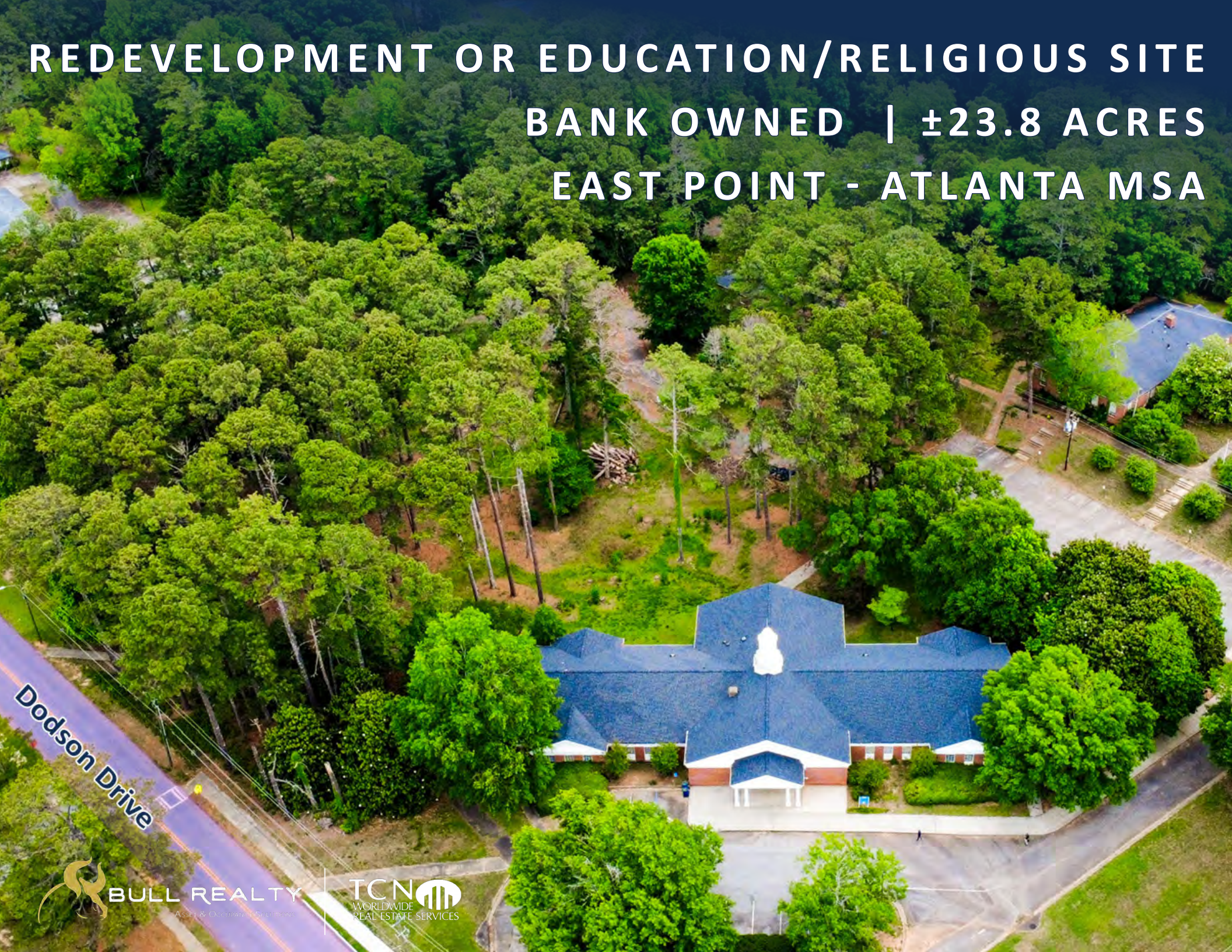


REDEVELOPMENT OR EDUCATION/RELIGIOUS SITE
BANK OWNED | ±23.8 ACRES
EAST POINT - ATLANTA MSA



Dodson Drive



BULL REALTY
Asset & Ownership Solutions



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker 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 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 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. 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 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 and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/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/Seller. 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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REDEVELOPMENT OR EDUCATION/RELIGIOUS SITE

BANK OWNED | ±23.8 ACRES | EAST POINT - ATLANTA MSA

Opportunity to acquire ±23.8 acres for a townhouse development or for a religious or educational campus in East Point, an Atlanta-bedroom community.

The (E-I) Educational-Institutional zoning allows townhomes, schools, religious facilities, day care and other public and private institutional uses. Additional uses may be allowed by special permit including medical, assisted living, senior housing and certain quasi-commercial uses tied to institutions.

The site was a former educational campus with ten structures (±102,900 SF). Three of the buildings, (±35,383 SF) former dormitories and four buildings with 18 multifamily units (±19,184 SF) need to be demolished or have extensive renovations. While the pricing guidance is based on the land value less demolition costs, there are three possibly usable buildings (±48,333 SF). An office classroom building, a library building and a gymnasium.



SITE SIZE
±23.8 ACRES



ZONING
E-I

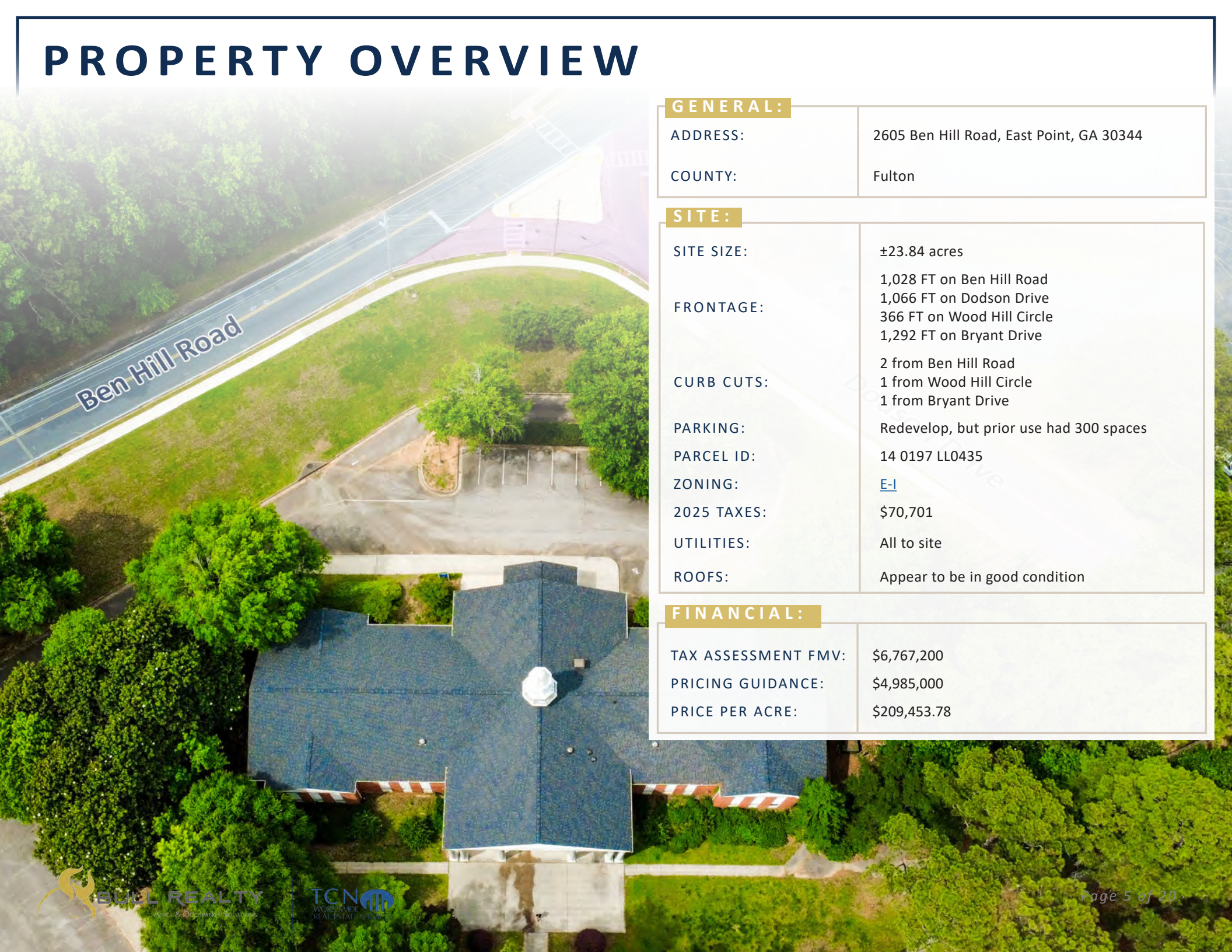


PRICING GUIDANCE
\$4,985,000



PRICE PER ACRE
\$209,453.78

PROPERTY OVERVIEW



GENERAL:

ADDRESS:	2605 Ben Hill Road, East Point, GA 30344
COUNTY:	Fulton

SITE:

SITE SIZE:	±23.84 acres
FRONTAGE:	1,028 FT on Ben Hill Road 1,066 FT on Dodson Drive 366 FT on Wood Hill Circle 1,292 FT on Bryant Drive
CURB CUTS:	2 from Ben Hill Road 1 from Wood Hill Circle 1 from Bryant Drive
PARKING:	Redevelop, but prior use had 300 spaces
PARCEL ID:	14 0197 LL0435
ZONING:	E-1
2025 TAXES:	\$70,701
UTILITIES:	All to site
ROOFS:	Appear to be in good condition

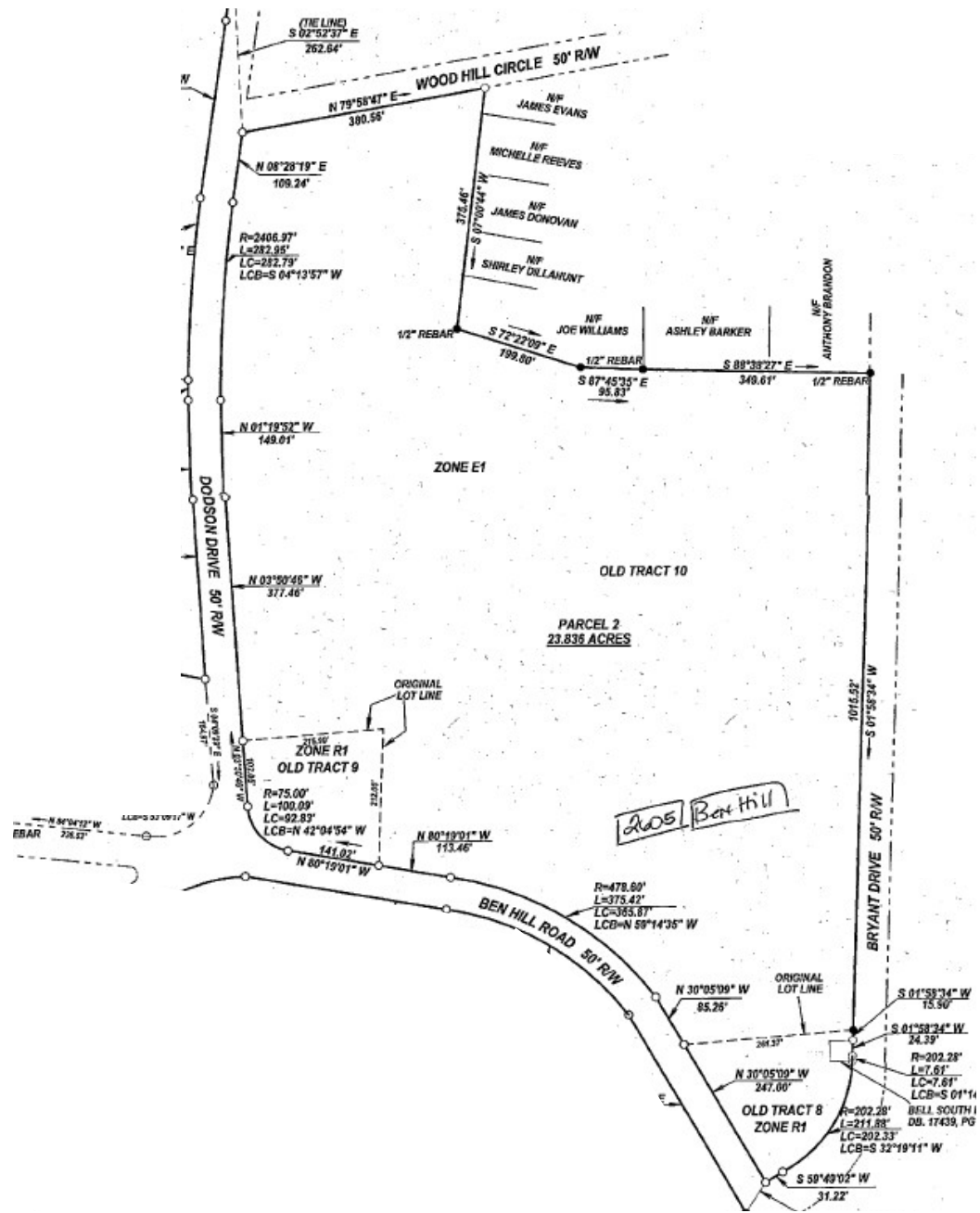
FINANCIAL:

TAX ASSESSMENT FMV:	\$6,767,200
PRICING GUIDANCE:	\$4,985,000
PRICE PER ACRE:	\$209,453.78





SURVEY



PARCEL MAP



ZONING

E-I — Educational Institutional District (East Point, GA)

[E-I \(Educational Institutional\)](#) zoning in East Point is intended to accommodate and protect areas dedicated to educational, institutional, and community-serving uses while allowing a range of supporting and complementary activities. The district primarily permits townhomes, schools, colleges, training centers, and similar academic facilities, along with related uses such as administrative offices, research facilities, and community-serving institutional operations. In addition to core educational uses, the district allows compatible uses including medical facilities, government and quasi-public services, recreational and athletic amenities, and certain supporting commercial or service functions that serve institutional users.

E-I zoning is designed to provide flexibility for campus-style development, including academic buildings, open space, and supporting infrastructure, while maintaining compatibility with surrounding areas. The district supports a mix of institutional and employment-oriented uses such as offices, laboratories, and limited commercial services, but does not function as a high-intensity retail or entertainment district. Development standards emphasize cohesive campus planning, accessibility, and long-term operational stability, making the district well-suited for large-scale institutional users and public-serving facilities.

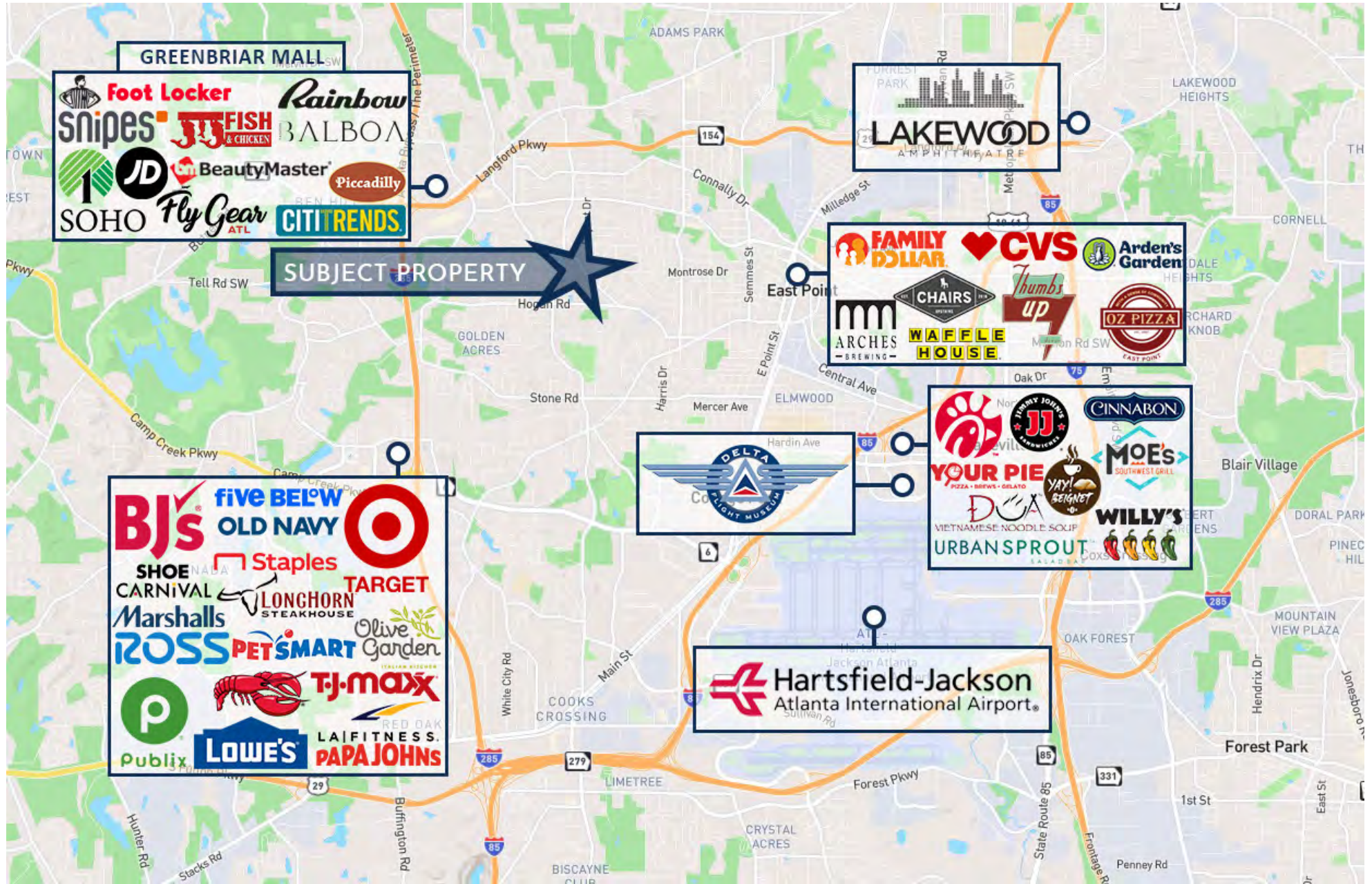


Strategic Value for Investors

E-I zoning can offer stable, long-term investment potential because it:

- Permits a broad range of institutional uses, including educational, medical, governmental, and research-oriented facilities.
- Allows complementary uses such as offices, limited commercial services, and infrastructure that support campus environments.
- Supports large-scale, low-turnover users with consistent demand and long-term occupancy.
- Provides flexibility for phased campus expansion, adaptive reuse, or public-private partnerships aligned with institutional growth.

IN THE AREA



SUBJECT PROPERTY

GREENBRIAR MALL

LAKEWOOD
AMPHITHEATRE

BJ's **five BELOW** **OLD NAVY** **Target**
SHOE CARNIVAL **Staples**
Marshall's **LONGHORN STEAKHOUSE**
ROSS **PET SMART** **Olive Garden**
Publix **TJ-maxx** **LA FITNESS.** **PAPA JOHN'S**
LOWE'S

DELTA
FLIGHT MUSEUM

Hartsfield-Jackson
Atlanta International Airport®

FAMILY DOLLAR **CVS** **Arden's Garden**
CHAIRS **Thumbs Up** **OZ PIZZA**
ARCHES BREWING **Waffle House**

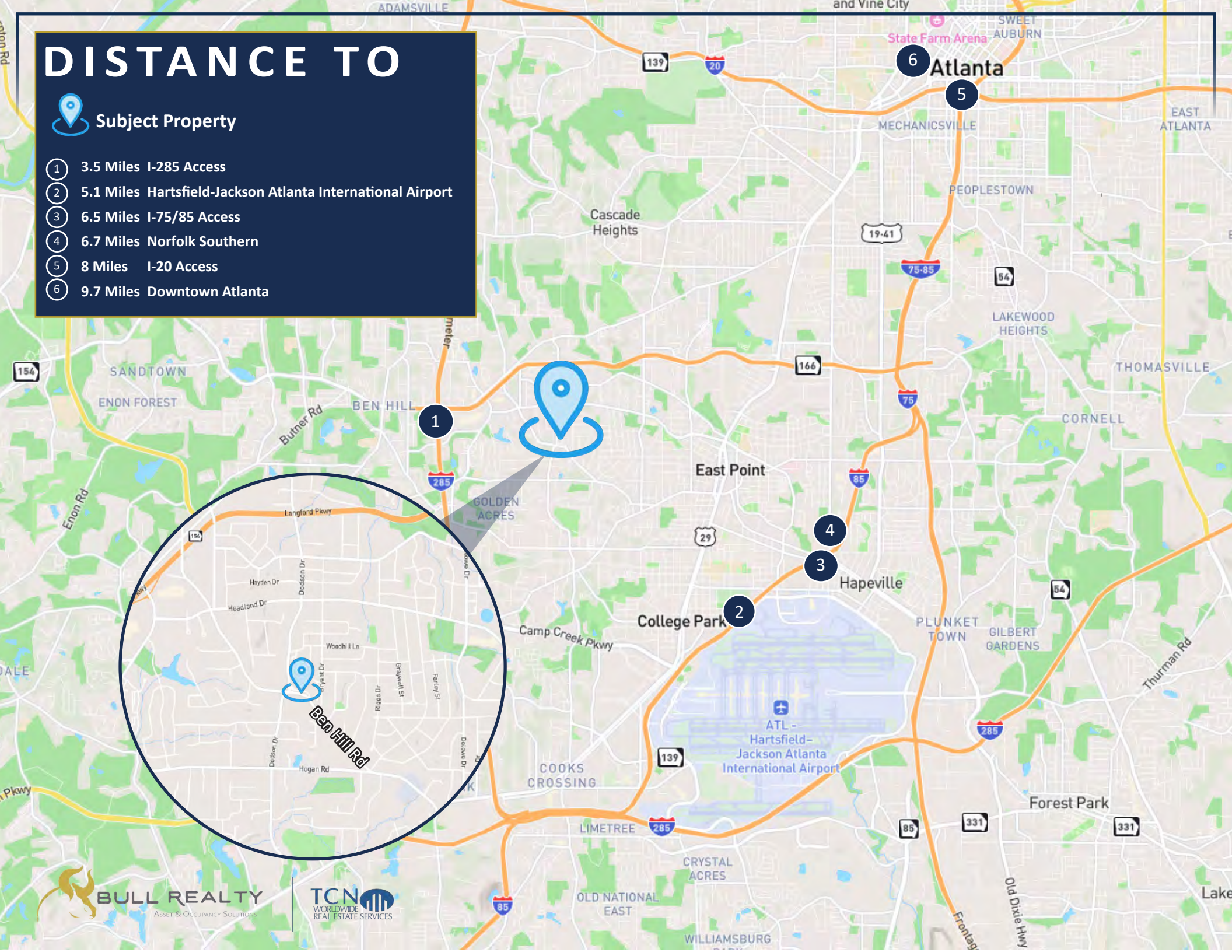
YOUR PIE **JJ's** **CINNABON**
MOE's **WILLY'S**
DGA **BEIGNET**
URBANSPROUT

DISTANCE TO



Subject Property

- ① 3.5 Miles I-285 Access
- ② 5.1 Miles Hartsfield-Jackson Atlanta International Airport
- ③ 6.5 Miles I-75/85 Access
- ④ 6.7 Miles Norfolk Southern
- ⑤ 8 Miles I-20 Access
- ⑥ 9.7 Miles Downtown Atlanta



EAST POINT, GA

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 SF retail destination.



DEMOGRAPHICS



POPULATION

10 MIN.	20 MIN.	30 MIN.
57,933	372,417	1,309,050



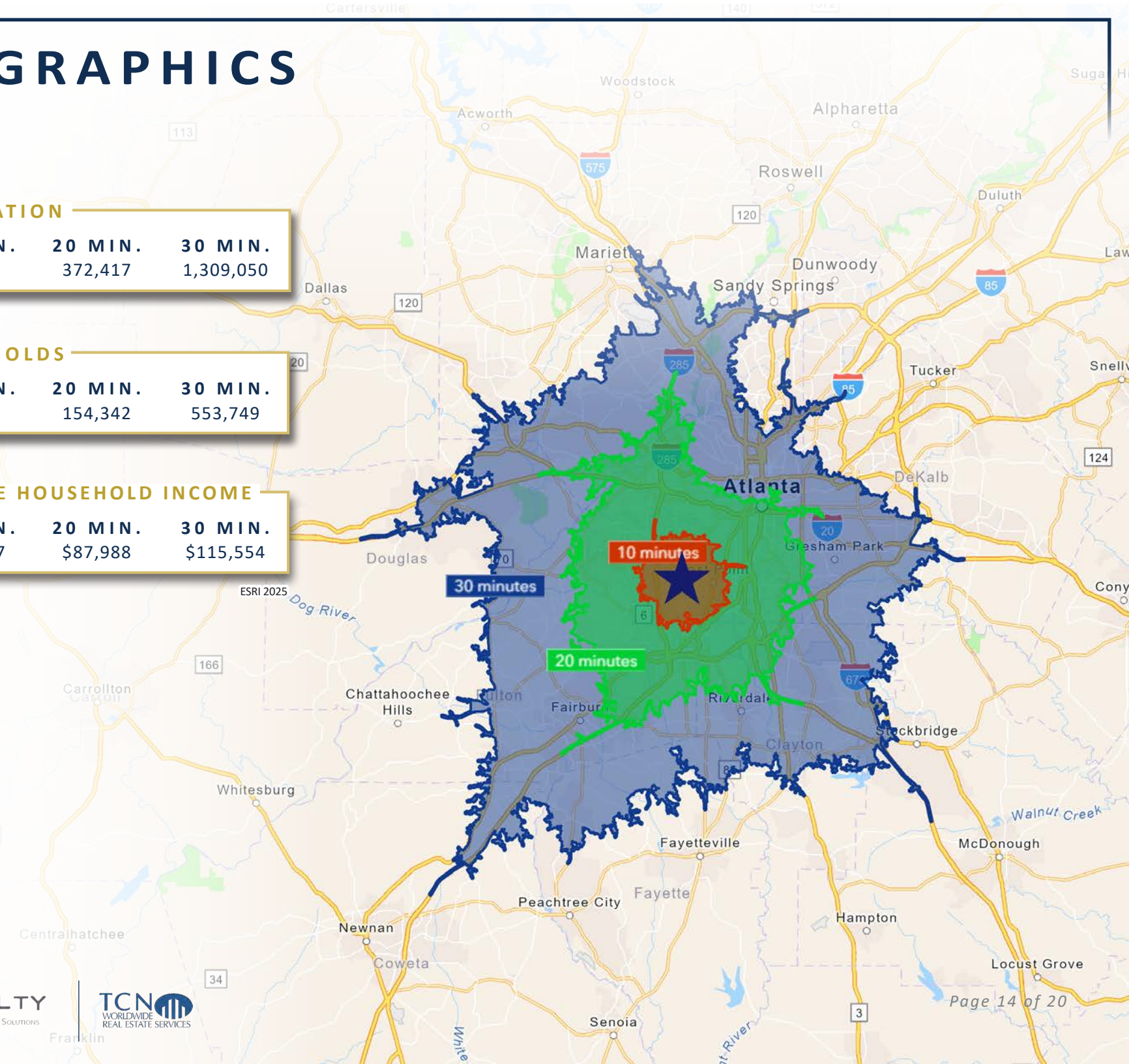
HOUSEHOLDS

10 MIN.	20 MIN.	30 MIN.
25,842	154,342	553,749



AVERAGE HOUSEHOLD INCOME

10 MIN.	20 MIN.	30 MIN.
\$78,607	\$87,988	\$115,554



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

KING & SPALDING



accenture

Honeywell



TRUIST



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"

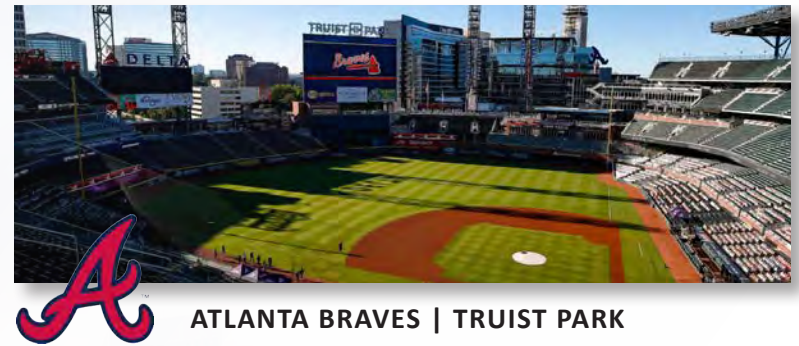
#5 MOVING DESTINATION IN THE NATION

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

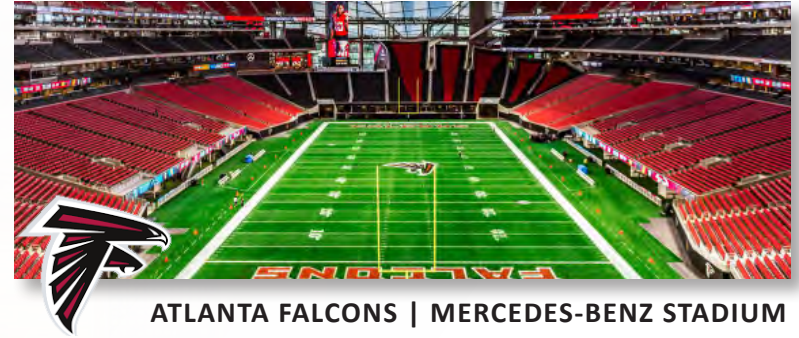
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including 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>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



BROKER PROFILES



JOHN DEYONKER

President, Land & Developer Services
Partner, Bull Realty
JohnD@BullRealty.com
404-876-1640 x 142

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over three 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

Michael@BullRealty.com
404-876-1640 x 101

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 8 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 provides 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.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is also the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys music, stand-up comedy, motorcycles, and high-performance boating.



AUSTIN BULL

Commercial Real Estate Advisor
Austin@BullRealty.com
404-876-1640 x 175

Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

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 2605 Ben Hill Road, East Point, GA 30344. 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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Partner, Bull Realty
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