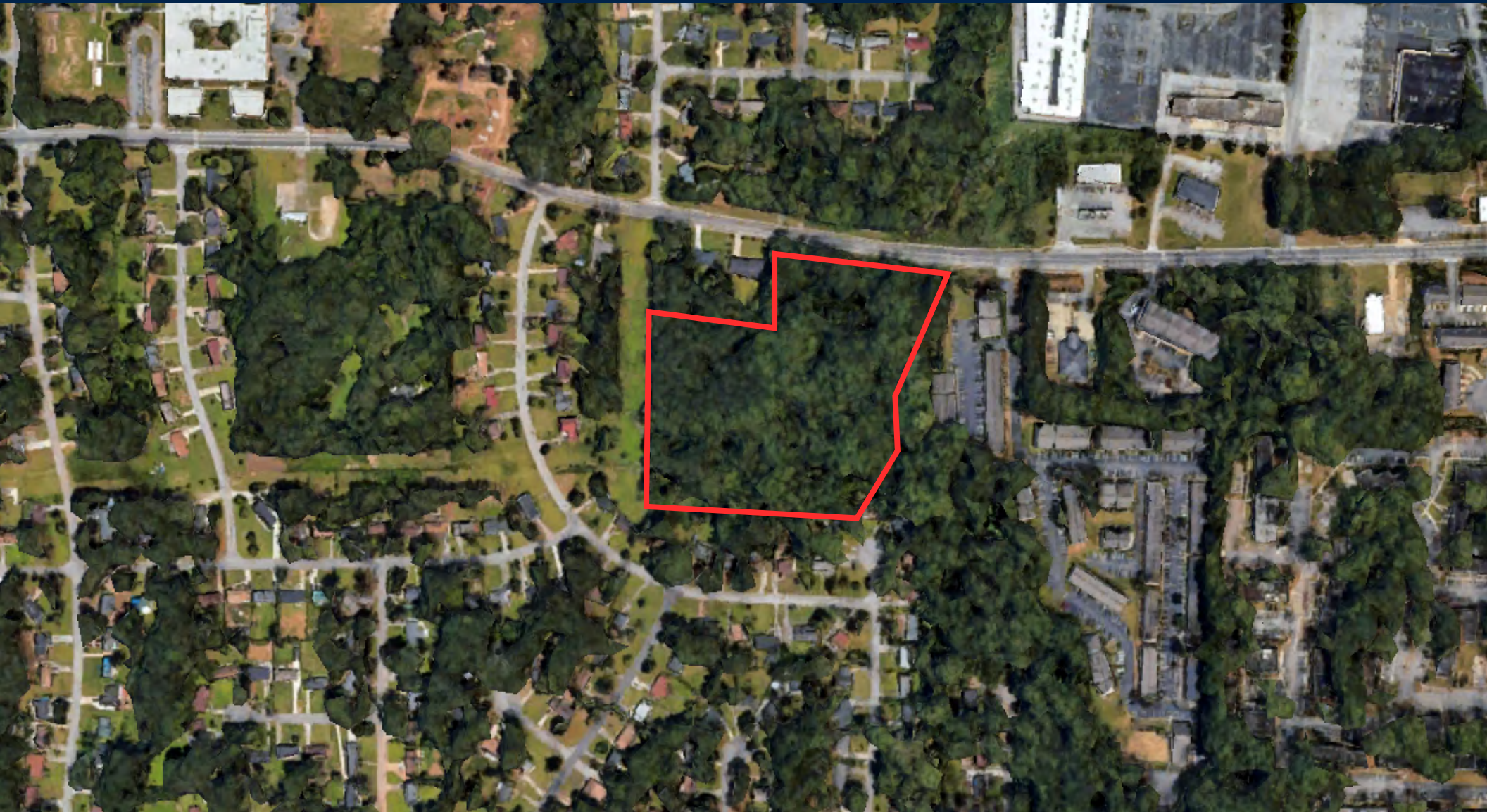


# RESIDENTIAL DEVELOPMENT SITE

±8.15 AC | 3331 Flat Shoals Road | Decatur, GA





## Property Overview

±8.15 acre residential development site located on Flat Shoals Road in DeKalb County Georgia. The property is ideally suited for re-zoning for small single family detached or townhome lots. New detached houses in the area are selling in the \$500,000's while townhomes sell in the \$300,000's.

The site is close to restaurants and retail shops and has easy access to I20 & I285. Downtown Atlanta, East Atlanta Village and Decatur, with their many attractions are a short drive away.

- ±8.15 Acre Development Site
- Sold Contingent on Zoning
- Preliminary Wetlands Delineation Completed
- Easy Access to I20 and I285
- All Utilities Available

<b>ADDRESS</b>	3331 Flat Shoals Road Decatur, GA 30034
<b>COUNTY</b>	DeKalb
<b>LOT SIZE (AC)</b>	±8.15
<b>ZONING</b>	R75
<b>PARCEL ID</b>	15 105 01 042
<b>IDEAL &amp; PERMITTED USES</b>	Residential development
<b>SALE PRICE</b>	\$1,400,000

# Aerial Map



**Subject Property**  
**3331 Flat Shoals Rd**



# Concept Site Plan



**BAKER LAND DESIGN**

LANDSCAPE ARCHITECTURE  
LAND PLANNING  
CERTIFIED ARBORIST

29 SARATOGA PLACE  
ATLANTA, GA 30324  
PHONE: (404) 787-3973  
WWW.BAKERLANDDESIGN.COM

## SITE PLAN

FOR

3331 FLAT SHOALS ROAD

L.L.: 105  
15TH DIST.

TAX PARCEL:  
15 105 01 042

DEKALB COUNTY,  
GEORGIA

## REVISIONS

DRAWN BY: **BH**

CHECKED BY: **TB**

SCALE: 1"=40'-0"

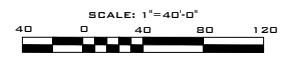
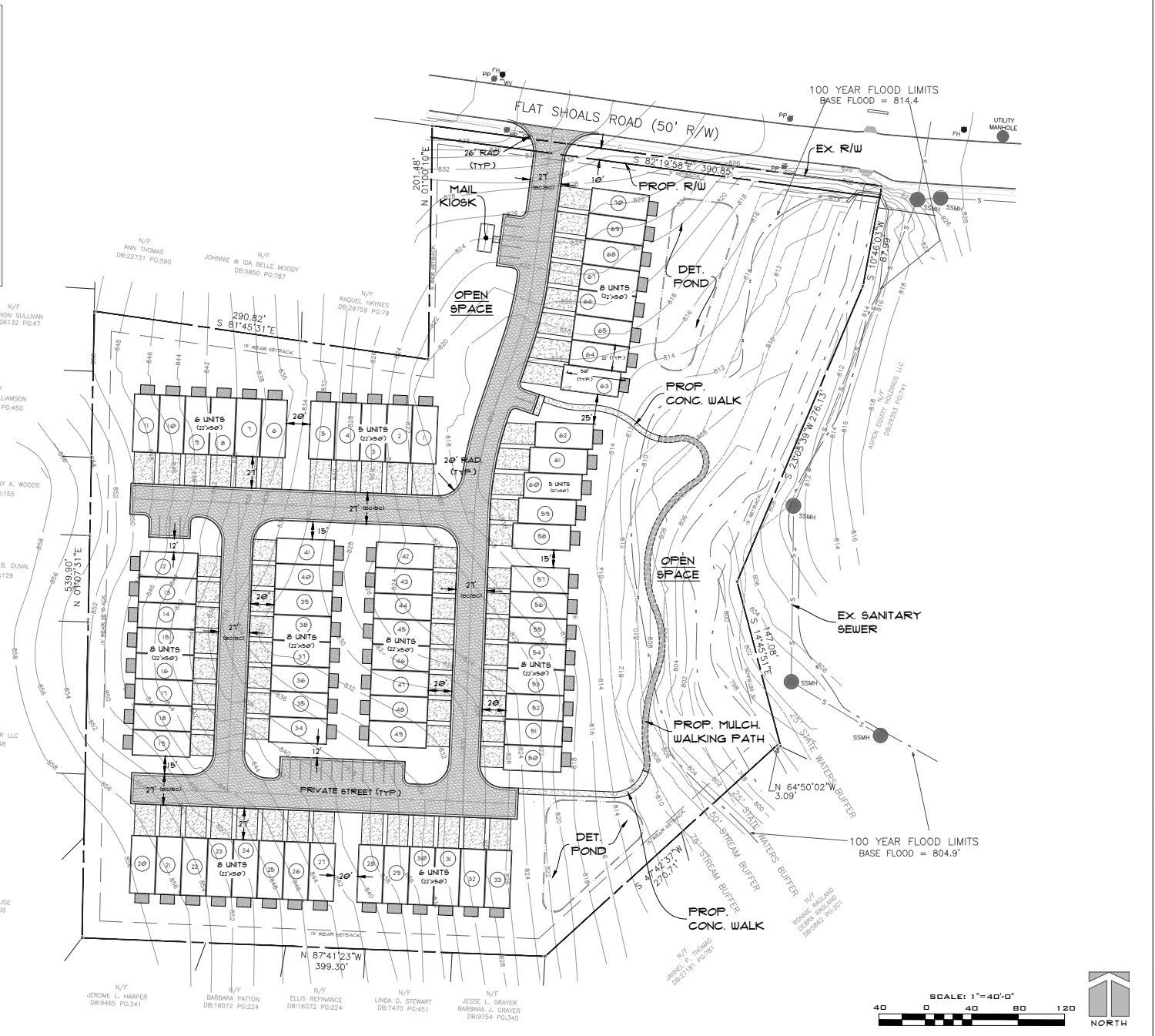
DATE: 4/19/23

JOB NO.

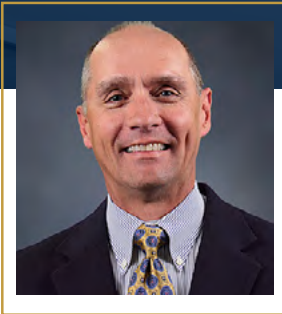
SHEET 1 OF 1

SITE ANALYSIS	
ADDRESS	3331 FLAT SHOALS ROAD
SITE AREA	8.146 ACRES
EXISTING ZONING	R-75
PROPOSED ZONING	MR-2
EXISTING CHARACTER AREA	SUBURBAN
PROPOSED CHARACTER AREA	SUBURBAN
DEVELOPMENT SUMMARY	
22' X 50' TOWNHOMES (FRONT ENTRY)	70
TOTAL UNITS	70
ZONING REQUIREMENTS	
PROPOSED DENSITY	8.6 UNITS/AC.
PROPOSED OPEN SPACE (20% REQUIRED)	20%
PROPOSED LOT COVERAGE (85% MAX)	84.90%
PROPOSED PARKING/UNIT (1.75 MIN/3.25 MAX)	226
BASE DENSITY	12 UNITS/AC
MIN LOT AREA	1000 SF
MIN LOT WIDTH	20'
MIN. HEATED SQ FT	1000 SF
MAX. BUILDING HEIGHT	3 STORIES OR 45'
MAX. BUILDING LENGTH	200'
MIN. FRONT SETBACK - W/O ALLEY ACCESS	5'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK - W/O ALLEY ACCESS	15'

**FLOOD HAZARD STATEMENT**  
A PORTION OF THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 01341, DATED 05/16/13



# Team Profiles



**John DeYonker,**  
President, Land & Developer  
Services, Partner, Bull Realty

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over three 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.

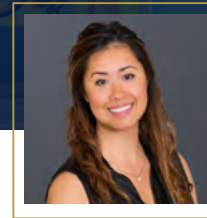
Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



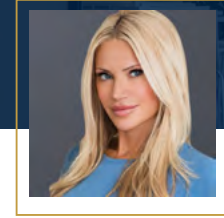
Austin Bull  
V.P. of The Operations



Karen Ash  
Associate



Carmen Lam  
Graphic Designer



Ilona Berman  
Marketing Coordinator



Megan Murphy  
Marketing Coordinator



# ABOUT BULL REALTY



**28**  
YEARS IN  
BUSINESS

LICENSED  
IN



**8**  
SOUTHEAST  
STATES



**ATL**  
HEADQUARTER

### SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including 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](http://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>



## OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

