



OFFERING MEMORANDUM

COMMERCIAL LAND DEVELOPMENT

1849 HIGHWAY 138 | ± 2.01 ACRES

CONYERS, GEORGIA

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 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.



Eastview Pkwy NE

Hwy 138 SE

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CONTACT INFORMATION

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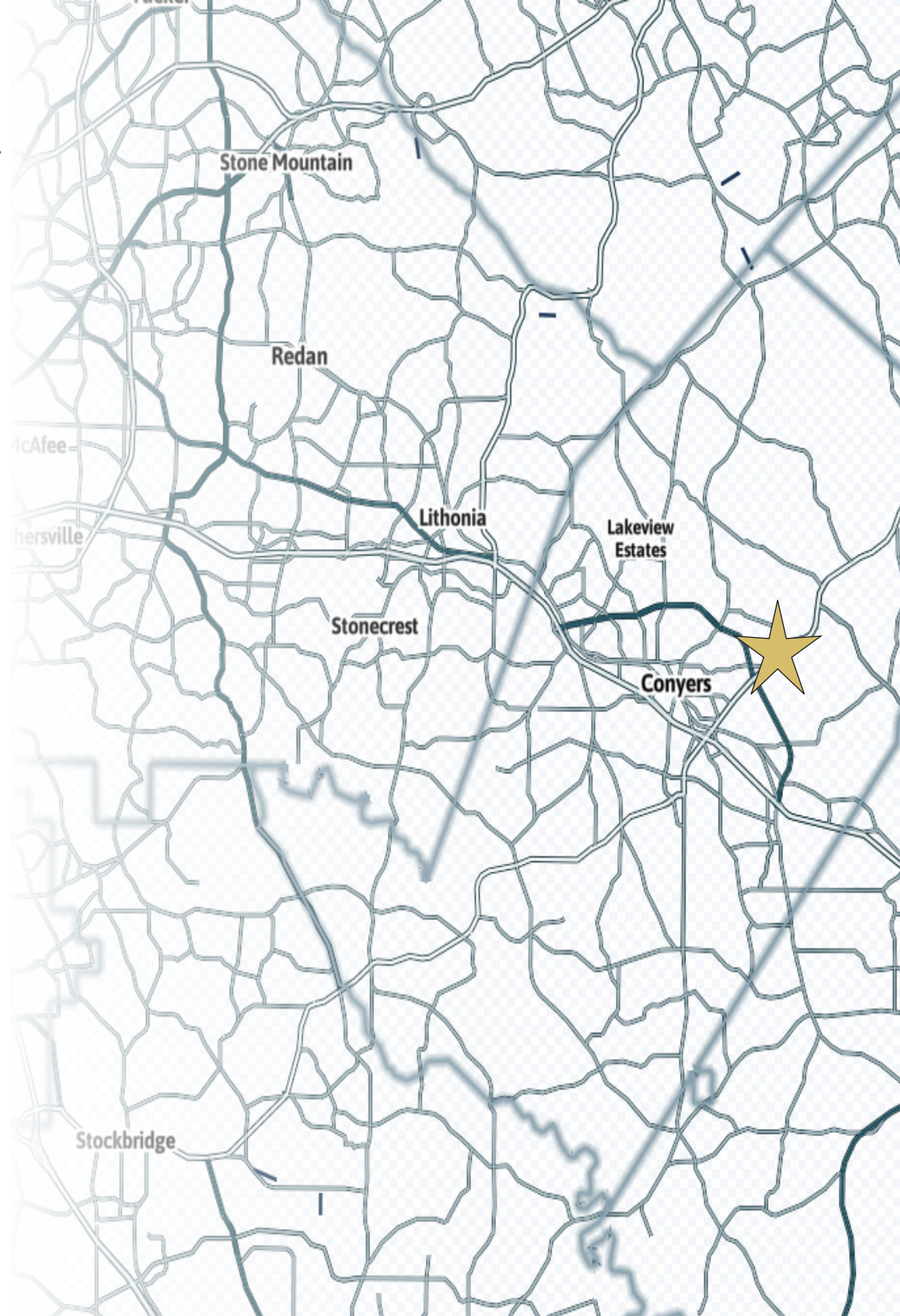


EXECUTIVE SUMMARY

This commercial parcel totaling approximately 2 acres has over 300 feet of frontage on busy Highway 138 in Conyers. The level parcels are zoned BG (General Business District) by the City of Conyers and traffic counts are on average nearly 25,000 VPD. Located on Highway 138 between Sigman Road and Eastview Pkwy, neighboring retailers include Bojangles', Waffle House, Shell, Maaco and RaceTrac. Downtown Conyers is approximately 2.5 miles west from the subject property. Interstate 20 is 2 miles south and downtown Atlanta lies 27 miles to the west.

- ±2.01 AC zoned BG (General Business District)
- Located on Highway 138 between Sigman Road and Eastview Pkwy
- Neighboring retailers include Bojangles', Waffle House, Shell, Maaco and RaceTrac
- Downtown Conyers is approximately 2.5 miles west of the subject property
- 2 miles from Interstate 20

 Sale Price | \$549,000



PROPERTY INFORMATION

ABOUT THE PROPERTY

ADDRESS	1849 Highway 138 Conyers, GA 30013
COUNTY	Rockdale County
PARCEL SITE SIZE	±2.01 AC
TOTAL SITE SIZE	±2.01 AC
ZONING	BG (General Business District, City of Conyers)
PARCEL ID	0710010113
CROSS STREET	Sigman Rd NE
FRONTAGE	±300 FT on Highway 138

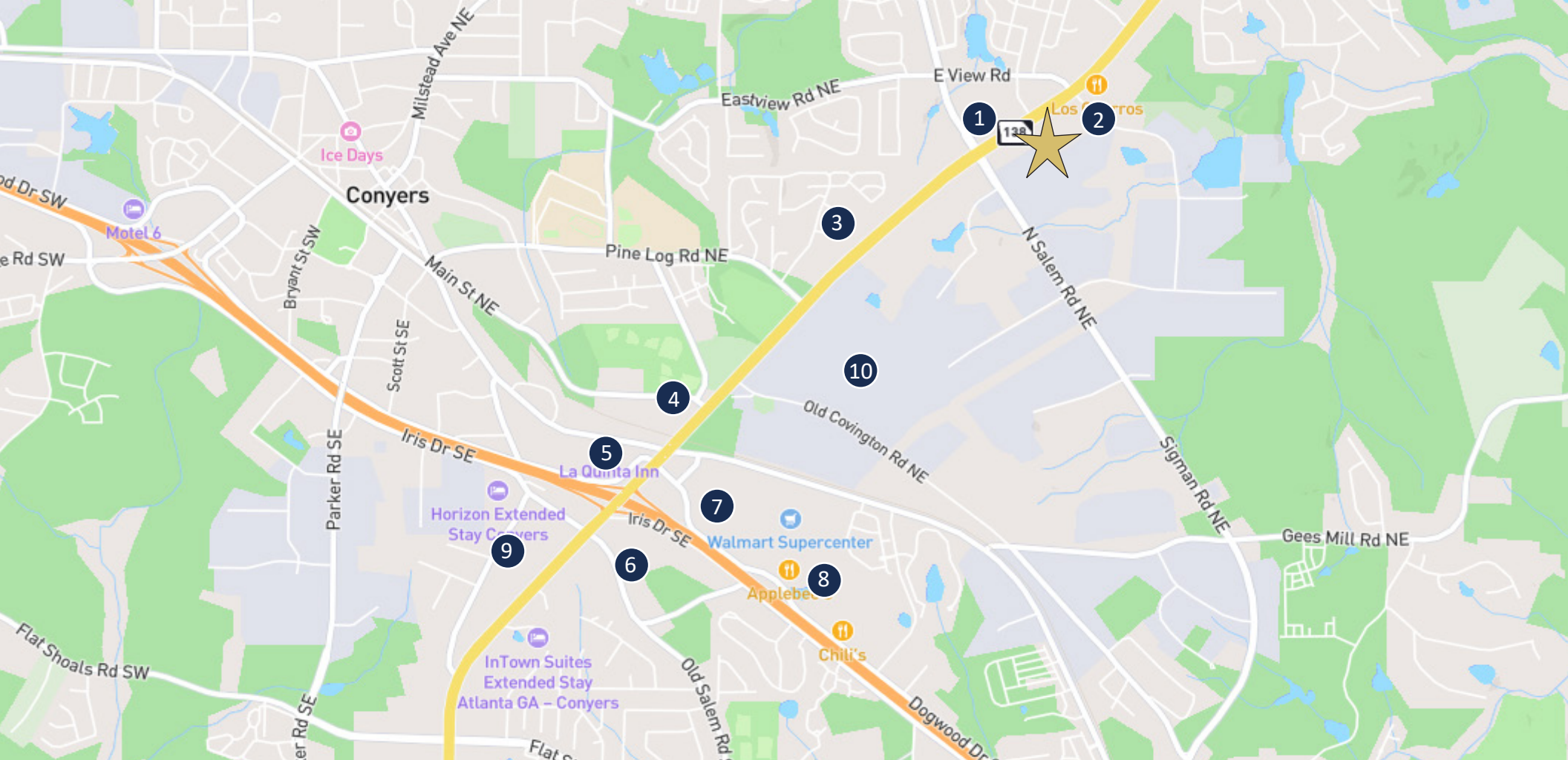


ABOUT THE AREA

CONYERS, GEORGIA

This family-friendly community is the only city in Rockdale County, Georgia. The county lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat.

Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming community". Rockdale County has been designed film ready by the Georgia Film, Music & Digital Entertainment Office.



In The Area



Subject Property

- 1 Bojangles, Waffle House, Maaco Auto Body Shop & Painting, Shell, Automotion of Atlanta, Unlimited Lawn Care, Georgia Driving Academy
- 2 Big Peach Car Wash, Ameris Bank, Island Vibes Caribbean, Crest Wine & Spirits, Los Charros, Two Eggs!, US Renal Care, Triumphant Medical

- 3 Autozone, O'Reilly Auto Parts, RaceTrac, JP Automotive, AAMCO Transmissions and & Total Car Care
- 4 QuikTrip, Extra Space Storage, Golden Corral Buffet & Grill, Still Lumber, TA Automotive of Conyers, CSC Atlanta, Residential Locks Change
- 5 La Quinta Inn, Outback Steakhouse, Cracker Barrel, SpringHill Suites
- 6 Floor & Decor, Dollar General, LA Fitness, AT&T Store, Super Dermatology, Flavor BBQ, Academy Sports, Dream Bakery Bar

- 7 **Conyers Plaza:** Hampton Inn, Don Tello's, iHop, Wendys, Walmar, Econo Lodge
- 8 **Conyers Crossroads Shopping Mall,** Chuck E. Cheese, Red Lobster, AMC, Chili's
- 9 Chick-Fil-A, Starbucks, Appliances 4 Less, Arbys, Panera Bread, Firehouse Subs, Hobby Lobby, Conyers Exchange, Discount Tire
- 10 Pratt Industries

DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
3,881	27,346	87,518



HOUSEHOLDS

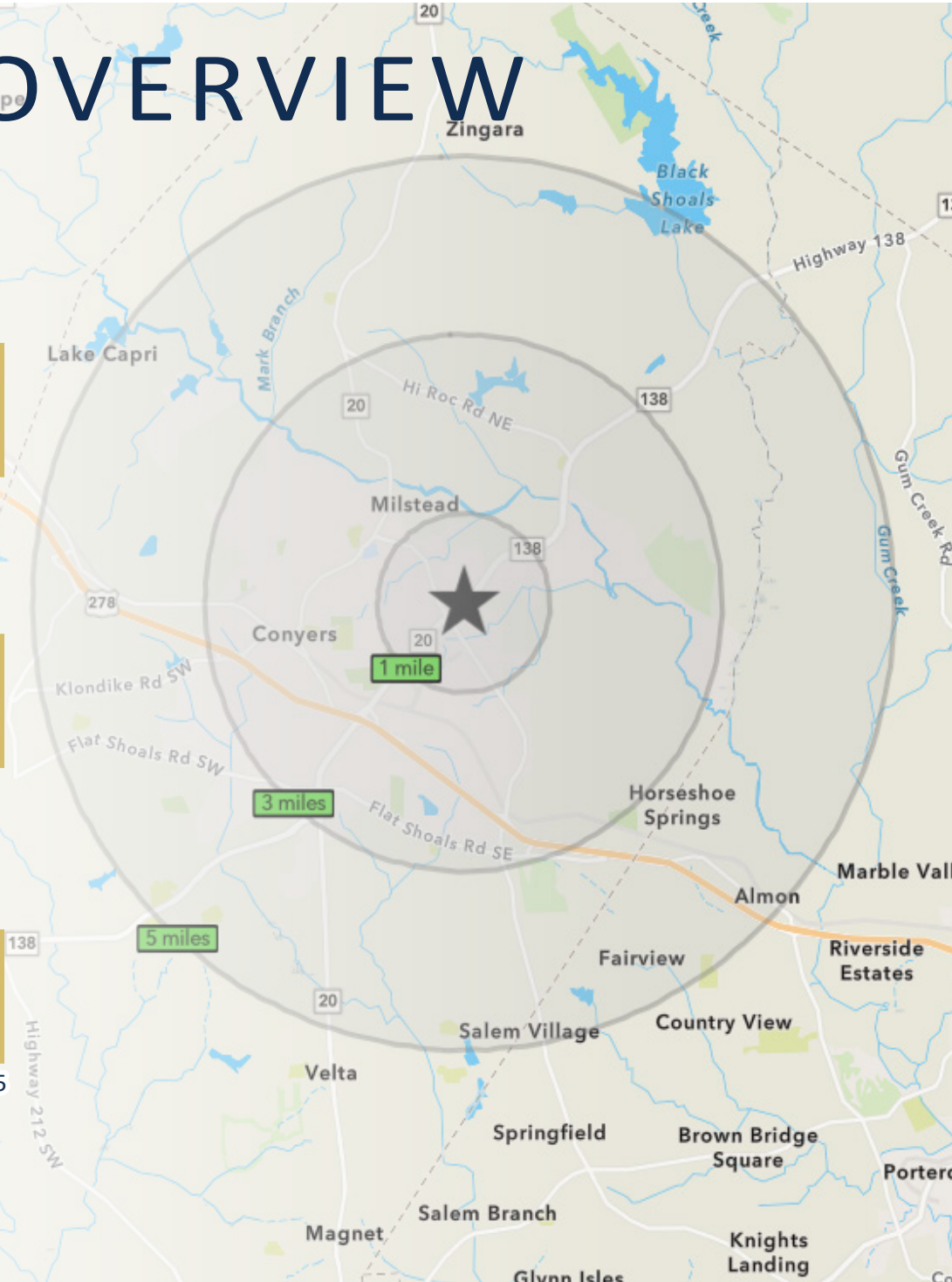
1 MILE	3 MILES	5 MILES
1,338	9,733	32,050



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,039	\$113,939	\$101,389

ESRI 2025



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

BROKER PROFILES



JARED DALEY

Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x 153

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS

Commercial Real Estate Advisor
Angie@BullRealty.com
404-876-1640 x 176

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

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 1849 Highway 138, Conyers, GA 30013. 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 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 _____

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