



CHURCH STREET

WEST HAMILTON AVENUE

PARK STREET

WASHINGTON ROAD

OFFERING MEMORANDUM

HIGH DENSITY MULTIFAMILY, MIXED-USE, TOWNHOME OR COMMERCIAL DEVELOPMENT

1720 WASHINGTON ROAD, EAST POINT, GA 30344 | ±1.87 ACRES

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing 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 Bull Realty, Inc. or Owner/Seller. 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.



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EXECUTIVE SUMMARY

EAST POINT DEVELOPMENT SITE

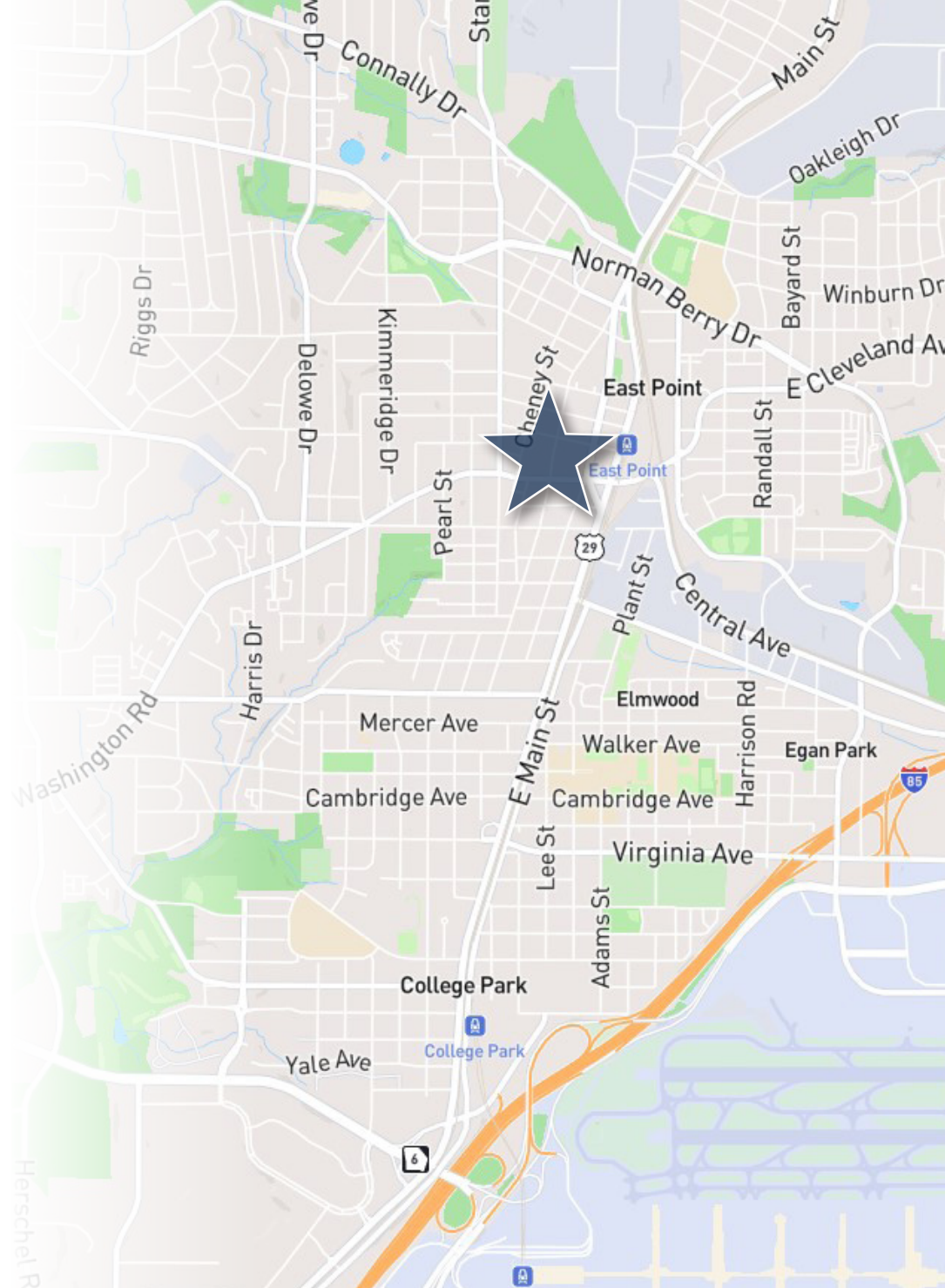
Bull Realty Inc., as exclusive broker, is proud to offer the opportunity to acquire this ±1.87 acre development site in East Point, Georgia. The site has road frontage on three sides in the heart of downtown East Point and is just three blocks from the MARTA station. The parcel is in the Downtown Architectural Overlay District which allows for high density multifamily, mixed-use, townhome or commercial development.

- ±1.87-acre development site offered for sale at \$1,500,000
- Zoning allows for high density multifamily, mixed-use, townhome or commercial development
- Great visibility with road frontage on three sides
- Three blocks from the MARTA station
- Level topography
- All utilities available at the site

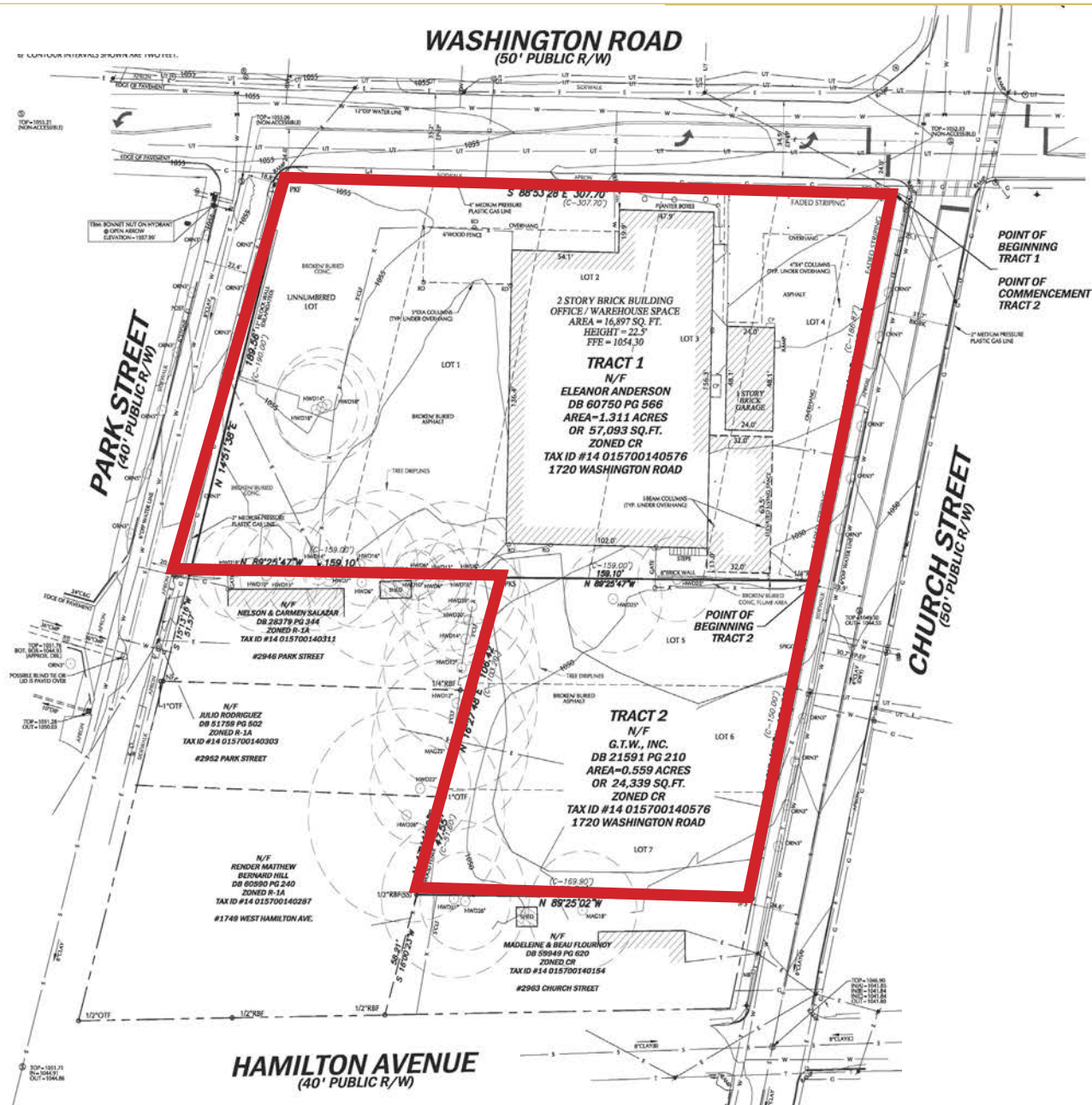


PROPERTY INFORMATION

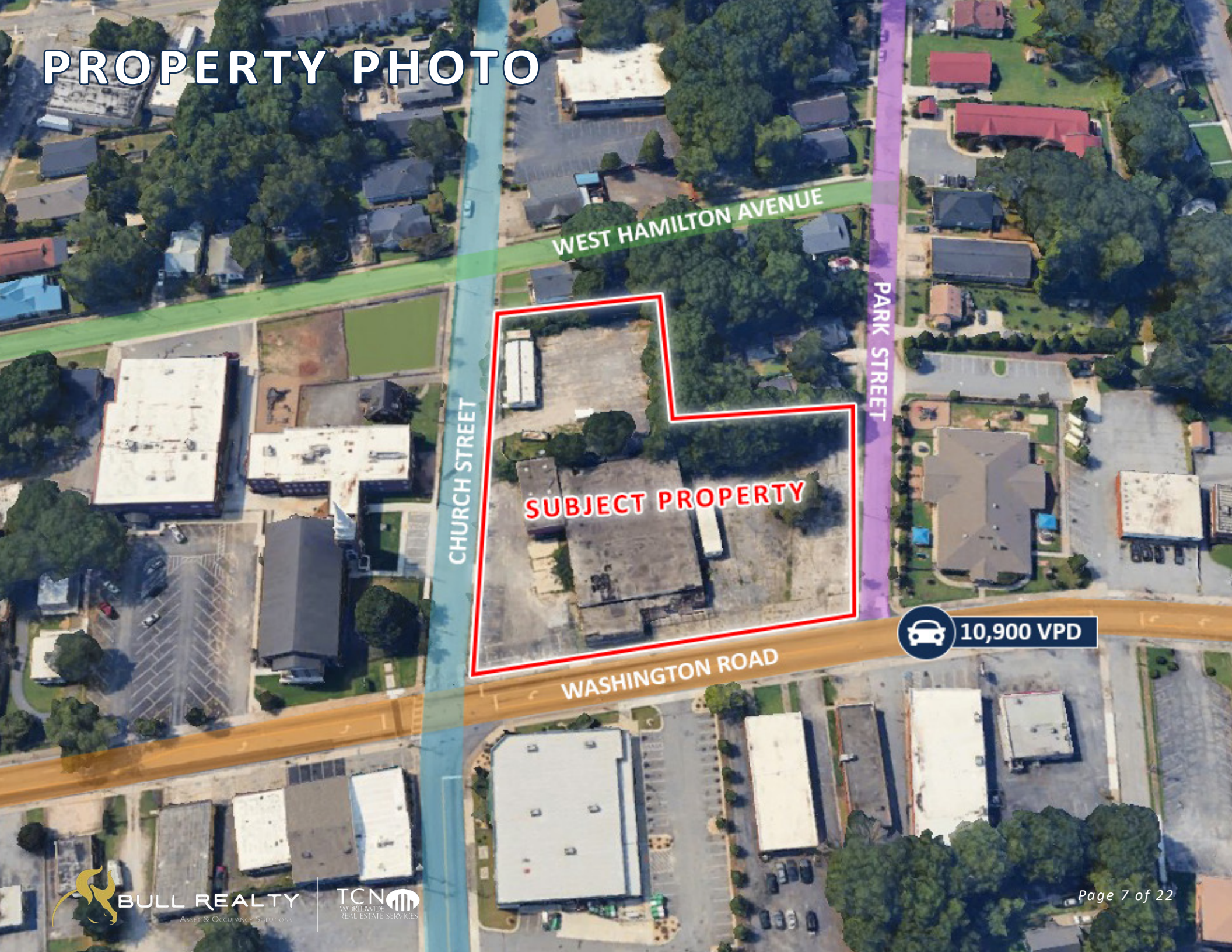
ADDRESS	1720 Washington Road East Point, GA 30344
SITE SIZE	±1.87 Acres
ZONING	Downtown Overlay District: Tier 2
PARCEL ID	14-0157-0014-057-6 & 14-0157-0014-058-4
PROPOSED USE	High density multifamily, mixed-use, townhome or commercial development
TOPOGRAPHY	Level
UTILITIES	All-to-site
SALE PRICE	\$1,500,000



SURVEY



PROPERTY PHOTO



WEST HAMILTON AVENUE

CHURCH STREET

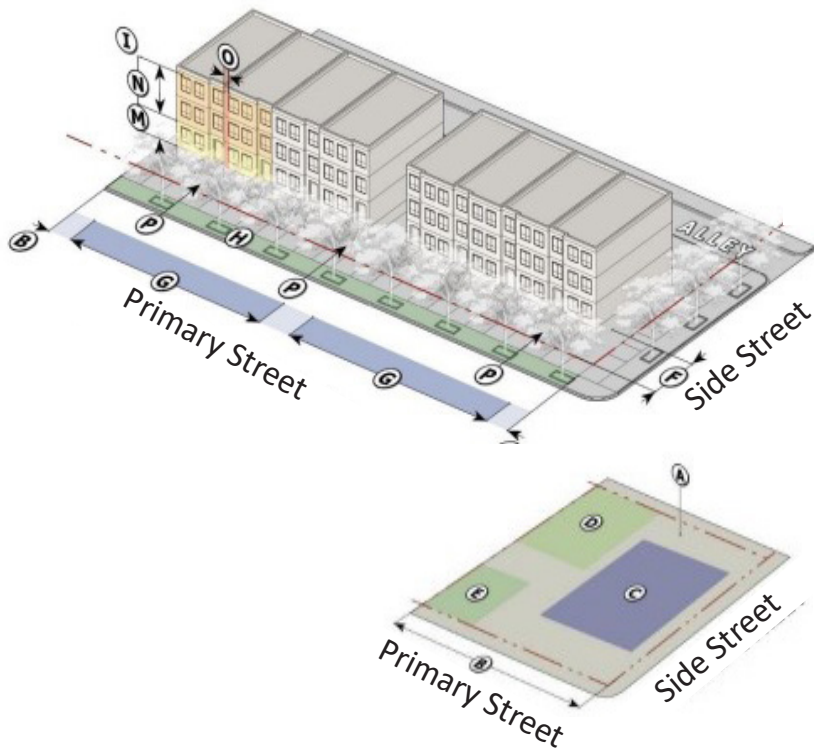
PARK STREET

SUBJECT PROPERTY

WASHINGTON ROAD

 10,900 VPD

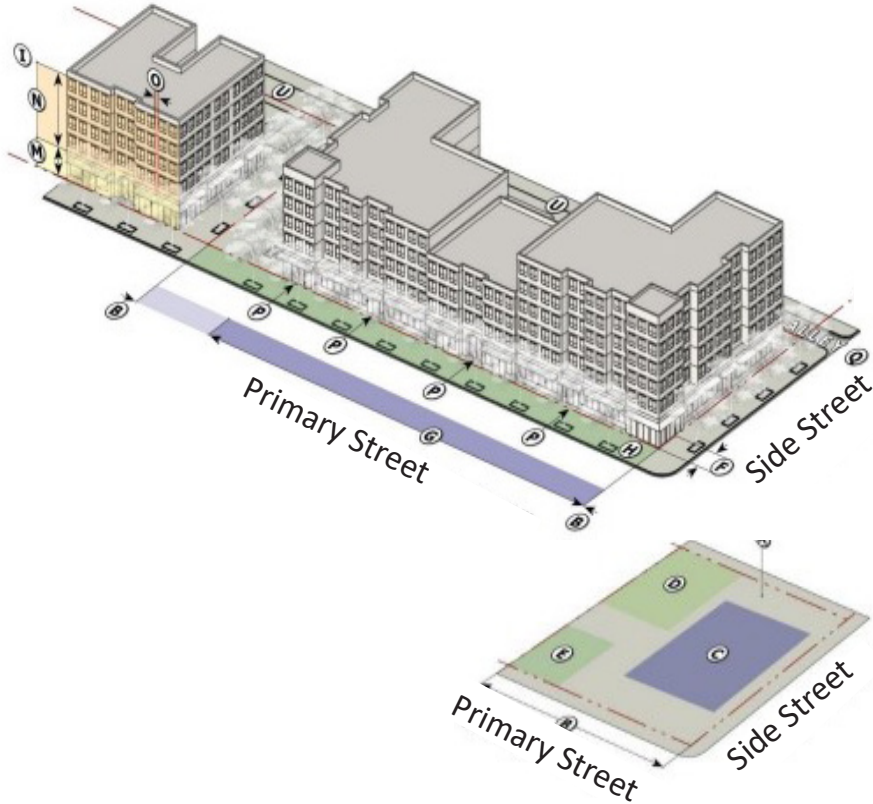
ZONING - Townhome



Lot Dimensions & Parameters	
A. Lot Area	800 sf (min)
B. Lot Width	20 ft (min)
C. Lot Coverage	75 % (max)
D. Landscape Open Space	n/a
E. Outdoor Amenity Space	n/a

Setbacks	
F. Minimum/Maximum	0 ft (min) / 8 ft (max)
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	45 ft
Accessory Structure	24 ft
Transparency	
M. Ground Story, primary/side street (min)	20%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	30 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required

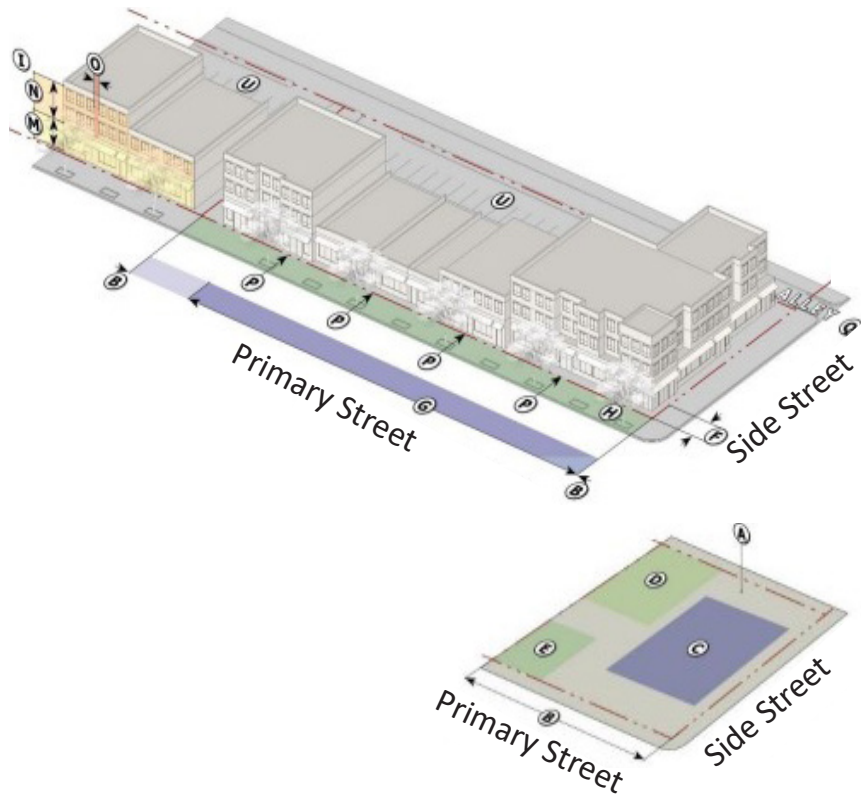
ZONING - Mixed-Use Building



Lot Dimensions & Parameters	
A. Lot Area	10,000 sf (min)
B. Lot Width	75 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	10% (min)
E. Outdoor Amenity Space	5% (min)

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building & Story Height	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max
Tier 3	6 story max
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	n/a

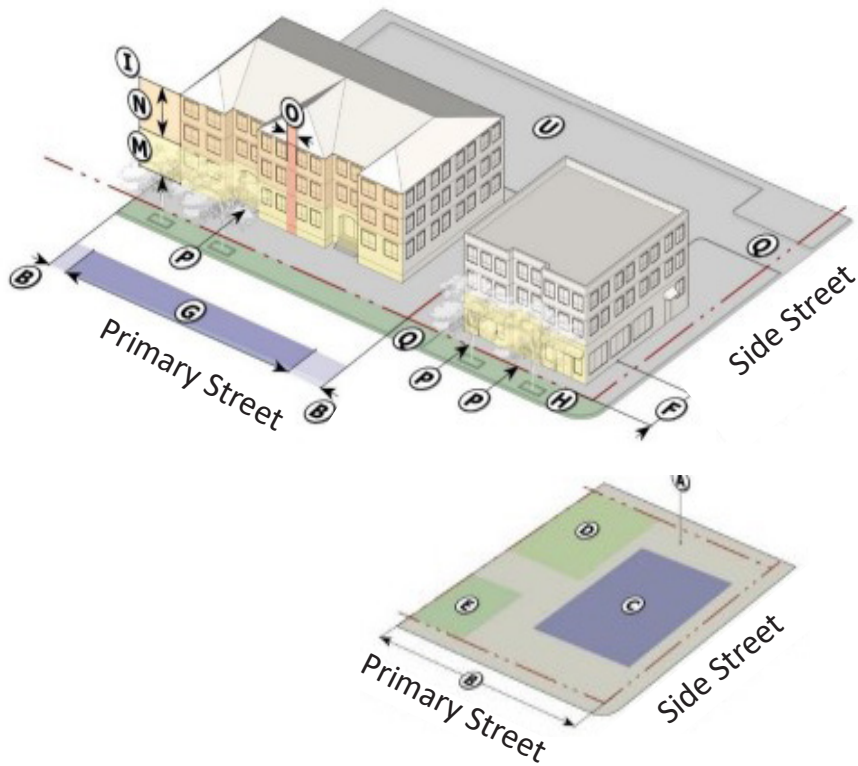
ZONING - Storefront Building



Lot Dimensions & Parameters	
A. Lot Area	3,000 sf (min)
B. Lot Width	30 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	0% (min)
E. Outdoor Amenity Space	0% (min)

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	
Tier 1 & Tier 2	2 story (min)
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	15,000 sf (max)
Transparency	
M. Ground Story, primary/side street (min)	60%/30%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	20 ft / 40 ft

ZONING - Single-Use Building



Lot Dimensions & Parameters	
A. Lot Area	5,000 sf (min) / 15,000 sf (min) for multifamily
B. Lot Width	30 ft (min) / 75 ft (min) for multifamily
C. Lot Coverage	n/a
D. Landscape Open Space	10 % (min)
E. Outdoor Amenity Space	5 % (min) / 10% (min) for multifamily

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	

DEMOGRAPHIC OVERVIEW

ESRI 2024



POPULATION

1 mile	10,340
3 mile	68,875
5 mile	169,991



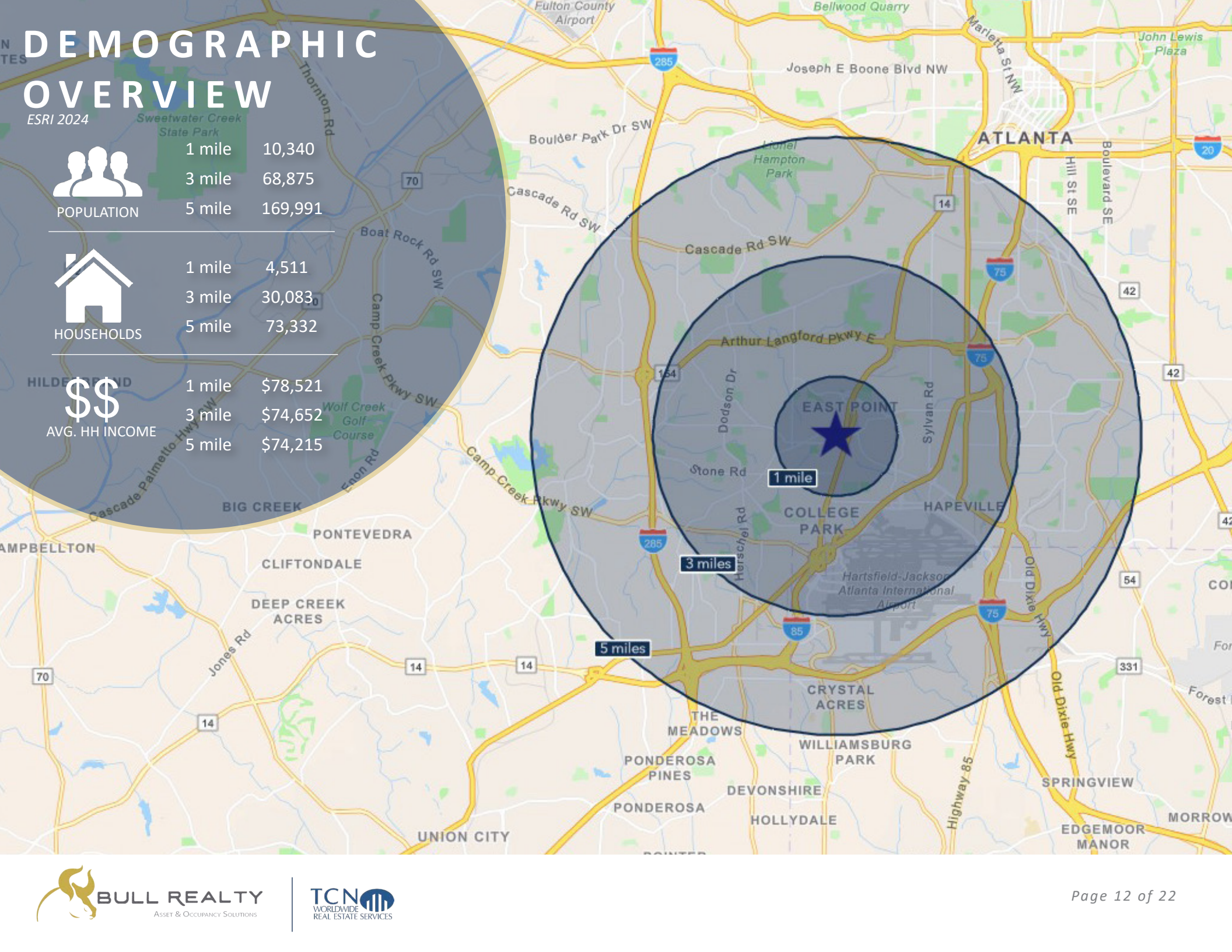
HOUSEHOLDS

1 mile	4,511
3 mile	30,083
5 mile	73,332



AVG. HH INCOME

1 mile	\$78,521
3 mile	\$74,652
5 mile	\$74,215



AROUND THE AREA



IN THE AREA

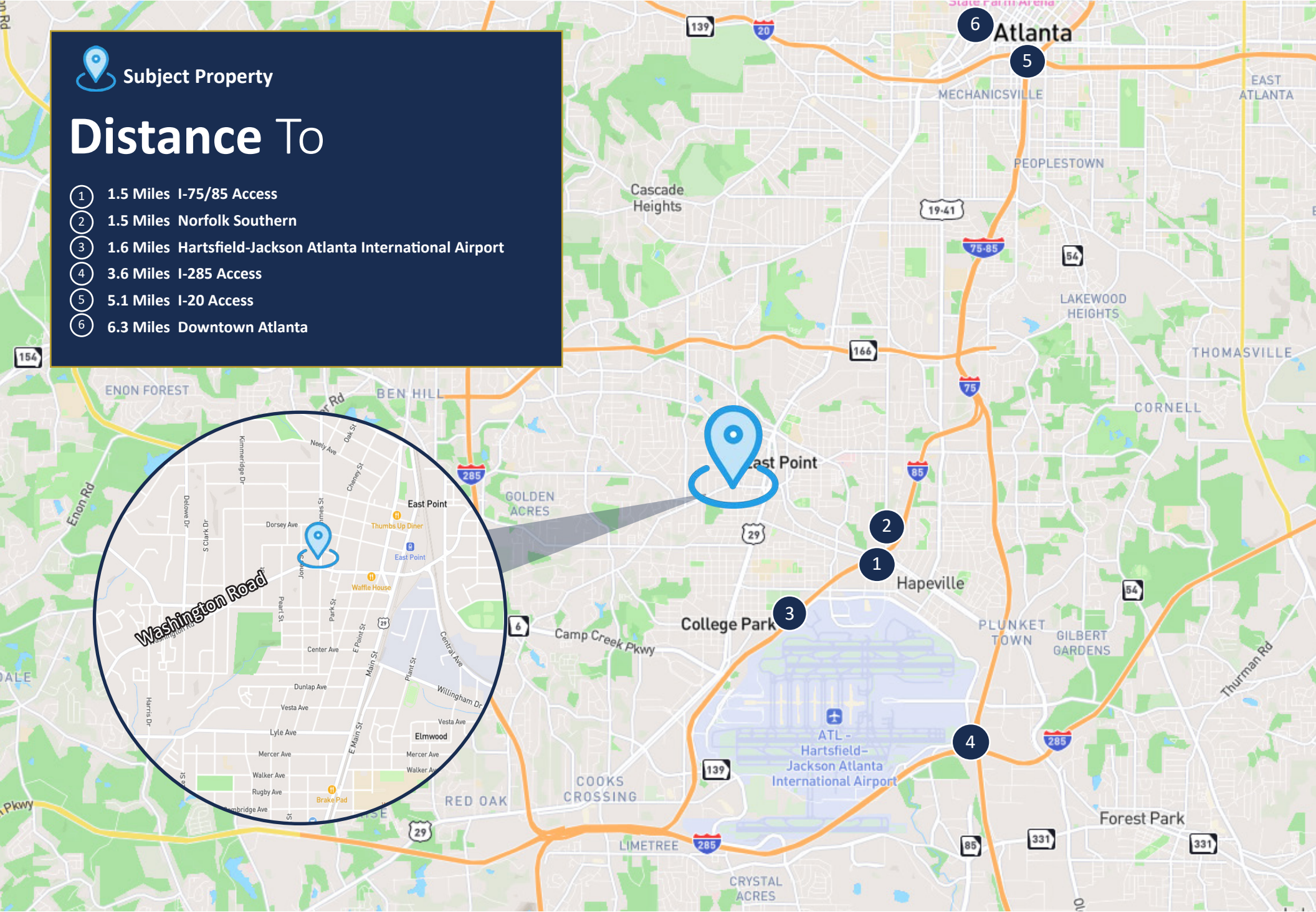




Subject Property

Distance To

- 1 1.5 Miles I-75/85 Access
- 2 1.5 Miles Norfolk Southern
- 3 1.6 Miles Hartsfield-Jackson Atlanta International Airport
- 4 3.6 Miles I-285 Access
- 5 5.1 Miles I-20 Access
- 6 6.3 Miles Downtown Atlanta



East Point

The City of East Point was chartered in 1887 and is comprised of an ethnically diverse community. Between 2010 and 2014, the overall population grew 5.3%. With over 38,000 residents, and more than 17,000 households, it's the sixth largest city in Fulton County. The name "East Point" derives from the fact that this is the terminus of the Atlanta & West Point Railroad in the east; West Point Georgia, is the terminus where the rail line ends in the west. This settlement was founded as a railroad terminus in 1870, and quickly became an inviting place for industry to develop.

The City of East Point is a quaint and ethnically diverse urban community that offers the full amenities of in-town living. The City attracts everyone from young professionals to active adults, and boasts over 25 unique and affordable neighborhoods offering a variety of desirable features. The neighborhoods surrounding the downtown area have appealing historic character and are known for their walkability, tree-lined streets and charming bungalows, cottages, and Cape Cod style homes. Residents, businesses and visitors all enjoy the light traffic, easy access to the airport, highways and MARTA bus and rail transportation system, the Downtown District, which includes a unique historic district, the State's only Velodrome and Camp Creek Marketplace, a 425,000-square-foot retail destination.



East Point Commons

URBANIZE ATLANTA

'Transformative' East Point Commons project finally moves forward

November 3, 2023 Josh Green

<https://atlanta.urbanize.city/post/east-point-commons-project-groundbreaking-finally-moves-forward>

Two years after it was announced, a multi-pronged development expected to inject downtown East Point with hundreds of jobs, housing options, and commercial vibrancy has set a potential start date.

City of East Point officials on Wednesday approved a real estate purchase deal with Atlanta-based Mynd Match Development Group that green-lights the redevelopment of 9 acres in the 2700 block of Main Street into a mixed-use hub called The Commons.

As laid out in site plans, The Commons calls for roughly 79,000 square feet of commercial space in the form of offices, shops, and restaurants, all situated just north of East Point's historic downtown and MARTA hub.

On the residential side, 316 multifamily units and 23 single-family townhomes are in the works, alongside 11,440 square feet of amenity areas. Plans also call for 403 parking spaces for residents and visitors in two garages, with more parking at street level.

According to city officials, the land deal with Mynd Match allows for "transformative" development and "marks a significant milestone in East Point's ongoing efforts to enhance its economic vitality and quality of life," per a Thursday announcement.

A groundbreaking ceremony for The Commons has been set for Friday, Dec. 29 to "serve as a symbol of progress and a testament to the collaborative effort" between the city and development partners, according to city officials.

Initial redevelopment plans for the largely empty 9 acres were unveiled in late 2021, when project leaders predicted the TVS-designed venture would cost \$111 million.

The project's broader goal is to provide equitable housing, more services, and retail options while extending the city's walkable appeal northward toward downtown Atlanta, city officials have said.

East Point Mayor Deana Holiday Ingraham has predicted The Commons will become a placemaking cog for downtown that spurs further revitalization. Excell Lewis, Mynd Match's chairman and CEO, forecasted in 2022 the project will create 1,500 jobs, including work for local contractors during the building process.



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 Theatre, the King Center and the \$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**



**16 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. 2024**

- 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 2024

#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

KING & SPALDING



accenture

Honeywell



facebook



EMORY
UNIVERSITY



Mercedes-Benz



#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"

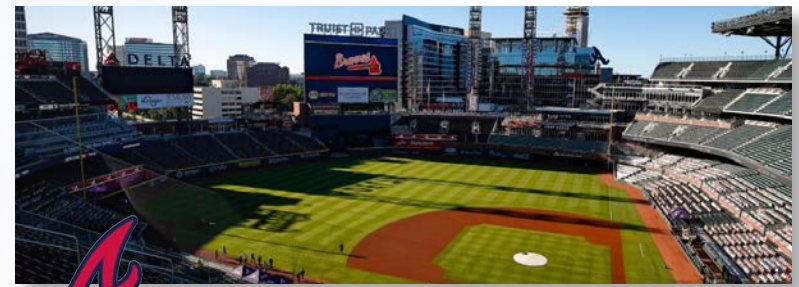
#5 MOVING DESTINATION IN THE NATION

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

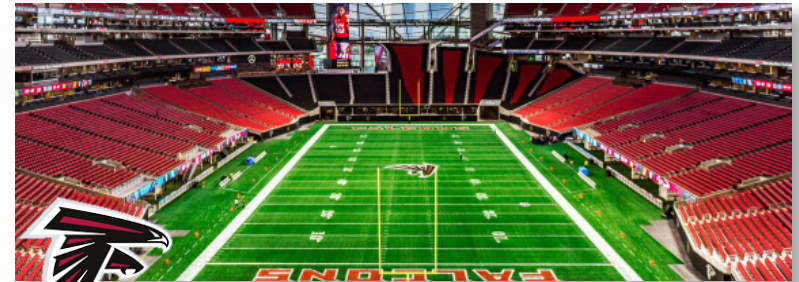
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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

BROKER PROFILE



JOHN DEYONKER
President, Land & Developer Services
404-876-1640 x142
JohnD@BullRealty.com

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



MICHAEL BULL, CCIM
CEO
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Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



AUSTIN BULL
Commercial Real Estate Advisor
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Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

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.

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