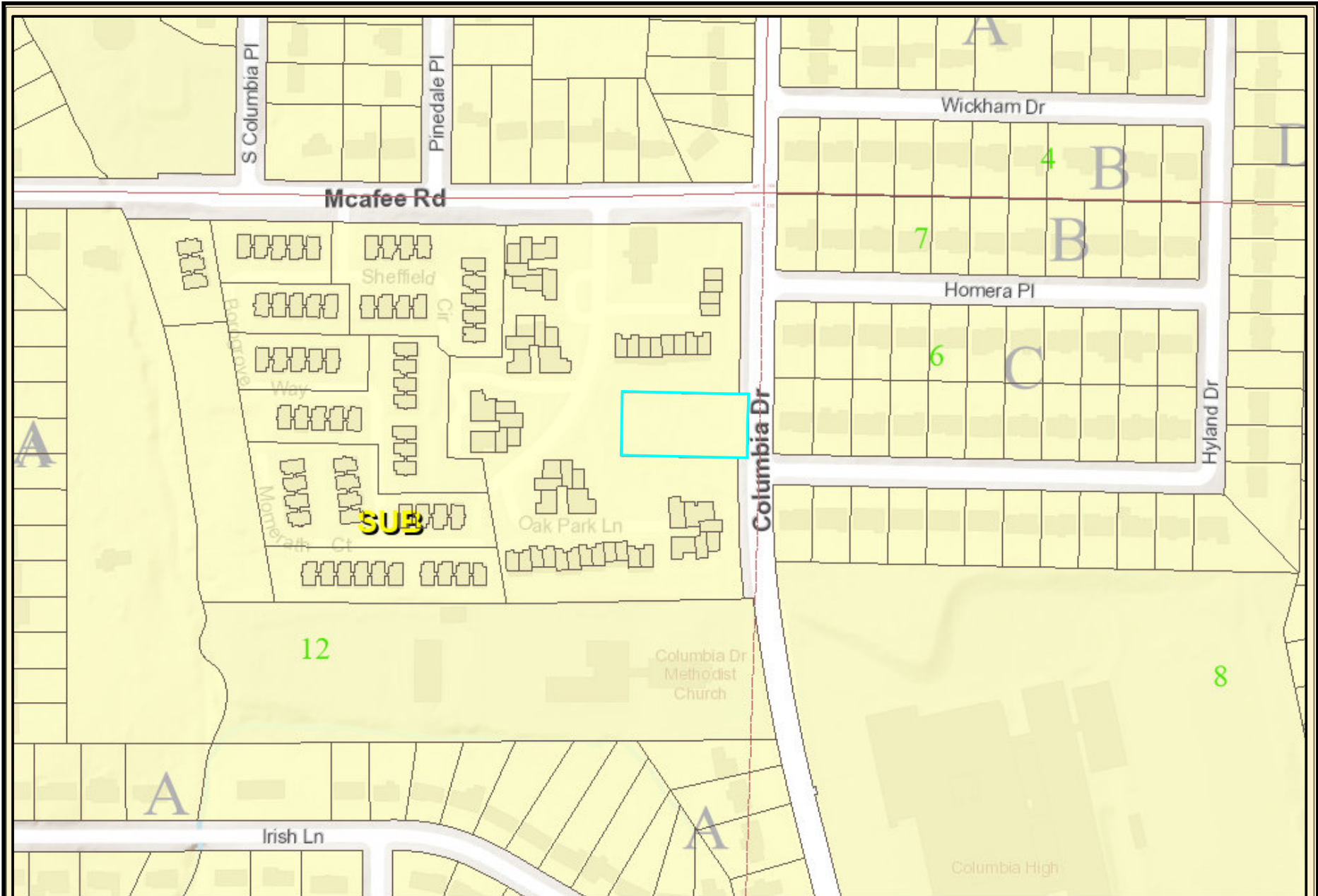


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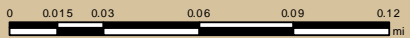


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2043 Columbia Dr - Land Use

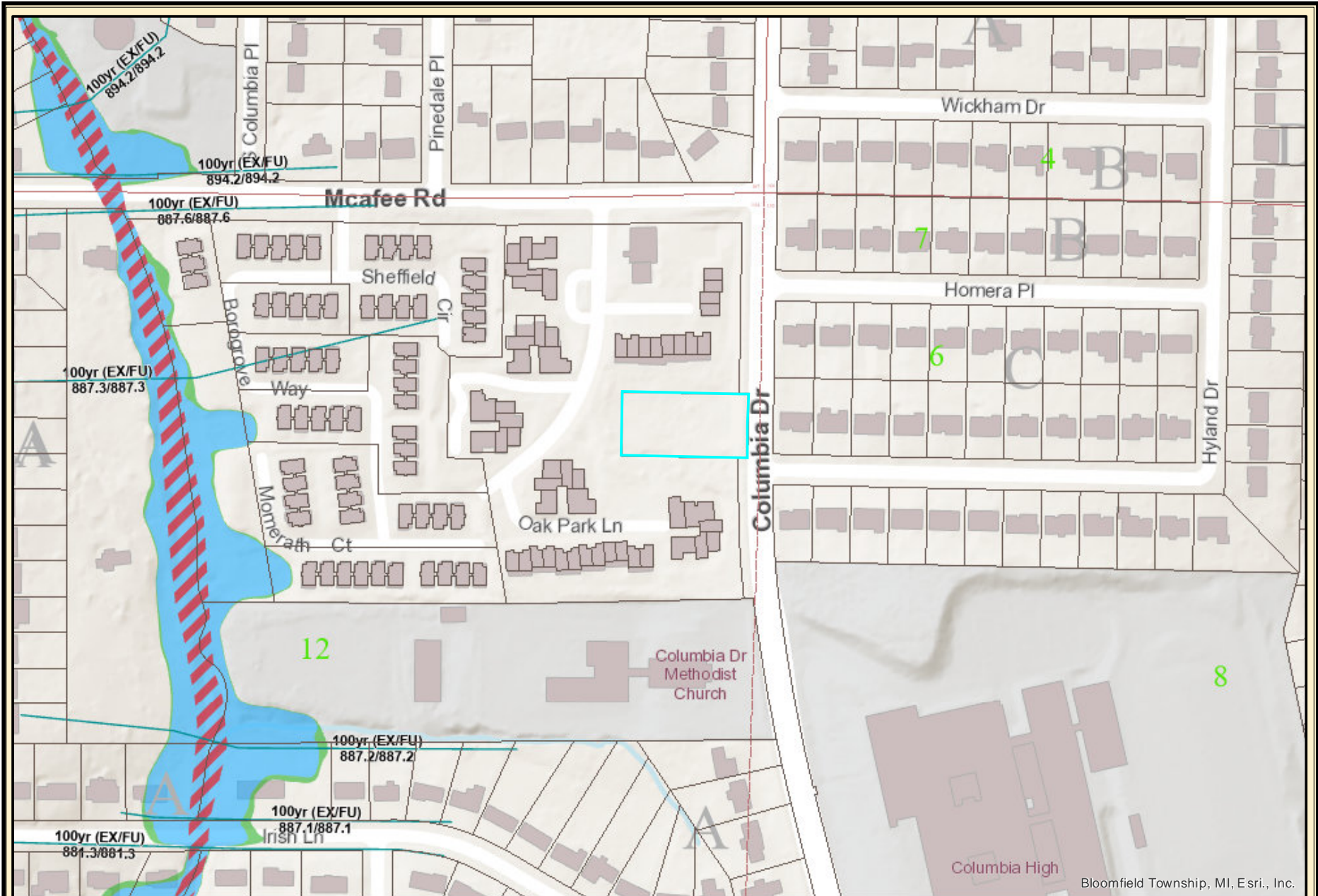


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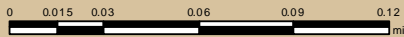
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Bloomfield Township, MI, Esri, Inc.



2043 Columbia Dr - Flood Zone



Date Printed: 9/19/2023



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Listing Team



Nelson Vinson
Partner

(678) 385-2718 O
(404) 925-0995 M
nrv@mcwrealty.com

Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



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McWhirter Realty Partners, LLC

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