BULL REALTY
Asset & Occupancy Solutions

OFFERING MEMORANDUM

COMMERCIAL LOT IN HIGH TRAFFIC LOCATION

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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.

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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.

PROPERTY SUMMARY

Address:	460 Hwy 53 E Calhoun, GA 30701
County:	Gordon
Site Size:	1.37 Acres
Building Size:	8,749 SF
Zoning:	C2
Assessor's Parcel ID:	C57-032
Average Daily Traffic:	35,000
Frontage:	± 179'
Sale Price:	$995,000

PROPERTY OVERVIEW

± 1.37 acre commercial lot in high traffic location. C2 zoning allows for: QSR, emergency med or vet, auto repair, body & paint, gas station/convenience store and many others (see page 11-13 for complete list of permitted uses).

PROPERTY HIGHLIGHTS

- Signalized intersection across from Ingles-anchored shopping center
- 0.5 miles from I-75 exit 312 Calhoun
- Monument sign
- Chick-fil-a, Captain D's, Taco Bell, Zaxby's, Checkers and Huddle House within 0.1 miles of site

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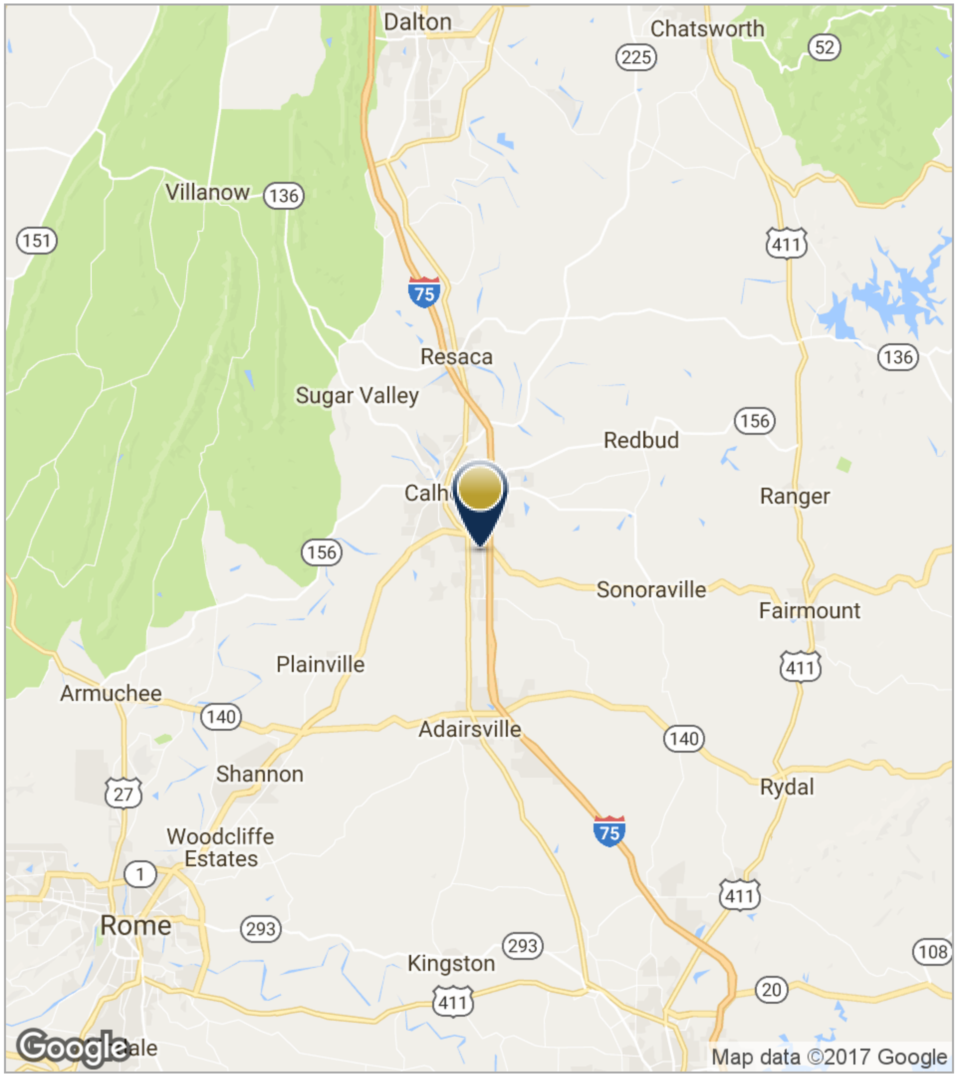
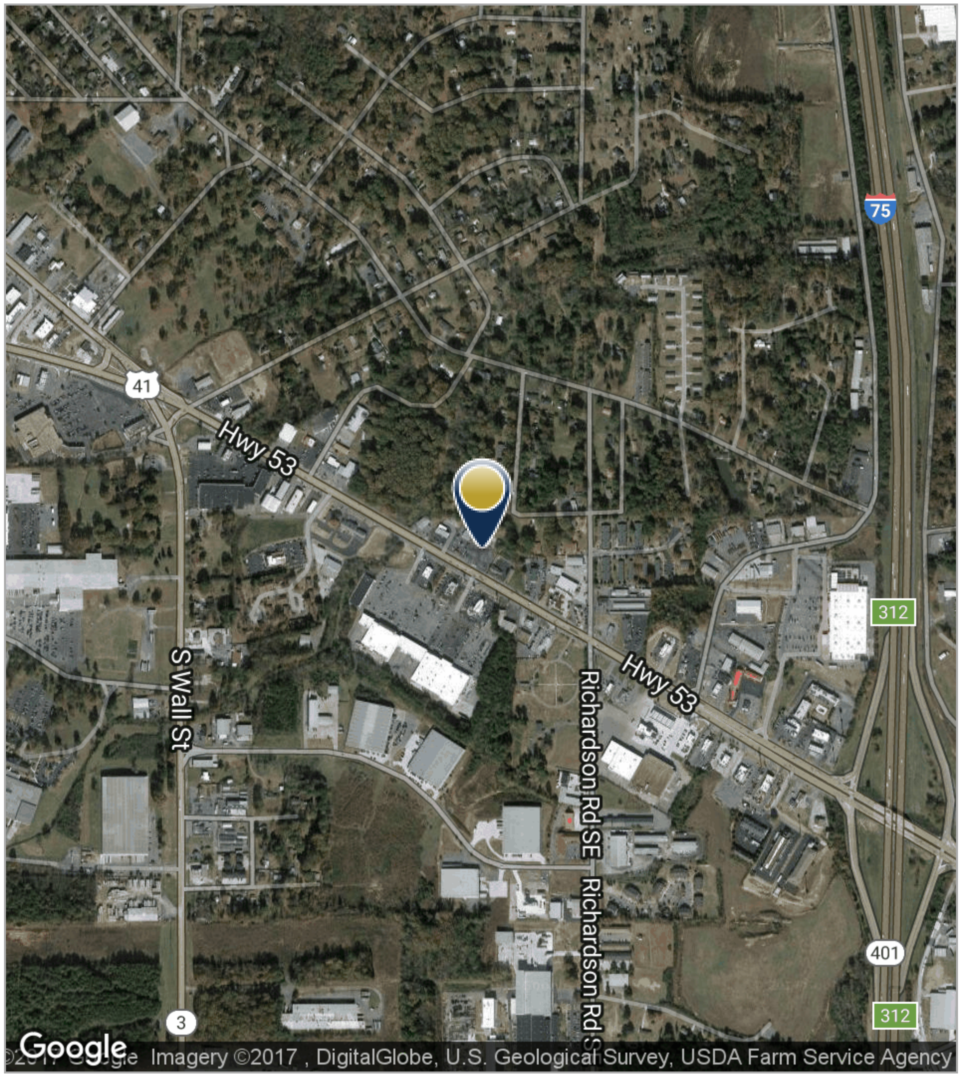
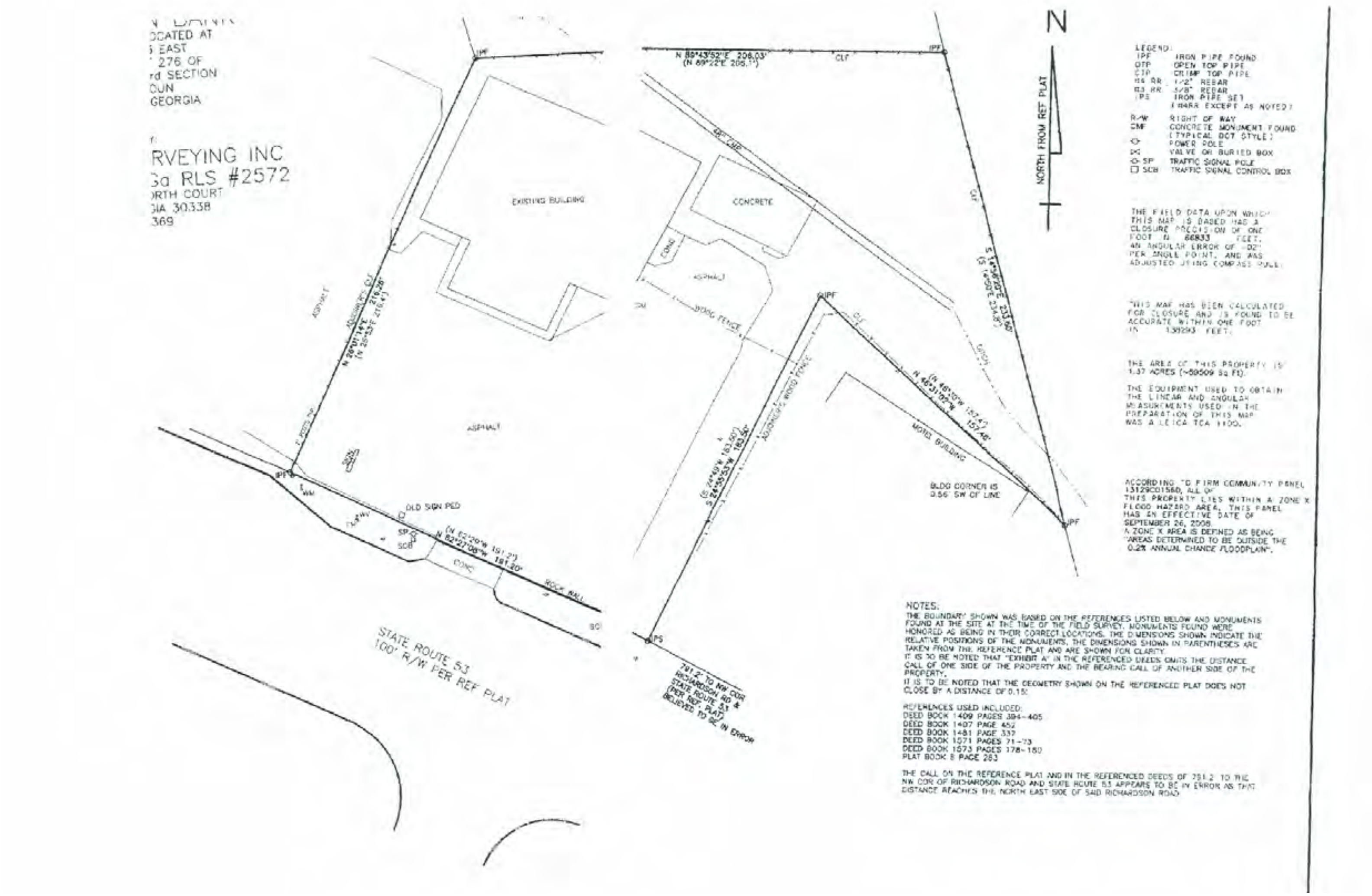
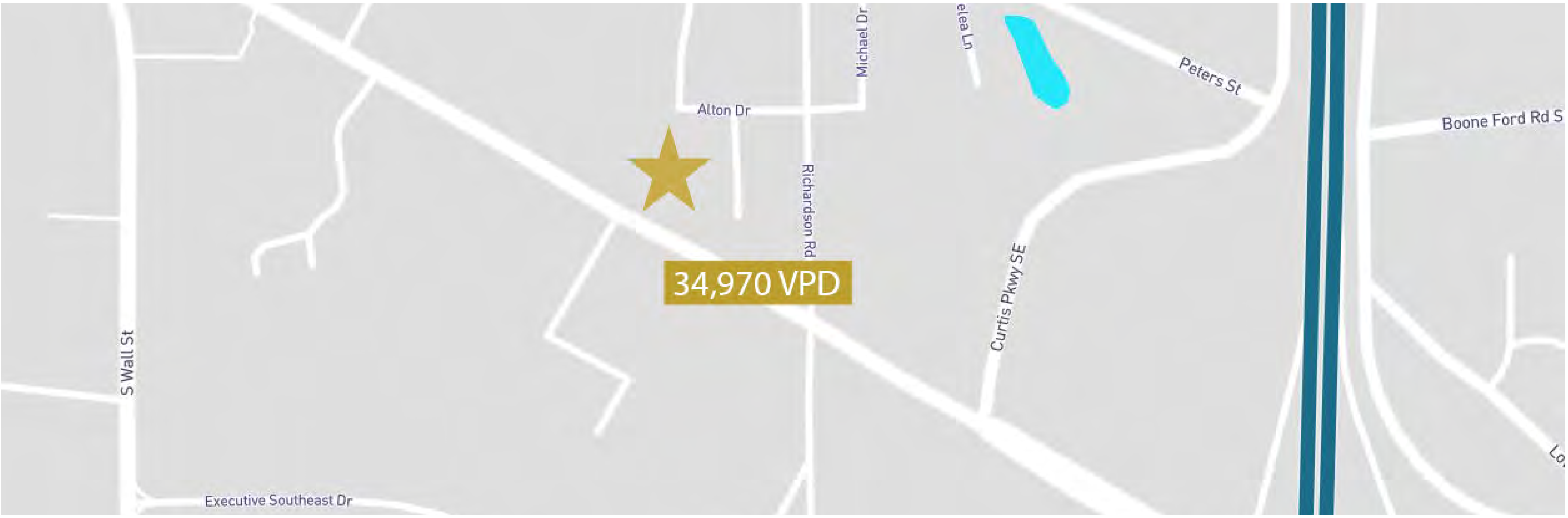




Subject Property
Dairy Queen
SUBWAY
ZAXBY'S
Checkers
Huddle House
WELLS FARGO
Bojangles'
Famous Chicken 'n Biscuits
BOBBY'S
goodwill
Louisiana Kitchen
Krystal
THE HOME DEPOT
DOLLAR GENERAL
Sears
Kroger
Great Clips
IT'S GONNA BE GREAT
El Nopal Mexican Restaurant
Aaron's
IHOP RESTAURANT
Arby's
Long John Silver's
Cracker Barrel Old Country Store
Applebee's
LONGHORN STEAKHOUSE
ingles
Chick-fil-A
CAPTAIN D'S
GNC
Payless SHOESOURCE
TSC TRACTOR SUPPLY CO
TACO BELL
DOCKERS
HIBBETT SPORTS
GOODY'S
BB&T
CATO
The Cato Corporation
DUNKIN' DONUTS
KFC
STARBUCKS COFFEE
Pizza Hut
PANDA EXPRESS
ALDI
Ruby Tuesday
Hardee's
Hwy 53
S River St
Richardson Rd SE
401
312
Google
Map data ©2017 Google Imagery ©2017 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency


Alton
227'
248'
176'
130'
213'
179'
53
55 yards
© 2016 Microsoft Corporation © 2016 HER


N
NORTH FROM REF PLAT
EXISTING BUILDING
CONCRETE
ASPHALT
WOOD FENCE
OLD SIGN PED
STATE ROUTE 53
100' R/W PER REF PLAT
N 89°43'52"E 206.03'
(N 89°22'E 206.1')
(N 62°20'W 191.2')
N 62°27'08"W 191.20'
ROCK WALL
MOTEL BUILDING
BLDG CORNER IS 0.56' SW OF LINE
791.2' TO NW COR RICHARDSON RD & STATE ROUTE 53 (PER REF. PLAT) BELIEVED TO BE IN ERROR
LEGEND:
IPF IRON PIPE FOUND
OTP OPEN TOP PIPE
CTP CRIMP TOP PIPE
#4 RR 1/2" REBAR
#3 RR 3/8" REBAR
IPS IRON PIPE SET
(#4RR EXCEPT AS NOTED)
R/W RIGHT OF WAY
CMF CONCRETE MONUMENT FOUND (TYPICAL DOT STYLE)
POWER POLE
VALVE OR BURIED BOX
SP TRAFFIC SIGNAL POLE
SCB TRAFFIC SIGNAL CONTROL BOX
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 66833 FEET, AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 139293 FEET.
THE AREA OF THIS PROPERTY IS 1.37 ACRES (~59509 Sq Ft).
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP WAS A LEICA TCA 1100.
ACCORDING TO FIRM COMMUNITY PANEL 13129C0156D, ALL OF THIS PROPERTY LIES WITHIN A ZONE X FLOOD HAZARD AREA. THIS PANEL HAS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
A ZONE X AREA IS DEFINED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
NOTES:
THE BOUNDARY SHOWN WAS BASED ON THE REFERENCES LISTED BELOW AND MONUMENTS FOUND AT THE SITE AT THE TIME OF THE FIELD SURVEY. MONUMENTS FOUND WERE HONORED AS BEING IN THEIR CORRECT LOCATIONS. THE DIMENSIONS SHOWN INDICATE THE RELATIVE POSITIONS OF THE MONUMENTS. THE DIMENSIONS SHOWN IN PARENTHESES ARE TAKEN FROM THE REFERENCE PLAT AND ARE SHOWN FOR CLARITY.
IT IS TO BE NOTED THAT "EXHIBIT A" IN THE REFERENCED DEEDS OMITS THE DISTANCE CALL OF ONE SIDE OF THE PROPERTY AND THE BEARING CALL OF ANOTHER SIDE OF THE PROPERTY.
IT IS TO BE NOTED THAT THE GEOMETRY SHOWN ON THE REFERENCED PLAT DOES NOT CLOSE BY A DISTANCE OF 0.15'.
REFERENCES USED INCLUDED:
DEED BOOK 1409 PAGES 394-405
DEED BOOK 1407 PAGE 452
DEED BOOK 1481 PAGE 337
DEED BOOK 1571 PAGES 71-73
DEED BOOK 1573 PAGES 178-180
PLAT BOOK 8 PAGE 283
THE CALL ON THE REFERENCE PLAT AND IN THE REFERENCED DEEDS OF 791.2' TO THE NW COR OF RICHARDSON ROAD AND STATE ROUTE 53 APPEARS TO BE IN ERROR AS THAT DISTANCE REACHES THE NORTH EAST SIDE OF SAID RICHARDSON ROAD.



	1 Mile	3 Miles	5 Miles
Total Population	2,997	18,315	32,535
Population Density	954	648	414
Median Age	32.5	33.6	34.7
Median Age (Male)	30.8	32.4	33.7
Median Age (Female)	36.8	36.4	36.6
Total Households	1,136	6,751	11,526
# of Persons Per HH	2.7	2.8	2.8
Average HH Income	$41,912	$50,152	$52,363
Average House Value	$151,140	$158,354	$163,977

** Demographic data derived from 2010 US Census*

Section 7.8. - C-1 central business district.

Within the C-1 central business district, the following uses shall be permitted:

7.8.1. Any retail business or service establishment.

7.8.2. Hotels, offices, banks, and theaters.

7.8.3. Automobile parking lots and garages.

7.8.4. Bus terminals.

7.8.5. Wholesaling.

7.8.6. Newspaper offices and printing establishments.

7.8.7. Automobile service stations, provided that all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property line except where such side or rear property lines abut a street, in which case the setback shall be that required for such streets measured from the right-of-way. All buildings or structures including gas pumps and storage tanks, except principal use signs, shall comply with the setback requirements of any abutting street. If, on a corner lot, the means of ingress and egress shall be provided not less than 15 feet from the intersection of street lines. Ingress and egress shall be arranged and designed so as to minimize the interference with the flow of traffic, either vehicular or pedestrian.

7.8.8. Attached outdoor advertising signs and business signs to buildings. Only on-premise signs allowed in C-1 area.

7.8.9. Public buildings and structures.

7.8.10. Public utility stations and structures.

7.8.11. Churches.

7.8.12. Automobiles sales and services.

7.8.13. Loft apartments or residences as defined in this ordinance.

Cross reference— Businesses, ch. 22.

Section 7.9. - C-2 general business district.

Within a C-2 general business district, the following uses shall be permitted:

7.9.1. All uses permitted in the C-1 central business district but no loft apartments or residences.

7.9.2. Funeral parlors and mortuaries, provided any such use shall be located on a major street.

7.9.3. Tourist courts and motels.

7.9.4. Public and private clubs.

7.9.5. Veterinary clinics and/or animal hospitals, provided no part of any building, structure, pen, or enclosure is located closer than 50 feet to any property line.

7.9.6. Signs, including outdoor advertising, incidental or accessory advertising, and business signs, provided the required setback is observed.

7.9.7. Commercial recycling collection centers.

7.9.8. Warehousing.

7.9.9. Bulk and area regulations.

(1) Within the C-2 general business district the following bulk and area regulations shall apply:

Maximum building height	50 feet
Front setback (arterial, collector or local)	40 feet if head-on or perpendicular parking is provided at the building front; otherwise, 30 feet
Side setback (major or minor)	40 feet if head-on or perpendicular parking is provided at the building side; otherwise, 30 feet
Side yard	20 feet, required only when abutting a residential district (see section 6.5)
Rear yard	20 feet, required only when abutting a residential district (see section 6.5)

(2) All setbacks along Curtis Parkway from its northern intersection with Dogwood Drive to its intersection with Peters Street shall be 15 feet greater, at any angle, than the C-2 general business district requirements if the front, side or rear of any building, structure or sign to be erected on the property fronts or faces Curtis Parkway; provided, however, said greater setback shall not apply to any property presently contiguous to any portion of Curtis Parkway, which is three lanes wide as of January 1, 2005.

(Ord. No. 817, § 1, 5-9-2005; Ord. No. 944, § 2, 10-26-2015)

Cross reference— Businesses, ch. 22.

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Professional Background

Mr. Michael Wess has joined the National Retail Group for the commercial real estate firm, Bull Realty. 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 America's 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.atlCREshow.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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