



OFFERING MEMORANDUM

EXPANSIVE RETAIL BUILDING

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This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



EXPANSIVE RETAIL BUILDING

- ± 8,000 SF Retail building constructed in 1999
- Excellent visibility with 344' of frontage on Hiram Acworth Hwy
- 1 mile off Hwy 120 and 1.5 miles from Hwy 278
- Approximately 2.0 acre site with parking for over 100 cars
- Ideal for country-western nightclub or full-service restaurant

Available for Sale or Lease.

Seller Financing Available.

PRICE | \$635,000

LEASE | \$6,000 MONTHLY MG



EXPANSIVE RETAIL BUILDING

Address	1490 Hiram Acworth Highway Dallas, GA 30157
County	Paulding
Building Size	8,000 SF
Lot Size	2 acres
Zoning	B2
Parking Spaces	108
Sale Price	\$635,000
Lease Rate	\$6,000 monthly MG

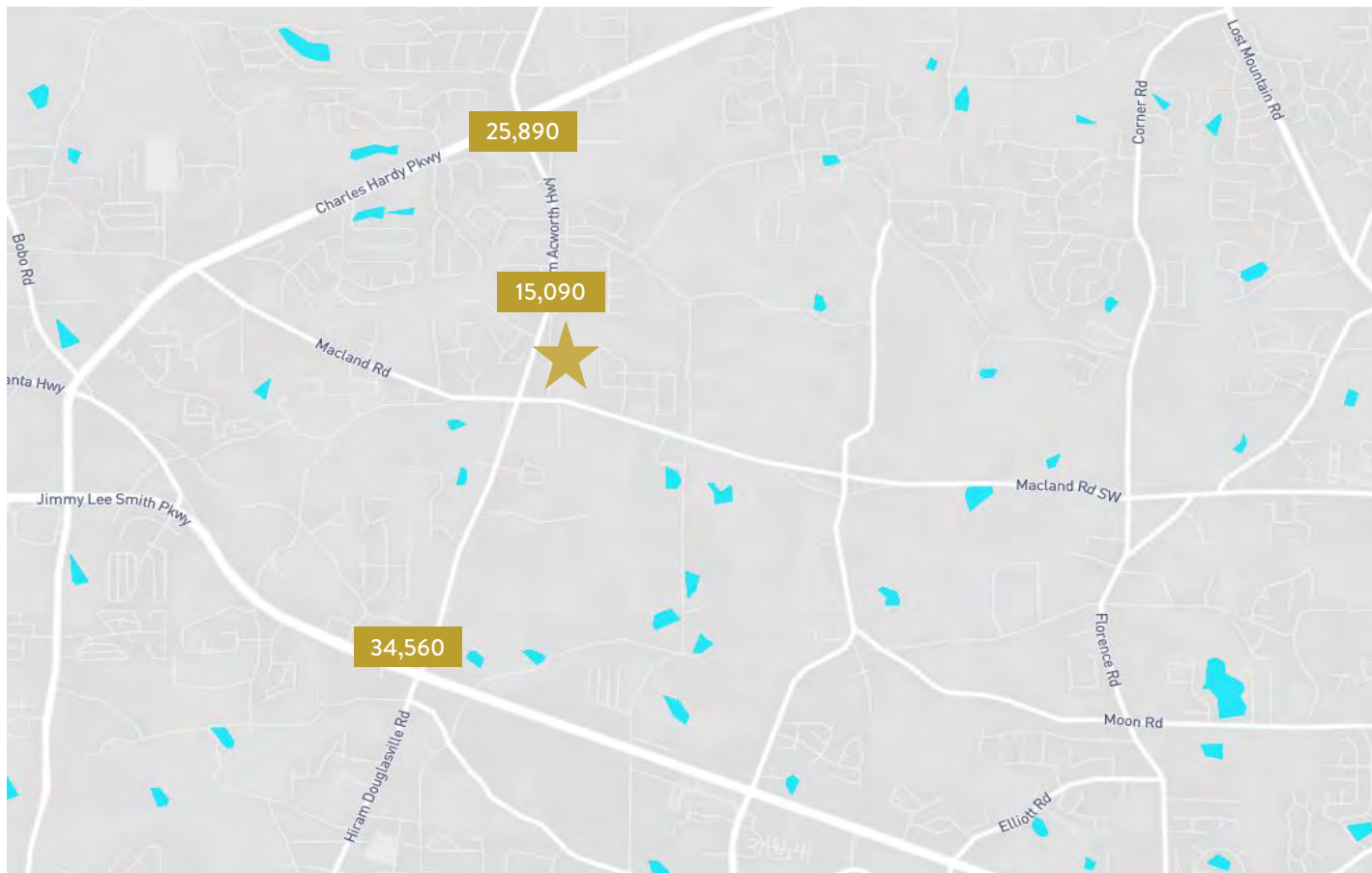






 AREA LOCATION HIGHLIGHTS





= Vehicles Per Day

2016 DEMOGRAPHICS (Esri)

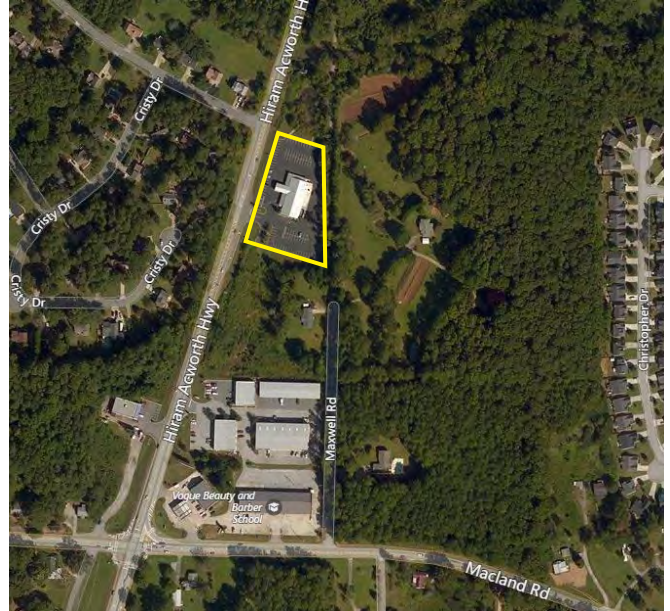
	1 mile	3 miles	5 miles
Population	4,178	30,910	79,900
Households	1,450	10,897	27,471
Average Household Income	\$73,967	\$75,082	\$84,496



TAX PLAT

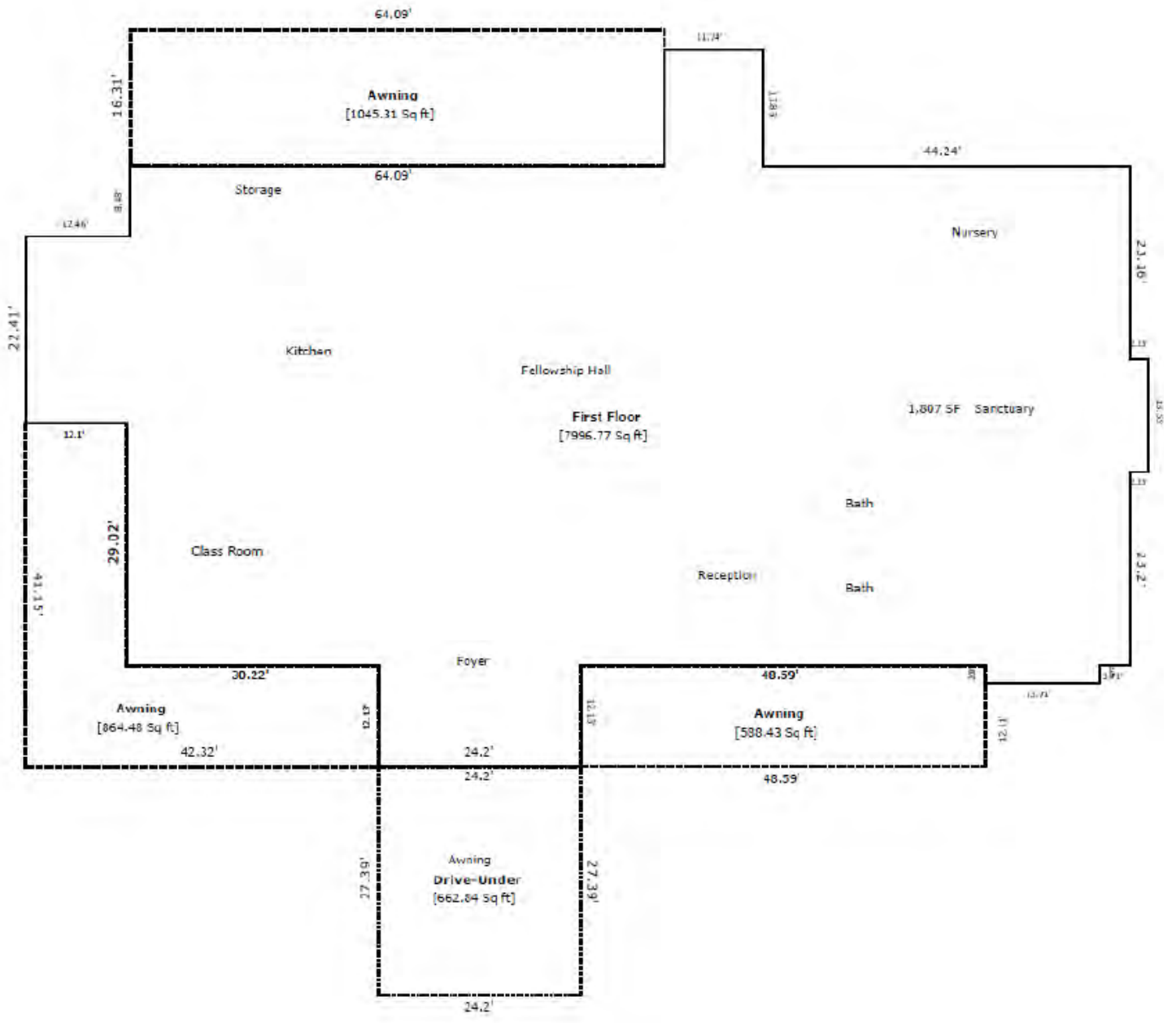


AERIAL



PHOTO







B-2 ZONING

- (1) Purpose and intent. The B-1 district is composed of certain lands and structures in the county used primarily to provide for the retailing of goods and the furnishing of selected services to surrounding neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial use and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. Any building or premises used for any of the permitted uses shall have not more than 40 percent of the total floor area of the building or premises devoted to storage or industry purposes incidental to the primary use.
- (2) Permitted uses. Within the B-1 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, equipment, accessories, etc. unless specified:
- (a) All uses permitted within the LRO, O-I, and NB districts with no maximum square footage limit unless noted below.
 - (b) Appliance stores selling predominantly at retail.
 - (c) Auto parts store with no on-site repair.
 - (d) Catering establishments.
 - (e) Cleaning and pressing establishments for clothing; laundry pickup stations.
 - (f) Colleges, business colleges, music conservatories, dancing schools, and other similar activities offering training in specific fields.
 - (g) Commercial parking lots or garages.
 - (h) Car wash facilities
 - (i) Department stores.
 - (j) Greenhouses and nurseries of a commercial nature with outside storage limited to 5,000 square feet.
 - (k) Grocery, fruit, vegetable markets.
 - (l) Hotels, tourist courts, motels.
 - (m) Indoor health/fitness centers.
 - (n) Laboratories, medical, dental, and similar activities.
 - (o) Light automotive repair establishments, emissions inspection stations.
 - (p) Music studios.
 - (q) Newspaper offices and printing establishments.
 - (r) Package stores for alcoholic beverages subject to appropriate state and local licensing requirements.
 - (s) Restaurants, cafeterias, including drive-ins and fast food; commercial recreation restaurants.
 - (t) Temporary uses.
 - (u) Theaters.
 - (v) Veterinary care and associated boarding facility provided no part of any outside structure, pen, run, enclosure, or fence for animals is located closer than 50 feet to any property line.
 - (w) Other similar and like retail business or service establishments.
- (3) Lot size, area, and setback requirements:*
- *Unless otherwise specified; also subject to approval by state environmental health.
- (a) Minimum lot size: 20,000 square feet
 - (b) Minimum public road frontage: 30 feet
 - (c) Minimum lot width at building line: 75 feet; 60 feet in curve/cul-de-sac
 - (d) Minimum front yard setback: 40 feet
 - (e) Minimum side yard setback: Ten feet; 25 feet if corner lot or if abut residential
 - (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
 - (g) Maximum building height: Three stories
- (4) Off-street parking: See article VII of this ordinance.
 - (5) Required buffers: See article VI, sec. E. of this ordinance.
 - (6) Sign regulations: See article XII of this ordinance.



Sec. O. - B-2 highway business district.

(1) Purpose and intent. The B-2 district is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for business to occur which, because of their intensity, some outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes.

(2) Permitted uses. Within the B-2 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories, etc., is within a designated area enclosed by a six foot high opaque privacy fence unless otherwise stated herein.

- (a) All uses permitted in the "B-1" district.
 - (b) Assembly halls.
 - (c) Athletic and health clubs.
 - (d) Indoor auction galleries, including furnishings and art memorabilia.
 - (e) Automobile, boat, motorcycle, all-terrain (ATV) sales and service facilities.
 - (f) Automobile, truck, and trailer lease and rental facilities (principal or accessory).
 - (g) Automotive paint and body repair shops.
 - (h) Automobile repair facilities.
 - (i) Automotive upholstery shops.
 - (j) Building lumber and supply establishments provided the entire storage area is enclosed within a solid wall or fence of at least six feet in height.
 - (k) Commercial indoor recreation uses; commercial outdoor recreation uses; indoor amusement enterprises, including bowling alleys, pool halls, or the like.
 - (l) Equipment rental, sales, or service, provided the storage of equipment areas are enclosed within a solid wall or fence at least six feet in height.
 - (m) Exterminating facilities (insect and/or rodent).
 - (n) Farm and garden supply stores; farm equipment sales and repair facilities.
 - (o) Farmers markets (fully enclosed).
 - (p) Film developing and printing facilities.
 - (q) Full service gasoline stations provided said facility shall not be located adjacent to a residential zoning district.
 - (r) Manufacture of pottery or other ceramic products, using only previous pulverized clay.
 - (s) Manufacture of clocks, watches, musical instruments, and novelties.
 - (t) Printing, publishing, and lithography establishments, provided that no more than 50 percent of total gross floor area will be used for storage.
 - (u) Telecommunications towers and antennas subject to requirements of adopted ordinance.
 - (v) Temporary uses.
 - (w) Uses customarily incidental to the above uses and accessory buildings in accordance with this ordinance.
- (3) Lot size, area, and setback requirements:*

*Unless otherwise specified; also subject to approval by state environmental health.

- (a) Minimum lot size: 20,000 square feet
 - (b) Minimum public road frontage: 30 feet
 - (c) Minimum lot width at building line: 100 feet; 85 feet in curve/cul-de-sac
 - (d) Minimum front yard setback: 50 feet
 - (e) Minimum side yard setback: 15 feet; 40 feet if abut residential 25 feet if corner lot
 - (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
 - (g) Maximum building height: Four stories
- (4) Off-street parking: See article VII of this ordinance.
- (5) Required buffers: See article VI, sec. E. of this ordinance.
- (6) Sign regulations: See article XII of this ordinance.



LOCATION PAULDING COUNTY, GEORGIA

Paulding County is well known for its role in the Civil War. In 1864, Union General William T. Sherman planned to take over Dallas to control the traffic on the county roads that led to larger cities such as Atlanta and Kennesaw. Confederate General Joseph Johnson commanded his troops to stop the Union from the attempted take-over. Because of the Union's attempt to control part of Paulding County, three battles took place at New Hope Church, Dallas, and Pickett's Mill. The battles delayed Sherman's attack on Atlanta. Paulding County's historic Henderson House served as the Union headquarters. Today, Pickett's Mill is one of the best preserved Civil War sites in the nation.

After the reconstruction period, Paulding County began to flourish. Construction of the Southern and Seaboard Railroads began in 1882. Paulding County was also introduced to the textile industry at this time. Both industries played a great role in the growth of the county. Along with the introduction to the railroad and the textile industry, Paulding County's first newspaper was introduced, The Dallas New Era.

On October 18, 1903, "Ole 88" Engine 345, jumped the tracks and tore down part of the Pumpkinvine Creek Trestle. Pumpkinvine Creek Trestle, which was originally built in 1901, was rebuilt after the accident. The trestle is over 750 feet long and towers 126 feet above Pumpkinvine Creek. The trestle was restored in 1999 and now serves as part of the Silver Comet Trail.

The famous Silver Comet Trail, which runs through parts of the county, was originally a railroad. The trail is named after the Silver Comet Locomotive. The locomotive was a passenger train with dining and sleeping amenities.

In 1992, The Georgia Department of Transportation purchased the abandoned railway from CSX. The land was purchased with the intentions of it becoming a transit extension but currently the land is being used as a trail for Paulding, Cobb, and Polk Counties. Construction on the trail began in Smyrna in 1998 and was completed in 2008 in Anniston, Alabama. The Silver Comet Trail is perfect for walking, biking, rollerblading, dog walking and horse riding.



MICHAEL WESS
Associate, National Retail Group

Mr. Michael Wess joined the National Retail Group for the commercial real estate firm Bull Realty in 2016. He has experience with the consulting and sales of various types of commercial real estate and specializes in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael’s expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces The Commercial Real Estate Show, a national video and talk radio show enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm’s founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on radio stations, iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta’s Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.atlCREshow.com.



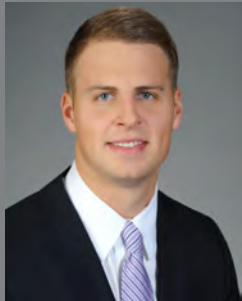
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