

14th St NW



Mecasin St NW

State St NW

OFFERING MEMORANDUM

Specialty Use Building or
Midtown Redevelopment Site | \pm 0.896 AC

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

Bull Realty Inc, as exclusive broker, is proud to offer this opportunity to acquire a $\pm 17,610$ SF building on ± 0.96 acres in Midtown Atlanta. Conveniently located near the Georgia tech campus, this 14th St location is primed for redevelopment or re-use of the buildings. The buildings have been partially renovated by a previous tenant and could be finished for an event center, nightclub or other such venue. The buildings could also be razed for new development such as student housing, hotel, office, retail or entertainment. The property currently has a special use permit for a 116 room hotel.

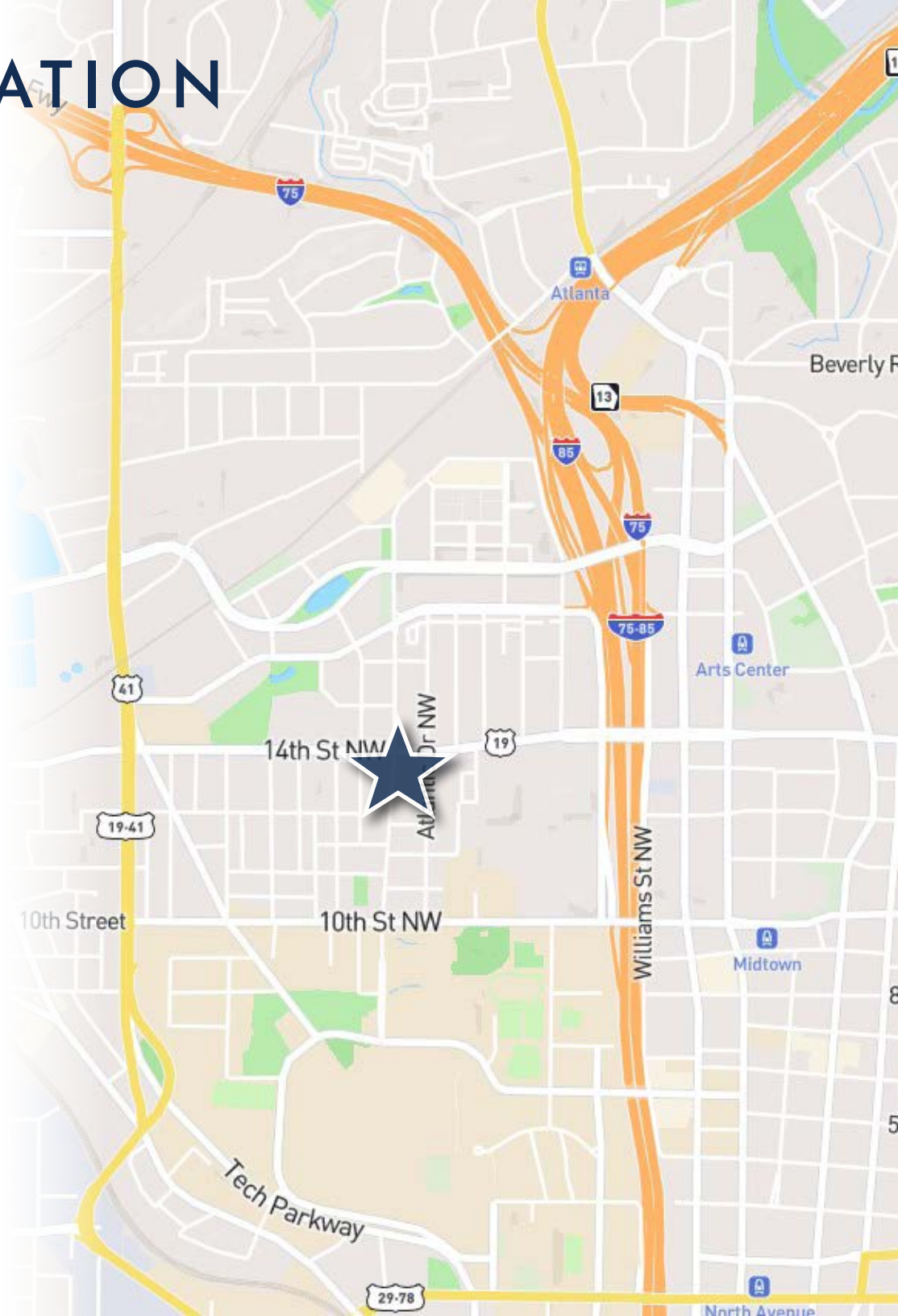
HIGHLIGHTS

- Fabulous 14th St. location
- $\pm 17,610$ SF building plus parking lot
- ± 0.896 acres, zoned C2 & C1C City of Atlanta
- Special Use Permit - 116 room hotel
- Redevelop or renovate
- Close proximity to Georgia Tech

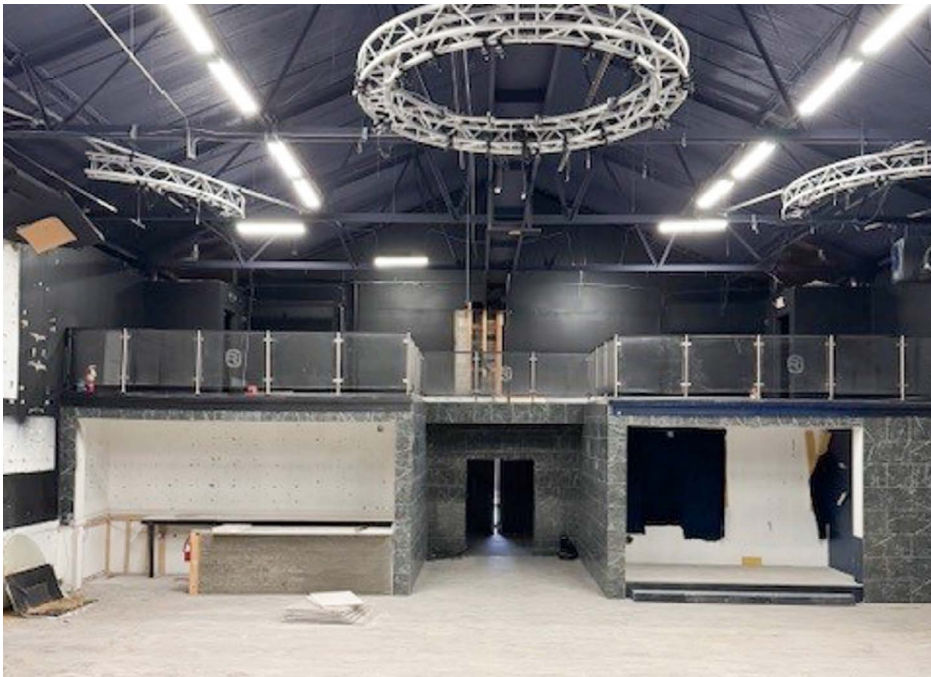


PROPERTY INFORMATION

ADDRESS	380 14th St., 1131 Mecaslin St. Atlanta, GA 30318
NUMBER OF BUILDINGS	1
BUILDING SIZE	± 17,610 SF
SITE SIZE	± 0.896 Acres
ZONING	C2, C1C
PARCEL ID	17-0149-0004-031-7 & 17-0149-0004-112-5
CROSS STREET	Mecaslin St.
INGRESS/EGRESS POINTS	2
PROPOSED USE	Redevelopment - Special Purpose
SALE PRICE	\$4,900,000



BUILDING PHOTOS



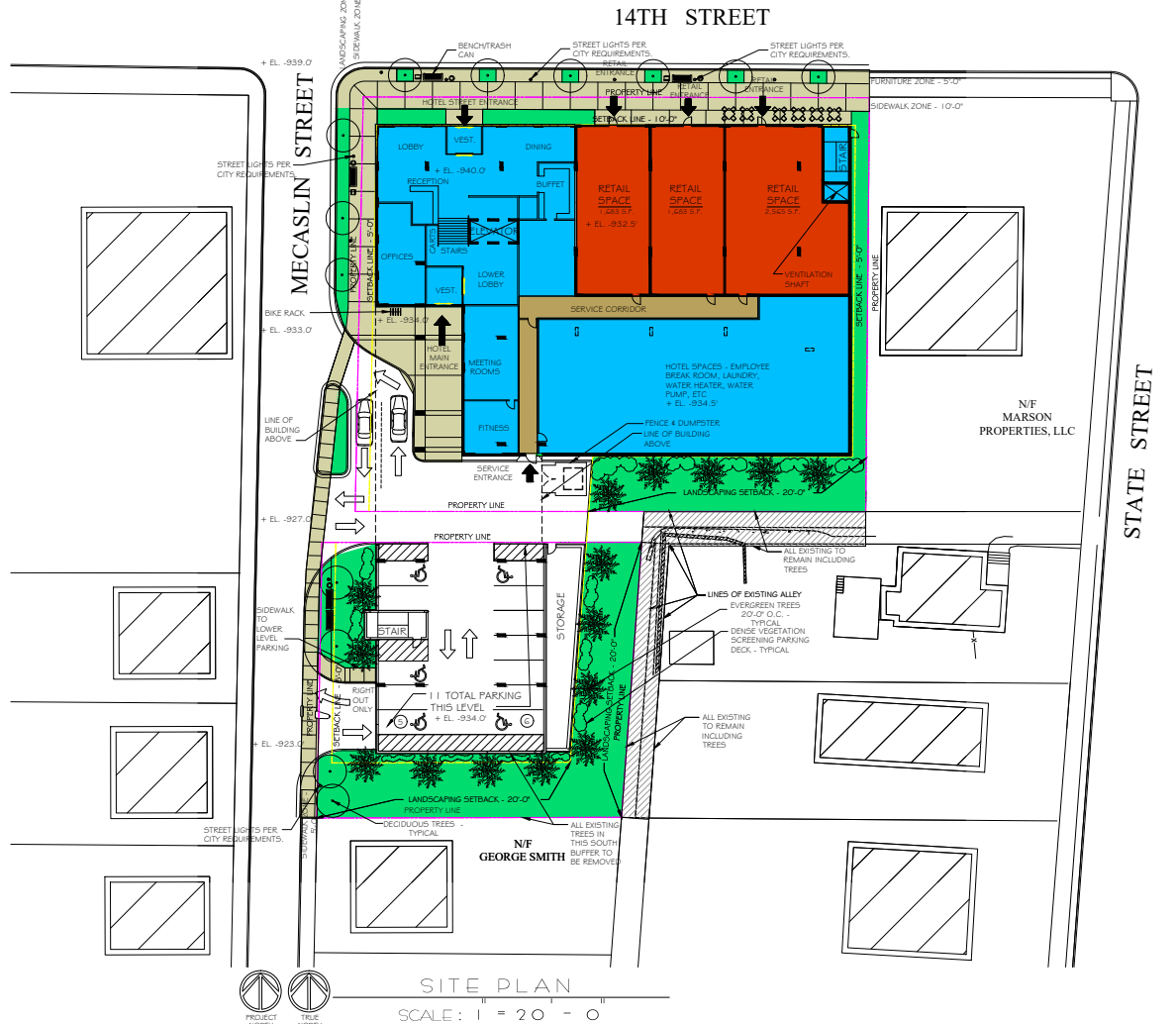
HOTEL RENDERING



14TH STREET ELEVATION

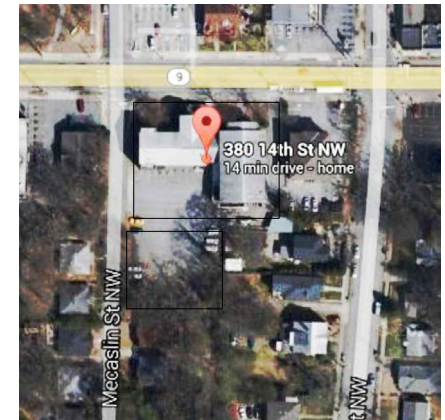
SCALE: 1/16" = 1'-0"

HOTEL RENDERING



PROPOSED HOTEL SITE

MASTER PLAN MAP



SATELLITE PLAN MAP

- NOTES
1. STORM WATER TO BE COLLECTED IN PIPE SYSTEM LEADING TO FILTRATION SYSTEMS BEFORE RELEASED INTO CITY STORM WATER SYSTEM. ALL STORM WATER SYSTEMS WILL COMPLY WITH CITY REQUIREMENTS
 2. GREEN SPACE 8,744 GROSS SQUARE FEET = 22.4 PERCENT OF TOTAL (39,000 GSF)
 3. ARROW LEGEND
- ← PEDESTRIAN INGRESS AND EGRESS
 - ↑↓ VEHICULAR INGRESS AND EGRESS

PONDER & PONDER
ARCHITECTS
Registration No. 0327
770-449-8800

PROPOSED HOTEL

REVISED 05/02/2014, 07/15/2014, 07/22/2014, 8/28/2014
DATE 03/04/2014

380 PROPERTIES, LLC
ATLANTA, GA

PROPERTY PHOTO

 15,000 VPD

14th St NW

Mecasin St NW

State St NW





STARBUCKS
PETSMART
T.J. MAXX
GINYA IZAKAYA
LITTLE AZIO

KROGER
AMERICAN DELI
ARBY'S
TACO BELL
WENDY'S
LA PARRILLA

ATLANTIC STATION

ATHLETA
BANANA REPUBLIC
DILLARD'S
DSW
GAP
OLD NAVY
PUBLIX

TARGET
CALIFORNIA PIZZA KITCHEN
CHICK-A-BIDDY
MEEHAN'S
SALATA
YARD HOUSE
REGAL CINEMAS

THE WORKS

BANH MI STATION
BAKED COFFEE
MOCHINUT
HIPPIE HIBACHI
KARV KITCHEN
MUSHI NI
SELVASANA
SMOKED PEARL

LA LUZ
SAKURA
MORELLI'S
MOZZABELLA
MALLO
WTF
UNBELIBUBBLE
DOUGS BBQ

WESTSIDE PROVISIONS DISTRICT

ANTHROPOLOGIE
BRASH COFFEE
BRICK + MORTAR
FREE PEOPLE
JCT. KITCHEN & BAR
JENI'S ICE CREAM
LITTLE TROUBLE
LULULEMON

MARCEL
ORMSBY'S
PURE BARRE
ROOM & BOARD
TAQUERIA DEL SOL
WEST EGG CAFE
YEAH! BURGER

BARTACO
THE OPTIMIST
MILLER UNION
SIX FEET UNDER
LA FONDA
SUBLIME DONUTS
ANTICO
COOKS & SOLDIERS
BARCELONA WINE BAR

WEST MIDTOWN

WESTSIDE BELTLINE CONNECTOR

Atlanta BeltLine

MIDTOWN
Atlanta

V A
H I
DISTRICT

IKEA



19-41

10th St NW

75-85

GEORGIA TECH

THE VARSITY

THE VORTEX

FOX THEATRE

29-78

ATLANTA DOWNTOWN

State Farm ARENA

Coca-Cola

GEORGIA WORLD CONGRESS CENTER

CNN

Courtland St NE

O4W

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



IN THE AREA

THE WORKS

The Works is a popular mixed-use development in Atlanta that includes office space, retail shops, dining options, and community events. It is known for its innovative design, creative atmosphere, and diverse offerings that cater to a range of interests. The Works serves as a hub for local businesses, culture, and entertainment, contributing to the vibrant and dynamic landscape of Atlanta's neighborhoods.



WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant options to the neighborhood and also offered sustainable residential living at its finest.



ATLANTIC STATION

Atlantic Station is a mixed-use neighborhood located in Atlanta, Georgia, featuring a blend of residential, retail, dining, and entertainment options. It is known for its outdoor shopping area, restaurants, and vibrant community events. Atlantic Station also offers green spaces, office buildings, and a movie theater, making it a popular destination for both locals and visitors.



WESTSIDE RESERVOIR PARK

Westside Reservoir Park is Atlanta's largest greenspace, covering over 280 acres on the site of a former quarry. Opened in 2021, the park features stunning views of the city skyline, walking and biking trails, and a massive reservoir that serves as an emergency water source for Atlanta. Located along the BeltLine's Westside Trail, it offers picnic areas, open fields, and forested spaces, making it a prime destination for outdoor recreation.



GEORGIA TECH

Georgia Tech, officially known as the Georgia Institute of Technology, is a prestigious public research university located in Atlanta, Georgia. Known for its strong programs in engineering, computing, and the sciences, Georgia Tech is a top-ranked institution both nationally and globally. The campus features modern facilities, cutting-edge research centers, and a vibrant student community, making it a hub for innovation and academic excellence.



PIEDMONT PARK

Piedmont Park is a sprawling urban oasis located in the heart of Atlanta, Georgia. Covering over 200 acres, this iconic park serves as a vibrant gathering space for locals and visitors alike. Established in the late 19th century, Piedmont Park has a rich history, evolving from its origins as a fairground to becoming Atlanta's premier green space. The park features scenic walking and biking trails, lush meadows, playgrounds, and sports facilities, making it a hub for recreational activities.



MIDTOWN

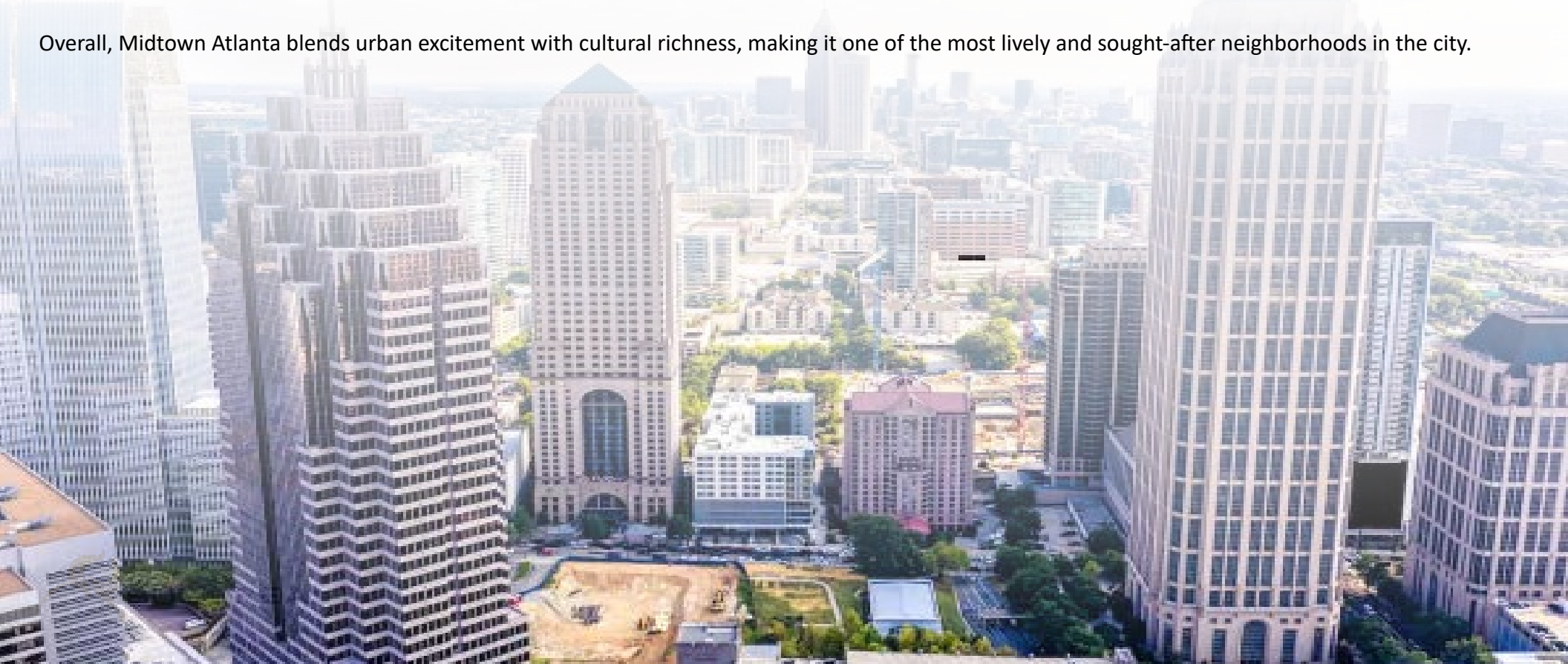
Midtown Atlanta is a dynamic and vibrant neighborhood situated just north of downtown Atlanta, GA. Known for its bustling urban atmosphere, Midtown serves as a cultural and business hub within the city.

Midtown is a cultural hotspot, home to renowned institutions such as the High Museum of Art, the Atlanta Botanical Garden, and the Fox Theatre. The neighborhood also hosts a variety of festivals and events throughout the year, contributing to its vibrant cultural scene. The area offers a wealth of dining, shopping, and entertainment options. Residents and visitors alike enjoy the numerous restaurants, cafes, and bars along popular streets like Peachtree Street and 10th Street. The neighborhood's walkability is a significant draw, with many amenities and attractions easily accessible on foot.

Parks and green spaces are another highlight of Midtown. Piedmont Park, one of Atlanta's largest and most well-known parks, provides ample recreational opportunities, including jogging trails, sports fields, and scenic picnic areas.

Midtown is also an important business district, with numerous corporate offices and tech companies calling the area home. Its central location provides convenient access to major roadways and public transportation, making it a desirable place for both professionals and families.

Overall, Midtown Atlanta blends urban excitement with cultural richness, making it one of the most lively and sought-after neighborhoods in the city.



MEET US ON THE WESTSIDE

The Westside of Atlanta, Georgia, is a dynamic and rapidly evolving area that has become a hub for creativity, culture, and innovation. Located just a short distance from downtown Atlanta, the Westside offers a unique blend of historic charm and modern amenities. This vibrant neighborhood is in close proximity to major attractions in Atlanta, making it a desirable area for residents and visitors alike.

Within a short drive from the Westside, you can easily access popular destinations such as the Georgia Aquarium, World of Coca-Cola, and Centennial Olympic Park. Additionally, the bustling nightlife and entertainment options in Midtown and Buckhead are just a stone's throw away. The Westside's convenient location near major highways and public transportation hubs also provides easy access to other parts of the city, including the BeltLine trail, Piedmont Park, and the Mercedes-Benz Stadium. Whether you're looking to explore cultural landmarks, enjoy outdoor activities, or indulge in shopping and dining experiences, the Westside of Atlanta offers a prime location with quick access to the best that the city has to offer.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
33,409	192,057	398,879



HOUSEHOLDS

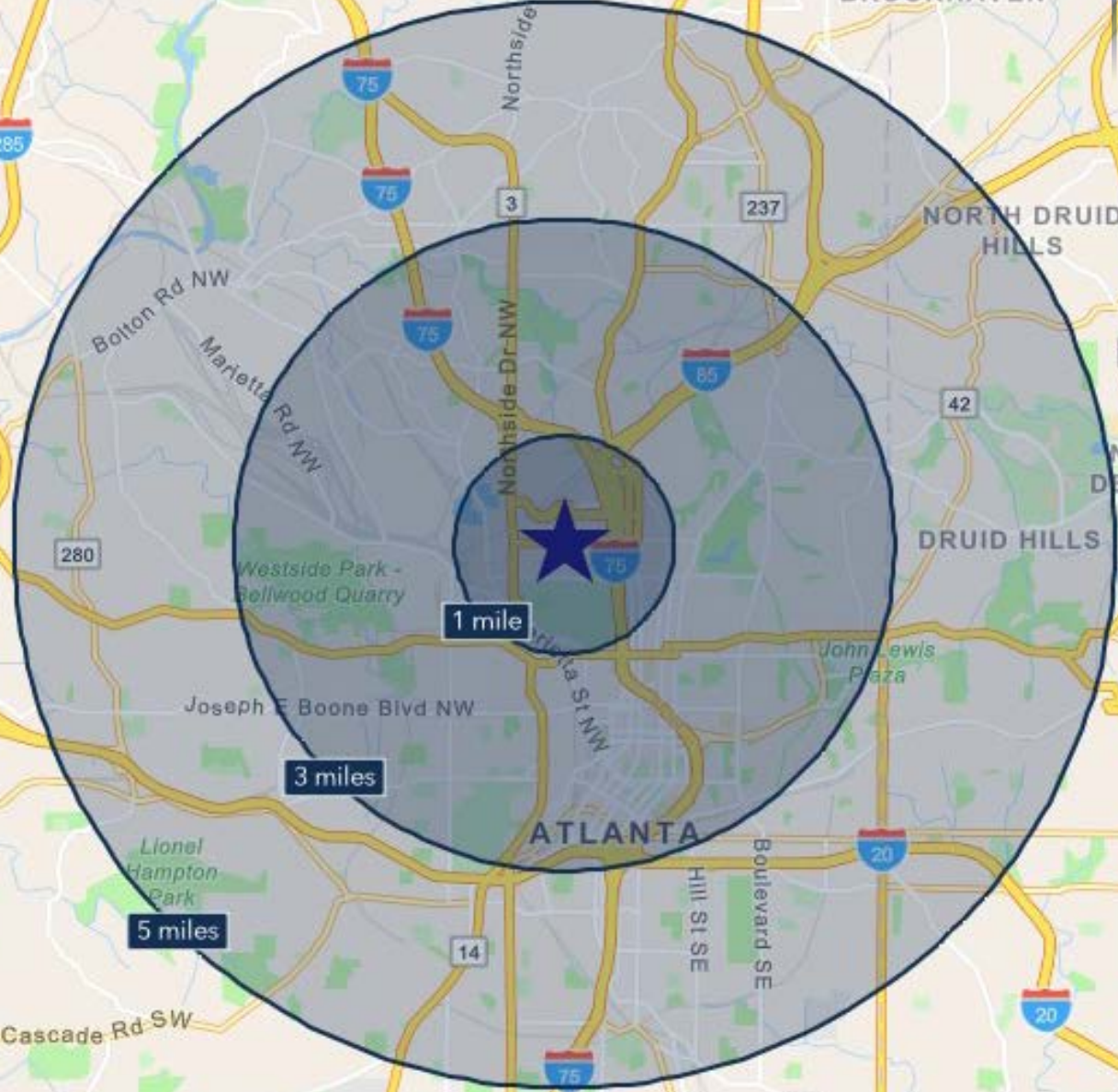
1 MILE	3 MILES	5 MILES
18,023	95,811	195,525



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$134,599	\$143,044	\$144,336

Source: 2024 ESRI



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



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

#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"

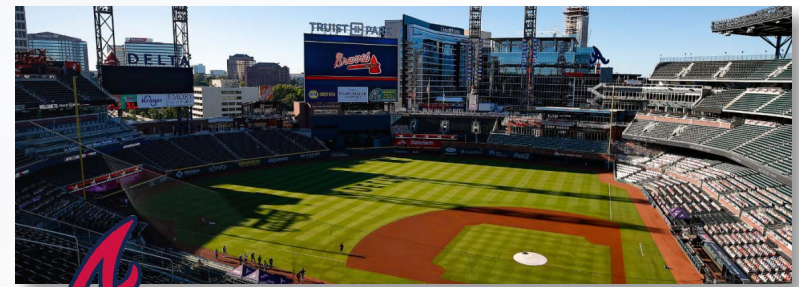
#5 MOVING DESTINATION IN THE NATION

-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
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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.



TOM FRENCH
Commercial Real Estate Advisor
404-876-1640 x147
Tom@BullRealty.com

Tom French joined Bull Realty with more than 25 years of successful experience in the hospitality industry. As President of the Hospitality Group, Tom specializes in hotel acquisition and disposition services, including single asset and portfolio sales.

During his professional career, Tom has served a number of roles within the hotel and customer service sectors. With concentrations on finance, market analysis and investment, he has assisted in closings exceeding \$500 million in hotel transactions.

Tom earned his BA in Hotel Restaurant and Institutional Management from Michigan State University. He continues his education with CCIM and other industry affiliations.

Tom spends his time with his 6 children at their home in Ball Ground, Georgia. He is very active in their lives and interests as well as his church. Tom is also on the board of several non-profit organizations, active in Rotary and is an avid lifetime supporter of Boy Scouts. Tom enjoys reading, hiking and backpacking and whitewater rafting.

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.

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 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

