

FOR SALE



High-Synergy Commercial Development Opportunity

DECATUR Georgia



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Section 1

Property Information

Property Summary

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PROPERTY DESCRIPTION

Presenting a premier commercial land opportunity located at 3837 Glenwood Road, Decatur, GA. This flat, cleared, and pad-ready parcel represents one of the final remaining infill commercial lots along the heavily trafficked Glenwood Road corridor. Priced competitively at \$600,000, this property is uniquely positioned to capture massive value from the brand new soon to be high-volume, anchored BP gas station and convenience hub located immediately next door.

Positioned perfectly for maximum exposure, the subject property inherits an incredibly strong built-in customer base. The neighboring, newly built BP station acts as a powerful traffic generator, pulling thousands of vehicles daily directly past the site's frontage. This "shadow-anchor" effect makes the lot an absolute home run for a Quick Service Restaurant (QSR) with a drive-thru, an automotive service facility, an express medical clinic, or a neighborhood retail strip.

OFFERING SUMMARY

Sale Price:	\$600,000
Number of Units:	2
Lot Size:	14,800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	977	3,621	7,974
Total Population	3,185	10,500	21,994
Average HH Income	\$93,375	\$87,830	\$84,244

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Strategic "Shadow-Anchor" Synergy: The subject property sits directly adjacent to a brand-new, modern BP fueling station and convenience hub. This creates an immediate, built-in stream of daily recurring commuter traffic, providing excellent shadow-anchoring benefits for a future retail, medical, or QSR user.
- Flexible Transaction Structures (Sale / Ground Lease / JV): Ownership is uniquely positioned to accommodate various acquisition strategies. Offered for outright purchase at \$600,000, the site is equally available for a long-term Ground Lease or a Joint Venture (JV) Build-to-Suit partnership with the neighboring property owners to maximize development efficiency.
- Turnkey, Pad-Ready Condition: Investors can bypass costly and time-consuming pre-development hurdles. The site is fully cleared, level, and secure with silt fencing already in place—significantly compressing the buyer's timeline to break ground.
- Flexible C-1 Zoning (DeKalb County): The local commercial zoning classification allows for a wide array of high-yielding commercial uses. The parcel is highly compatible with quick-service restaurants (QSR) featuring drive-thrus, automotive service bays, boutique retail strips, or urgent care medical facilities.
- High-Visibility Commuter Corridor: Positioned with direct frontage on Glenwood Road, a primary east-west artery feeding directly into the Interstate 285 perimeter loop. The site benefits from excellent visibility, clear sightlines, and easy ingress/egress.
- Rapidly Transitioning Submarket: Located within the high-growth Decatur/DeKalb County submarket, the immediate area is experiencing strong infill development, rising median household incomes, and a dense residential population looking for localized service and retail options.
- NOT a REAL BUILDING**

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Additional Photos

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Regional Map

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Section 2

Sale Comparables



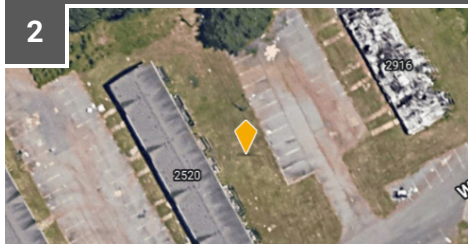
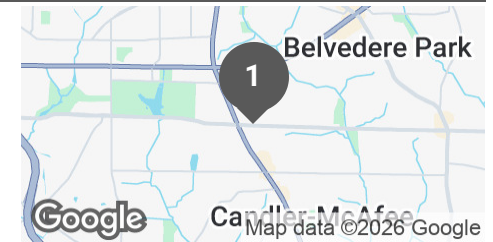
Sale Comps

FOR SALE



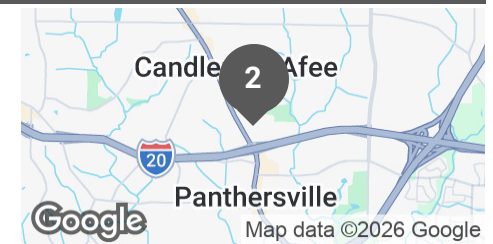
3230 GLENWOOD RD
Decatur, GA 30032

Price: \$560,000 Lot Size: 26,136 SF
Price/Acre: \$933,333.33



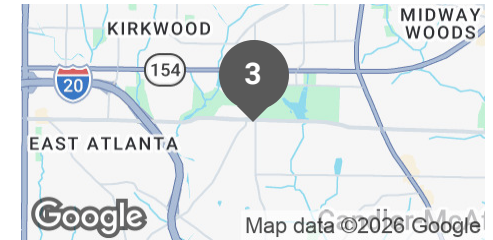
2520 CANDLER RD
Decatur, GA 30032

Price: \$2,380,000 Lot Size: 217,800 SF
Price/Acre: \$476,000.00



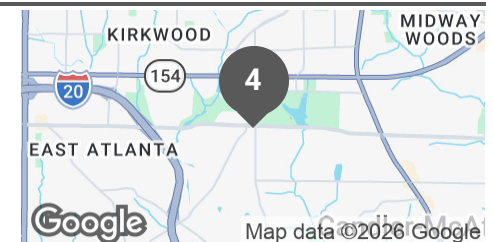
2359 GLENWOOD
Decatur, GA 30317

Price: \$573,200 Lot Size: 23,958 SF
Price/Acre: \$1,042,181.82



2359 GLENWOOD AVE SE
Atlanta, GA 30316

Price: \$291,800 Lot Size: 12,197 SF
Price/Acre: \$1,042,142.86



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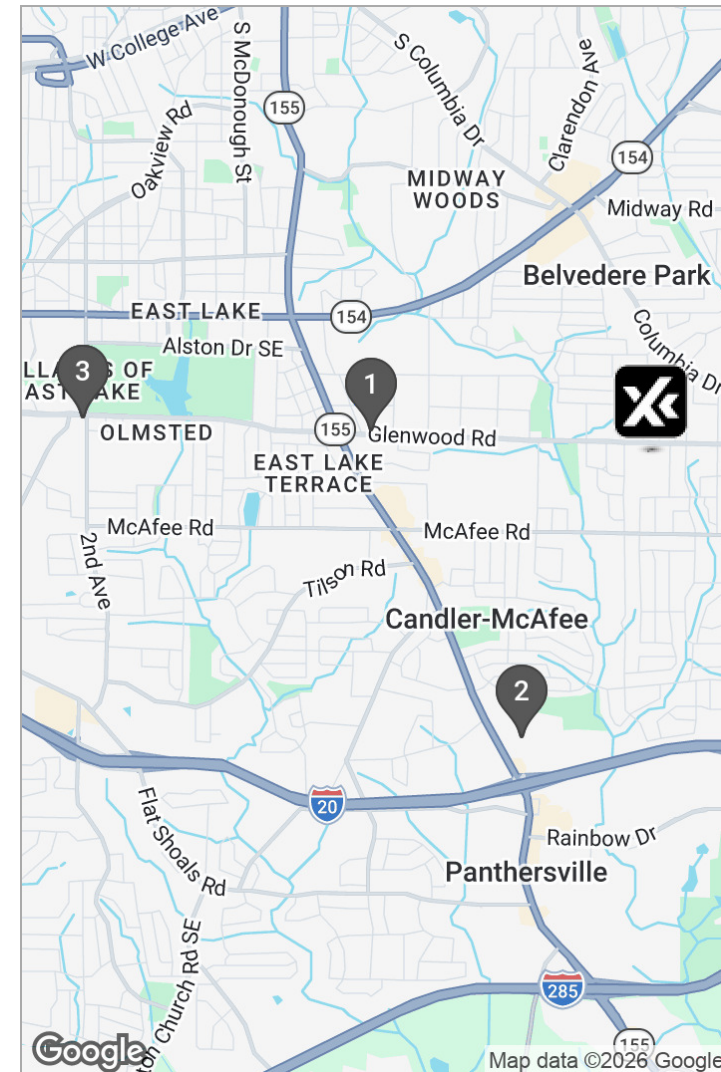
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Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	3837 Glenwood Rd Decatur, GA 30032	\$600,000	1,662 SF	14,800 SF	2
1	3230 Glenwood Rd Decatur, GA 30032	\$560,000	-	26,136 SF	-
2	2520 Candler Rd Decatur, GA 30032	\$2,380,000	-	217,800 SF	-
3	2359 Glenwood Decatur, GA 30317	\$573,200	-	23,958 SF	-
4	2359 Glenwood Ave SE Atlanta, GA 30316	\$291,800	-	12,197 SF	-
AVERAGES		\$951,250	NAN SF	70,023 SF	



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Section 3

Demographics

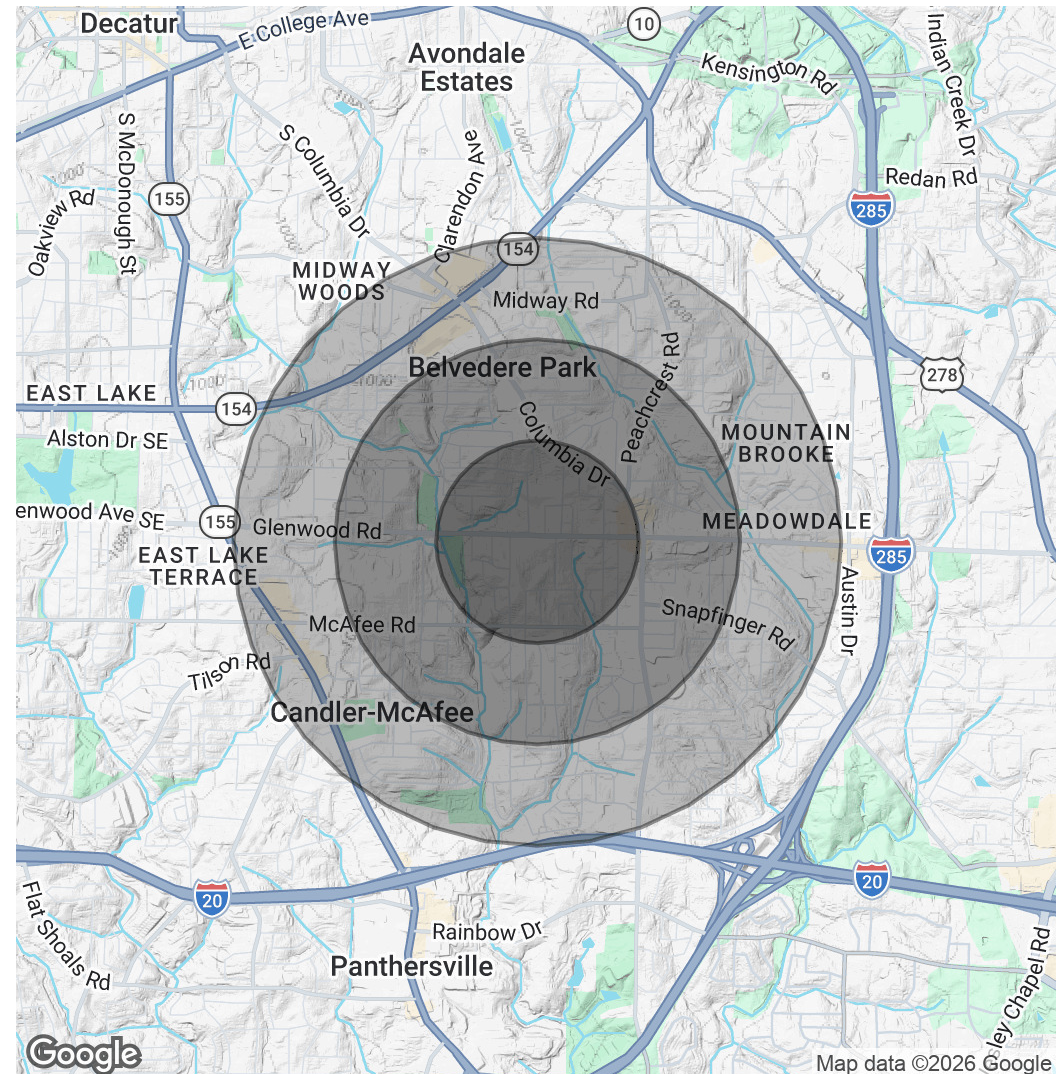


Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,185	10,500	21,994
Average Age	35.8	40.4	41.4
Average Age (Male)	34.6	38.6	40.1
Average Age (Female)	36.1	43.2	43.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	977	3,621	7,974
# of Persons per HH	3.3	2.9	2.8
Average HH Income	\$93,375	\$87,830	\$84,244
Average House Value	\$254,554	\$254,602	\$269,124

2023 American Community Survey (ACS)



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Advisor Bio 1

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