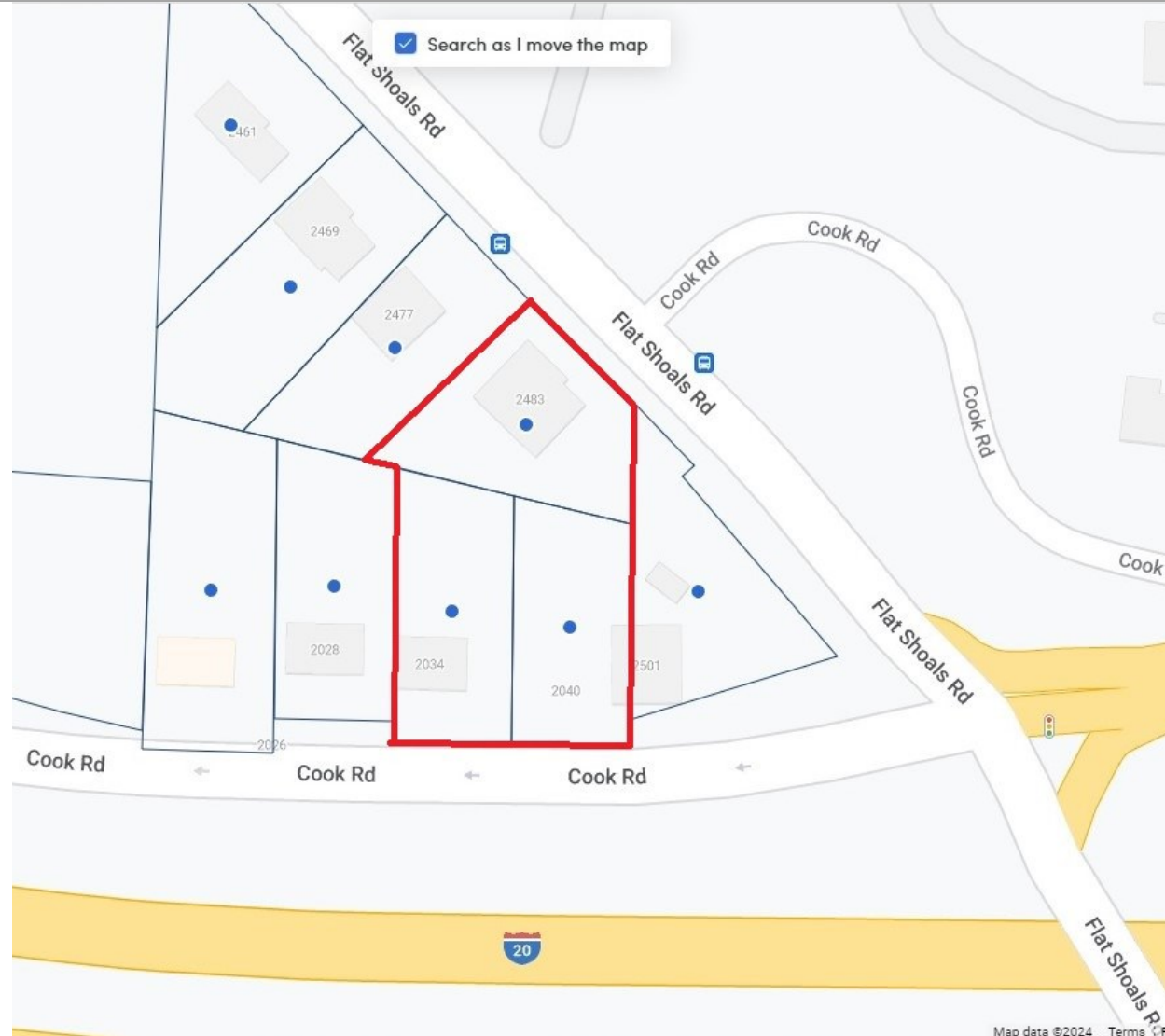


CONTENTS

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032

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OVERVIEW

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032

Prime **Redevelopment Opportunity** in Decatur, Georgia

SOLD TOGETHER - 3 LOTS

2483 Flat Shoals Road, Decatur Georgia 30032

2034 Cook Road, Decatur Georgia 30032

2040 Cook Road, Decatur Georgia 30032

Discover a unique investment opportunity in Decatur, Georgia. This exceptional package includes three contiguous lots, offering a combined 0.8 acres of prime real estate zoned OI.

Key Features:

Strategic Location: Situated in a high-demand area, these lots benefit from excellent visibility and accessibility.

Development Potential: OI zoning allows for a variety of potential uses, including residential, commercial, and mixed-use developments.

Existing Structures: The property features three brick buildings with a combined square footage of 4,444, offering potential for renovation or redevelopment.

Land Area: The expansive 0.8-acre parcel provides ample space for your vision.

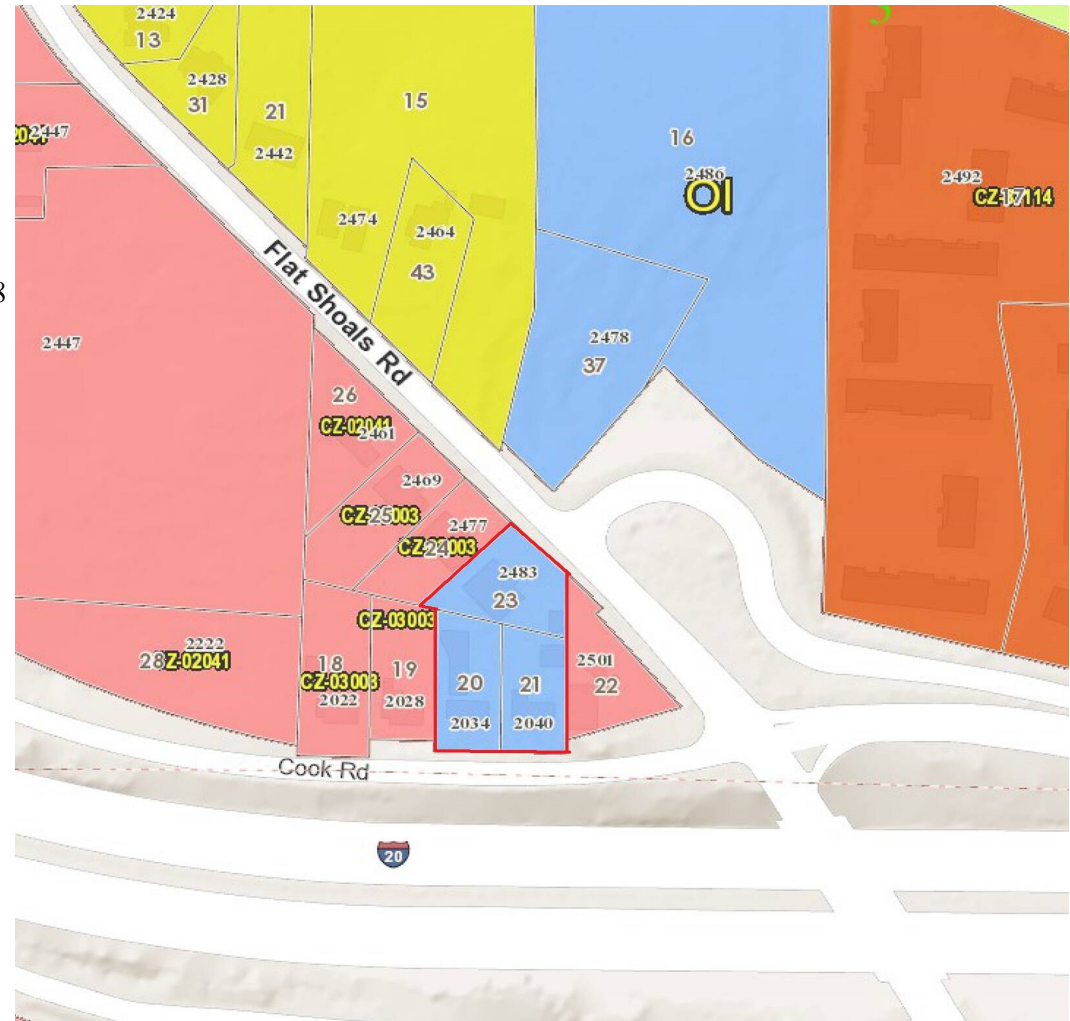
Ideal for:

Developers seeking a prime location for a new construction project.

Investors looking to capitalize on the growing Decatur market.

Entrepreneurs envisioning a mixed-use development.

Don't miss this chance to create something extraordinary in Decatur.



SOUTHERN CAPITAL BROKERS

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SITE VIEW

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032



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STREET VIEW

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KEY FACTS

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032

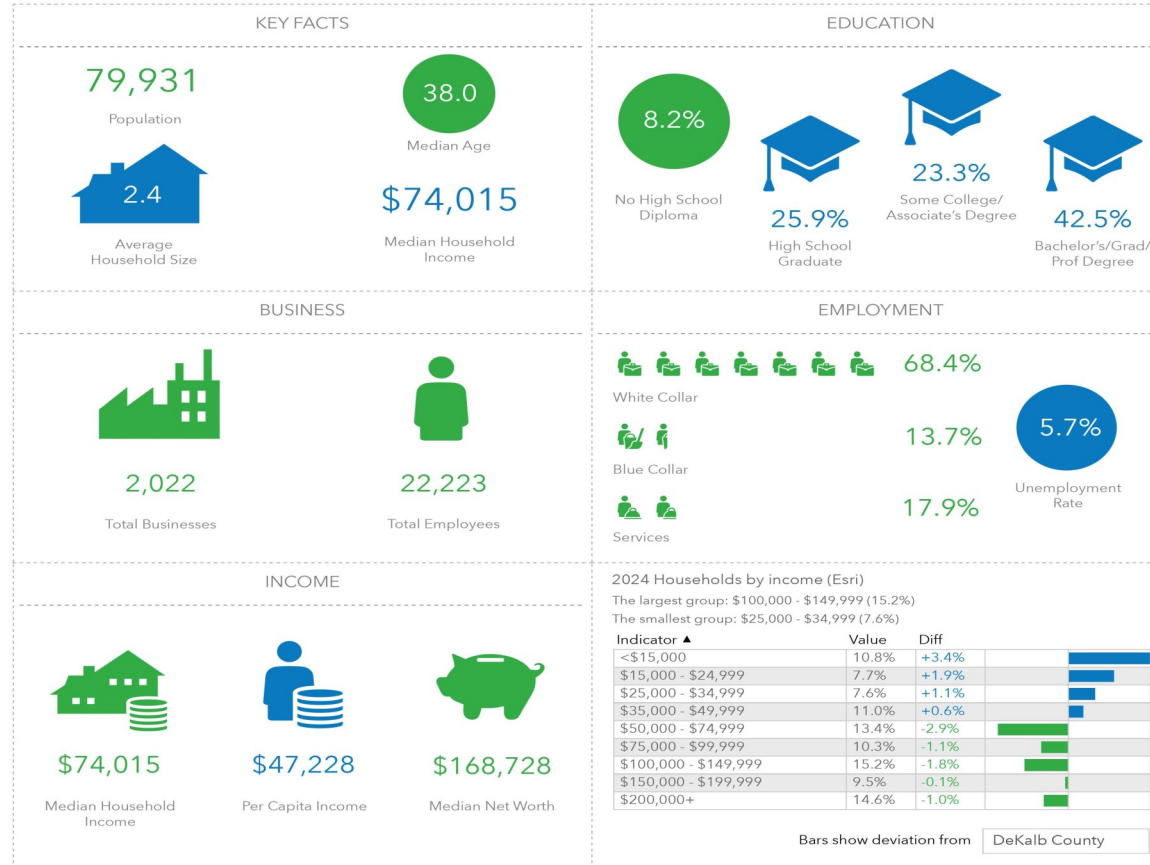
Key Facts

2483 Flat Shoals Rd, Decatur, Georgia, 30032 (3 miles)
 2483 Flat Shoals Rd, Decatur, Georgia, 30032
 Ring of 3 miles

Southern Capital Brokers
 Latitude: 33.71619
 Longitude: -84.30692

Key Facts

2483 Flat Shoals Rd, Decatur, Georgia, 30032
 Ring of 3 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

GRAPHIC PROFILE

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032

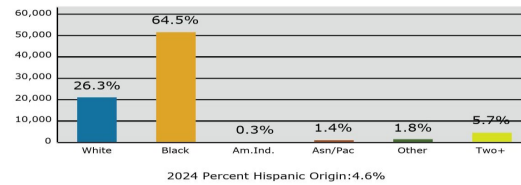


Graphic Profile

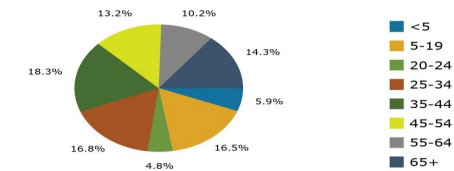
2483 Flat Shoals Rd, Decatur, Georgia, 30032
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.71619
Longitude: -84.30692

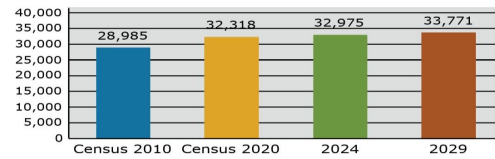
2024 Population by Race



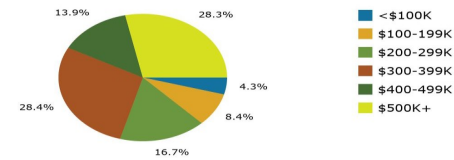
2024 Population by Age



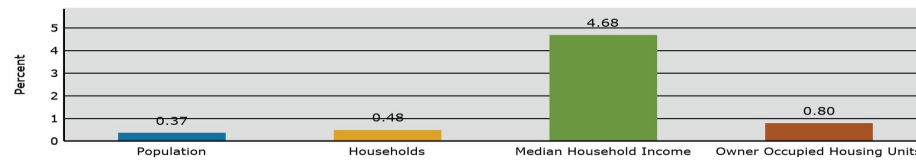
Households



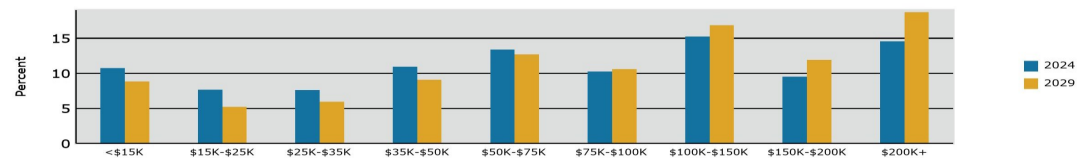
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 10, 2024

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DEMOGRAPHIC AND INCOME PROFILE ± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032



Demographic and Income Profile

2483 Flat Shoals Rd, Decatur, Georgia, 30032
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.71619
Longitude: -84.30692

	Census 2010	Census 2020	2024	2029		
Summary						
Population	74,208	78,397	79,931	81,405		
Households	28,985	32,318	32,975	33,771		
Families	17,370	18,669	18,503	18,804		
Average Household Size	2.50	2.39	2.39	2.38		
Owner Occupied Housing Units	17,007	18,271	19,493	20,281		
Renter Occupied Housing Units	11,978	14,047	13,482	13,490		
Median Age	35.7	36.7	38.0	40.2		
Trends: 2024-2029 Annual Rate		Area	State	National		
Population		0.37%	0.61%	0.38%		
Households		0.48%	0.86%	0.64%		
Families		0.32%	0.75%	0.56%		
Owner HHs		0.80%	1.32%	0.97%		
Median Household Income		4.68%	3.20%	2.95%		
Households by Income			2024	2029		
		Number	Percent	Number	Percent	
<\$15,000		3,547	10.8%	2,991	8.9%	
\$15,000 - \$24,999		2,525	7.7%	1,772	5.2%	
\$25,000 - \$34,999		2,514	7.6%	2,017	6.0%	
\$35,000 - \$49,999		3,614	11.0%	3,073	9.1%	
\$50,000 - \$74,999		4,415	13.4%	4,290	12.7%	
\$75,000 - \$99,999		3,384	10.3%	3,576	10.6%	
\$100,000 - \$149,999		5,020	15.2%	5,701	16.9%	
\$150,000 - \$199,999		3,144	9.5%	4,029	11.9%	
\$200,000+		4,811	14.6%	6,322	18.7%	
Median Household Income		\$74,015		\$93,015		
Average Household Income		\$114,114		\$137,875		
Per Capita Income		\$47,228		\$57,526		
Population by Age		Census 2010	Census 2020	2024	2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,510	7.4%	4,843	6.2%	4,689	5.9%
5 - 9	4,311	5.8%	4,628	5.9%	4,845	6.1%
10 - 14	4,139	5.6%	4,241	5.4%	4,396	5.5%
15 - 19	4,726	6.4%	3,404	4.3%	3,912	4.9%
20 - 24	4,908	6.6%	4,222	5.4%	3,860	4.8%
25 - 34	12,634	17.0%	15,516	19.8%	13,444	16.8%
35 - 44	11,238	15.1%	12,884	16.4%	14,633	18.3%
45 - 54	9,717	13.1%	9,566	12.2%	10,545	13.2%
55 - 64	8,879	12.0%	8,130	10.4%	8,182	10.2%
65 - 74	5,272	7.1%	6,786	8.7%	6,507	8.1%
75 - 84	2,208	3.0%	3,274	4.2%	3,822	4.8%
85+	666	0.9%	902	1.2%	1,096	1.4%
Race and Ethnicity		Census 2010	Census 2020	2024	2029	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,888	18.7%	21,304	27.2%	21,059	26.3%
Black Alone	57,881	78.0%	50,276	64.1%	51,555	64.5%
American Indian Alone	142	0.2%	207	0.3%	209	0.3%
Asian Alone	428	0.6%	1,033	1.3%	1,089	1.4%
Pacific Islander Alone	24	0.0%	35	0.0%	36	0.0%
Some Other Race Alone	660	0.9%	1,332	1.7%	1,453	1.8%
Two or More Races	1,185	1.6%	4,211	5.4%	4,529	5.7%
Hispanic Origin (Any Race)	1,743	2.3%	3,366	4.3%	3,673	4.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 10, 2024

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DEMOGRAPHIC AND INCOME PROFILE

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032

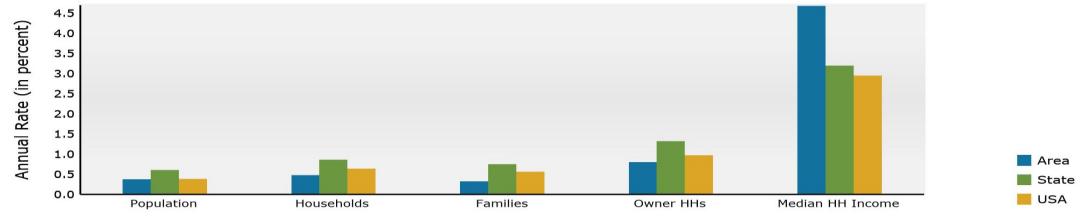


Demographic and Income Profile

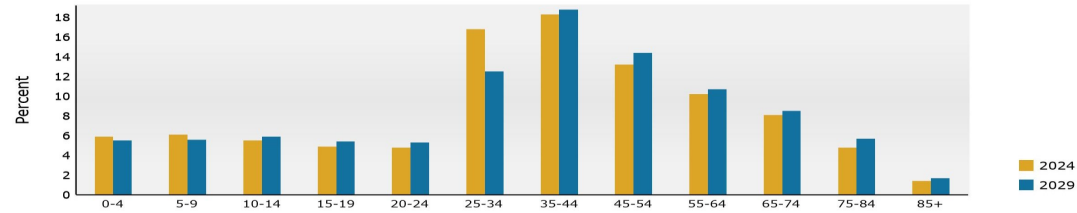
2483 Flat Shoals Rd, Decatur, Georgia, 30032
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.71619
Longitude: -84.30692

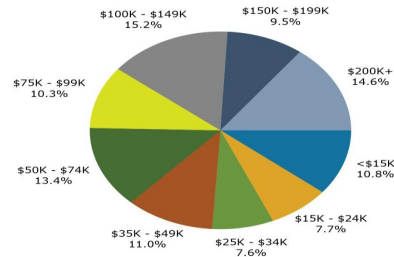
Trends 2024-2029



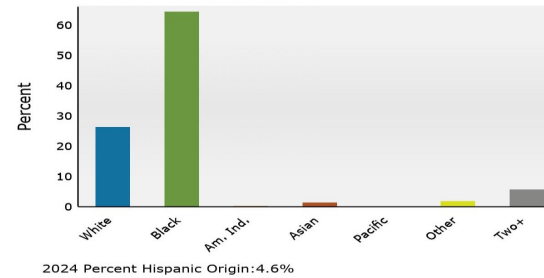
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Executive Summary

2483 Flat Shoals Rd, Decatur, Georgia, 30032 2
 2483 Flat Shoals Rd, Decatur, Georgia, 30032
 Rings: 3 mile radii

Southern Capital Brokers
 Latitude: 33.71619
 Longitude: -84.30692

Population	
2010 Population	74,208
2020 Population	78,397
2024 Population	79,931
2029 Population	81,405
2010-2020 Annual Rate	0.55%
2020-2024 Annual Rate	0.46%
2024-2029 Annual Rate	0.37%
2020 Male Population	47.1%
2020 Female Population	52.9%
2020 Median Age	36.7
2024 Male Population	48.2%
2024 Female Population	51.8%
2024 Median Age	38.0

In the identified area, the current year population is 79,931. In 2020, the Census count in the area was 78,397. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 81,405 representing a change of 0.37% annually from 2024 to 2029. Currently, the population is 48.2% male and 51.8% female.

Median Age	
The median age in this area is 38.0, compared to U.S. median age of 39.3.	
Race and Ethnicity	
2024 White Alone	26.3%
2024 Black Alone	64.5%
2024 American Indian/Alaska Native Alone	0.3%
2024 Asian Alone	1.4%
2024 Pacific Islander Alone	0.0%
2024 Other Race	1.8%
2024 Two or More Races	5.7%
2024 Hispanic Origin (Any Race)	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	90
2010 Households	28,985
2020 Households	32,318
2024 Households	32,975
2029 Households	33,771
2010-2020 Annual Rate	1.09%
2020-2024 Annual Rate	0.47%
2024-2029 Annual Rate	0.48%
2024 Average Household Size	2.39

The household count in this area has changed from 32,318 in 2020 to 32,975 in the current year, a change of 0.47% annually. The five-year projection of households is 33,771, a change of 0.48% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2020. The number of families in the current year is 18,503 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 10, 2024



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EXECUTIVE SUMMARY

± 0.8 ACRES | 2483 FLAT SHOALS RD & 2034 and 2040 COOK RD DECATUR GA 30032



Executive Summary

2483 Flat Shoals Rd, Decatur, Georgia, 30032 2
 2483 Flat Shoals Rd, Decatur, Georgia, 30032
 Rings: 3 mile radii

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 Latitude: 33.71619
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Mortgage Income	3 miles
2024 Percent of Income for Mortgage	31.5%
Median Household Income	
2024 Median Household Income	\$74,015
2029 Median Household Income	\$93,015
2024-2029 Annual Rate	4.68%
Average Household Income	
2024 Average Household Income	\$114,114
2029 Average Household Income	\$137,875
2024-2029 Annual Rate	3.86%
Per Capita Income	
2024 Per Capita Income	\$47,228
2029 Per Capita Income	\$57,526
2024-2029 Annual Rate	4.02%
GINI Index	
2024 Gini Index	44.0
Households by Income	
Current median household income is \$74,015 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$93,015 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$114,114 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$137,875 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$47,228 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$57,526 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	77
2010 Total Housing Units	34,277
2010 Owner Occupied Housing Units	17,007
2010 Renter Occupied Housing Units	11,978
2010 Vacant Housing Units	5,292
2020 Total Housing Units	36,221
2020 Owner Occupied Housing Units	18,271
2020 Renter Occupied Housing Units	14,047
2020 Vacant Housing Units	3,883
2024 Total Housing Units	36,831
2024 Owner Occupied Housing Units	19,493
2024 Renter Occupied Housing Units	13,482
2024 Vacant Housing Units	3,856
2029 Total Housing Units	37,644
2029 Owner Occupied Housing Units	20,281
2029 Renter Occupied Housing Units	13,490
2029 Vacant Housing Units	3,873
Socioeconomic Status Index	
2024 Socioeconomic Status Index	47.5
Currently, 52.9% of the 36,831 housing units in the area are owner occupied; 36.6%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 36,221 housing units in the area and 10.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is \$372,688, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.46% annually to \$463,653.	

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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DECATUR

Decatur, Georgia, spans four square miles and exudes a distinctive hometown charm, home to approximately 18,000 residents nestled within Atlanta's I-285 perimeter highway. Anchored by Ponce de Leon Avenue, a historic thoroughfare, Decatur links seamlessly to downtown Atlanta just six miles west and to the renowned Stone Mountain six miles east.

Famed for its collegiate atmosphere, Decatur hosts Agnes Scott College, Columbia Theological Seminary, and branches of the Art Institute of Atlanta and DeVry University. These institutions bring a vibrant influx of students, faculty, and staff who enrich the downtown square with their energy and diversity. Nearby Emory University further enhances connectivity with a complimentary shuttle service connecting campus life to downtown Decatur.

Decatur's allure lies in its eclectic mix of over 200 predominantly independent shops, restaurants, galleries, salons, and services. Its tree-lined streets and pedestrian-friendly layout create an inviting atmosphere, drawing students, office workers, residents, and visitors alike who delight in supporting local businesses and exploring the vibrant cultural scene.



Southern Capital Brokers has been retained as the exclusive 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 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 Southern Capital Brokers 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

