

Lender Ordered Opportunity! Atlanta MSA Freestanding Building with GC Zoning



12015 Highway 92 / Woodstock, Georgia, 30188

EXCLUSIVELY OFFERED BY:

BULL REALTY

Laura May, CCIM

404.876.1640 x 115

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Bull Realty, Inc. / 50 Glenlake Parkway, Suite 650/ Atlanta, Georgia, 30328

12015 Highway 92
 Woodstock, Georgia 30188
 Cherokee County



Section 1	Property Overview	Page
	Executive Summary	3
	Property Highlights	4
	Property Overview	5
	Property Photos	7
	Aerial Photo	8
	Plat Map	9
	Building Floor Plans	10
Section 2	Area Overview	
	Neighborhood Location Map	12
	Directions to Property	12
	Location Map	13
	Area Information	14
Section 3	Zoning & Permitted Uses	16
Section 4	Demographics	17
Section 5	Appendix	
	Broker Profile	18
	Confidentiality Agreement	19

Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice. "It's a great time to buy, don't let it pass you by."

12015 Highway 92
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Lender Ordered Opportunity!

Built in 2006 and located in the City of Woodstock at Hwy 92 & Trickum Rd, this two-story, all-brick +/-9,600 sq ft building is centrally located near East Cobb, Roswell, & Alpharetta. With an open floor plan, the property is ideal for medical or general office use.

This state-of-the-art two-story freestanding building is fully sprinkled and features an open floor plan with 14' ceilings, a reception area with built-in desk, men and women's bathrooms including showers, two enclosed offices and a storage room with roof access. The building and rest rooms are handicap accessible and the property has designated handicap parking.

Additional features include a large covered porch (approx. 2,100 sq ft) along with an open air covered patio area (approx 768 sq ft).

Highway 92 is a local commuter route serving over 33,000 vehicles per day with easy access to I-575 and GA-400. Situated on approximately 1.37 acres the building has an automatic lawn sprinkler system and is surrounded by office and retail, including Publix and Kroger along with a Super Wal-Mart and more. Property is adjacent to a day care center. Zoned General Commercial the property is ideal for general office and special purpose uses.

This property is not priced; bring all offers to purchase or lease! To schedule a tour, please contact Laura May at 404-876-1640 ext. 115.

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Property: 9,600 sq ft
Site: 1.37 acres
Parking: 35 spaces
Zoned: GC
Year Built: 2006

Not priced—bring all offers!

PROPERTY HIGHLIGHTS:

- ◆ Flexible GC zoning
- ◆ **Ideal for Office / Retail / Special Use**
- ◆ Two-story brick built in 2006
- ◆ Open plan, 14' high ceilings, exposed beams & ductwork
- ◆ Covered indoor patio area
- ◆ Adjoining open air covered patio
- ◆ Extra Plumbing throughout
- ◆ **Handicap Accessible**
- ◆ Fully Sprinkled
- ◆ 80' x 60' floor plate (approx.)
- ◆ Not priced—bring all offers to purchase or lease!

GREAT LOCATION & DEMOGRAPHICS

Centrally located with accessibility from GA-400 (Holcomb Bridge Rd) or just 3 miles east of I-575 at Exit 7. Only 35 minutes from Atlanta!

Excellent demographics near East Cobb, Roswell & Alpharetta and in 2nd largest city in Cherokee County. Population within a 3-mile radius of 53,000 with an average household income exceeding \$103K. Projected *annual* growth rate for 2008 through 2013 is 3.6%.



12015 Highway 92
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Property:	Approx. 9,600 sq ft, single-tenant, freestanding building
Location:	Woodstock, Georgia (Cherokee County)
Major Cross Street	Trickum Road
Total Land Area:	+/- 1.37 Acres or approximately 59,677 sq ft
Size of Improvement:	9,600 sq ft heated indoor space plus 2,100 covered patio area and 768 sq ft open-air covered patio. Two hundred yard paved sprint track.
Current Use:	Fitness Center / Performance Training Facility
Year Built:	2006
Highest & Best Use:	Medicine Office or General Retail/Office uses
Zoning:	GC (General Commercial)
Parking:	35 parking spaces (includes 1 handicapped space)
Roof Type:	Flat; built-up roof on rigid insulation and metal decking; galvanized metal gutters and downspouts
Number of Stories:	Two
Construction Type:	Brick veneer over steel frame
Foundation:	Poured reinforced concrete slab and poured concrete footings
HVAC:	4-unit package system with roof mounted compressor
Ceiling Height:	14' for first and second floors
Topography:	Flat/Level
Flood Zone:	Zone X, no 100-year flood plain
Property Taxes (2008):	\$8,596 (combined)
Purchase Price / Lease Rate:	Not Priced—bring all offers!

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Cherokee County

Property:	Approx. 9,600 sq ft, single tenant, freestanding building
Floor Plate:	Approx. 80' x 60'
Building Sprinkler System:	Yes
HVAC:	4-unit package system with roof mounted compressor
Ceiling Height:	14' for first and second floors
Interior:	Painted sheetrock walls; open ceiling with exposed bar joists, metal decking and ductwork; strip fluorescent and halogen lighting; floor finishes include stained concrete, epoxy flooring with rubber base and commercial grade carpet with rubber base.
Restrooms:	Men's and Women's on first floor only; handicap access
Elevator:	None
Utilities:	Electricity, natural gas, water, sanitary sewer, cable, telephone system, and T1 lines.
Security System:	Yes, with motion sensors.
Electrical:	400 amp, 120/208 volt, three-phase service. On-site 75 KVA transformer. Exterior building lighting.
Plumbing:	Additional plumbing throughout—4 sinks, 6 toilets, 3 water fountains, 6 showers. Automatic lawn sprinkler system.
Telephone & Networking:	Enabled for CBeyond system, including 5 phone lines, T1 lines, and wireless capability. Cabled for television.
Purchase Price / Lease Rate:	Not priced—bring all offers!



Front and Side



Front



Enclosed & Covered Patio



Front showing Side Patio

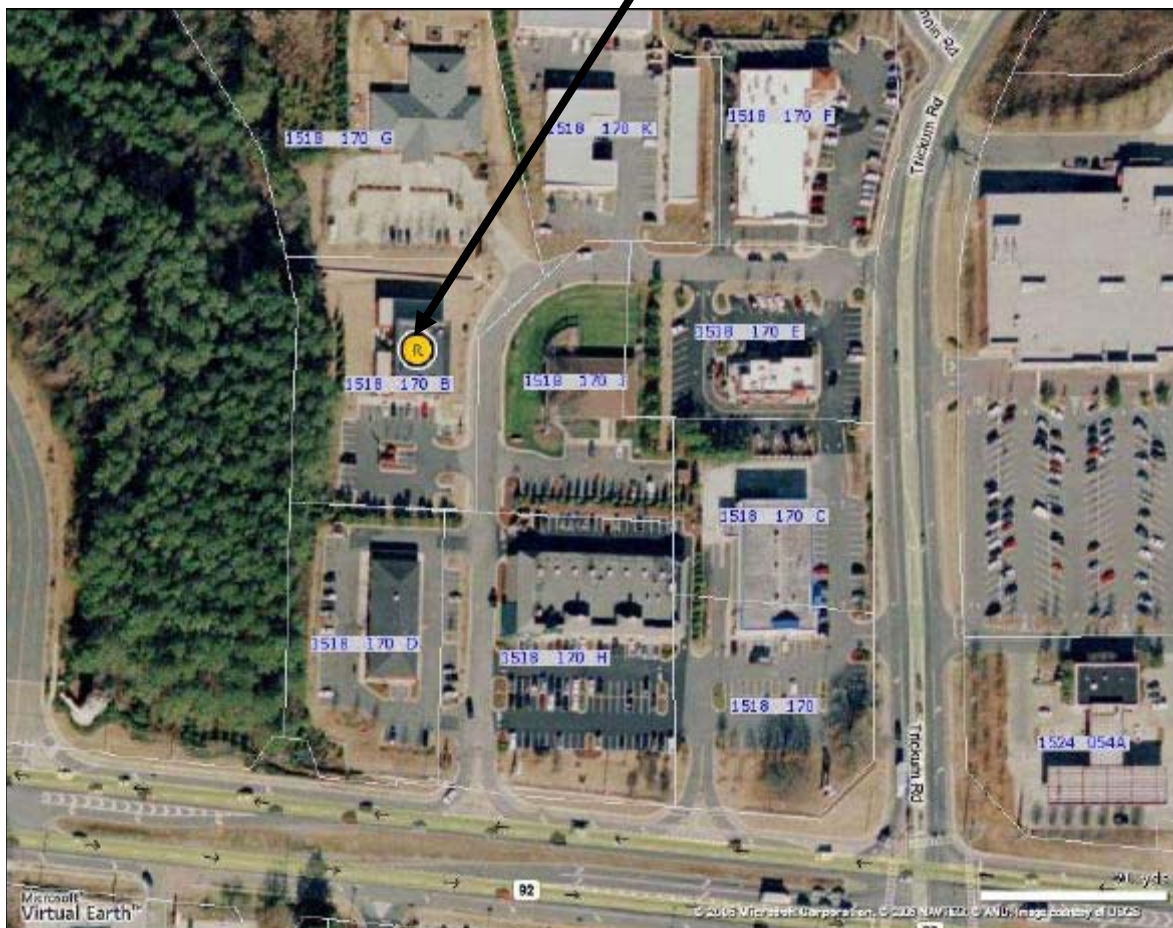
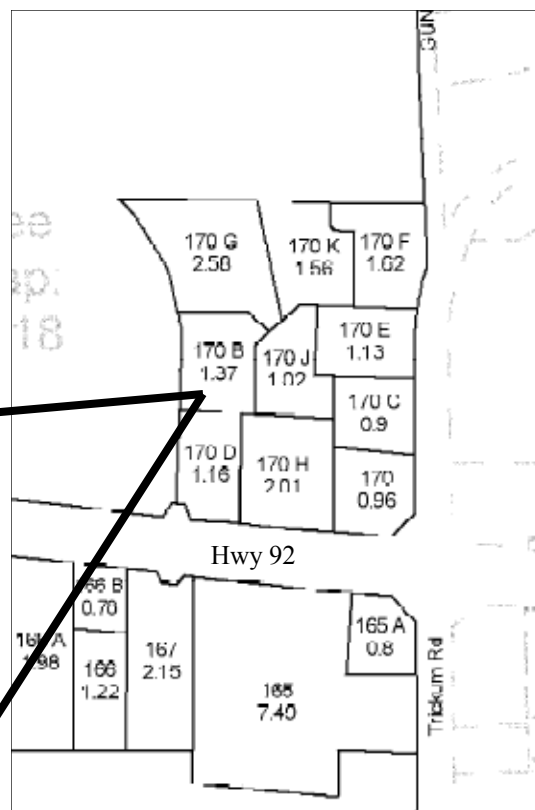
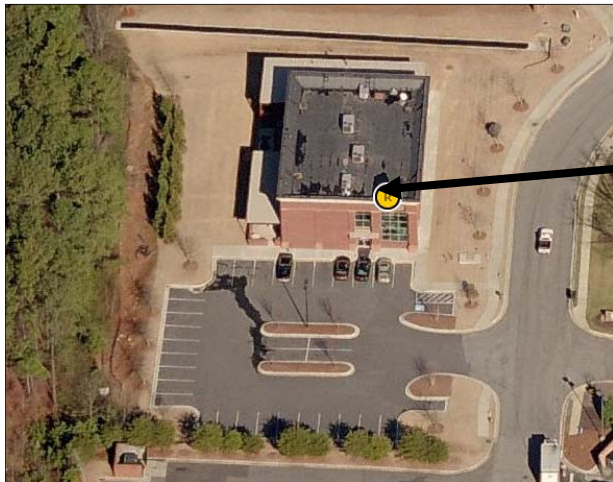


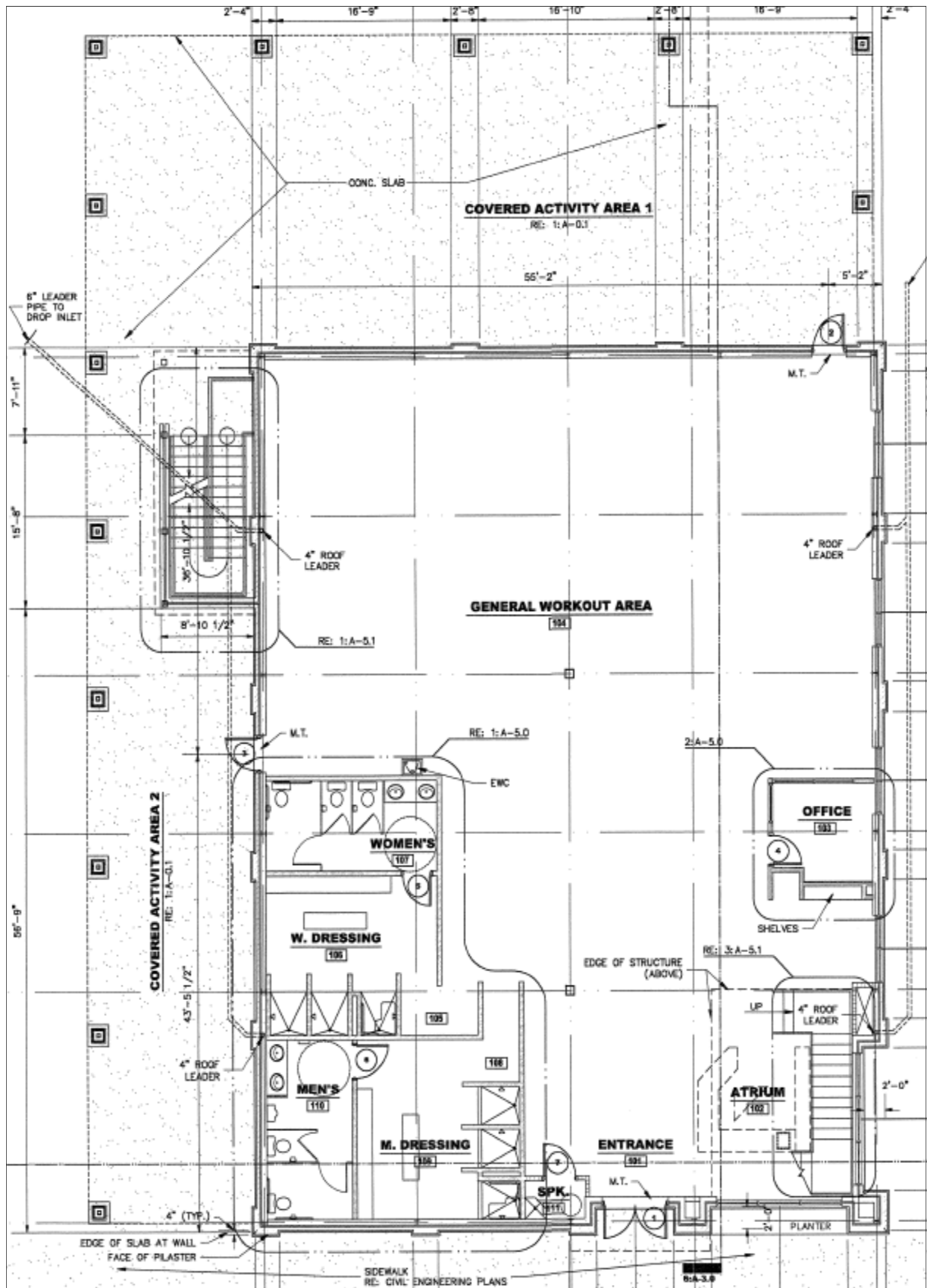
Covered Open Air Side Patio



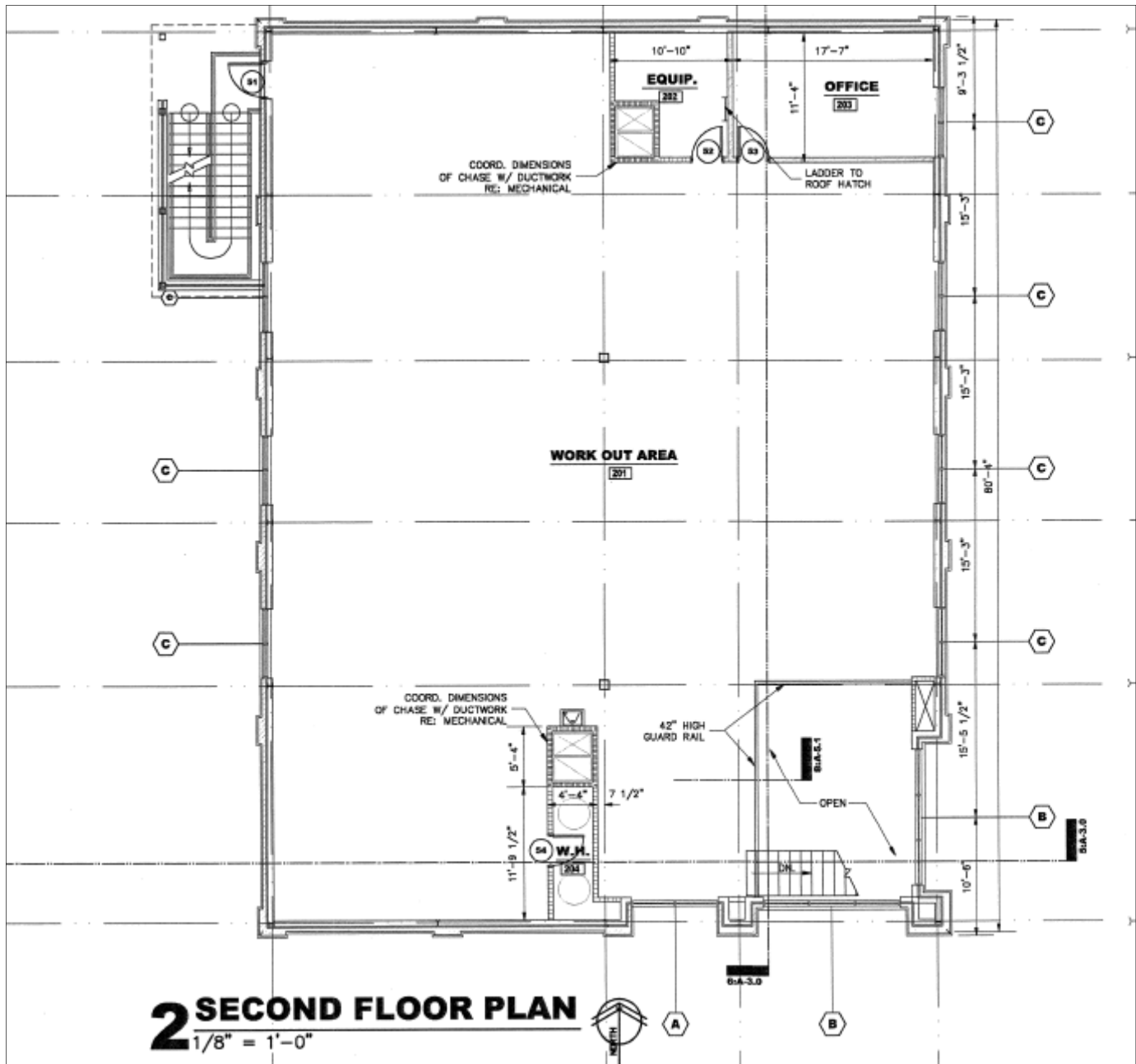
Close Up of Front Entrance

12015 Highway 92
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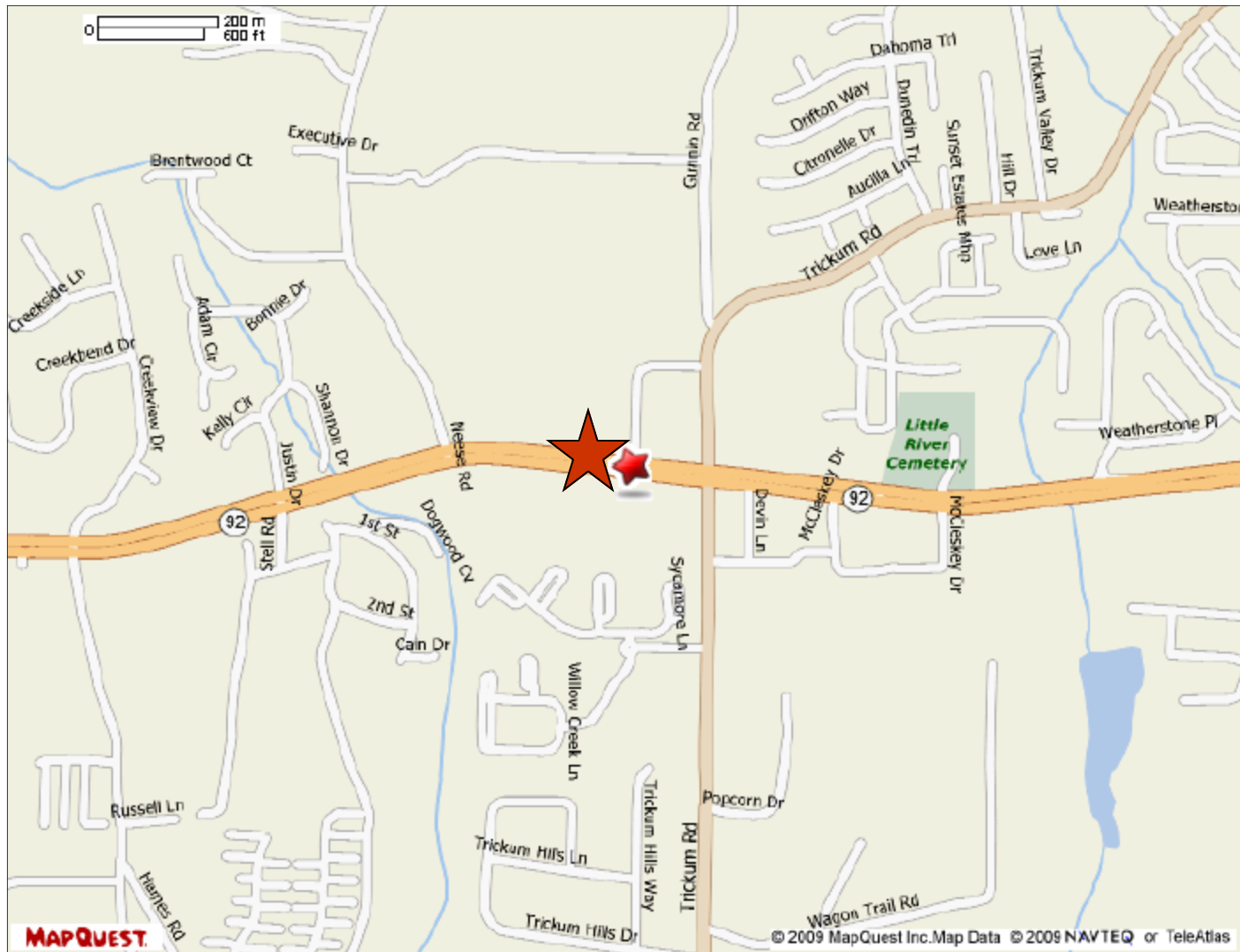
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2 SECOND FLOOR PLAN

1/8" = 1'-0"

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DRIVING DIRECTIONS from ATLANTA:

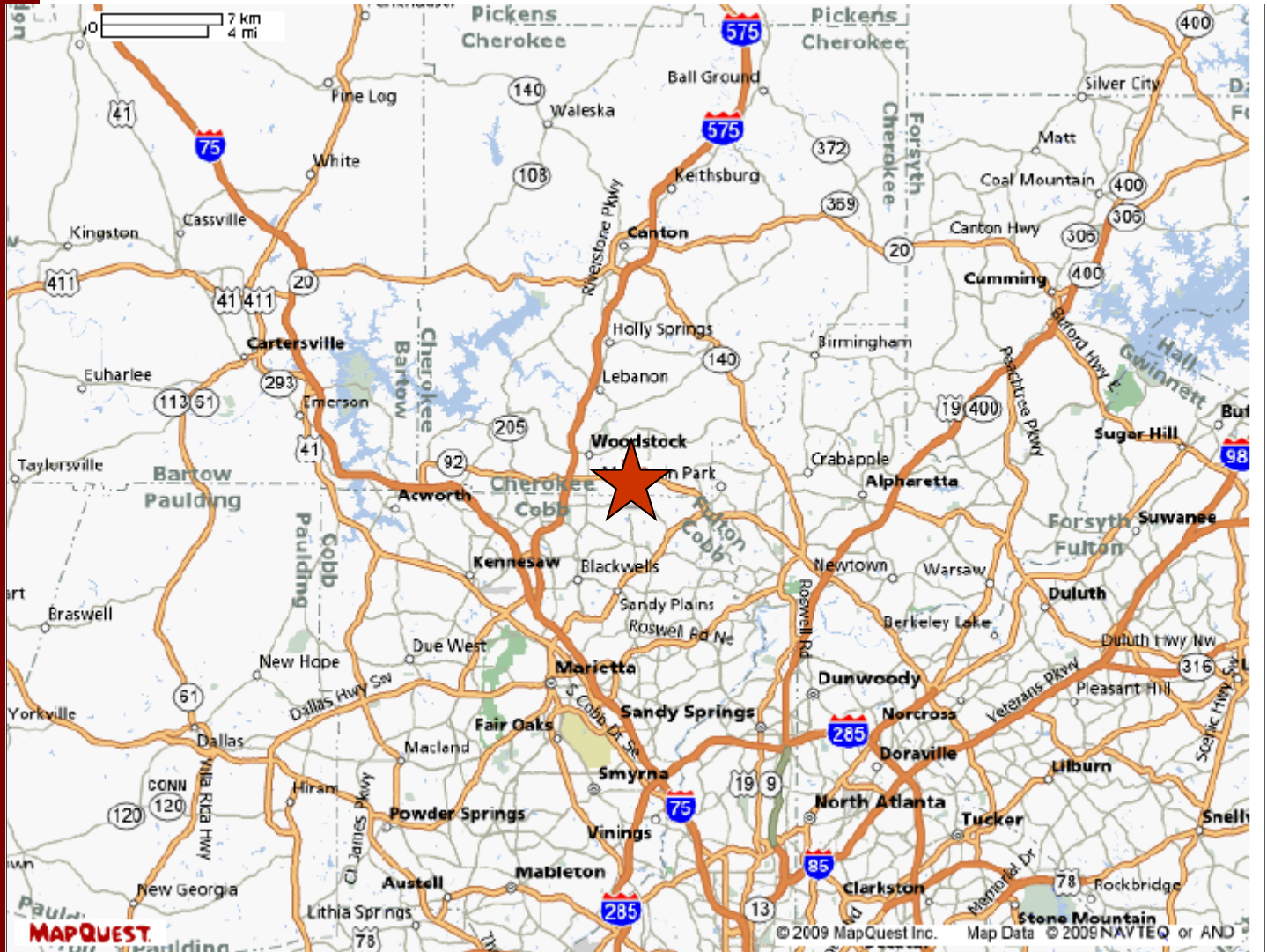
From I-75 North

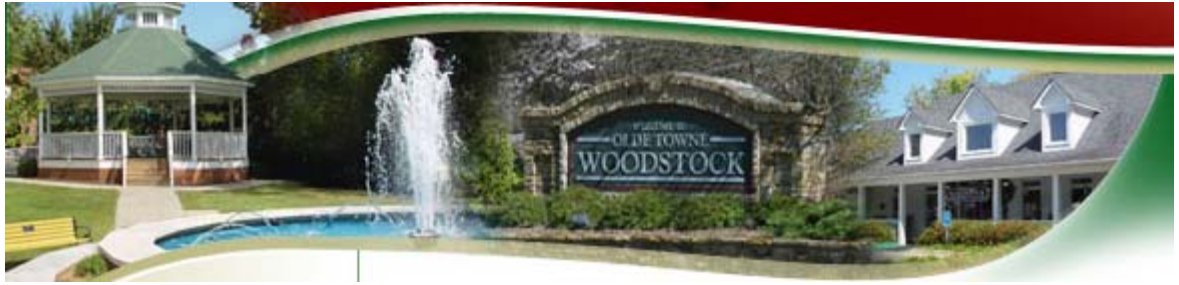
1. Merge into I-575 North.
2. Take the GA-92 exit (Exit 7), toward Woodstock.
3. Turn right onto GA-92E.
4. Make a U-Turn at Trickum Rd onto GA-92W.
5. Property sits behind Kaufman Tires & Buffalo's Café.

From GA-400 North

1. Take Holcomb Bridge Rd (Exit 7B), toward Roswell.
2. Holcomb Bridge Rd becomes GA-92W.
3. Property sits behind Kaufman Tires & Buffalo's Café just past Trickum Rd & Hwy 92 intersection.

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Woodstock is over one hundred years old and one of the county's oldest towns. The railroad came to Woodstock in November 1879. The City had a population of 300 and comprised a total of 960 acres. The first gristmills in the county were located nearby. Wood carving, yarn spinning and other related activities were also done. The abundance of water power around Woodstock, such as Little River, Noonday Creek, and other streams, facilitated these industries. Woodstock had a considerable activity in mineral development. The old Kellogg Gold Mine and several others are within a few miles of Woodstock. Mica and kaolin were also found in nearby areas.

By the 1890s Woodstock was said to be shipping 2,000 bales of cotton annually. A number of Woodstock developers were influential in introducing innovative farming methods to the county. There are many different stories of how Woodstock got its name. One possibility is that it derived from a novel of the same name by Sir Walter Scott. There is also one tale that a man named Mr. Woodstock settled in the area and started a school, thus giving the community its name.

Today, the City of Woodstock is the fastest growing city in Cherokee County. With the growth rate of Woodstock at 70% over the past 10 years, the city has doubled in size. With *Interstate 575* and *State Highway 92* running diagonally and directly through the heart of Woodstock, there are unlimited possibilities for those who live and work in Woodstock and Cherokee County.





Overview

With its rapidly increasing population now exceeding 200,000, Cherokee County is averaging 10% business growth annually. Interstate-575 forms the county's economic and transportation spine-providing exceptional accessibility and connectivity to the Atlanta and Southeast markets.

Cherokee County, nestled at the southern end of the Blue Ridge Mountains, has the highest mountains and most undeveloped land in metro Atlanta. The county prides itself on having provided room for quality growth while protecting the area's many natural resources, scenic vistas, and comfortable residential lifestyle. Cherokee County, Georgia is the new signature address for many companies seeking a power base in the Southeast to position themselves for new global expansion.

Location

Cherokee County, Georgia is approximately 25 miles northwest of downtown Atlanta, in the hub of the New South. Cherokee is a key part of the five county, North Atlanta suburban economic engine that leads the nation in growth. The county was rated by the American Business Chronicle as one of the counties with the greatest growth potential in America. At the foothills of the Blue Ridge Mountains and on the rise of the Piedmont, Cherokee County offers pristine woodlands, beautiful lakes and convenient access to metropolitan Atlanta, U.S., and world markets. Served by excellent Interstate roadways, the Georgia Northeastern Railroad, and the Cherokee County Airport, businesses have convenient and efficient access to multiple transport modes.

The Development Authority of Cherokee County

The [Development Authority](#) was chartered to recruit and promote quality commercial and industrial development within the county. The Authority progressively oversees the county's economic development, including the Authority's two high quality industrial parks. It is also spearheading development of several other exciting new business-industrial parks and community projects. Cherokee County is home to such corporate titans as Timken, a division of English giant Ingersol Rand, aerospace leader Universal Alloy Corporation and BizChair, a furniture supply company that has provided products for the Pentagon and American Idol. Cherokee County's strong business economy ("15th nationally in potential business growth" -- American Business Chronicle) makes this an ideal location for companies desiring to combine sound business investment with excellent accessibility and quality work and living environments.

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Cherokee County *Selected* Permitted Uses
 For
 General Commercial (GC) Zoning
 As of 10/5/07

Ambulance Services	Amusement Park	Antique Shop
Apparel & Accessory Store	Appliance Sales & Repair	Bakery
Bank or Financial Institution	Bar, Cocktail Lounge, Tavern	Barber Shop, Beauty Salon
Church or Other Place of Religious Worship	Clinic, Public or Private	Club & Lodges, Non-Commercial
Clubs & Lounges, Commercial	Community Center	Cultural Facilities
Furniture, Home Furnishing and Equipment Store	Government Buildings	Health Club & Facilities
Hobby, Toy & Game Store	Hospital, Health & Medical Institution	Office Supplies
Office, Business	Office, Professional	Pet Shop & Dog Grooming
Printing Publishing & Engraving	Recreational Facilities, Indoor	Restaurant, Cafeteria
Retail Stores, Common Merchandise	Schools, Private or Parochial	Studio for Art Photography & Similar Uses
Theater or Similar Place of Entertainment	Veterinary Clinic	Vocational School, Art or Dance
Vocational School, Private Commercial & Industrial	Wholesale Sales Offices	Jewelry Store

Source: www.municode.com



Executive Summary

Prepared by STDBonline

12015 Highway 92 Site Type: Ring	Trickum Rd & Highway 92, Woodstock, Radius: 1 Miles	Trickum Rd & Highway 92, Woodstock, Radius: 3 Miles	Trickum Rd & Highway 92, Woodstock, Radius: 5 Miles
2009 Population			
Total Population	6,641	53,914	145,830
Male Population	48.6%	49.2%	49.6%
Female Population	51.4%	50.8%	50.4%
Median Age	35.1	36.5	36.9
2009 Income			
Median HH Income	\$82,327	\$84,708	\$94,161
Per Capita Income	\$36,472	\$36,238	\$39,467
Average HH Income	\$94,065	\$101,301	\$115,006
2009 Households			
Total Households	2,619	19,239	50,315
Average Household Size	2.53	2.78	2.89
2009 Housing			
Owner Occupied Housing Units	79.5%	79.6%	81.5%
Renter Occupied Housing Units	13.4%	15.3%	13.2%
Vacant Housing Units	7.1%	5.0%	5.4%
Population			
1990 Population	2,157	33,523	86,657
2000 Population	2,889	40,410	114,944
2009 Population	6,641	53,914	145,830
2014 Population	8,402	61,863	163,323
1990-2000 Annual Rate	2.97%	1.89%	2.87%
2000-2009 Annual Rate	9.42%	3.17%	2.61%
2009-2014 Annual Rate	4.82%	2.79%	2.29%

In the identified market area, the current year population is 145,830. In 2000, the Census count in the market area was 114,944. The rate of change since 2000 was 2.61 percent annually. The five-year projection for the population in the market area is 163,323, representing a change of 2.29 percent annually from 2009 to 2014. Currently, the population is 49.6 percent male and 50.4 percent female.

Households	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	743	10,964	28,308
2000 Households	1,119	13,980	39,164
2009 Households	2,619	19,239	50,315
2014 Households	3,333	22,324	56,606
1990-2000 Annual Rate	4.18%	2.46%	3.3%
2000-2009 Annual Rate	9.63%	3.51%	2.75%
2009-2014 Annual Rate	4.94%	3.02%	2.38%

The household count in this market area has changed from 39,164 in 2000 to 50,315 in the current year, a change of 2.75 percent annually. The five-year projection of households is 56,606, a change of 2.38 percent annually from the current year total. Average household size is currently 2.89, compared to 2.93 in the year 2000. The number of families in the current year is 39,895 in the market area.

Housing

Currently, 81.5 percent of the 53,171 housing units in the market area are owner occupied; 13.2 percent, renter occupied; and 5.4 percent are vacant. In 2000, there were 40,364 housing units—86.0 percent owner occupied, 11.1 percent renter occupied and 3.0 percent vacant. The rate of change in housing units since 2000 is 3.02 percent. Median home value in the market area is \$176,294, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.33 percent annually to \$188,358. From 2000 to the current year, median home value changed by 1.88 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Laura A. May, CCIM

VICE PRESIDENT

Laura May, Vice President of Commercial and Investment Real Estate, has sold commercial real estate throughout the Southeastern United States. Licensed in Georgia and South Carolina, she specializes in income producing properties, including single-tenant and multi-tenant properties, shopping centers, net-leased investments, office, and industrial buildings. Additionally, Laura has developed a special niche for User or Owner-Occupied properties, adding tremendous

value through her expertise, market knowledge, and strong business relationships. An advisor as well as a broker, Laura leverages her skills and experience to facilitate 1031 tax deferred exchanges, cost segregation, financial feasibility, and lease vs. purchase analyses.

AFFILIATIONS

Laura has held leadership positions and served on the boards of various commercial real estate organizations. Current Professional Affiliations include:

- Certified Commercial Investment Member (CCIM)
- International Council of Shopping Centers (ICSC)
- Urban Land Institute (ULI)
- National Association of Realtors (NAR)
- Atlanta Commercial Board of Realtors (ACBR)
- Smyrna Business Association (SBA)

EDUCATION

Starting her formal schooling in California at UCLA, Laura completed her education at Georgia State University, earning a Bachelor's degree in Finance and a Master's degree in Decision Support Systems. Laura is an Associate Broker and holds the prestigious CCIM designation.

BEYOND THE OFFICE

Born in Northern California, Laura has made Atlanta her home since 1987, and currently resides in the Smyrna/Vinings area. Laura plays ALTA & USTA tennis, appreciates fine art and wine, and enjoys boating on Lake Lanier.

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 **12015 Highway 92, Woodstock, GA 30188**. 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 _____, 2010.

Receiving Party	Broker
By: _____	By: _____
Name/Title: _____	Name: <u>Laura May #281943</u>
Company: _____	Company: <u>Bull Realty, Inc. #H-20209</u>
Address: _____	Address: <u>50 Glenlake Pkwy., Ste 650</u>
	<u>Atlanta, Georgia 30328</u>
Phone: _____	Phone: <u>404-876-1640 ext. 115</u>
Fax: _____	Fax: <u>404-876-7073</u>
Email: _____	Email: <u>Laura@Bullrealty.com</u>