



Clearview Regional Center

Offering Memorandum
MIXED-USE COMMERCIAL LAND
248 ACRES



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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

MIXED-USE COMMERCIAL LAND | 248 ACRES

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.

EXECUTIVE SUMMARY

MIXED-USE COMMERCIAL LAND | 248 ACRES



PROPERTY SUMMARY

Address:	Highway 78 & Highway 138 Monroe, GA 30655
County:	Walton
Sale Price:	\$100,000/acre
Site Size:	248 Acres
Zoning:	Mixed-Use

PROPERTY OVERVIEW

Prime 248 acre site well located in an Atlanta bedroom community approximately 45 minutes from Downtown. This is a highly visible site zoned for mixed-use including retail, industrial, medical office, multifamily, self storage & other uses.

The property has great visibility and frontage on three major thoroughfares; Hwy 78, Business 10 and Hwy 138. This fully entitled property is well located in an area predicting tremendous demand for many types of retail, medical office and multifamily uses. Clearview Regional Medical Center, located on 65 contiguous acres in center of site, opened in 2016.

The portion of the property contiguous to Clearview Regional Medical Center is well suited for medical office, professional space and continuing care or assisted living facilities. The prime frontage areas of the property are ideal for retail uses such as restaurants, fast food, clothing stores, big box and a grocery anchored shopping center. Several parcels are prime for multifamily and other uses.

PROPERTY HIGHLIGHTS

- \$100,000/acre sale price for purchase of entire site, sales price adjusted for partial site acquisition
- Prime 248 acre site well located in an Atlanta bedroom community
- Highly visible site with all utilities zoned for mixed-use including retail, industrial, medical office, multifamily, self storage & other uses
- Great visibility and frontage on Hwy 78, Business 10 and Hwy 138
- Portion of property contiguous to Clearview Regional Medical Center (located on 65 contiguous acres) well suited for medical office, professional space and continuing care or assisted living facilities
- Prime frontage areas of property ideal for retail uses such as restaurants, fast food, clothing stores, big box and a grocery anchored shopping center
- Subject property may be annexed into the city of Monroe for sewer availability

LOCATION MAP & DEMOGRAPHICS

MIXED-USE COMMERCIAL LAND | 248 ACRES



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,003	32,427	102,234
MEDIAN AGE	33.6	33.5	35.4
MEDIAN AGE (MALE)	32.4	32.3	34.3
MEDIAN AGE (FEMALE)	34.4	34.2	35.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,839	11,495	35,513
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$59,928	\$63,115	\$69,714
AVERAGE HOUSE VALUE	\$315,190	\$302,053	\$268,967

ABOUT THE AREA - CITY OF MONROE & WALTON COUNTY

- Walton County is located 45 miles east of Atlanta and is currently one of the fastest growing counties in both the state and country
- Walton County keeps the charm of a small-town environment while providing citizens with all the comfort of recreation, shopping and dining
- Walton County is centrally positioned between Atlanta and Athens, transportation arteries are readily available and help ensure quality growth in the area
- Walton County estimates a population growth of 8.8% between 2010-2020
- The largest places in Walton County, GA by population are Monroe, GA, Loganville, GA and Social Circle, GA
- Monroe, GA 2017 population: 13,625
- For more 2017 demographics information, visit <http://ow.ly/o9rD30dMEH9>



NEARBY RETAIL

MIXED-USE COMMERCIAL LAND | 248 ACRES



Home Depot



Walmart



Clearview Regional Medical Center



Clearview Urgent Care



Clearview Physicians Center



U.S. Renal Care

INFRASTRUCTURE OVERVIEW

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CURRENT ZONING/SEWER & CITY ANNEXATION

Currently Walton County does not have sewer availability but the subject property is a natural candidate for annexation into the City of Monroe as it has abutted the city limits on two sides. The city of Monroe has sewer and has been to date very receptive to annexing properties that have commercial development potential.

SEWER AND WATER OVERVIEW

If annexed into the city of Monroe, there is an existing sewerage pump station located adjacent to the subject property. This along with one additional supplemental pump station will be needed to properly design the system. The site plan shows the path of the proposed sewer extension.

OTHER UTILITIES

All other utilities are available to the property.

GAS EASEMENT

There is an existing Transcontinental Gas Line easement (150' wide) on the property as shown on the site plan.



SITE PLAN

MIXED-USE COMMERCIAL LAND | 248 ACRES

MASTER PLAN SITE DATA			
A) NOT INCLUDED			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
TOTAL GFA			
PARKING PROVIDED			
3.0:1.0			

B) OFFICE BUILDING / 6.67 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
OFFICE	16,000 SF	3.00	80,000 SF
SP-1	7,000 SF	5.00	25,000 SF
SP-4	9,000 SF	2.00	45,000 SF
TOTAL GFA	16,000 SF	3.00	80,000 SF
PARKING PROVIDED			
3.0:1.0			

C) APTS OFFICE RETAIL / 27.4 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
APARTMENTS (250)	250,000 SF	7.50	1,250,000 SF
LO-1 (H-HEAT) (250)	97,000 SF	3.00	291,000 SF
RETAIL	53,000 SF	5.00	265,000 SF
WALKWAY	60,000 SF		60,000 SF
SP-2	5,000 SF	5.00	25,000 SF
SP-3	12,000 SF	2.00	60,000 SF
TOTAL GFA	462,000 SF		1,951,000 SF
PARKING PROVIDED			
3.0:1.0			

D) POWER CENTER / 26.25 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
DISCOUNT OPT STORE	125,000 SF	5.00	625,000 SF
DISCOUNT STORE	87,000 SF	7.00	100,000 SF
RETAIL BOX 1	35,000 SF	5.00	175,000 SF
RETAIL BOX 2	23,000 SF	5.00	115,000 SF
WALKWAY	100,000 SF	5.00	100,000 SF
SP-2	5,000 SF	5.00	25,000 SF
TOTAL GFA	385,000 SF	5.00	1,940,000 SF
PARKING PROVIDED			
3.0:1.0			

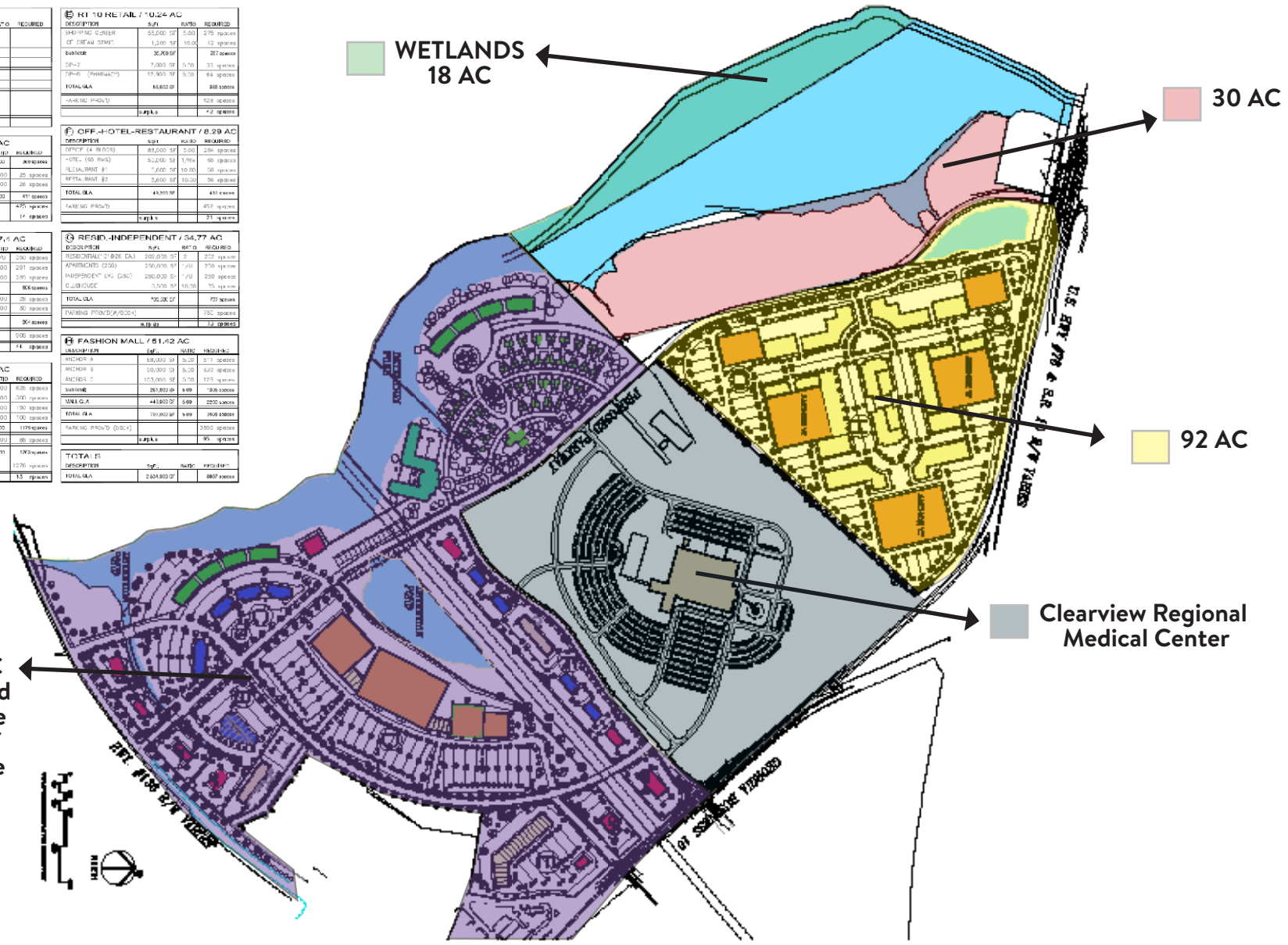
E) RT TO RETAIL / 10.24 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
DRIVE-THRU CENTER OF DEAF STORE	52,000 SF	5.00	260,000 SF
WALKWAY	30,000 SF		30,000 SF
SP-2	7,000 SF	5.00	35,000 SF
SP-4 (PHARMACY)	17,000 SF	5.00	85,000 SF
TOTAL GFA	106,000 SF		410,000 SF
PARKING PROVIDED			
3.0:1.0			

F) OFF-HOTEL-RESTAURANT / 8.29 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
OFFICE (4 BLDGS)	85,000 SF	3.00	255,000 SF
OFFICE (80 BLDGS)	52,000 SF	5.00	260,000 SF
RESTAURANT #1	5,000 SF	5.00	25,000 SF
RESTAURANT #2	5,000 SF	5.00	25,000 SF
TOTAL GFA	147,000 SF		565,000 SF
PARKING PROVIDED			
3.0:1.0			

G) RESID-INDEPENDENT / 34.77 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
RESIDENTIAL (2-BDR. CA)	200,000 SF	5.00	1,000,000 SF
APARTMENTS (250)	250,000 SF	7.50	1,250,000 SF
INDEPENDENT LIVING (250)	280,000 SF	7.50	1,400,000 SF
WALKWAY	3,000 SF		3,000 SF
TOTAL GFA	733,000 SF		3,653,000 SF
PARKING PROVIDED (250:1)			
3.0:1.0			

H) FASHION MALL / 51.42 AC			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
ANCHOR 1	100,000 SF	5.00	500,000 SF
ANCHOR 2	100,000 SF	5.00	500,000 SF
ANCHOR 3	100,000 SF	5.00	500,000 SF
ANCHOR 4	100,000 SF	5.00	500,000 SF
WALKWAY	20,000 SF		20,000 SF
TOTAL GFA	420,000 SF		2,020,000 SF
PARKING PROVIDED (250:1)			
3.0:1.0			

I) TOTAL			
DESCRIPTION	SQ. FT.	RATIO	REQUIRED
TOTAL GFA	2,634,000 SF		10,936,000 SF



WETLANDS
18 AC

30 AC

92 AC

Clearview Regional
Medical Center

108 AC
Annexed
Into the
City of
Monroe



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Professional Background

Richard Blumenfeld is a seasoned professional with over thirty-five years of senior management experience, primarily in real estate, sales & marketing and business development. He was founder and President of Intersouth Properties, a full service real estate company with offices in Georgia and Florida. Intersouth worked with private owner/investors, city & county governments, banks, and federal agencies.

Blumenfeld most recently was President of APEX ADVISORY GROUP, a firm that provides advisory services to real estate developers and investors, large land owners, construction companies and owner operators of assisted living/memory care. Blumenfeld is also President/Managing Director of Family Circle Communities, a regional 501C3 Not-for-Profit dedicated to holistic neighborhood revitalization and the provision of quality, affordable, energy efficient housing.

Blumenfeld was Senior Vice President of The Calibre Companies, the 46th largest residential builder in the USA. For-sale housing responsibilities included development and sales & marketing. He also worked for Killlearn, Inc. as Director of Real Estate. His first real estate job was with Citizens & Southern and their REIT.

Over the past years, Blumenfeld has established himself as an effective executive in every field he has entered. He authored Your Home is Your Castle, a book about the management and operation of residential homeowner associations.

Richard Blumenfeld obtained his Bachelors of Science in Marketing & Business Administration from the University of Alabama. He has been a Georgia Real Estate Broker since 1980 and is a Certified Aging-in-Place Specialist.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine 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.

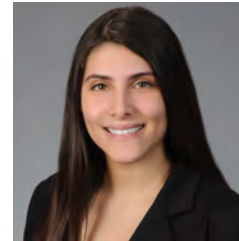
The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com

TEAM PROFILE

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