



JEFFERSON BYPASS

±20,900 VPD

ARCADE PARK ST

Commercial Development Opportunity

±3.2 Acres | Arcade, GA



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.

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Contact Information

MARGARET BLANTON
Commercial Real Estate Advisor
Margaret@BullRealty.com
404-876-1640 X 166

DARRELL CHAPMAN
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 X 114

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

Property Overview

Bull Realty presents a ±3.2-acre commercial land opportunity in Arcade, strategically positioned within one of the fastest-growing corridors of Jackson County. The property is zoned C-2 (General Commercial), allowing for a wide range of retail, service, and commercial uses, making it highly attractive for investors and developers seeking to capitalize on continued population and economic expansion in the region.

Arcade is located along the U.S. Highway 129 corridor, providing direct connectivity to Athens (±15 miles) and Interstate 85 (±7 miles via Jefferson), placing the site within the broader Atlanta–Athens growth corridor. Jackson County has experienced significant population growth—from approximately 75,900 in 2020 to an estimated nearly 100,000 residents which is driven by industrial expansion along I-85 and increasing residential development demand.

The surrounding market is characterized by rapid residential growth, expanding employment bases, and increasing demand for neighborhood-serving retail and commercial services. Nearby master-planned developments and mixed-use projects further support long-term commercial viability and underscore the area’s transformation into a key suburban growth node.

With continued residential absorption, infrastructure expansion, and industrial job growth in the region, this site is well-positioned to benefit from increasing consumer demand and long-term commercial appreciation. The combination of flexible zoning, strategic location, and strong regional fundamentals makes this a compelling opportunity for both investors and owner-users seeking entry into a high-growth Northeast Georgia market.

HIGHLIGHTS

- Zoning: C-2 (General Commercial) – flexible for retail, office, restaurant, and service-oriented uses.
- Size: ±3.2 acres – suitable for single-user or multi-tenant development.
- Location: High-growth corridor in Jackson County within the Atlanta–Athens expansion path and adjacent to Arcade City Park
- Nearby Development: Victoria Station – 2,005 site gated community by Del Webb (Pulte Homes) on 819 acres, 2.5 miles away near Hwy. 129 & Terry Farm Rd.
- Infrastructure: New 250,000 GPD wastewater treatment facility under construction in Arcade to support growth.
- Accessibility: Proximity to Highway 129 and I-85 enhances regional connectivity and visibility. Traffic counts within 1 mile of the property on Highway 129 are ±20,900 VPD.
- Growth Dynamics: Strong population and housing growth fueling demand for commercial amenities.
- Market Positioning: Ideal for developers targeting underserved retail and service demand in a rapidly expanding suburban market.
- Arcade Meadows: A long-term 1,605-acre master plan adjacent to US Highway 129. This project is fully entitled for a mix of residential and commercial uses, including dedicated sites for a school and a wastewater treatment plant.

Property Information

ADDRESS:	486 Arcade Park Street, Arcade, GA 30549
COUNTY:	Jackson
SITE SIZE:	±3.2 AC
ZONING:	C-2 (General Commercial)
UTILITIES:	All to site
TOPOGRAPHY:	Rolling
PARCEL ID:	070 012B3
FRONTAGE:	350' on Arcade Park Street
IDEAL AND PERMITTED USE:	Retail Development

A graphic featuring a white circle with a dollar sign icon on the left, and a dark blue rounded rectangle on the right containing the text 'SALE PRICE' and '\$599,000' in white.

SALE PRICE
\$599,000

Parcel Map



In the Area



Demographics

Arcade, Georgia



POPULATION

3 MILES	5 MILES	10 MILES
9,445	23,605	86,816



MEDIAN AGE

3 MILES	5 MILES	10 MILES
37.9	37.6	38.9



HOUSEHOLDS

3 MILES	5 MILES	10 MILES
3,580	8,779	35,124



AVERAGE HOUSEHOLD SIZE

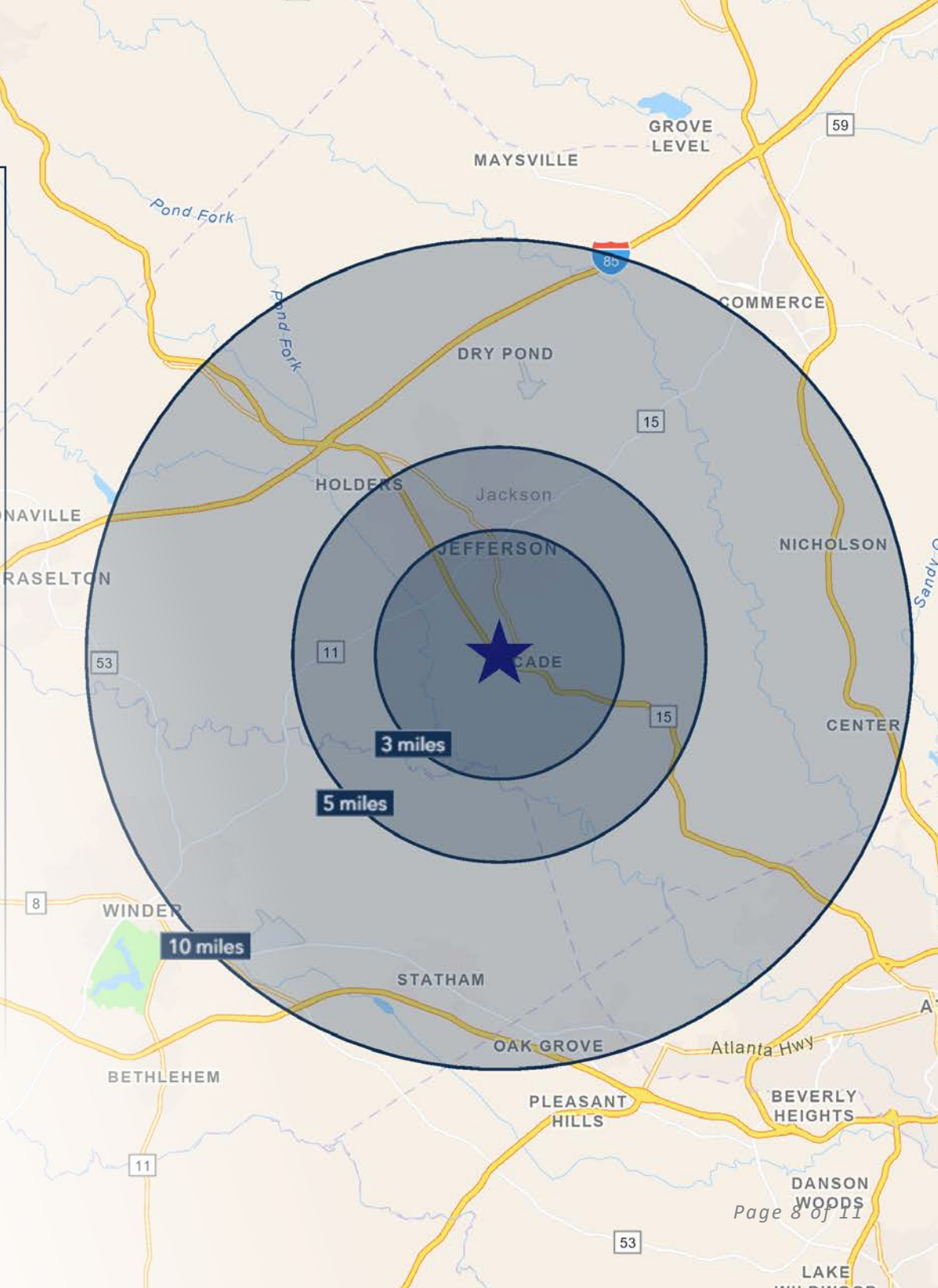
3 MILES	5 MILES	10 MILES
2.90	2.93	2.86



AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$107,283	\$106,391	\$102,193

ESRI 2025



About the Area

ARCADE, GEORGIA

Located about 60 miles northeast of Atlanta, Arcade is a small, close-knit community in Jackson County that offers a quiet, rural atmosphere with convenient access to larger surrounding cities. Known for its laid-back lifestyle and friendly feel, Arcade appeals to those seeking a slower pace while still being within reach of employment, shopping, and dining options in nearby Commerce, Jefferson, and Athens.

The area is characterized by open spaces, farmland, and scenic countryside, making it especially attractive to those who value privacy and a connection to nature. Residents enjoy proximity to local parks, outdoor recreation, and short drives to the North Georgia mountains for hiking, camping, and weekend getaways. Families are served by the Jackson County School System, which continues to grow alongside the area's steady development.

Arcade's housing market primarily features single-family homes, including ranch-style properties, newer construction, and homes on larger lots or acreage. With its blend of rural charm, affordability, and accessibility to major corridors like U.S. Highway 129 and Interstate 85, Arcade offers a practical and peaceful option for those looking to enjoy country living without feeling too far removed from modern conveniences.



Hurricane Shoals Park



North Georgia Mountains

Broker Profiles



MARGARET BLANTON
Commercial Real Estate Advisor
Margaret@BullRealty.com
404-876-1640 x 166

Margaret Blanton began her career in real estate in 2008. Specializing in the acquisition and disposition of self storage properties across the Southeast, Margaret continually provides the highest level of value and service to her clients utilizing industry leading marketing and data resources at Bull Realty.

She graduated with a B.S. in Marketing from Georgia State University and is an Atlanta native. After college, she had the opportunity to live and study in Buenos Aires, Argentina, where she became conversational in Spanish. She also enjoys spending time volunteering through Open Hand Atlanta.

Margaret is a CCIM candidate and a member of the Atlanta Commercial Board of Realtors.



DARRELL CHAPMAN
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 30 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 90 property investment portfolio in Gwinnett County for a family trust, a 40+ property portfolio of land tracts in Alabama, a 17,500 square foot event venue in Tyrone, GA for \$4.8 million, 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a 10 acre retail site in Dawson County for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.



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.

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.

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www.bullrealty.com



OUR MISSION

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

