

OFFERING MEMORANDUM



±37.95-Acre Development Site
Locust Grove, GA



SUBJECT PROPERTY



MARKET PL BLVD

Walmart

Planet Smoothie

GameStop

SALLY BEAUTY

AmericanDell

DOLLAR TREE

CHASE

AMERIS BANK

Wendy's

BILL GARDNER PKWY

Advance Auto Parts

Bojangles

QT

Steak 'n Shake

ZAXBY'S

MOE'S

EXPRESS OIL CHANGE
TIRE AND ENGINE

STARBUCKS COFFEE

Waffle House

bp

AutoZone

McDonald's

AT&T

BURGER KING

TACO BELL

ingles

ups

K

DQ

COMFORT SUITES

Chick-fil-A

DISCLAIMER & LIMITING CONDITIONS

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

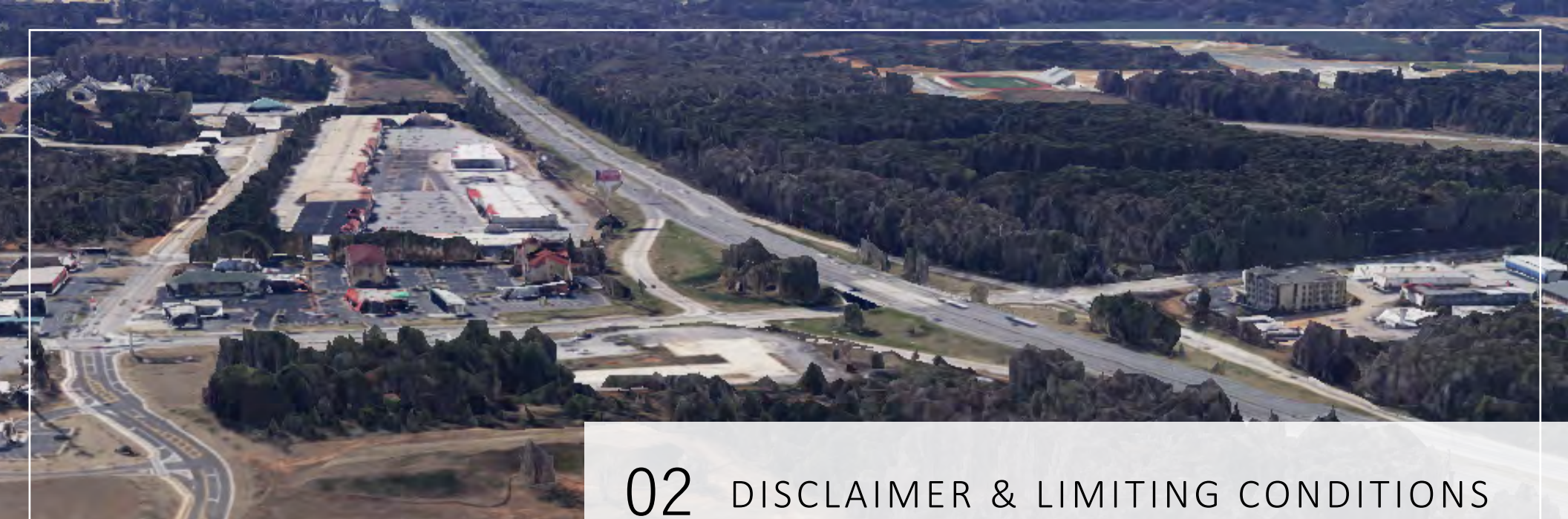
This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions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



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

MICHAEL BULL
Commercial Real Estate Advisor
Michael@BullRealty.com
404-876-1640 x 101

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

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

- 02 DISCLAIMER & LIMITING CONDITIONS
- 04 EXECUTIVE SUMMARY
- 05 PROPERTY INFORMATION
- 06 AERIALS
- 08 SURVEY
- 09 CONCEPT PLAN
- 11 ABOUT THE AREA
- 12 DEMOGRAPHIC OVERVIEW
- 13 BROKER PROFILE
- 14 ABOUT BULL REALTY

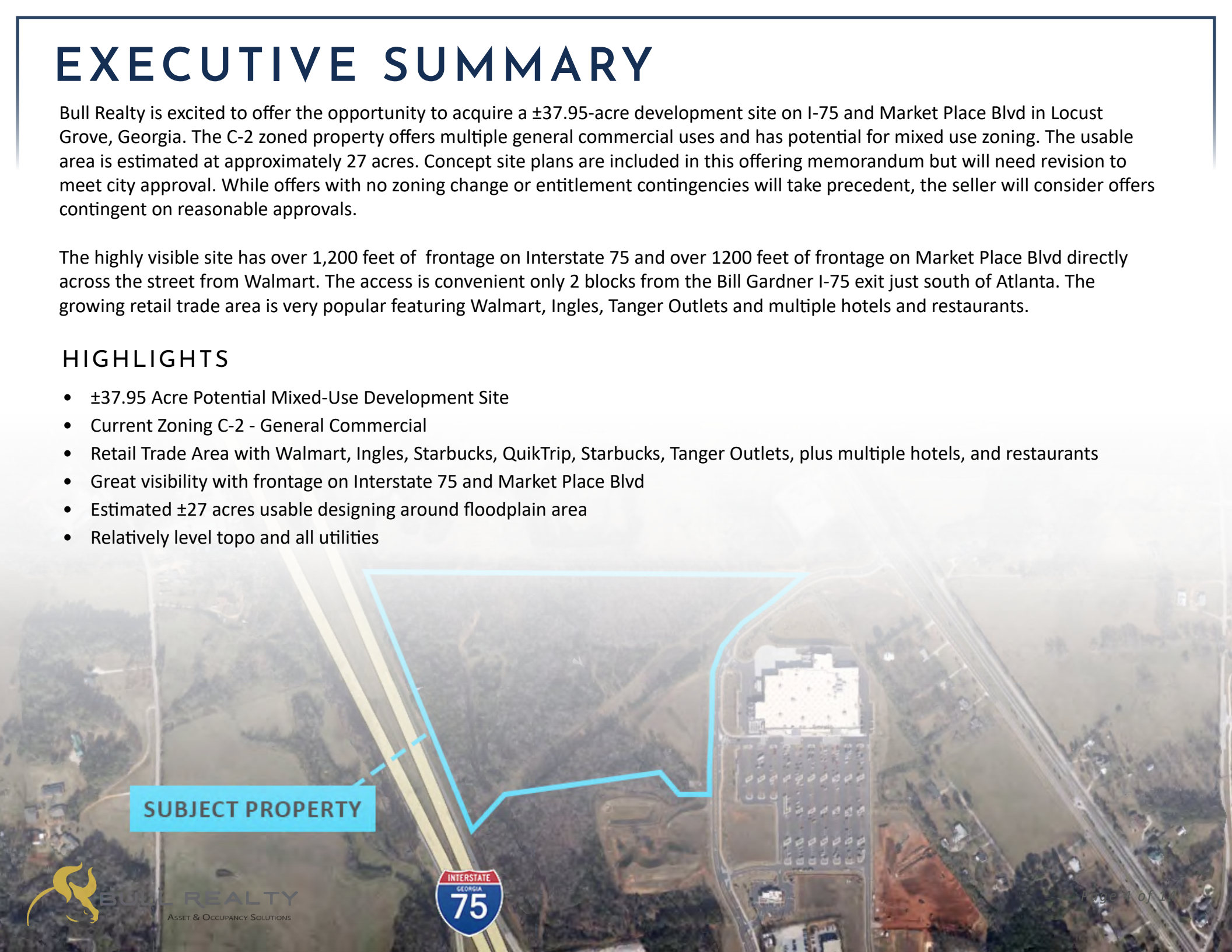
EXECUTIVE SUMMARY

Bull Realty is excited to offer the opportunity to acquire a ±37.95-acre development site on I-75 and Market Place Blvd in Locust Grove, Georgia. The C-2 zoned property offers multiple general commercial uses and has potential for mixed use zoning. The usable area is estimated at approximately 27 acres. Concept site plans are included in this offering memorandum but will need revision to meet city approval. While offers with no zoning change or entitlement contingencies will take precedent, the seller will consider offers contingent on reasonable approvals.

The highly visible site has over 1,200 feet of frontage on Interstate 75 and over 1200 feet of frontage on Market Place Blvd directly across the street from Walmart. The access is convenient only 2 blocks from the Bill Gardner I-75 exit just south of Atlanta. The growing retail trade area is very popular featuring Walmart, Ingles, Tanger Outlets and multiple hotels and restaurants.

HIGHLIGHTS

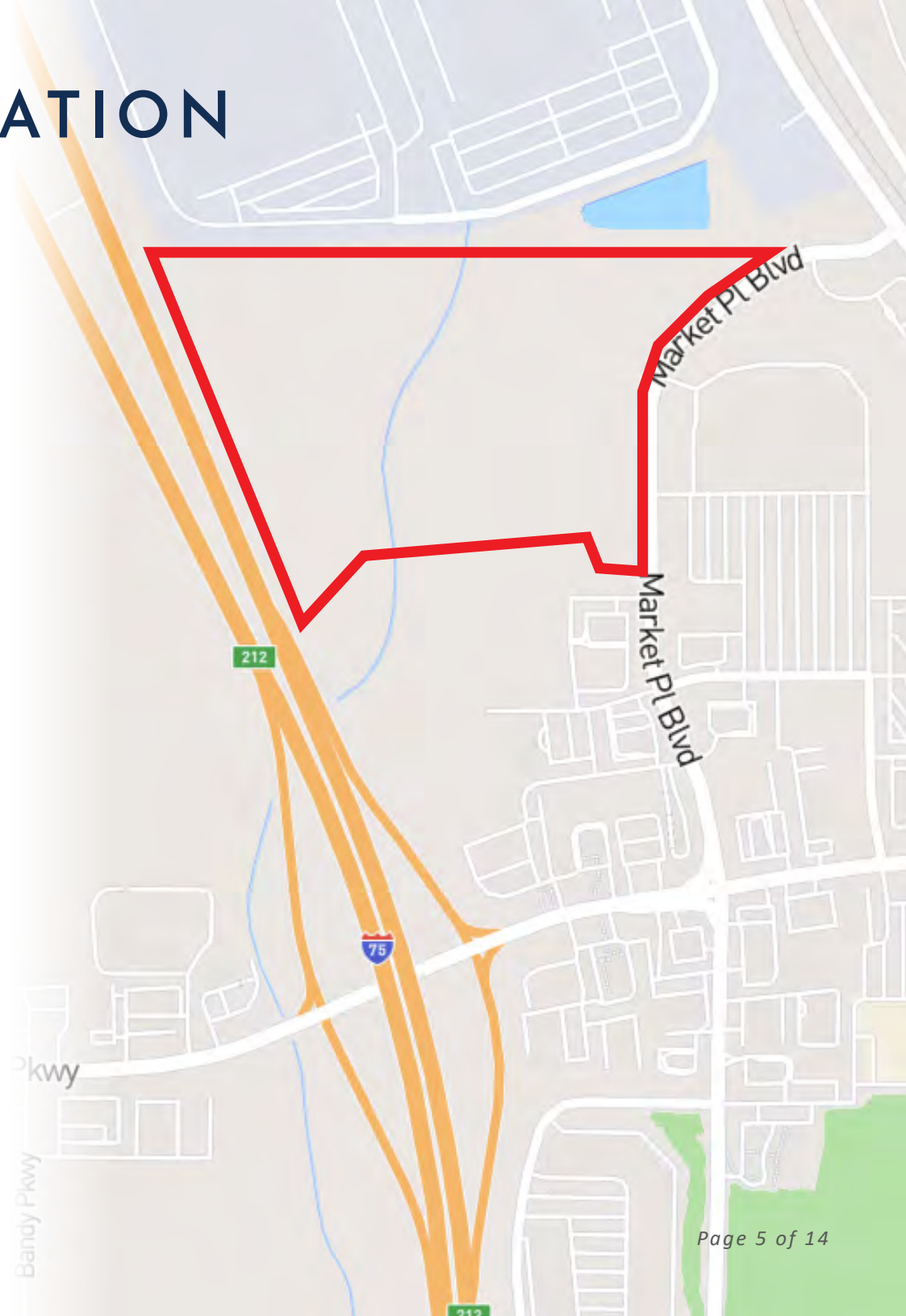
- ±37.95 Acre Potential Mixed-Use Development Site
- Current Zoning C-2 - General Commercial
- Retail Trade Area with Walmart, Ingles, Starbucks, QuikTrip, Starbucks, Tanger Outlets, plus multiple hotels, and restaurants
- Great visibility with frontage on Interstate 75 and Market Place Blvd
- Estimated ±27 acres usable designing around floodplain area
- Relatively level topo and all utilities



SUBJECT PROPERTY

PROPERTY INFORMATION

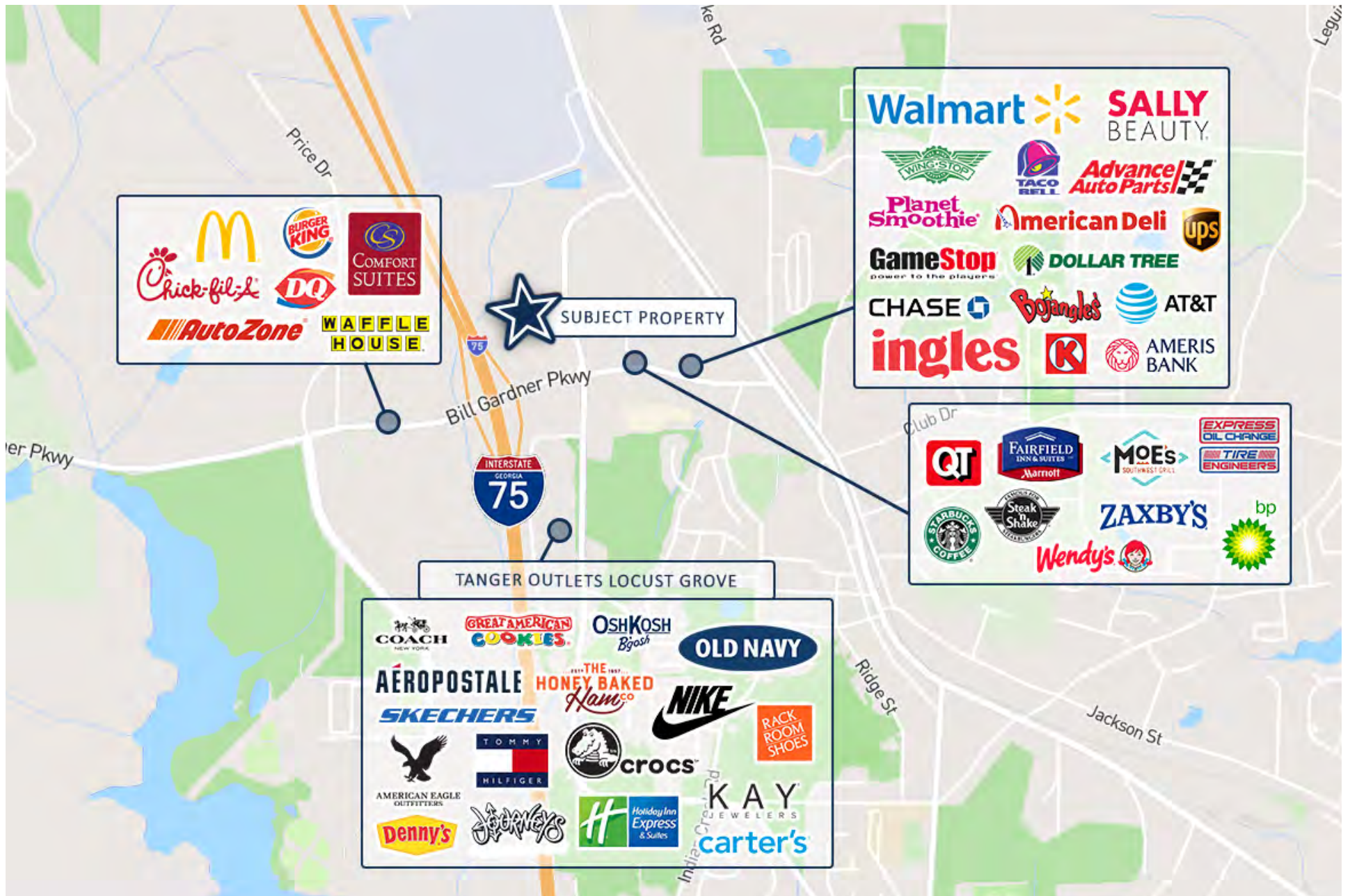
ADDRESS	300 Market Pl Blvd Locust Grove, GA, 30248
SITE SIZE	±37.95 Acres
ZONING	C2
PARCEL ID	112-01013000
UTILITIES AVAILABLE	All
PROPOSED USE	Mixed-Use Development
SALE PRICE	\$7,250,000



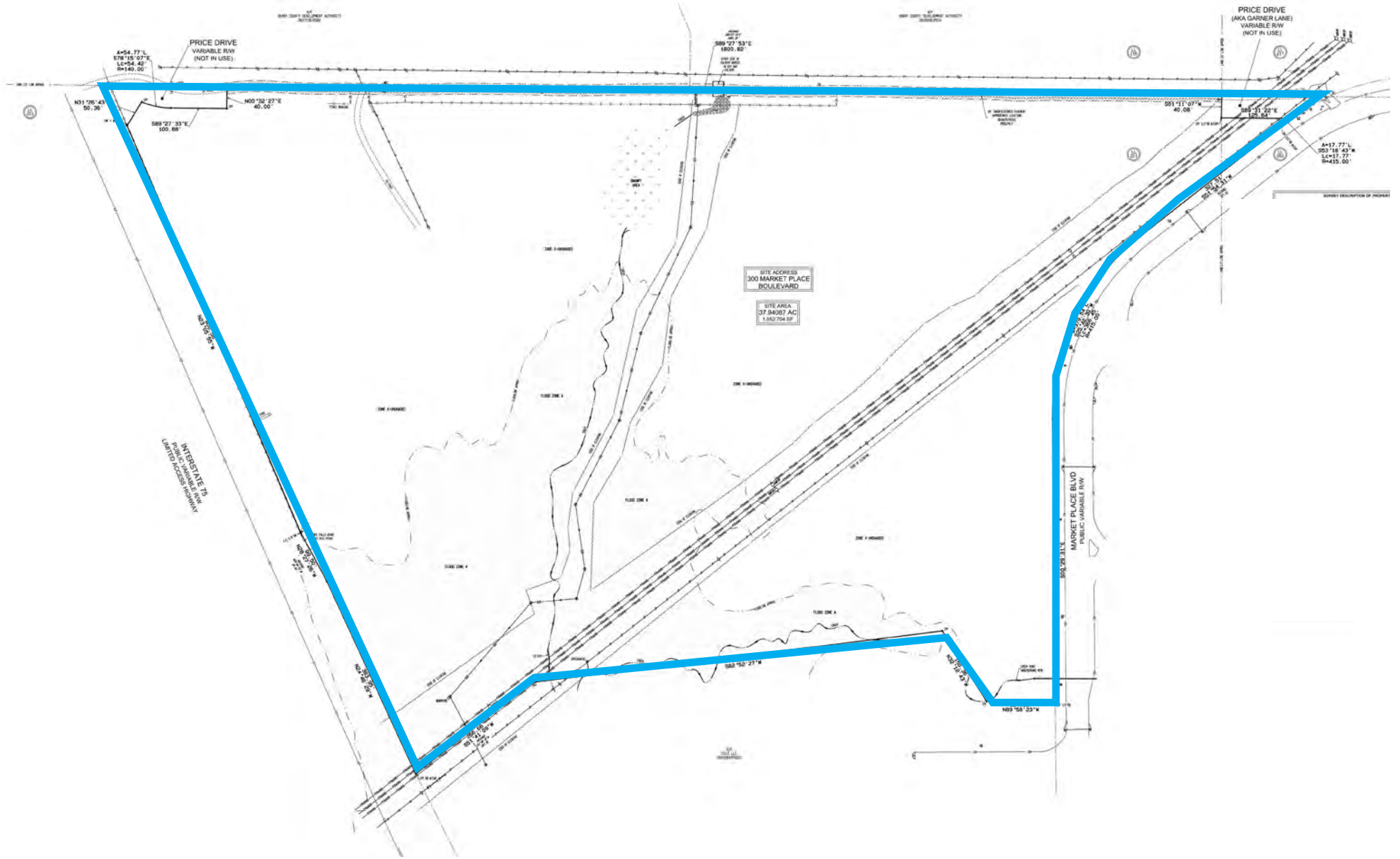
AERIALS



AERIALS



SURVEY



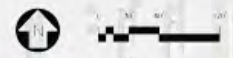
CONCEPT PLAN



SITE INFORMATION

TOTAL SITE AREA (APPROX.): 38.25 AC
 RESIDENTIAL SITE AREA: 31.25 AC
 PROPOSED ZONING: RM-1

- LEGEND**
- MULTIFAMILY**
- (M1) 3 STORY (TYPE VA) - 7 BUILDINGS
TOTAL : 210 UNITS (30 UNITS/BLDG)
 - (M2) 4 STORY (TYPE VA) - 3 BUILDINGS
TOTAL : 144 UNITS (48 UNITS/BLDG)
- TOTAL UNITS : 354
 AVG HEATED AREA - MF : 975 SF (APPROX.)
 TOTAL PARKING : 708 SPACES (INCLUDING GARAGES)
 PARKING RATIO PROVIDED : 2.0 SPACES/DU
- AMENITIES**
- (C1) MULTIFAMILY CLUB / LEASING
TOTAL : 8,000 SF
 - (C2) MAINTENANCE / DOG WASH
TOTAL : 950 SF
- GARAGES**
- (G) 6 BAY GARAGES
NO. OF GARAGES : 15
TOTAL GARAGE PARKING : 90 SPACES



CONCEPT PLAN

LEGEND

- MULTI-FAMILY (29.91 AC)**
 - 540 UNITS (MAX)
 - ~18.05 UNITS / AC
 - 3-5 STORY BUILDINGS
- COMMERCIAL / RETAIL / OFFICE / STORAGE (8.04 AC)**
 - 20,000 SF RETAIL / 115 PARKING SPACES
 - 5,000 SF QUICK SERVICE RESTAURANT / ~50 PARKING SPACES
 - 175,000 SF STORAGE
 - 0.571 FAR

CONTACTS

SITE PLANNER
 FORESITE GROUP, LLC
 3740 DAVINCINI CT, SUITE 100
 PEACHTREE CORNERS, GA 30092
 DAVID STONIECKI, PE

TRAFFIC CONSULTANT
 KCI TECHNOLOGIES, INC
 2160 SATELLITE BLVD, SUITE 130
 DULUTH, GA 30097
 ANDREW ANTWEILER, PE PTOE

LOCATION MAP



300 MARKETPLACE BLVD - LOCUST GROVE, GA

SITE PLAN - DRI NO. 3252 300 MARKETPLACE



LOCUST GROVE

Locust Grove, Georgia, is a charming small town located about 30 miles south of Atlanta. Known for its deep historic roots, the town was incorporated in 1893 and grew from a railroad hub into a close-knit community with over 150 buildings listed on the National Register of Historic Places. Today, it's known for combining that rich heritage with family-friendly attractions, most notably the Noah's Ark Animal Sanctuary—a 121-acre refuge home to over 100 species of rescued animals.

Visitors can enjoy a variety of things to do in Locust Grove. The downtown train watching platform offers a unique experience for rail fans, while the nearby Tanger Outlets provide a full day of shopping with over 70 national brand stores. Outdoor enthusiasts will enjoy the trails at Cubihatcha Outdoor Center and local parks like Warren Holder Park. The town also boasts fun and hands-on activities such as baking classes at Crumbles Studio, spa services at The HoneyComb Cottage, and excellent local dining at spots like The French Market & Tavern and Black Rose Café.

Whether you're planning a weekend getaway or a day trip from Atlanta, Locust Grove offers a perfect mix of small-town charm and engaging attractions. With its accessible location, historic character, scenic nature spots, and welcoming community, it's a destination that appeals to families, couples, and solo travelers alike. From animal lovers to bargain shoppers and history buffs, there's something here for everyone to enjoy.



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
1,503	18,075	47,999



HOUSEHOLDS

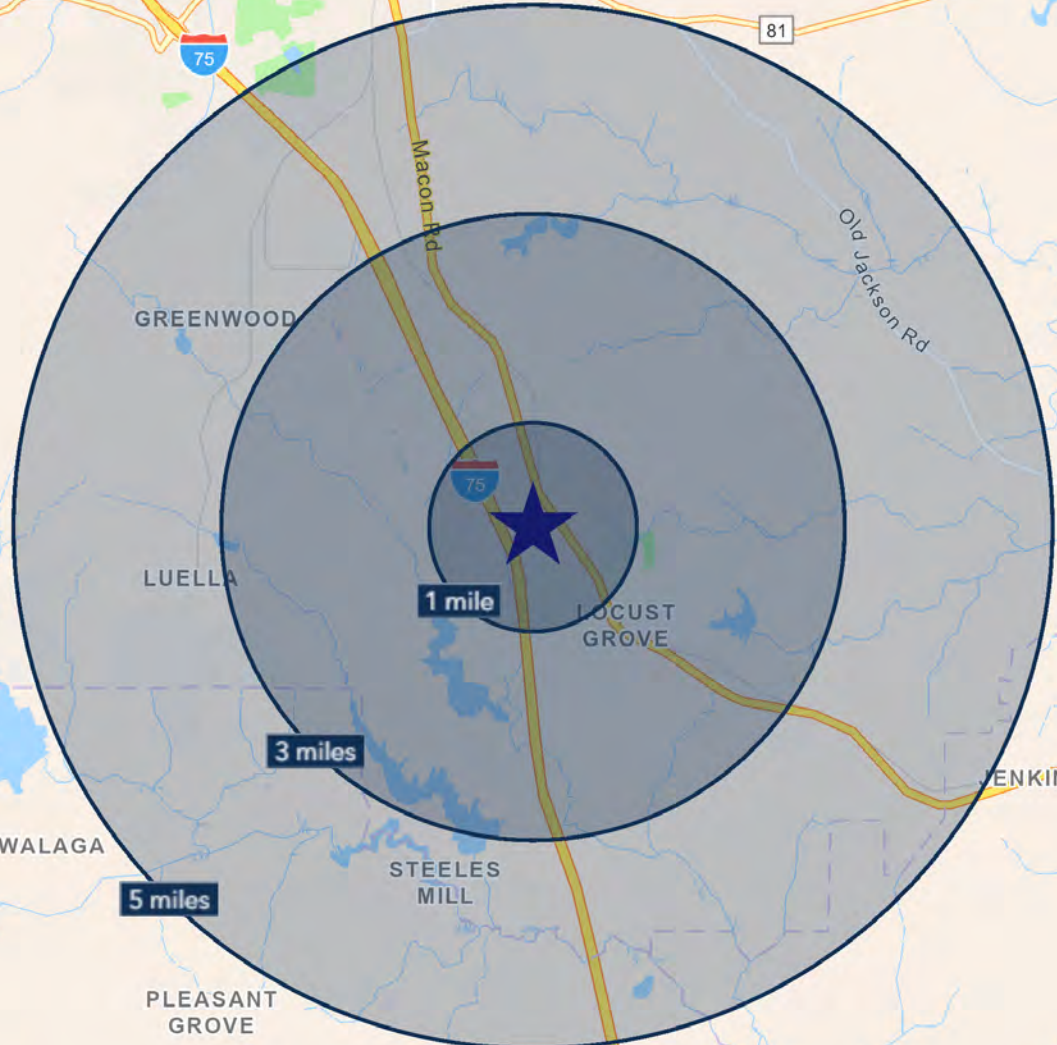
1 MILE	3 MILES	5 MILES
506	6,121	16,411



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$70,846	\$94,199	\$104,631

Source: 2024 ESRI



BROKER PROFILES



JOHN DEYONKER
President, Land & Developer Services
404-876-1640 x142
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.



MICHAEL BULL
Commercial Real Estate Advisor
404-876-1640 x101
Michael@BullRealty.com

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 investment 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 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 spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.



AUSTIN BULL
Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of grocery-anchored shopping centers and other retail properties around metro Atlanta and across the Southeast U.S.. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

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

