

# OFFERING MEMORANDUM

Industrial Land Development Opportunity | ±4.3 Acres

PEACHTREE INDUSTRIAL BLVD

BROGDON EXCHANGE NE



# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenant 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 or tenants 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 or tenants.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord 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/Seller/Landlord. 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/Landlord. 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

- 04 PROPERTY OVERVIEW
- 05 PROPERTY INFORMATION
- 06 SURVEY
- 07 PROPOSED SITE PLANS & RENDERINGS
- 10 AERIAL PHOTOS
- 13 PARCEL MAP
- 14 ZONING
- 15 TRAFFIC COUNTS & TRAVEL TIMES
- 16 AERIAL MAP
- 17 DEMOGRAPHIC OVERVIEW
- 18 ABOUT THE AREA
- 21 ABOUT BULL REALTY
- 22 BROKER PROFILE

## CONTACT INFORMATION

---

SHOUMIC KHAN  
V.P. The Industrial Group  
Shoumic@BullRealty.com  
404-876-1640 X 131  
678-292-4517 (D)

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

# Property Overview

Bull Realty is pleased to present 4334 Brogdon Exchange, Suwanee, GA 30024, a prime  $\pm 4.3$ -acre industrial site located in an established industrial corridor of Gwinnett County. This property offers an excellent opportunity for users and developers seeking flexible industrial space suitable for warehouse and distribution, light manufacturing, storage, fabrication, and truck parking.

Strategically positioned with convenient access to major transportation routes, the site provides strong logistical efficiency and connectivity to the greater metro Atlanta market. The property's size and layout allow for efficient building placement and functional site design.

Located within a mature and highly active industrial market, 4334 Brogdon Exchange presents a compelling opportunity for industrial development in a supply-constrained area, making it well suited for a wide range of commercial and industrial operations.

## HIGHLIGHTS

- 2 sites for a total of  $\pm 4.3$  acres
- Located in Brogdon Exchange, a well established Industrial Park
- Zoned Heavy Manufacturing City of Sugar Hill
- Proposed site plan for a  $\pm 50,000$  SF building
- Located along the 85 North Corridor



# Property Information

ADDRESS: 4334 Brogdon Exchange  
Suwanee, GA 30024

COUNTY: Sugar Hill

SITE SIZE: ±4.3 Acres

NO. OF SITES: 2

TOPOGRAPHY: Mostly flat

ZONING: HM-1 ([Heavy Manufacturing District](#))

UTILITIES: All to site

PARCEL ID: R7254 116; R7253 238

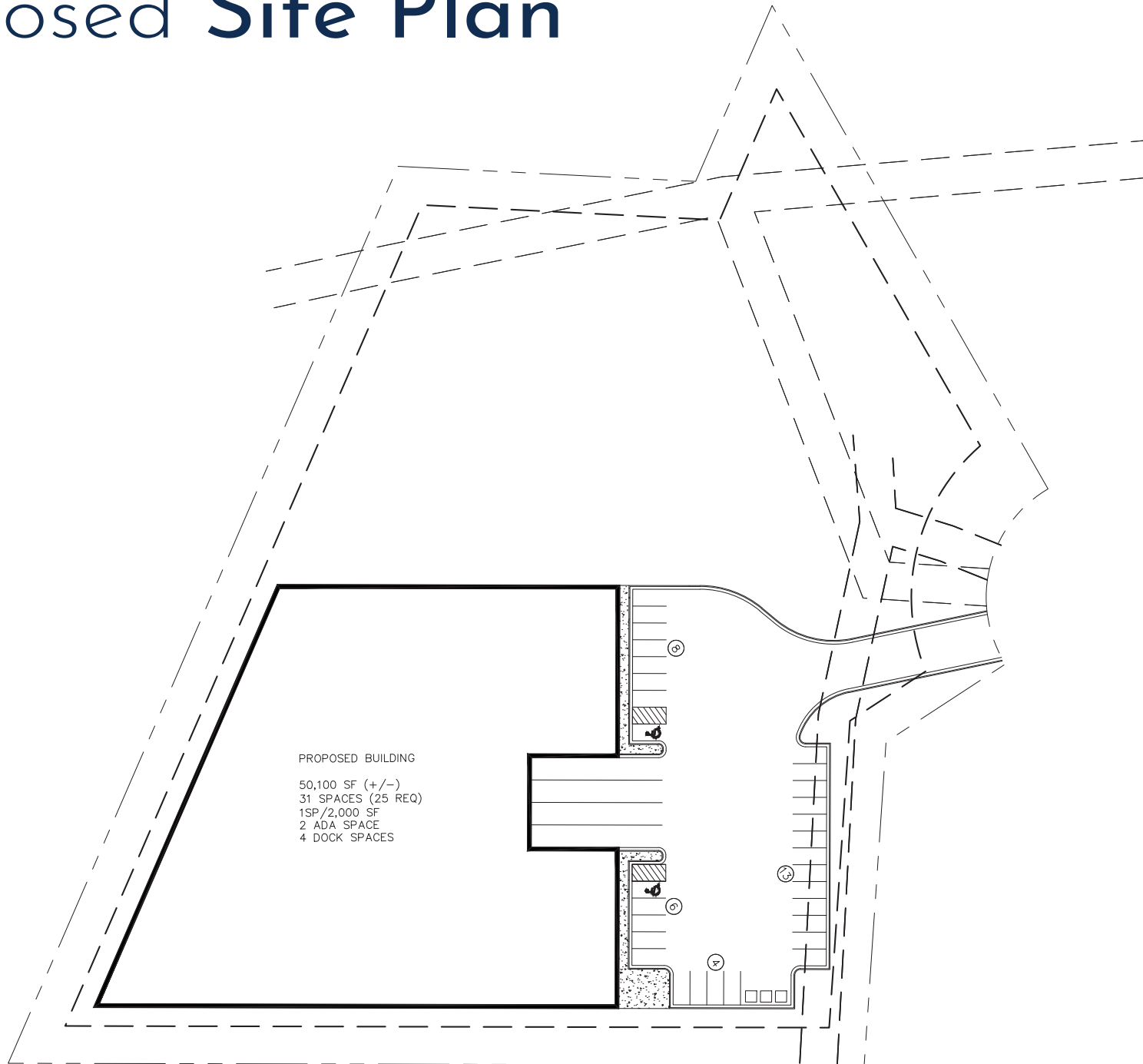
PROPOSED USE: Industrial Warehouse/Truck Parking



**SALE PRICE**  
**\$1,700,000**



# Proposed Site Plan



# Proposed Site Plan: Renderings

*\*For illustrative purposes only*



# Proposed Site Plan: Renderings

*\*For illustrative purposes only*



# Aerial Photos



**BROGDON  
EXCHANGE NE**

# Aerial Photos



**BROGDON RD**

**BROGDON EXCHANGE NE**

# Aerial Photos

PEACHTREE INDUSTRIAL BLVD

BROGDON EXCHANGE NE



# Parcel Map

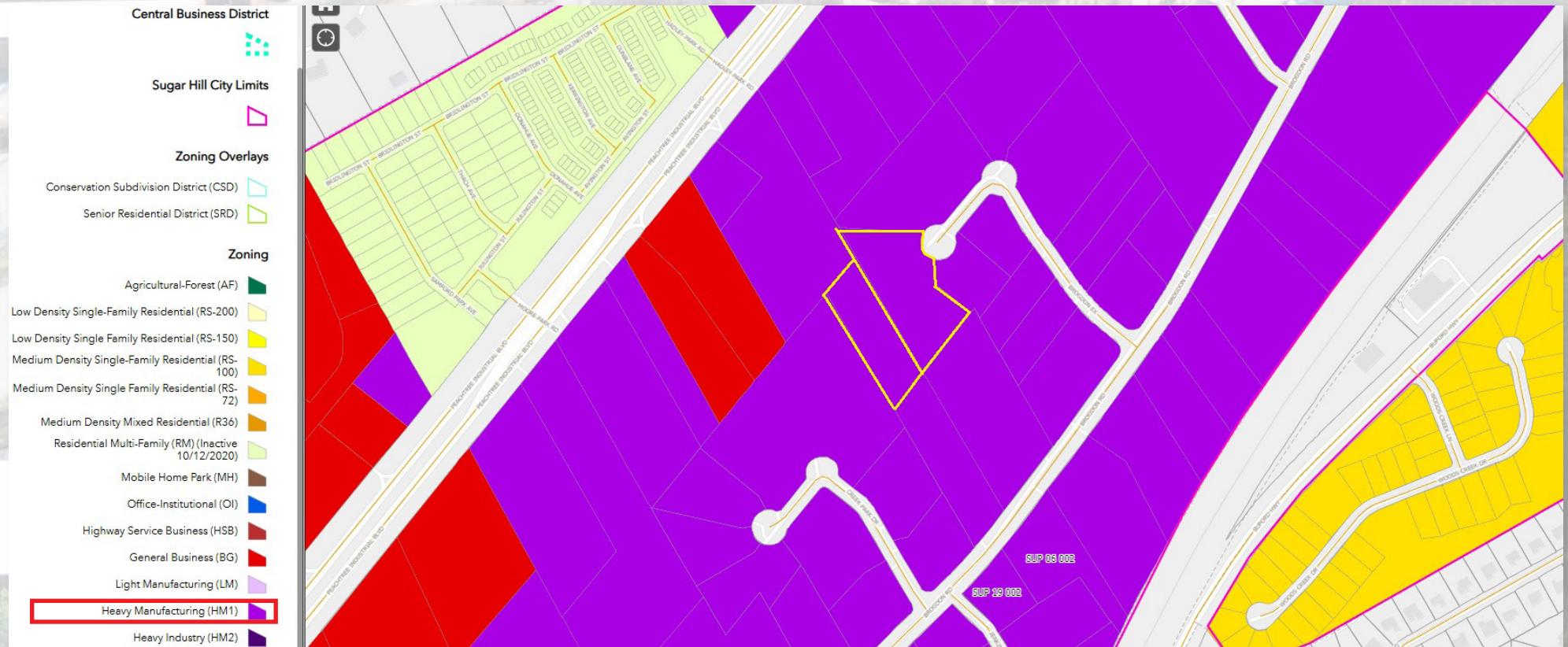


# Zoning: HM-1

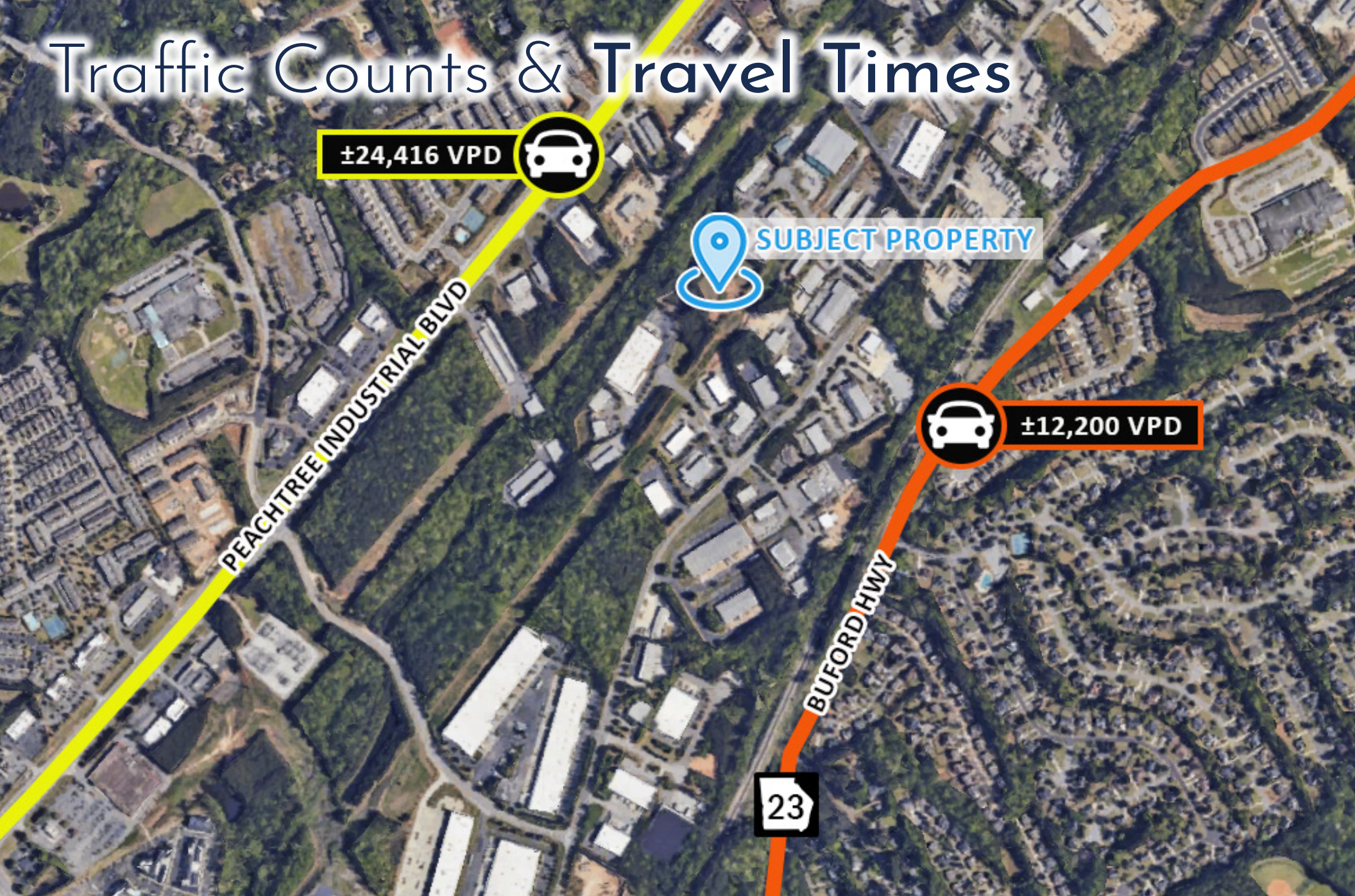
Heavy Manufacturing District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a required side or rear yard. Comprised of lands that are located on or have ready access to a major street, as defined herein, and are well adapted to industrial development, but whose proximity to residential or commercial zoning district makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a required side or rear yard.

[Link to zoning and approved uses \(see page 4.3 & Table 4.1\)](#)

[Link to zoning map City of Sugar Hill](#)



# Traffic Counts & Travel Times



I-85: 2 Miles  
I-985: 3 Miles



Hartsfield-Jackson Atlanta  
International Airport: 42 Miles  
Gwinett County Airport-Briscore Field: 12 Miles  
DeKalb Peachtree Airport: 25 Miles

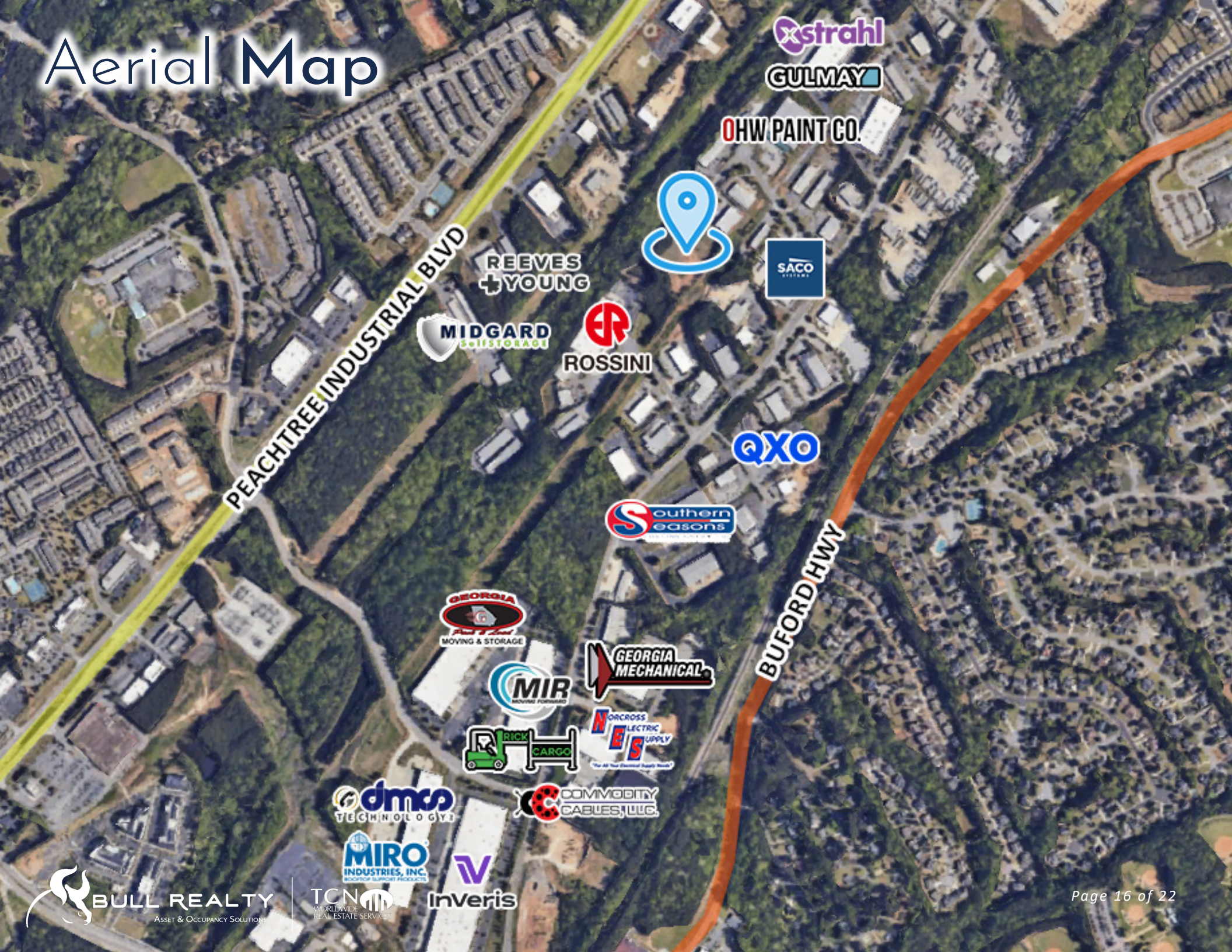


CSX Intermodal: 35 Miles  
Norfolk Southern Inman  
Yard Intermodal: 35 Miles



Port of Savannah, GA: 280 Miles  
Port of Charleston, SC: 310 Miles

# Aerial Map



PEACHTREE INDUSTRIAL BLVD

BUFORD HWY

Strahl  
GULMAY

OHW PAINT CO.



REEVES  
+ YOUNG

SACO  
SYSTEMS

MIDGARD  
SELF STORAGE

ROSSINI

QXO

Southern  
seasons

GEORGIA  
MOVING & STORAGE

GEORGIA  
MECHANICAL

MIR  
MOVING FORWARD

RICK  
CARGO

NORCROSS  
ELECTRIC  
SUPPLY

dms  
TECHNOLOGY

COMMOBILITY  
CABLES, LLC

MIRO  
INDUSTRIES, INC.

Inveris

# Demographic Overview

## Suwanee, Georgia



### POPULATION

1 MILE	3 MILES	5 MILES
5,596	63,051	171,396



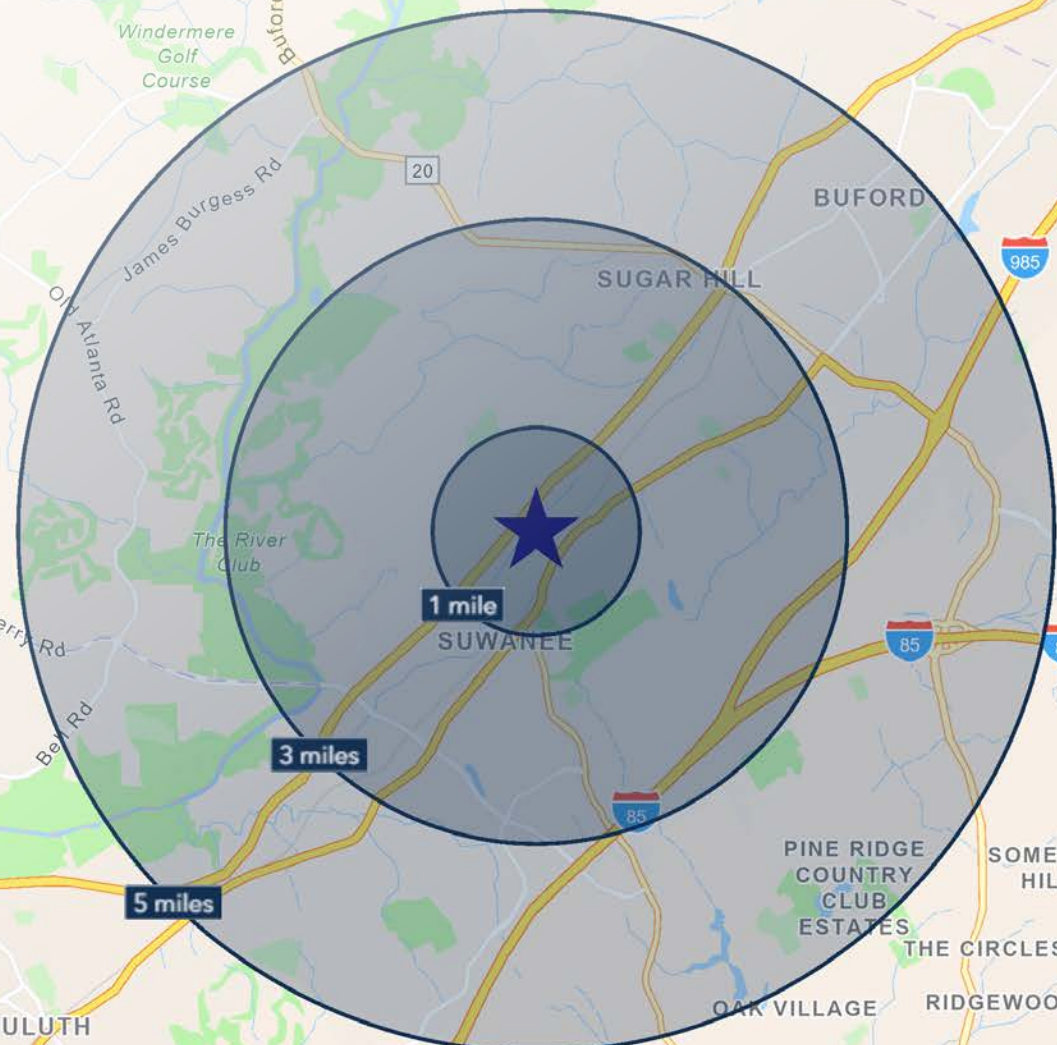
### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,953	21,118	57,350



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$146,829	\$150,046	\$145,155



ESRI 2025

# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**13 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN  
THE U.S. 2020**

- U.S. CENSUS BUREAU  
POPULATION DIVISION

## HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**9TH**  
LARGEST U.S. METRO  
*2024 U.S. Census*

**1.8%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
*ESRI 2025*

**#6**  
BEST CITIES FOR JOBS IN U.S.  
*WalletHub 2024*

**#3**  
FASTEST GROWING  
U.S. METRO  
*Freddie Mac 2024*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS



# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

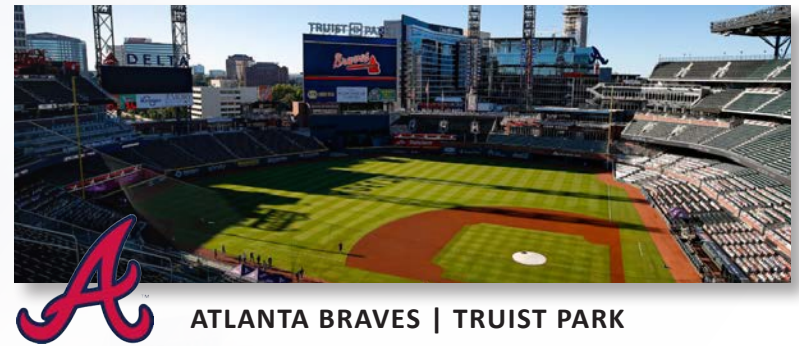
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

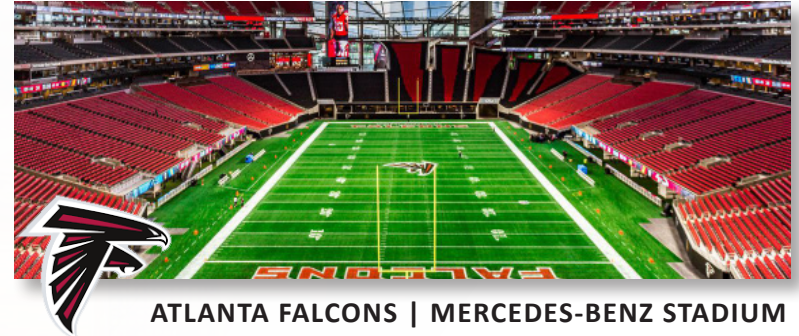
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# 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.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## 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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

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



**28**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES

# Broker Profile



## SHOUMIC KHAN

V.P. The Industrial Group  
Shoumic@BullRealty.com  
404-876-1640 x 131  
678-292-4517 (D)

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.