



**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS

LAWRENCEVILLE HWY

ROBINWOOD RD

# OFFERING MEMORANDUM

DECATUR RESIDENTIAL DEVELOPMENT SITE | ±2.07 ACRES

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty and Cressa have been retained as the exclusive listing brokers to arrange the sale of the Subject Property.

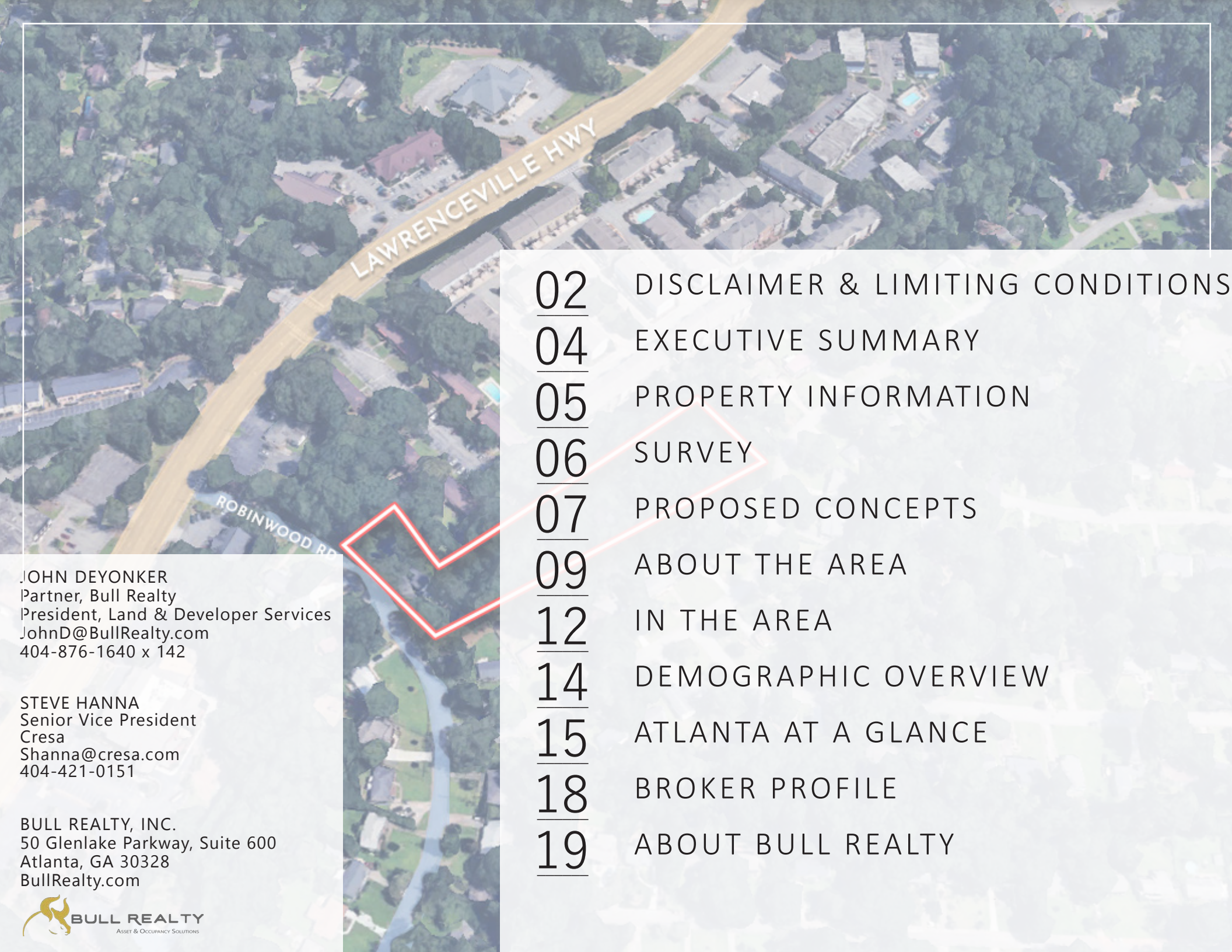
This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions 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

## DECATUR RESIDENTIAL DEVELOPMENT SITE

This 2.07-acre residential development site in Decatur, Georgia, presents a prime opportunity for investment in a highly desirable neighborhood. The property is zoned for the development of up to 16 cottage-style urban single-family detached homes, offering significant potential for residential growth in a well-established community. All essential utilities—water, sewer, electricity, and gas—are available, streamlining the development process. Situated in a vibrant area known for its strong community engagement and excellent local amenities, this site is poised for successful residential development. Its strategic location, combined with the favorable zoning, makes it an attractive proposition for developers seeking to capitalize on Decatur’s robust housing market.

### ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- ±2.07 acre residential development site
- Zoning approved for 16 units
- Great residential neighborhood
- All utilities available

[Click here to view zoning information](#)

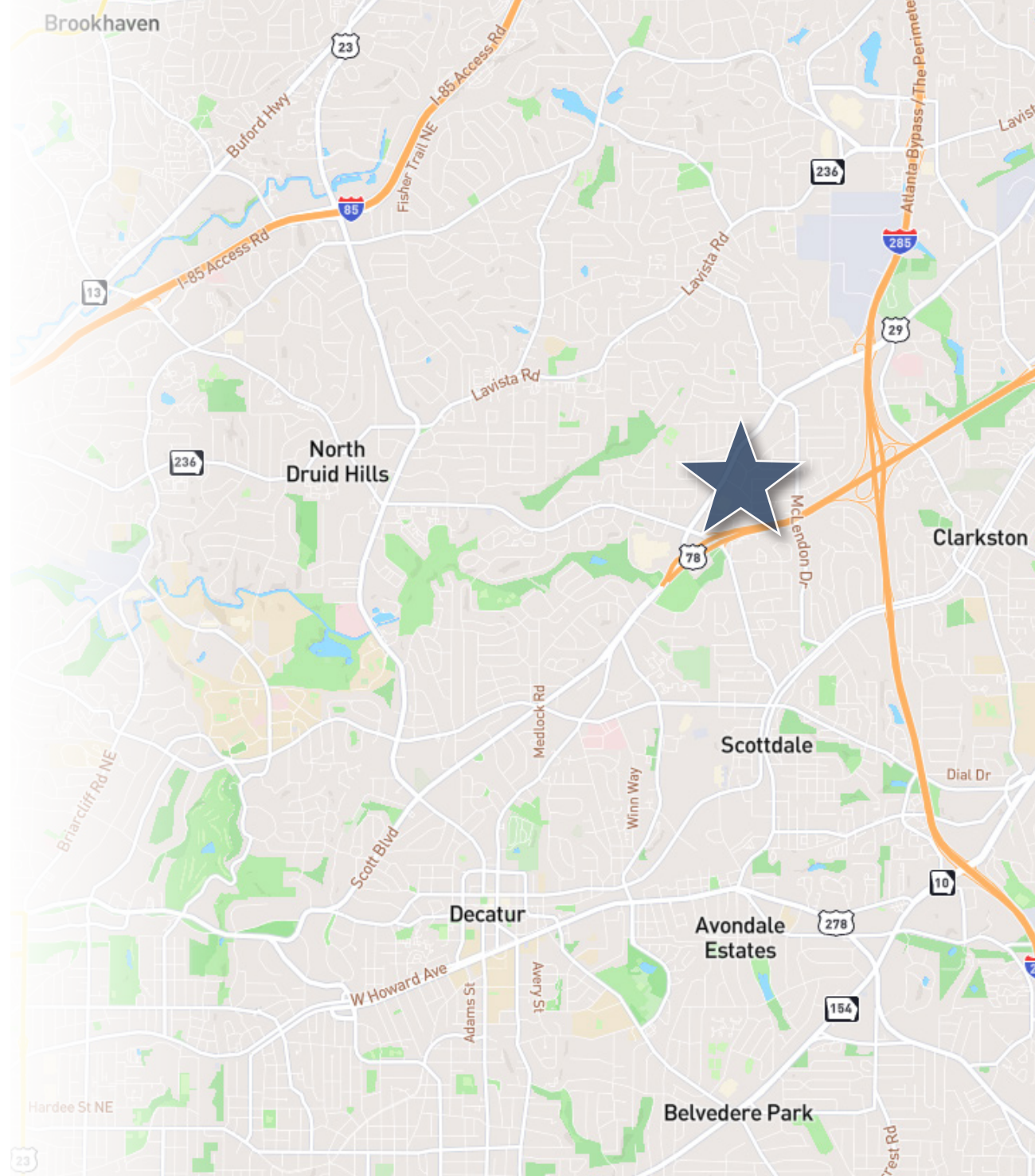
### STRONG DEMOGRAPHICS

- The property is strategically located in a high-growth, affluent and well-educated area
- Average household income within a 3-mile radius is \$132K and 5-mile is \$134K



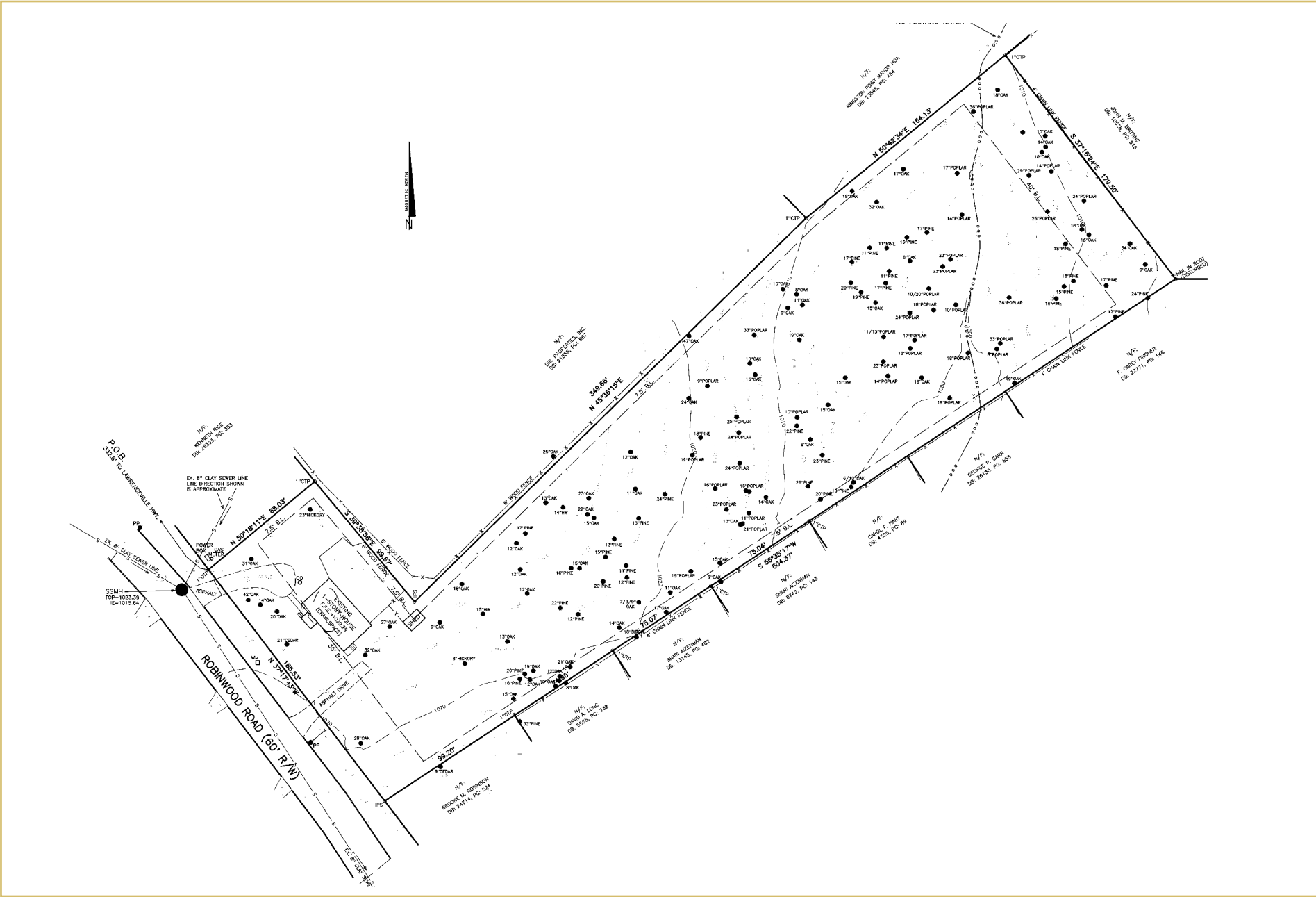
# PROPERTY INFORMATION

<b>ADDRESS</b>	1251 Robinwood Road Decatur, GA 30033
<b>SITE SIZE</b>	± 2.07 Acres
<b>NUMBER OF UNITS</b>	16
<b>ZONING</b>	RSM
<b>PARCEL ID</b>	18-116-04-008
<b>FRONTAGE</b>	185' Robinwood Road
<b>PROPOSED USE</b>	Residential subdivision
<b>TOPOGRAPHY</b>	Slight slope NE to SW
<b>SALE PRICE</b>	<b>\$1,500,000</b>





# TOPOGRAPHY MAP





# ABOUT THE AREA

## DECATUR, GEORGIA

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA and the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, connects Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary, Branches of the Art Institute of Atlanta and DeVry University bring hundreds of commuting students, faculty and staff to the downtown square. Emory University is close by with a free shuttle that transports students and residents between campus and downtown Decatur. With more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.



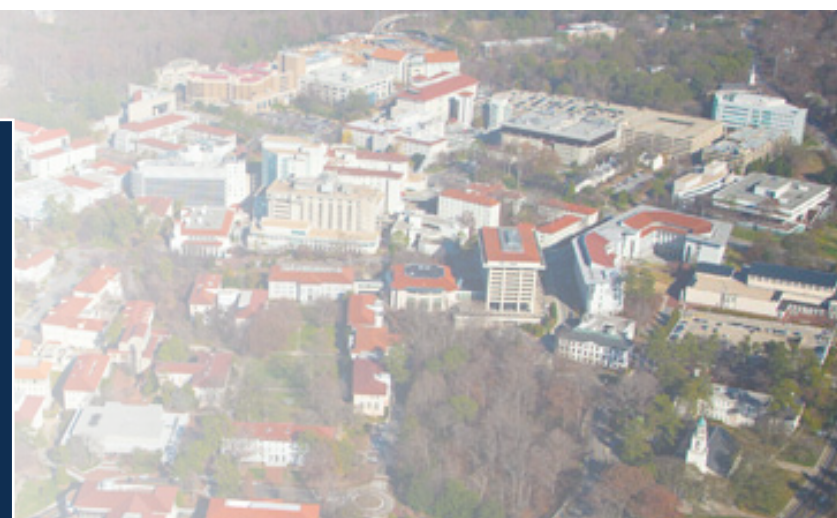
# IN THE AREA

Emory Healthcare, part of Emory University, is the most extensive health care system in Georgia, made up of 11 hospitals, the Emory Clinic and more than 250 provider locations. The Emory Healthcare Network, established in 2011, is the largest clinically integrated network in Georgia, with more than 2,800 physicians concentrating in 70 different subspecialties.

## EMORY UNIVERSITY

Emory University is one of the world's leading centers for education and research. It has 150 years of medical education experience and is home to a vibrant community of students, faculty and staff. About 14,000 students learn at Emory University each year. The university includes nine undergraduate and professional schools and Georgia's most extensive health care system and research base. Its academic programs educate clinicians and scientists who advance health care in Georgia and around the world.

Emory is one of the largest private employers in Atlanta, with more than 24,000 employees. They work to improve the quality of life throughout Georgia through partnerships with Grady Memorial Hospital, the U.S. Centers for Disease Control and Prevention, the Georgia Institute of Technology and other organizations.



# IN THE AREA

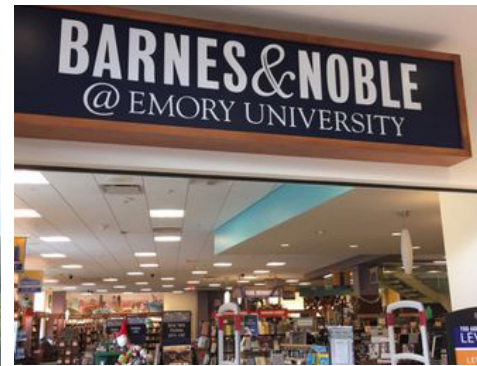
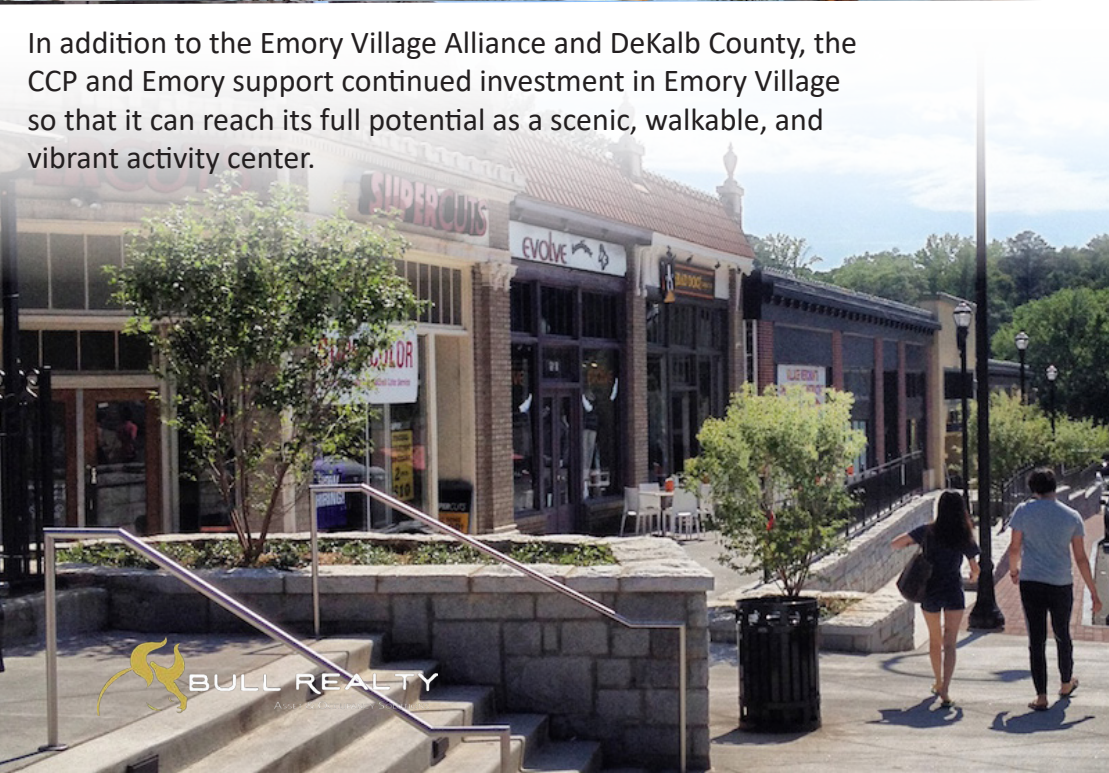


**EMORY  
VILLAGE  
ALLIANCE**

Emory Village is a privately owned, historic commercial center on the edge of the Emory campus at Oxford and North Decatur roads.

This commercial area includes shops, restaurants, and other services within walking distance of the Druid Hills community and Emory. The Emory Village Alliance supports the village and sponsors regular activities. In Emory Village, visitors can take a break to socialize and enjoy the surrounding amenities. The plaza adjacent to the roundabout has a fountain and sculpture made from old trolley tracks unearthed nearby, commemorating a time when the neighborhood was served by trolley cars. The plaza and its water feature are supported by private donations and DeKalb County.

In addition to the Emory Village Alliance and DeKalb County, the CCP and Emory support continued investment in Emory Village so that it can reach its full potential as a scenic, walkable, and vibrant activity center.



# IN THE AREA

## GEORGIA STATE UNIVERSITY PERIMETER COLLEGE



Georgia State University's Perimeter College is a gateway to higher education for the Atlanta region and beyond. There are five campuses plus online programs where students take advantage of their support and small classes to build a solid academic foundation. Since 2014, Perimeter College's three-year graduation rate has more than tripled and in the 2019-2022 academic year, they awarded 17% more associate degrees than the previous year.

## DOWNTOWN DECATUR



The city of Decatur is four square miles with 18,000 residents inside Atlanta's I-285 perimeter highway. The main street, Ponce de Leon Avenue, has more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses. Decatur draws students, office workers, residents and visitors who love to "shop local."

## CENTER FOR DISEASE CONTROL (CDC)



The Center for Disease Control is the nation's leader for health security, public health and safety for transmittable diseases. To accomplish their mission, the CDC conducts critical research and provides health information on health threats while promptly responding to crisis.

## EMORY UNIVERSITY



Emory University is a top ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools and one of the world's leading healthcare systems. It generates \$734 million in research funding annually and had a total annual enrollment of 15,398.

## YOUR DEKALB FARMERS MARKET



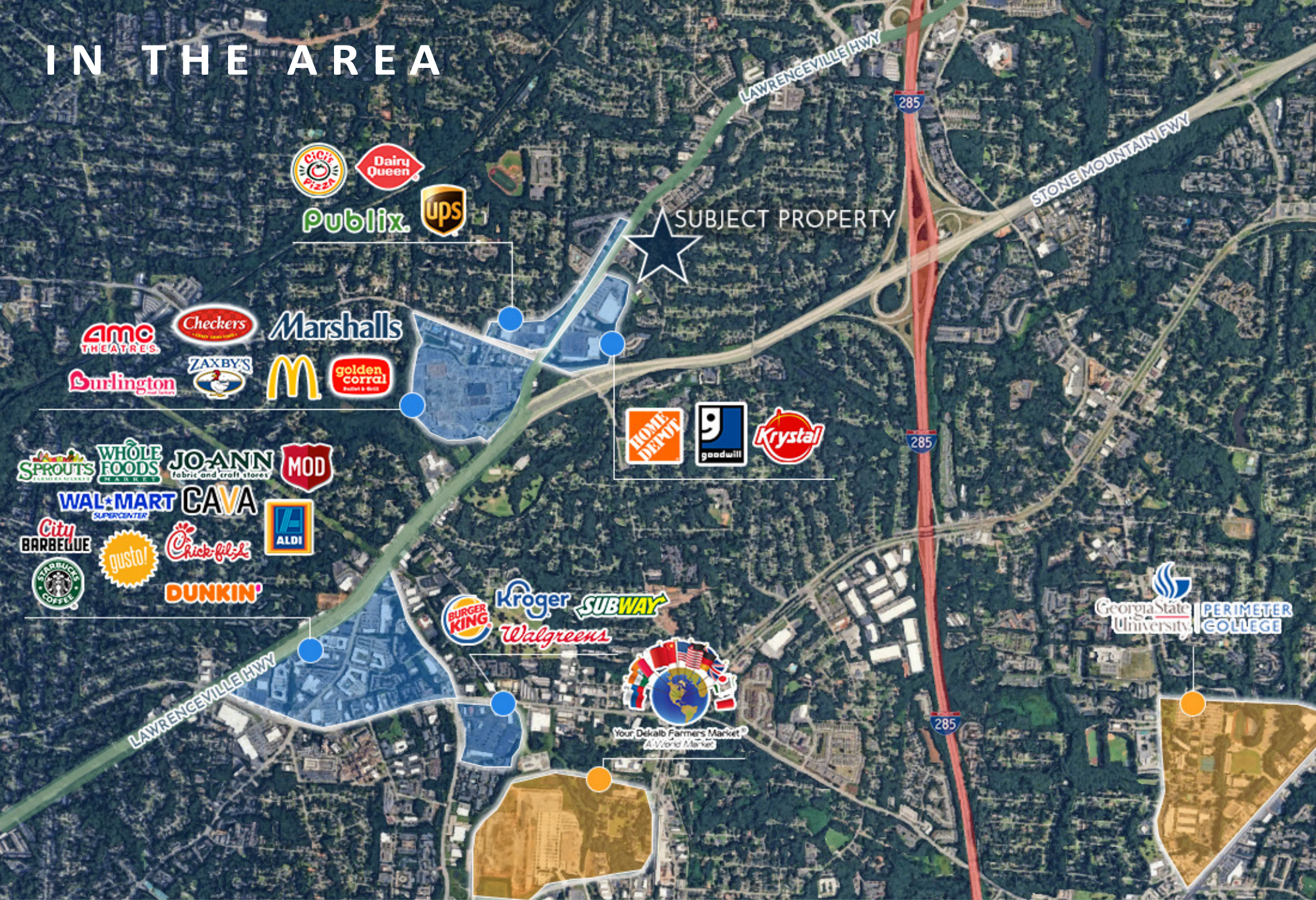
The Your Dekalb Farmers Market began in 1977 as a small produce stand. Today it is a 140,000 SF warehouse serving over 100,000 customers each week. The market represents 184 countries with more than 450 varieties of domestic and international fruits, vegetables, meats, cheese, wines and more.

## STONE MOUNTAIN PARK



Stone Mountain Park is a sprawling recreational area known for its iconic granite monolith, which is the largest exposed piece of granite in the world. The park offers a variety of outdoor activities, including hiking, picnicking, and scenic train rides. With its picturesque landscapes, diverse attractions, and historical significance, Stone Mountain Park provides a rich experience for everyone in the family.

# IN THE AREA



# DEMOGRAPHICS

ESRI 2024



POPULATION

1 mile	10,348
3 mile	112,711
5 mile	307,959



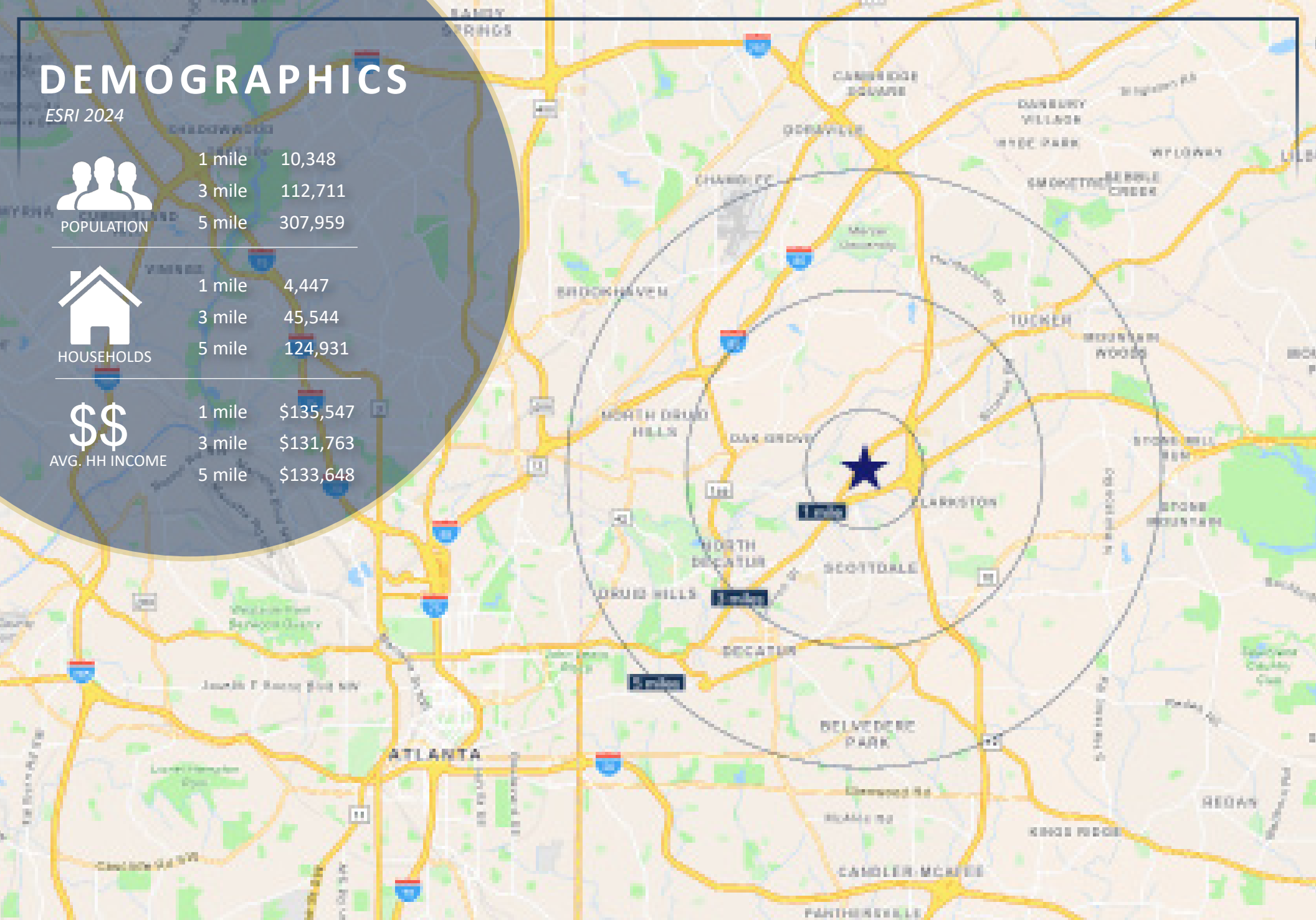
HOUSEHOLDS

1 mile	4,447
3 mile	45,544
5 mile	124,931



AVG. HH INCOME

1 mile	\$135,547
3 mile	\$131,763
5 mile	\$133,648



# 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 Spellman 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"

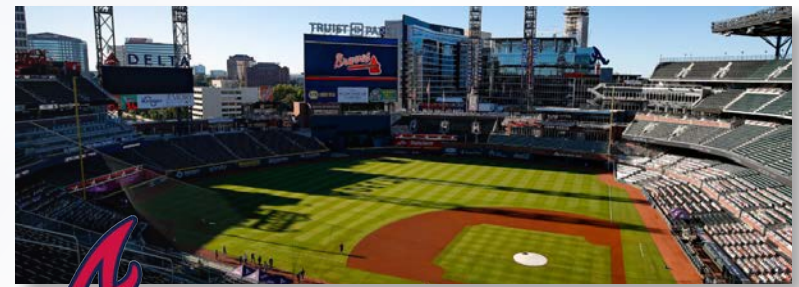
## #5 MOVING DESTINATION IN THE NATION

-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

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President, Land & Developer Services  
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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.

## CO-BROKER

STEVE HANNA  
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# 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.

## CONNECT WITH US:

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



26  
YEARS IN  
BUSINESS



ATL  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
8  
SOUTHEAST  
STATES

