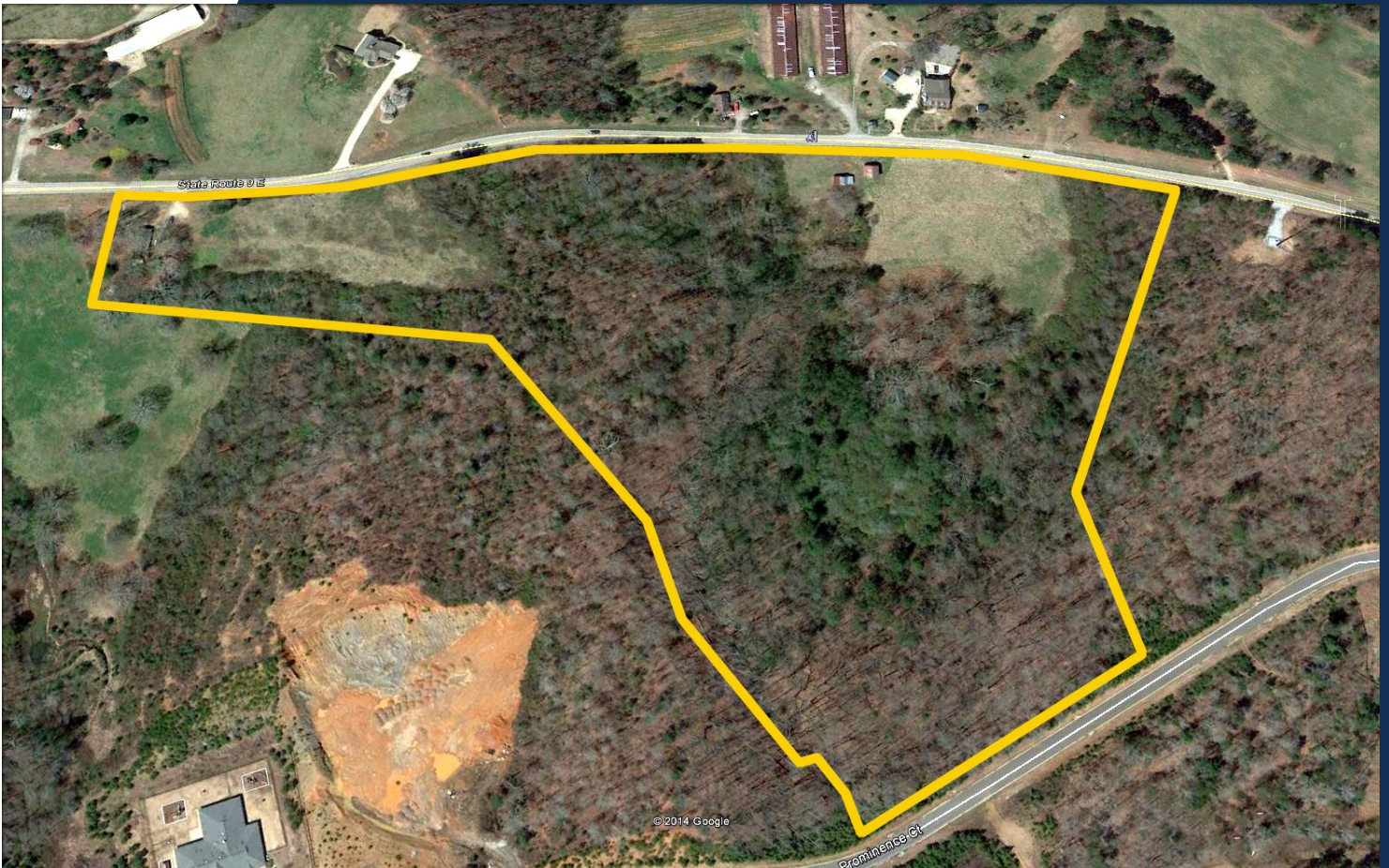


COMMERCIAL SITE LENDER ORDERED SALE



Convenient GA-400 Location
Dawson County, Georgia

+/- 24 acres

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For more information, please contact:

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Bull Realty, Inc.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
www.BullRealty.com

Located only 1 mile north of the North Georgia Premium Outlets, this commercial site has over 1,600 feet of frontage on Lumpkin Campground Road and is bordered in the rear by Prominence Court Road. Zoning is C-PCD, which allows for a wide variety of commercial uses, including retail, office, and light industrial.

The property constitutes a prime opportunity to own a commercial site with great potential for dramatic appreciation in value as the economy strengthens. The adjacent 40 lots sold in 2013 for a 250+ unit apartment complex slated for construction in 2015, and the immediate neighbors include Harris Family Dentistry and the recently opened Medical Plaza 400. Medical Plaza 400 is a 40,000 square foot premium medical facility operated by the Northeast Georgia Medical System, which is recognized as one of the premier health care operators in Georgia. Prior to the recession, previously sold parcels that were once included in the same tract as this site were selling for \$250,000 + per acre, and values are starting to escalate once again. The property is appropriately priced to provide investors and developers excellent potential for a healthy return on investment. All utilities are available on site, including sewer and high speed fiber optic cable.

Additional neighbors include The Georgia Theater Company, Super 8 Motel, KFC, Advance Auto Parts, and two popular restaurants. Kroger's, Wendy's, O'Reilly's Auto Parts, Ryan's Steakhouse, and several other retailers are just a few hundred yards south.

GA Highway 53, the primary east-west connector in North Georgia, is just 1/2 mile south of this highly visible and accessible site. During the Fall, traffic flow on Highway 400 increases dramatically as Atlanta residents pursue seasonal activities, enjoying the colorful scenery of the Appalachian Mountains, just an hour's drive north.

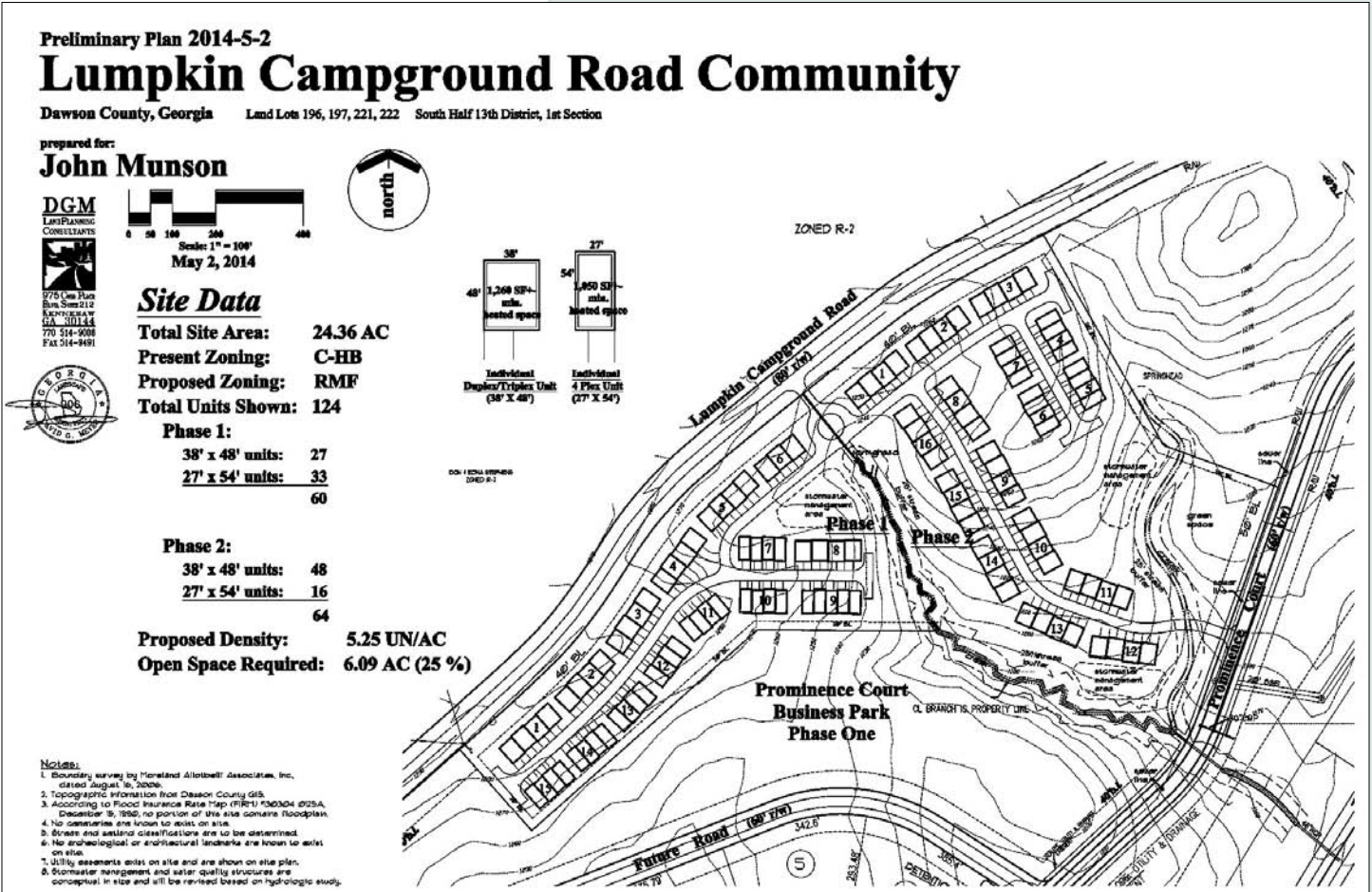
The North Georgia Premium Outlets are one of Georgia's most visited retail sites, attracting more than 6 million shoppers annually.

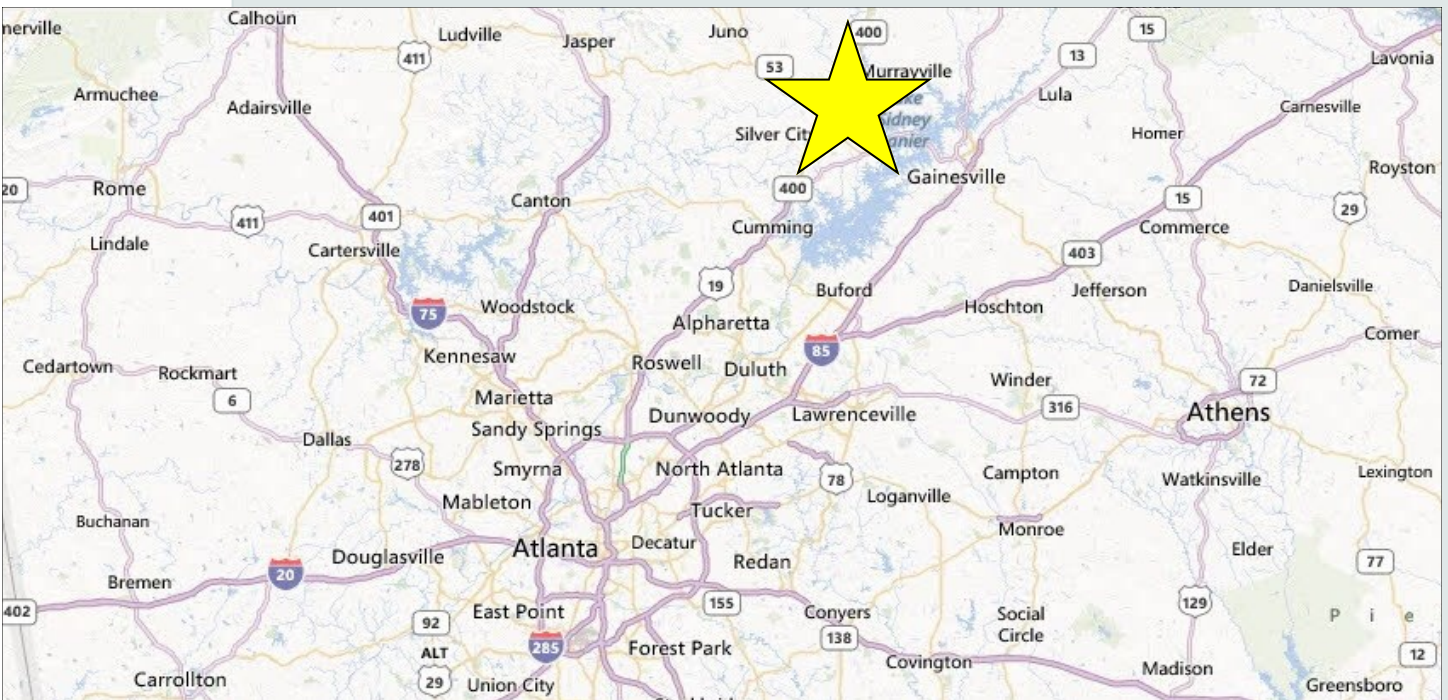
Offered for SALE at \$30,000/acre (\$720,000 total)





Property Address	Lumpkin Campground Road Dawsonville, GA 30534
County	Dawson
Lot Size	+/- 24 acres
Frontage	Over 1,600 feet on Lumpkin Campground Road
Near By Retail	The Georgia Theater Company, Super 8 Motel, KFC, Advance Auto Parts, and two popular restaurants. Kroger's, Wendy's, O'Reilly's Auto Parts, Ryan's Steakhouse
Zoning	C PCD
Utilities	All utilities are available on site, including sewer and high speed fiber optic cable
Sale Price	\$30,000/acre







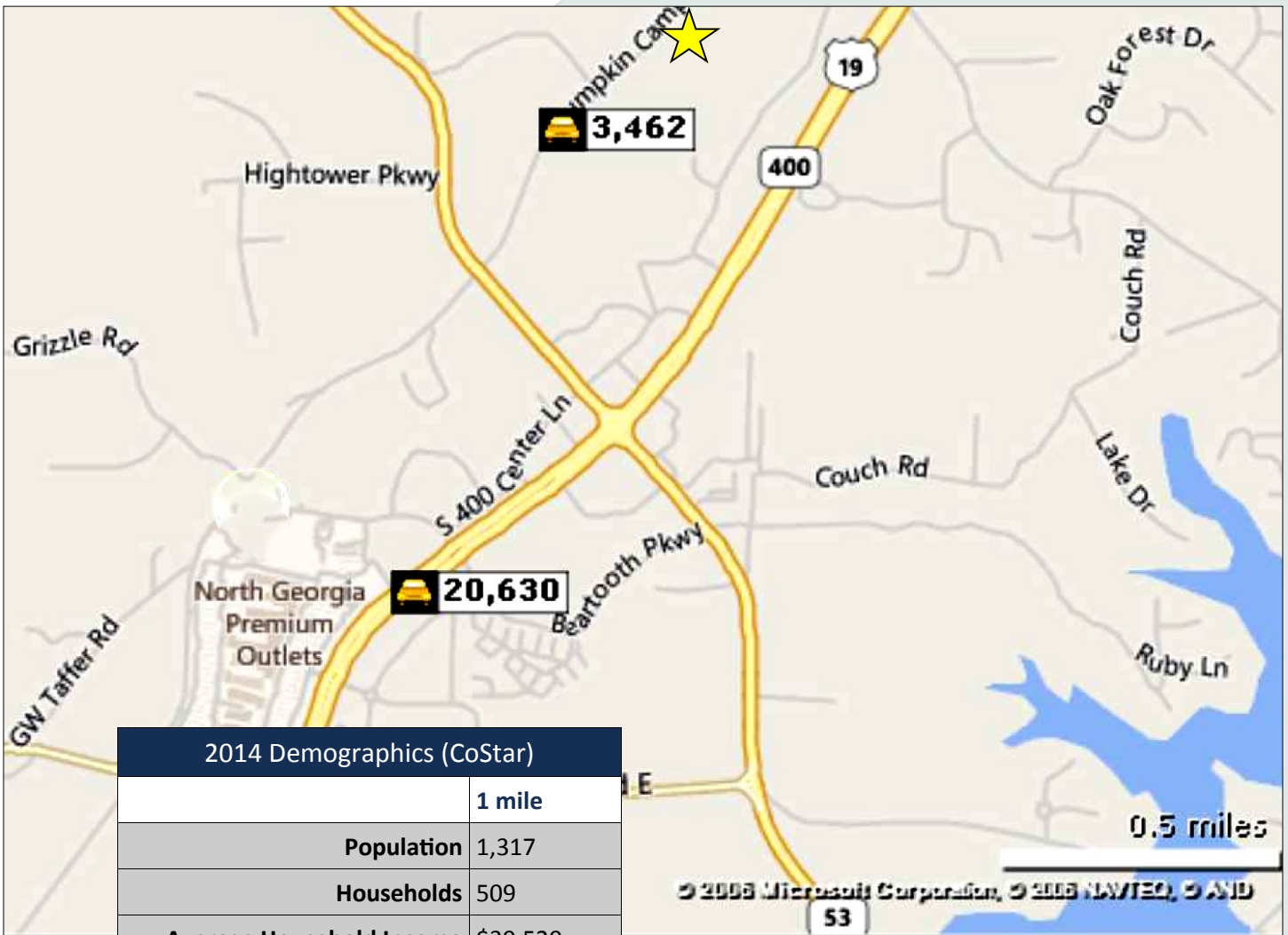
Medical Plaza 400

Residents along the 400 corridor now have local access to the award winning specialty services of Northeast Georgia Health System (NGHS) through its new medical office building, Medical Plaza 400. Located on Hwy. 400 just north of Hwy. 53. NGPG Dawsonville's location in Medical Plaza 400 offers patients convenient access to imaging diagnostics, with same-day appointment availability, and a breadth of physician specialties.



Harris Family Dentistry

Harris Family Dentistry chose this location for its excellent visibility and access to GA 400. Their building is a good example of the quality construction and aesthetic appeal that represents the high standards of their practice.



2014 Demographics (CoStar)	
	1 mile
Population	1,317
Households	509
Average Household Income	\$39,520
	3 mile
Population	8,968
Households	3,339
Average Household Income	\$50,782
	5 mile
Population	23,912
Households	8,650
Average Household Income	\$59,369



City of Dawsonville, Georgia

Dawsonville, GA is the official government seat of Dawson County and it is located about 10 miles northwest of Lake Lanier, a beautiful man-made reservoir that is used as a source of drinking water by the City of Atlanta. Dawsonville is also 10 miles south of Amicalola State Park and it contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Millions of people travel to Lake Lanier and Amicalola State Park each year to enjoy sightseeing, swimming, boating, camping and fishing, and tourism accounts for a significant portion of Dawson County's economy. According to the U.S. Census Bureau, Dawsonville had a population of 2,255 in the year 2012 and a total land area of 1.9 square miles.





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DARRELL CHAPMAN

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. 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 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a \$3.75 million dollar retail/office center in Alpharetta, GA, a 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 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. Darrell also manages and leases select Class A shopping centers for banks and investors. 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 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.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 375 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property and undersigned agent for the owner, 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 a property referred to as: **24 acres on Lumpkin Campground Road, Dawsonville, Georgia** Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of 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 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 and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this ____ day of _____, 2015.

<u>Receiving Party</u>	<u>Broker</u>
By: _____	By: Bull Realty
Name/Title: _____	Name: Darrell Chapman
Company: _____	Company: Bull Realty, Inc. #H-20209
Address: _____ _____	Address: 50 Glenlake Parkway Suite 600 Atlanta, Georgia 30328
Phone: _____	Phone: (404) 876-1640 ext. 114
Fax: _____	Fax: (678) 892-4980