

1.7 AC Redevelopment Opportunity Chamblee, Georgia



For more information, please contact:

John DeYonker
Land & Development Services
(404) 876-1640 x 142
JDeYonker@BullRealty.com

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

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1.7 AC Redevelopment Opportunity

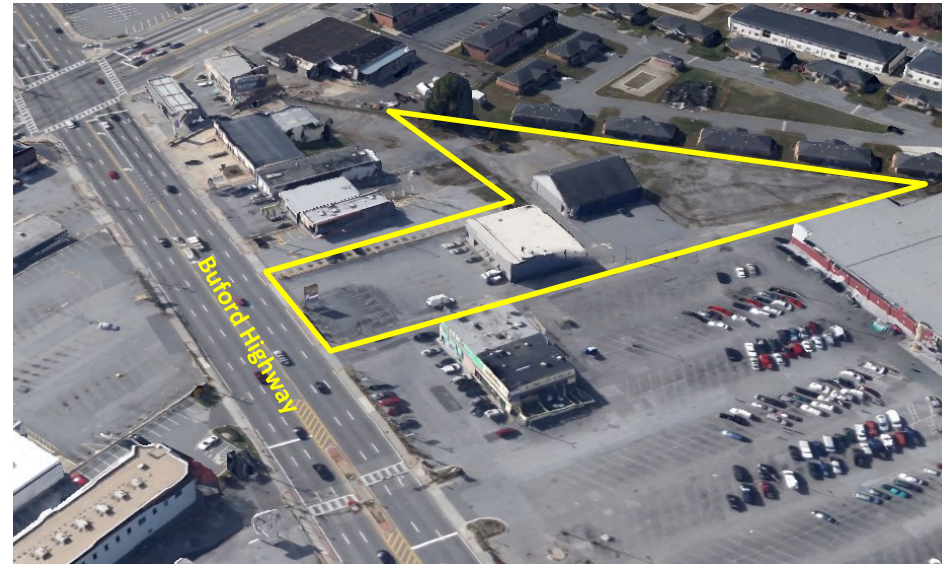
Bull Realty, as exclusive broker, is proud to present for sale this one owner assemblage totaling approximately 1.7 acres in the burgeoning city of Chamblee. The site is adjacent to the new City Farmers Market and is just north of Peachtree DeKalb airport, the CDC Chamblee campus and the IRS annex.

The current zoning, Corridor Commercial (CC) allows for density of up to 185,000 sq. ft. with a height limit of 60', and a wide range of uses including automotive, self storage, restaurants, multi-family, hotels, hospitals, retail, office and much more.

Currently the property has two buildings, totaling approximately 9000 sq. ft., that could be leased out and the property redeveloped at a later date.

The property is being sold AS-IS and offered for \$2,300,000

Owner will consider dividing the property, call broker for details.

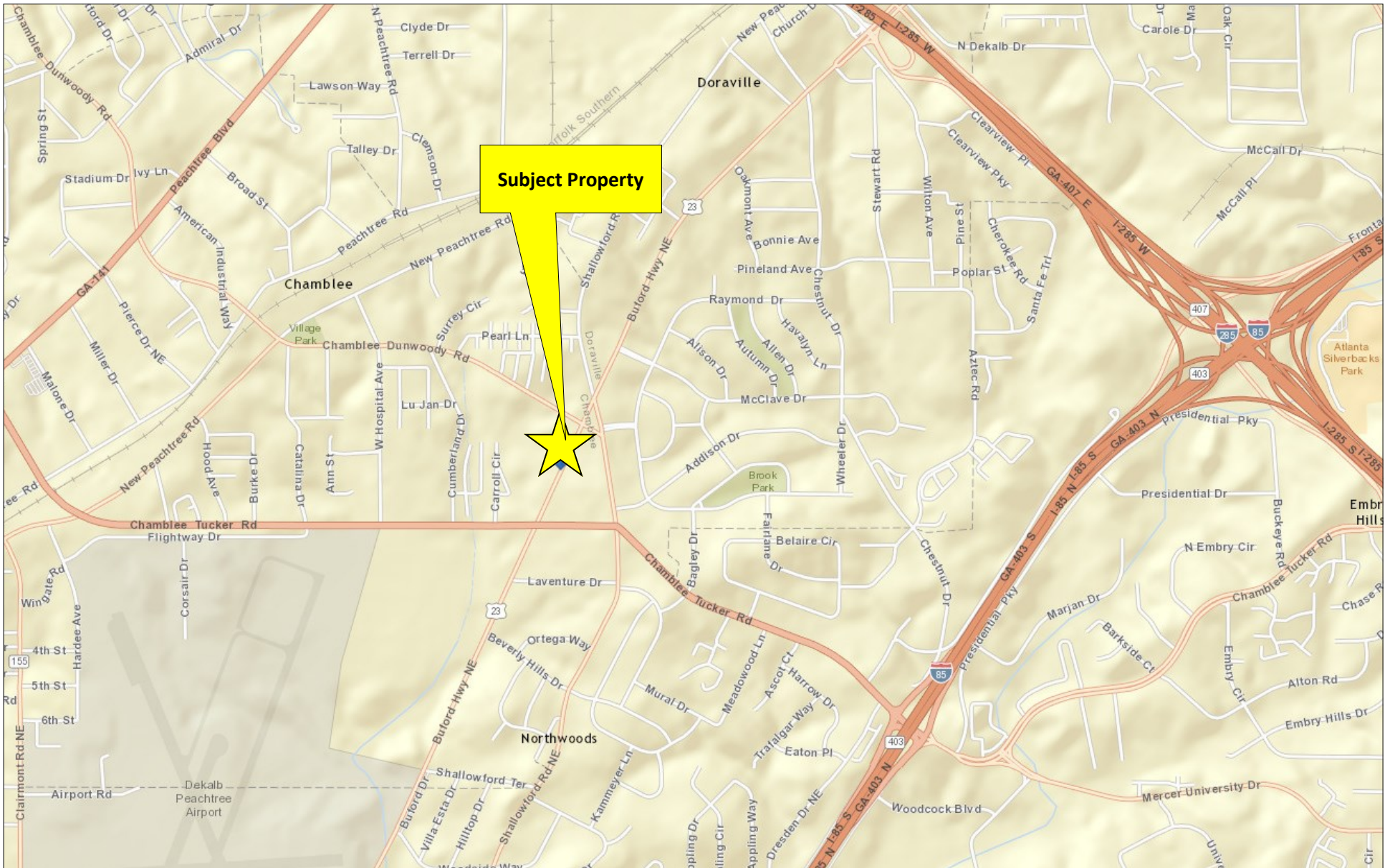


Property Address	4978, 4976, 4974, 4970 Buford Highway Chamblee, Georgia 30341
County	DeKalb
Building Size	2 buildings—5,000 & 4,000 SF
Lot Size	1.7 Acres
Utilities	Available at or near the site
Zoning	CC
Parcel ID	18 297 02 015 18 297 02 022 18 297 02 019 18 297 02 027



Location Map

Redevelopment Opportunity Buford Highway





Section 210-8. - CC, corridor commercial district.

- (a) Purpose and intent. This zoning district is intended primarily for commercial and mixed-use development and related accessory uses at a medium density. This district provides a location for residences, retail, goods and services and offices to satisfy the common and frequent needs of the city's businesses and residents with design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which will limit the conflicts between vehicles and pedestrians.
- (b) The following additional regulations shall apply to the CC zoning district:
 - (1) Multifamily residential uses and structures shall not be permitted on the ground floor and shall only be permitted if located directly above nonresidential uses as part of the same structure. See Addendum 1.0 Design Guidelines.
 - (2) Commercial vehicles, trailers and heavy equipment shall not be parked or stored so as to be visible from the public rights-of-way.
 - (3) Outdoor storage shall meet the requirements of Subsection 240-7(b)(3), Supplemental Use Provisions.

(Ord. No. 682, pt. I, 6-16-15)

CHAPTER 230. STANDARDS APPLYING TO ALL DISTRICTS.

ARTICLE I. ZONING PROVISIONS.

Section 230-1. Exclusive Use of Yards.

- (a) Any building, structure or use hereafter erected, altered or established shall comply with the yard space requirements of the district in which it is located. The required yard space for any building, structure, or use shall be contained on the same zoning lot as the building, structure or use and such required yard space shall fall entirely upon land in a district or districts in which the principal use is permitted.
- (b) No part of a yard or other open space or off-street parking or loading spaces required for any one building shall be included as a part of the yard or off-street parking or loading spaces required for another building, except as specifically provided for herein.

Property Zoning (2 of 3)

Redevelopment Opportunity Buford Highway

Section 230-2. Dimensional Standards of Zoning Districts.

(a) The following Space Dimensions Table states the space dimensions required for each zoning district:

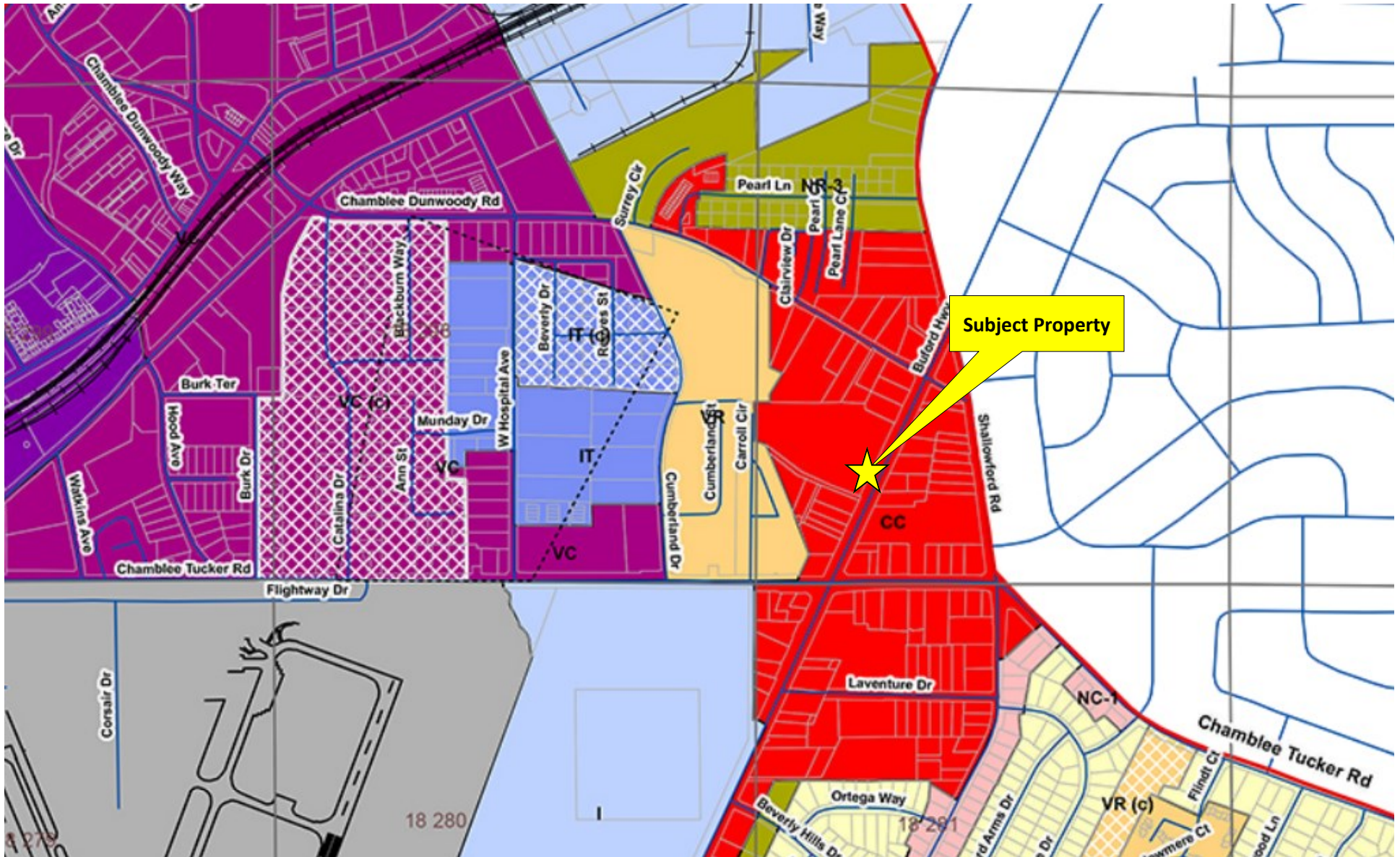
Space Dimensions Table

	NR-1	NR-2	NR-3	VR	NC-1 ¹	NC-2 ¹	CC	CVC	VC	TOD	MU-BC	IT	I	A
Total FAR (max)	0.50	0.50	1.0	2.0	1.0	2.0	2.5	2.5	4.0	6.0	8.0	1.0/ 1.5 ²	1.0	1.0
Maximum Impervious Surface (% of lot area) ³	40%	50%	60%	80%	80%	80%	80%	80%	80%	80%	80%	60%/80% ²	60%	60%
Minimum Open space (% of lot area) ⁴	N/A	N/A	20	20	10%	10%	20%	20%	20%	20%	15%	NA/ 20% ²	N/ A	N/A
Max building height ⁵	34'	34'	38'	48'	48'	60'	60'	*See Sec. 230- 11	75'	*See Sec. 230- 11	90'	120'	60'	60'
Lot size (min, in square feet)	8,000	5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/ A	N/A
Lot width (min, in feet)	55'	45'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100/ NA ²	100'	100'
Front yard	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6	See Sec. 230-6
Side yard (min, in feet) ⁶	7.5'	5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	None or 7.5'	10'	10'	10'
Rear yard (min, in feet)	25'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'

Land Use	District Type ¹⁾													
	Residential				Mixed-Use				Industrial					
	NR-1	NR-2	NR-3	VR	NC-1	NC-2	CC	CVC	VC	TOD	MU-BC	IT	I	A
1.0 Residential														
1.1 Single Family Residence														
1.1.1 Single Family detached, one dwelling unit per lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.1.2 Single Family detached, with an accessory dwelling	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
1.1.3 Single Family attached (Townhouse) dwellings	S	S	S	S	S	S	S	S	S	S	S	S	S	S
1.1.4 Single Family, Zero Lot Line dwellings														
1.1.5 Manufactured (mobile) homes and industrialized buildings														
1.1.6 Cottage Cluster development														
1.2 Multi-Family Development, including accessory uses (such as health club, tennis courts, pool, etc.)														
1.2.1 Multi-Family development														
1.2.2 Live-work units														
1.3 Mixed-use development														
1.4 Home occupation (also listed under Services, 5.14)	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
1.5 Homes emphasizing special services, treatment or supervision														
1.5.1 Group Residential Facility, other than personal care														
1.5.2 Personal care homes, not used primarily for the treatment of contagious diseases, alcoholism, drug addiction or mental illness														
1.5.3 Child and personal care uses (including family daycare homes, group day care homes, and child care learning centers)														
1.6 Institutional Residence or care or confinement facilities														
1.6.1 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 sf														
1.6.2 Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions														
1.6.3 Institutions (other than halfway houses) where mentally ill persons are confined														
1.7 Hospitality housing, rooms for rent situations														
1.7.1 Boarding houses, boarding houses														
1.7.2 Tourist homes (bed and breakfast), and other temporary residences renting by the day or week														
1.7.3 Hotels, motels and similar businesses or institutions providing overnight accommodations														
1.7.4 Extended-stay motels/hotels														
1.8 Temporary mobile homes approved in the event of an emergency, construction, or repair	T	T	T	T	T	T	T	T	T	T	T	T	T	T
2.0 Sales and Rental of Goods, Merchandise or Equipment, non-motor vehicle related (Motor vehicle related, see 4.0)														
2.1 Sales or rental of goods, merchandise or equipment establishments, 50,000 sf or less, not included in 2.x uses listed below														
2.2 Sales or rental of goods, merchandise or equipment establishments, over 50,000 sf and less than or equal to 100,000 sf, not included in 2.x uses listed below														
2.3 Sales or rental of goods, merchandise or equipment establishments, over 100,000 sf and less than or equal to 400,000 sf, not included in 2.x uses listed below														
2.4 Sales or rental of goods, merchandise or equipment establishments, over 400,000 sf, not included in 2.x uses listed below														
2.5 Sales or rental establishments with drive-in facilities														
2.6 Sales or rental establishments with drive-through facilities														
2.7 Bicycle sales and repair shops														
2.8 Camera and photographic supply stores														
2.9 Coin-operated cash businesses														
2.10 Corner commercial (see list of specific uses in Sec 240-13)														
2.11 Drive-in theater														
2.12 Electrical supply store														
2.13 Farm equipment sales and service														
2.14 Food stores and groceries 50,000 sf or less														
2.15 Food stores and groceries greater than 50,000 sf														
2.16 Gas stations/convenience stores														
2.17 Lumber, hardware and other building material establishments														
2.18 Growler Store														
2.19 Newsstands														
2.20 Office equipment and supplies, sales and service, including accessory printing operations														
2.21 Outdoor sales display														
2.22 Package stores for the sale of alcoholic beverages														
2.23 Paint, glass, hardware, and wallpaper stores														
2.24 Pawn shops														
2.25 Plumbing and AC/heating equipment dealers														
2.26 Printing, publishing and reproducing establishments, including photoengraving, typesetting, electrotyping and stereotyping, and bookbinding related work														
2.27 Private postal and delivery service														
2.28 Shopping centers														
2.29 Sporting goods retail with accessory indoor shooting range														
2.30 Stamp redemption store														
2.31 Tobacco products shop														
2.32 Wholesale sales, with no outdoor display or storage of goods														
2.33 Wholesale sales, with outdoor display or storage of goods														

Property Zoning Map

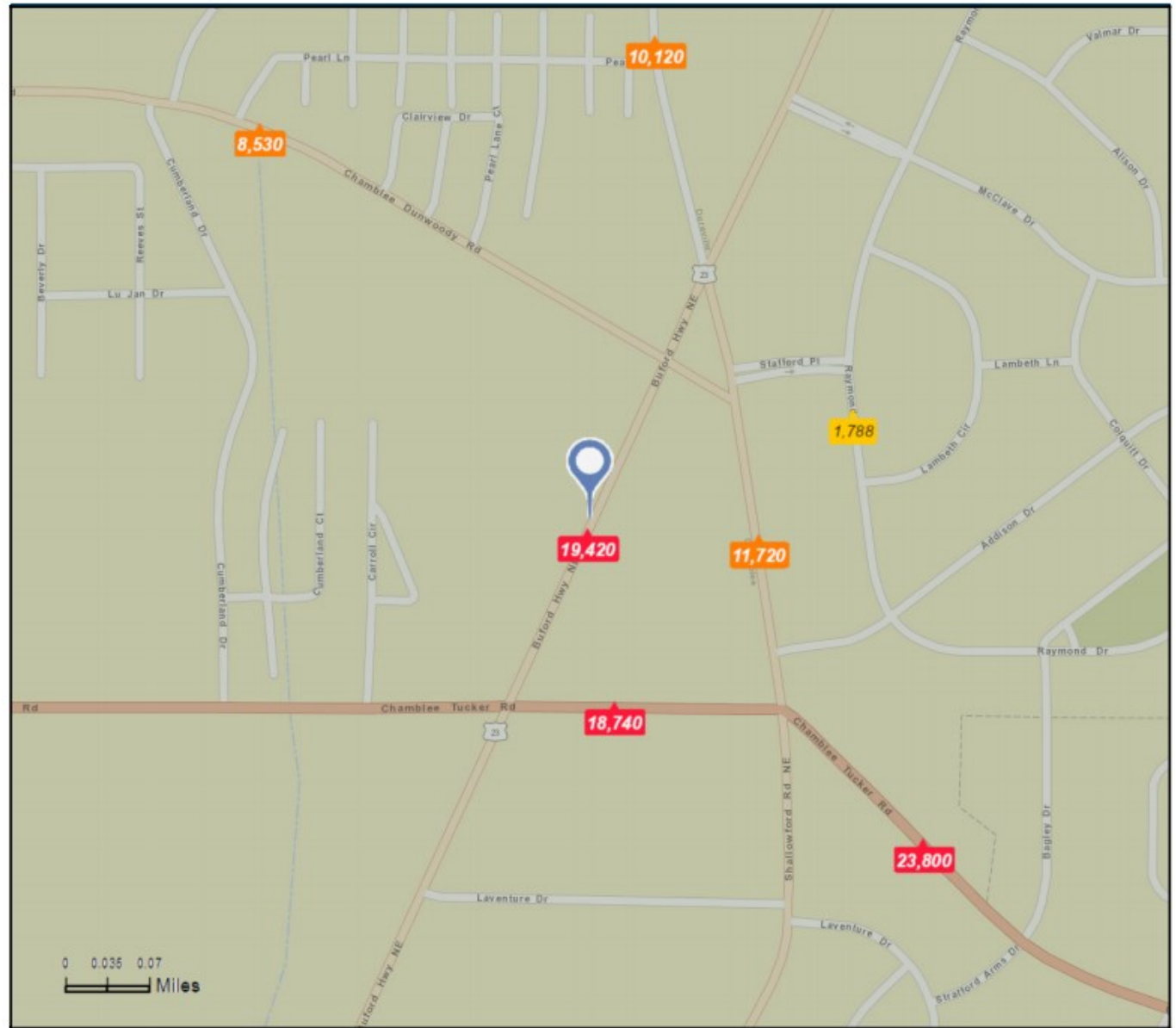
Redevelopment Opportunity Buford Highway



Demographics & Traffic Count

Redevelopment Opportunity Buford Highway

2015 Demographics (Esri)	
	1 mile
Population	11,863
Households	3,298
Average Household Income	\$53,725
	3 mile
Population	94,271
Households	38,338
Average Household Income	\$73,748
	5 mile
Population	267,420
Households	109,468
Average Household Income	\$85,464





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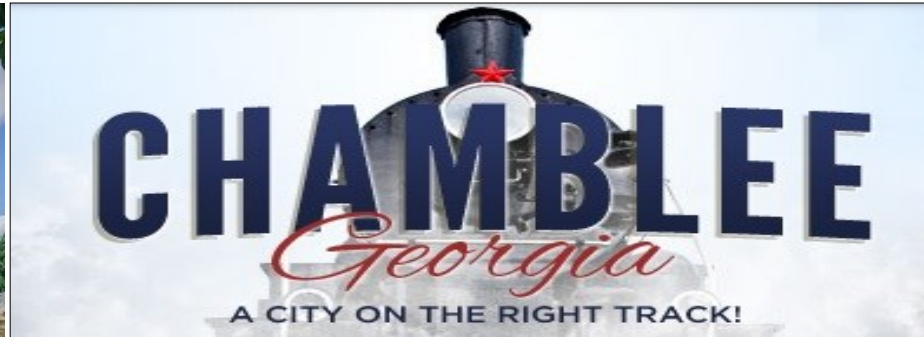
John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2009, the #4 land broker for 2010, and again in 2012 and 2013 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in North Buckhead with his wife and one of his sons while his other son is a senior at UGA. John spends much of his free time playing golf and watching his son's sports endeavors while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.

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 and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 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 5 years. The show is nationally syndicated on U.S. 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.



Chamblee, Georgia

The City of Chamblee was incorporated by the Georgia legislature on August 17, 1908. It is one of ten cities located within DeKalb County. A 1990 Census dramatically outlined the change in demographics for Chamblee. Seeing this shift in population as a positive step, the City Council developed new zoning that would address the special needs for such a diverse community. The International Village overlay was the first zoning in metro Atlanta that allowed for mixed-use development and championed livable, pedestrian-friendly neighborhoods. The City was rewarded for its efforts by multi-million dollar redevelopment efforts along Buford Highway and throughout the designated International Village area. At the same time, the City moved to protect its historic town center by designating a Central Business District. Home to the nationally-recognized "Antique Row", this area works to preserve the history of the City while providing for modern redevelopment opportunities.

DeKalb Peachtree Airport (PDK) is classified as a "general aviation reliever airport" for the Atlanta metropolitan area. It encompasses approximately 700 acres of land in the northern part of DeKalb County, the majority of which is within the Chamblee city limits. The second busiest airport in the State of Georgia, PDK's location, less than ten miles from downtown Atlanta, makes it the airport of choice for those operators of corporate, business, and general aviation aircraft visiting the Atlanta area. The airport provides a wide array of aeronautic services, charter flights, and rental car options.

In 2014, the City of Chamblee welcomed some 12,000 new residents into the city from the newly annexed area Dresden East Civic Association (DECA), making Chamblee DeKalb's third largest city. The City of Chamblee grew from 3.18 square miles to 7.85 square miles. Now, Chamblee has 26,801 residents.

As Chamblee moves into the 21st century, its history is being written in a multitude of languages. From its foundation as a southern rail town, its people have built a progressive urban city that is eagerly awaiting its next transformation.

Confidentiality Agreement

Redevelopment Opportunity
Buford Highway

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker 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 property referred to as **4978, 4976, 4974, 4970 Buford Highway, Chamblee, Georgia**. Prospect agrees to not disclose to any person that discussions or negotiations are taking place concerning the property, or 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 may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. 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 that Broker is working an agency capacity representing the Seller only in this transaction and is a Co-Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

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

Accepted and agreed to this _____ day of _____, 2016.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404) 876-7073 or email JDeYonker@BullRealty.com

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328

Bull Realty Georgia license #H20209 | Co-broker: Steve Hanna with Hanna Property Company license #183937

