

±5.8-Acre Residential Development Site | 22 SFH Ellenwood, GA | 20 Minutes to Atlanta



**77 SFH ROCKHAVEN
HOMES DEVELOPMENT**

**SUBJECT
PROPERTY**

LINECREST RD

BOULDERCREST RD



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

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.

TABLE OF CONTENTS

- 04 PROPERTY OVERVIEW
- 05 TAX MAP
- 06 CONCEPTUAL SITE PLAN
- 08 AERIALS
- 14 ABOUT THE AREA
- 15 DEMOGRAPHIC OVERVIEW
- 16 ATLANTA AT A GLANCE
- 19 TEAM PROFILE
- 20 ABOUT BULL REALTY
- 21 CONFIDENTIALITY AGREEMENT

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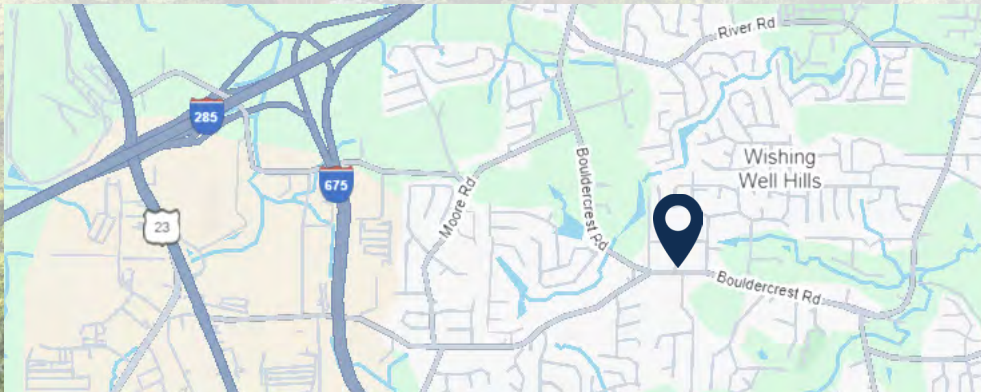


PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- ±5.8-Acre residential development site
- Located at corner of Bouldercrest Rd & Linecrest Rd
- Quiet neighborhood with a quaint, small-town feel
- Located just minutes from I-285 and I-675 with quick access to I-20
- Easy trip to Hartsfield-Jackson Atlanta International Airport and Downtown Atlanta
- Topographically flat site ideal for single family homes
- Street access at front and rear of site
- No rezoning or variances required for development of 11 SFHs under R100 zoning (see page 6)
- Rezoning to higher density RSM (Rockhaven received on site adjacent) required for development of 22 SFHs (see page 7)
- New construction homes in the \$400,000's in the immediate area
- Rockhaven developing 77 SFHs adjacent to this site
- Southeast suburb of Atlanta in DeKalb County
- Popular Cedar Grove School district

 Sale Price | **\$549,000**



ADDRESS: 4102 Bouldercrest Rd
Ellenwood, GA 30294

COUNTY: DeKalb

SITE SIZE: ±5.8 AC

ZONING: R100 - SF RES DIST

PERMITTED USES: Single Family Homes

UTILITIES: All-to-site

PARCEL ID: 15 010 05 006

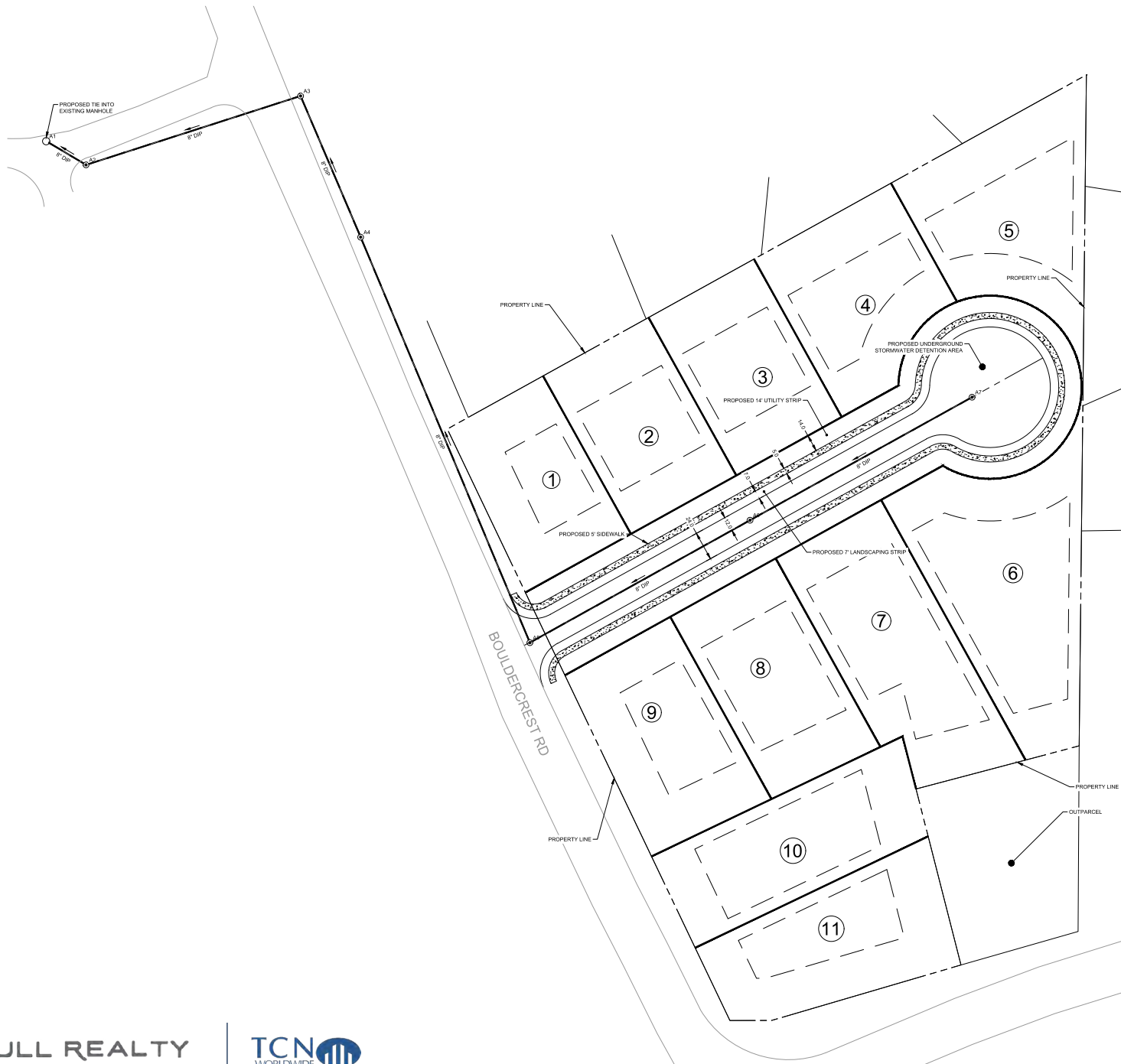
CROSS STREETS: Anvilblock Rd

FRONTAGE: Bouldercrest Rd and Linecrest Rd

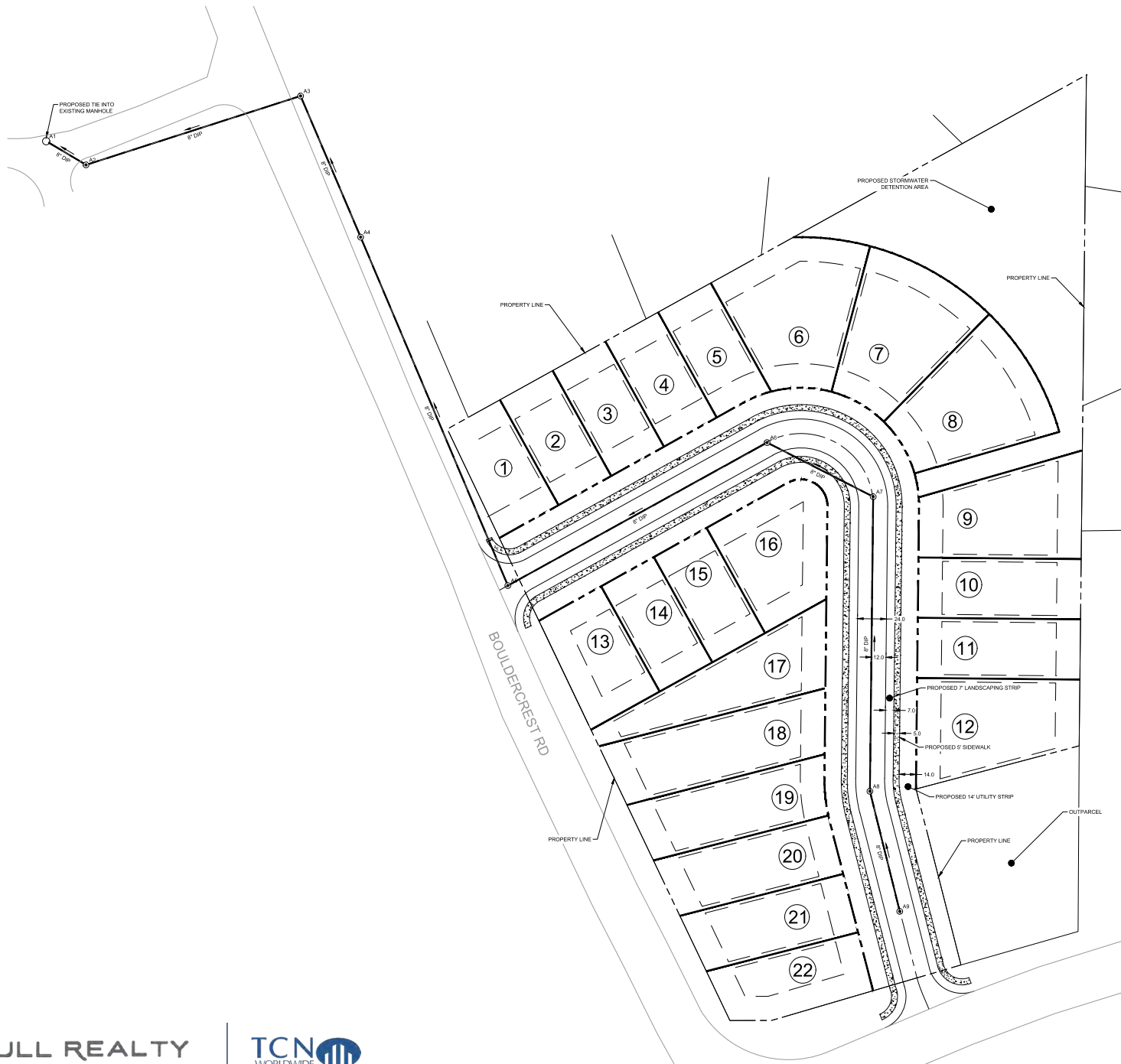
TAX MAP



CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



AERIALS



**77 SFH ROCKHAVEN
HOMES DEVELOPMENT**

LINECREST RD

**SUBJECT
PROPERTY**

BOULDERCREST RD

AERIALS



**77 SFH ROCKHAVEN
HOMES DEVELOPMENT**

**SUBJECT
PROPERTY**

LINECREST RD

BOULDERCREST RD

AERIALS

ATLANTA
DOWNTOWN
20 MIN

INTERSTATE
675

11 MIN

INTERSTATE
285

10 MIN

BOULDERCREST RD

LINECREST RD

SUBJECT
PROPERTY

77 SFH ROCKHAVEN
HOMES DEVELOPMENT

AERIALS

 ATLANTA
DOWNTOWN
20 MIN

 INTERSTATE
285
10 MIN

 INTERSTATE
20
15 MIN

BOULDERCREST RD

SUBJECT
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77 SFH ROCKHAVEN
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LINECREST RD

AERIALS

**HARTSFIELD-JACKSON ATLANTA
INTERNATIONAL AIRPORT
18 MIN**



10 MIN

BOULDERCREST RD

**SUBJECT
PROPERTY**

LINECREST RD

**77 SFH ROCKHAVEN
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AREA OVERVIEW

ABOUT THE AREA

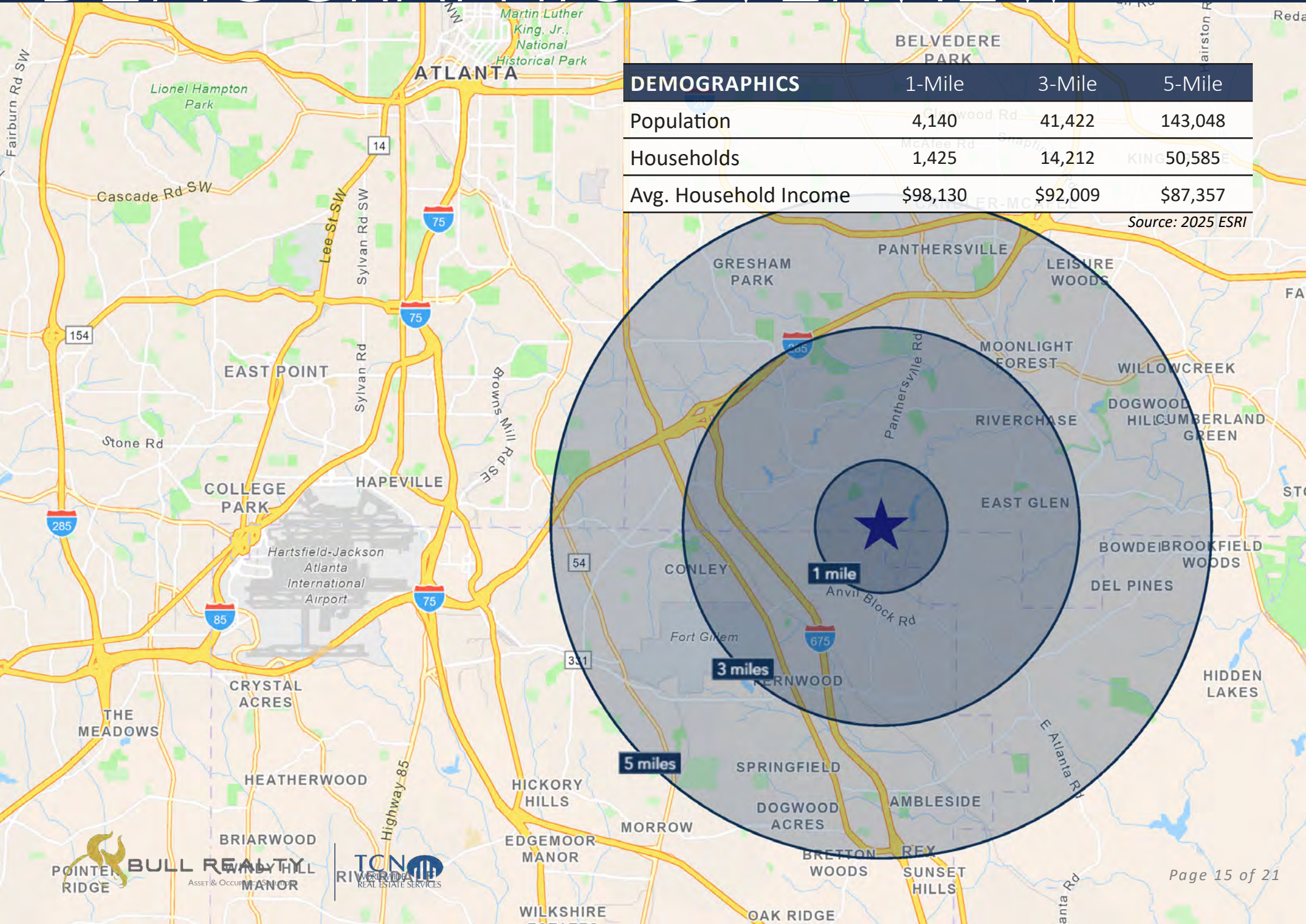
Ellenwood, Georgia is a strategically located suburban community on the southeastern edge of the Atlanta metro area, spanning Clayton, DeKalb, Henry, and Rockdale counties. Positioned along I-675 and just 15 miles from Hartsfield–Jackson Atlanta International Airport, Ellenwood offers excellent connectivity to major transportation routes and the region’s employment centers.

Home to approximately 47,000 residents, Ellenwood is a diverse and growing community with an upper-middle-income profile and a strong base of working professionals. The area is served by multiple school districts and is close to higher education institutions such as Clayton State University and Georgia State’s Perimeter College.

Ellenwood offers a blend of suburban living and access to green spaces, including Panola Mountain State Park and the South River Trail. While primarily residential, the area is seeing increased commercial and light industrial activity, making it an attractive location for long-term investment in logistics, workforce housing, and neighborhood retail.



DEMOGRAPHIC OVERVIEW



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	4,140	41,422	143,048
Households	1,425	14,212	50,585
Avg. Household Income	\$98,130	\$92,009	\$87,357

Source: 2025 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 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 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



#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"

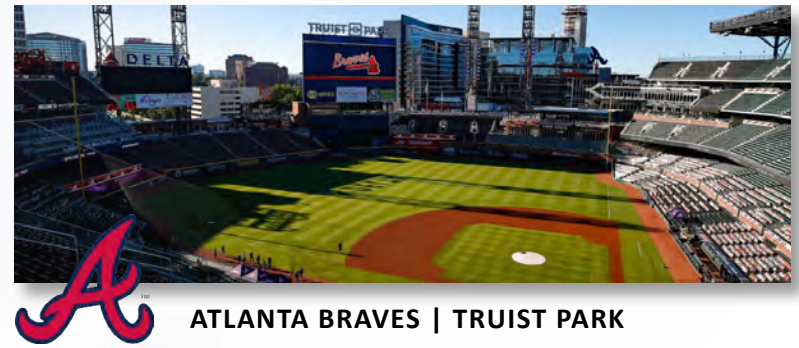
#5 MOVING DESTINATION IN THE NATION

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

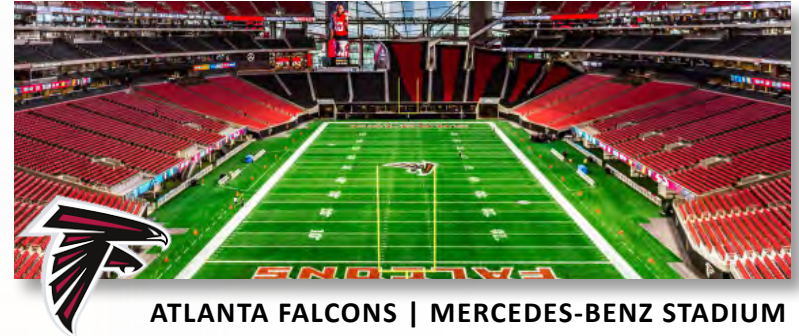
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

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

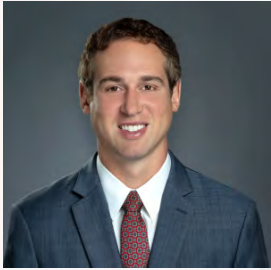


ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

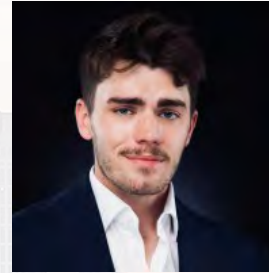
TEAM PROFILE



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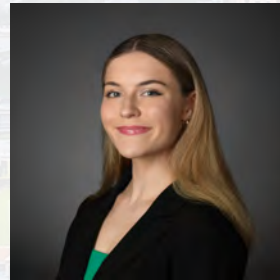
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MARKETING



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RESEARCH

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 27 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



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 4102 Bouldercrest Rd, Atlanta, GA 30294. 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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