OFFERING MEMORANDUM

Tenure
LAND GROUP

±26.33 Acres Zoned TCMU

Entitled for 316 Apartment Units

South Fulton Pkwy & Derrick Rd | Union City, GA 30291 | Fulton County





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Offering Summary

$7,110,000
($22,500/unit)

± 26.33 AC

Current Zoning: TCMU
Town Center Mixed Use
(Entitled for 316 Apartment Units)

All Utilities Available
Sewer nearby

± 2550 ft of Road Frontage
On South Fulton Pkwy
± 350 ft of Road Frontage
On Derrick Rd

School District
Wolf Creek Elementary School
Renaissance Middle School
Langston Hughes High School



Property Overview

Located at the northwest intersection of South Fulton Parkway and Derrick Road, the subject property consists of approximately ±26.33 acres zoned TCMU (Town Center Mixed Use) within the Union City city limits.

The site offers exceptional visibility with approximately 2,550 feet of frontage along South Fulton Parkway and 350 feet along Derrick Road, with access from a signalized intersection. Under the current zoning, the property may accommodate approximately 316 multifamily units, subject to final site planning and access requirements. Rolling topography, available utilities and nearby sewer infrastructure further support future development potential.





Location Overview

Positioned along the South Fulton Parkway growth corridor, the property is approximately 9.2 miles or 13 minutes from Hartsfield-Jackson Atlanta International Airport and directly across from the Walmart Distribution Center in Union City, GA.

The site is also just minutes from the Aerotropolis Atlanta area and offers convenient access to I-85, I-285, the Fulton Industrial District and the greater Metro Atlanta transportation network.

Nearby amenities further strengthen the site's residential appeal, including Camp Creek Marketplace approximately 9 miles/13 minutes away, Eagles Nest Sports Complex approximately 4.2 miles /7 minutes away, and the Grady South Fulton emergency department approximately 2 miles/3 minutes away. South Fulton Parkway continues to attract industrial, technology, healthcare and residential investment, strengthening the surrounding employment base and supporting additional demand for housing, retail and services. With prominent frontage along the corridor and access at Derrick Road, the property is well positioned within an area experiencing continued growth and development activity.

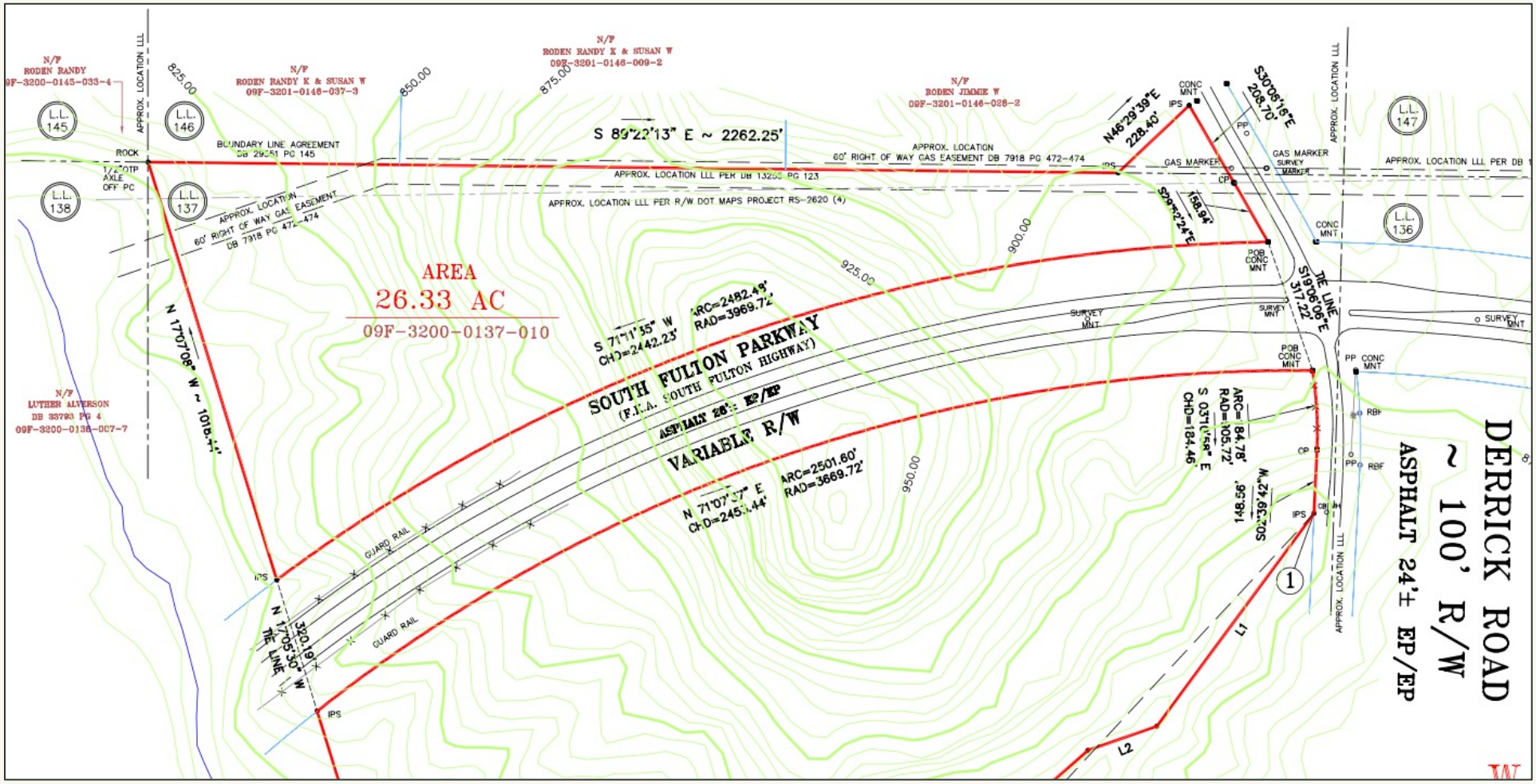
UNION CITY | SOUTH FULTON

11.3%	**57+**	**63,000+**
Population Growth Since 2020	Stores, Restaurants & Services at Camp Creek	Jobs at Hartfield-Jackson ATL

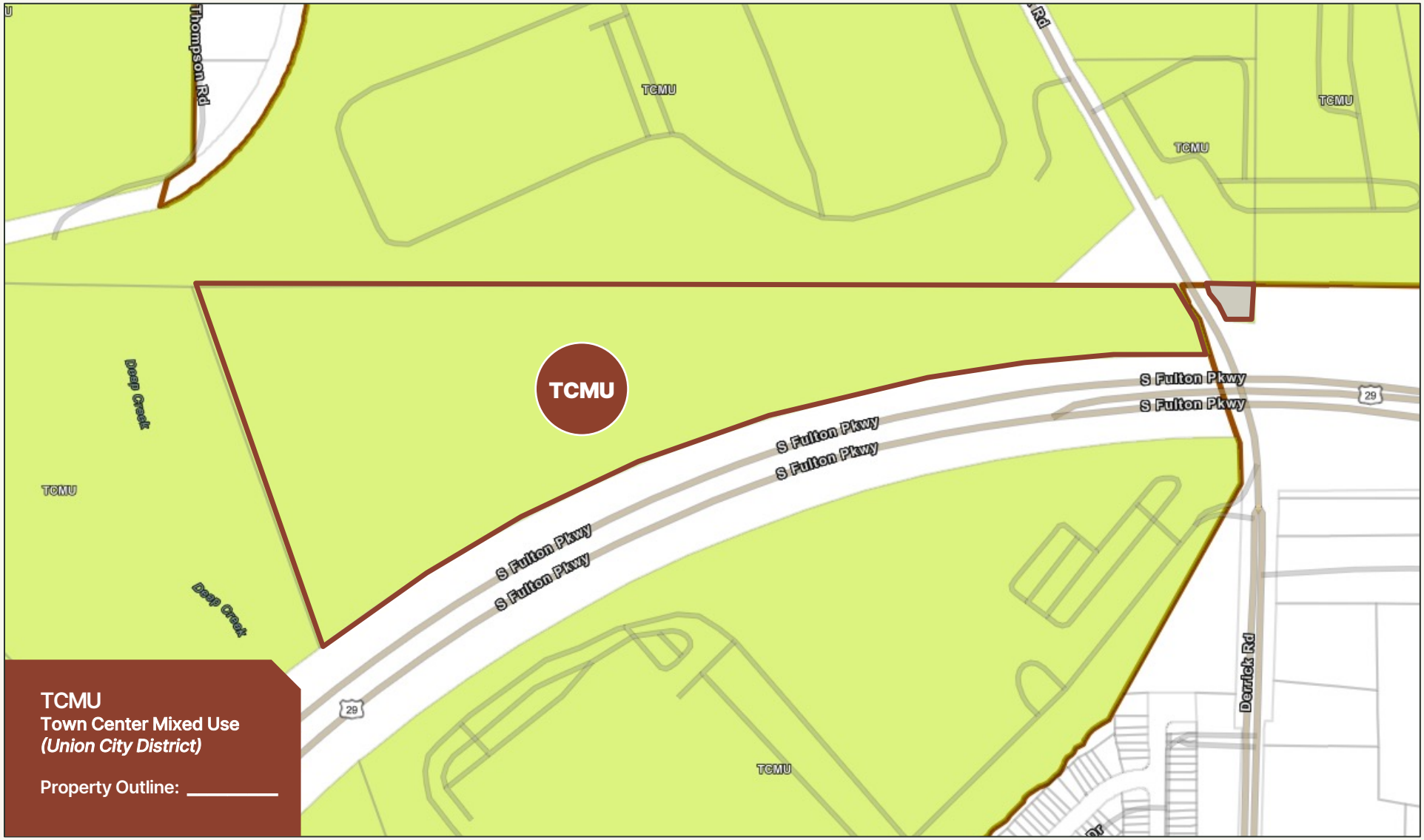
Conceptual Site Plan



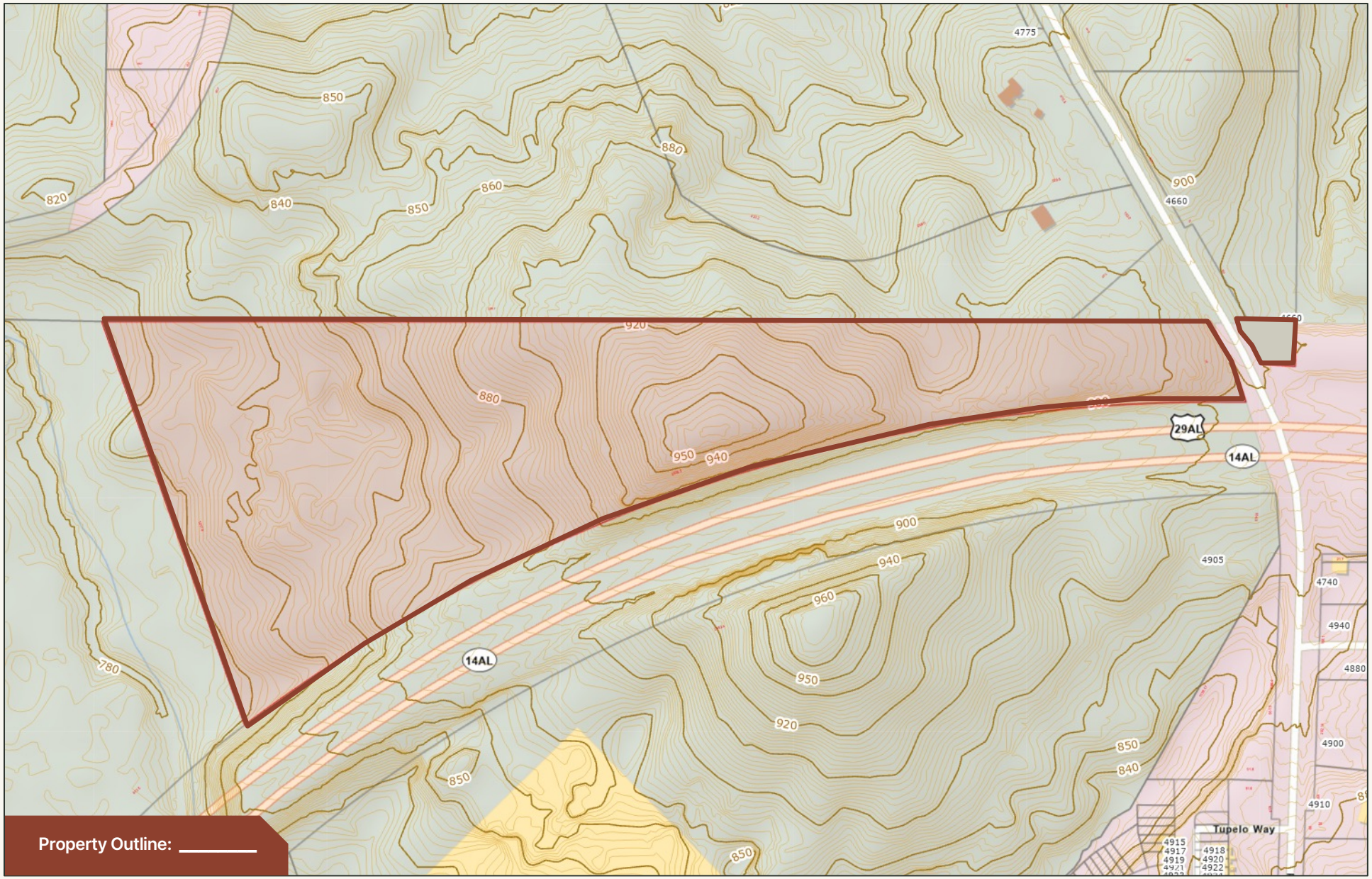
Survey


DERRICK ROAD
~ 100' R/W
ASPHALT 24'± EP/EP
AREA
26.33 AC
09F-3200-0137-010
SOUTH FULTON PARKWAY
(F.K.A. SOUTH FULTON HIGHWAY)
VARIABLE R/W
S 89°22'13" E ~ 2262.25'
N/F
RODEN RANDY
09F-3200-0145-033-4
N/F
RODEN RANDY K & SUSAN W
09F-3201-0146-037-3
N/F
RODEN RANDY K & SUSAN W
09F-3201-0146-009-2
N/F
RODEN JIMMIE W
09F-3201-0146-026-2
N/F
LUTHER ALVERSON
DB 33793 PG 4
09F-3200-0136-007-7
BOUNDARY LINE AGREEMENT
DB 29551 PG 145
APPROX. LOCATION
60' RIGHT OF WAY GAS EASEMENT DB 7918 PG 472-474
APPROX. LOCATION LLL PER DB 13253 PG 123
APPROX. LOCATION LLL PER R/W DOT MAPS PROJECT RS-2620 (4)
APPROX. LOCATION LLL
GAS MARKER
SURVEY MARKER
GUARD RAIL
TIE LINE
N 17°07'08" W ~ 1018.44'
N 17°05'30" W
320.19'
S 71°11'35" W
CHD=2442.23'
ARC=2482.49'
RAD=3969.72'
N 71°07'37" E
CHD=2453.44'
ARC=2501.60'
RAD=3669.72'
N46°29'39"E
228.40'
S30°05'16"E
208.70'
S29°52'24"E
158.94'
S19°06'06"E
317.22'
ARC=184.78'
RAD=905.72'
S 03°10'58" E
CHD=184.46'
S02°39'42"W
148.56'
L.L. 145
L.L. 146
L.L. 137
L.L. 138
L.L. 136
L.L. 147
825.00
850.00
875.00
900.00
925.00
950.00
L1
L2
1

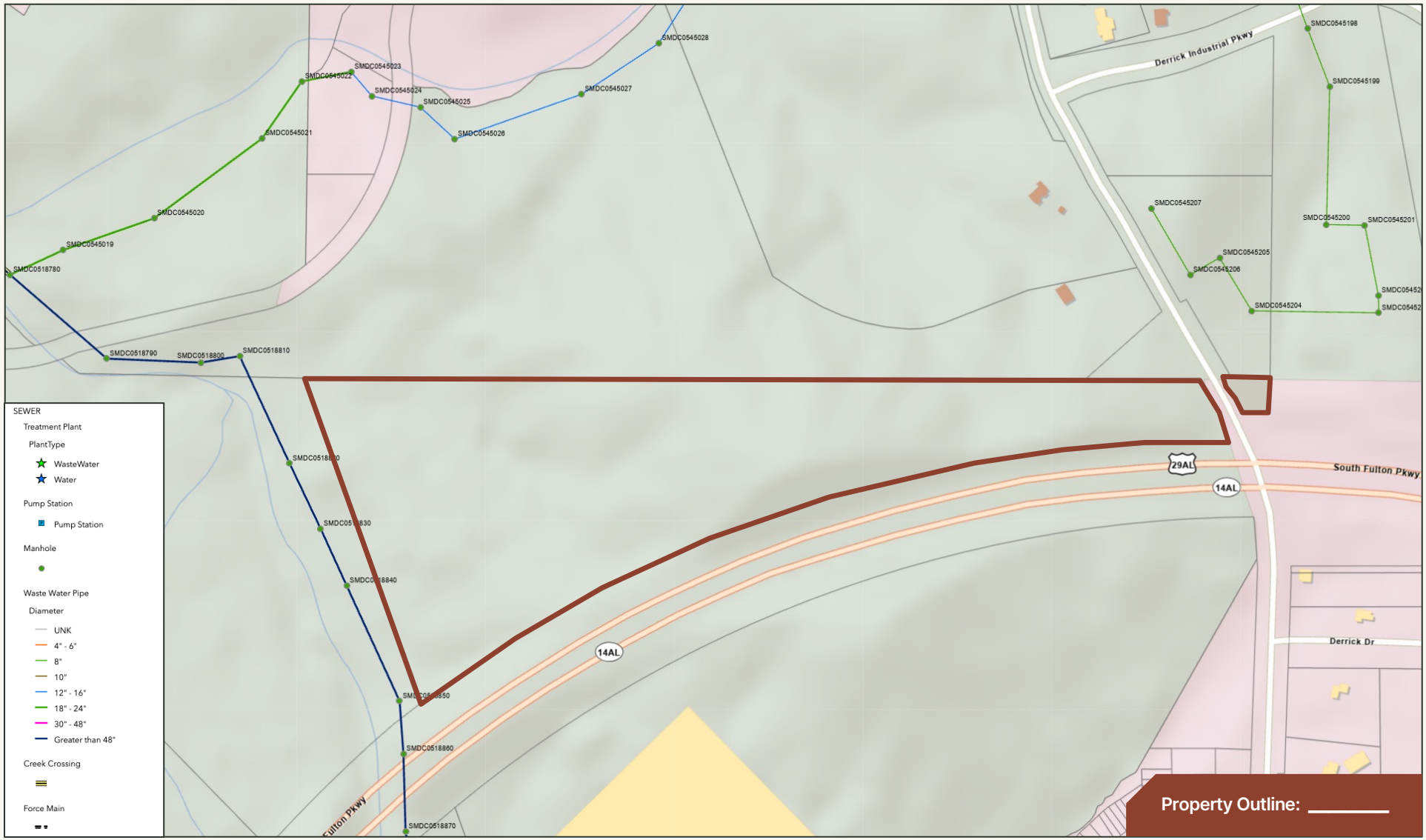
Current Zoning



Topography Map



Sewer & Water Map



Site Photos









Community Highlights



Camp Creek Marketplace

Camp Creek Marketplace is one of the primary shopping and dining destinations serving South Fulton and Southwest Atlanta. The approximately 309,000-square-foot center is anchored by national retailers including Marshalls, Ross, TJ Maxx, PetSmart, Old Navy, Dollar Tree, Five Below and Shoe Carnival, with Target, Publix, Lowe's and BJ's Wholesale Club also anchoring the surrounding retail area. Strategically positioned at Camp Creek Parkway and I-285, the district provides residents convenient access to shopping, dining, groceries, services and everyday necessities. The concentration of established national retailers and restaurants adds a significant lifestyle amenity for nearby residential communities while reinforcing the strength of the surrounding commercial corridor.



Hartsfield-Jackson Atlanta International Airport

Located less than 15 minutes from the property, Hartsfield-Jackson Atlanta International Airport provides both exceptional regional connectivity and one of Metro Atlanta's largest employment centers. ATL supports more than 63,000 on-site jobs and generates more than $66 billion in annual economic impact, creating a substantial employment base within a short commute of the site. The airport provides nonstop service to more than 160 domestic and 80 international destinations, connecting the area to major business and leisure markets around the world. For future residents, proximity to ATL offers convenient travel access while positioning the property near a significant concentration of jobs, businesses and continued economic investment.

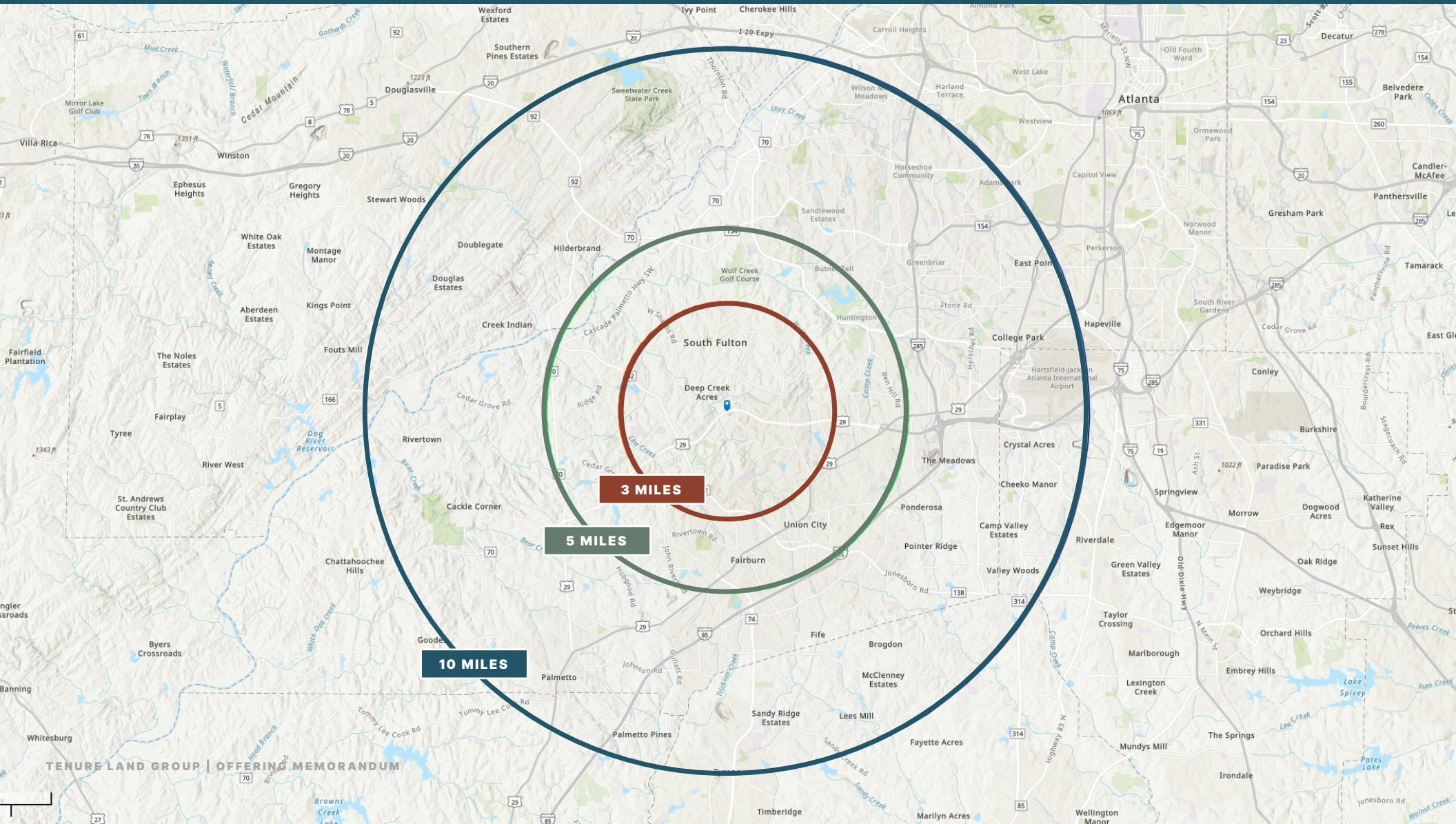


Eagles Nest Sports Complex

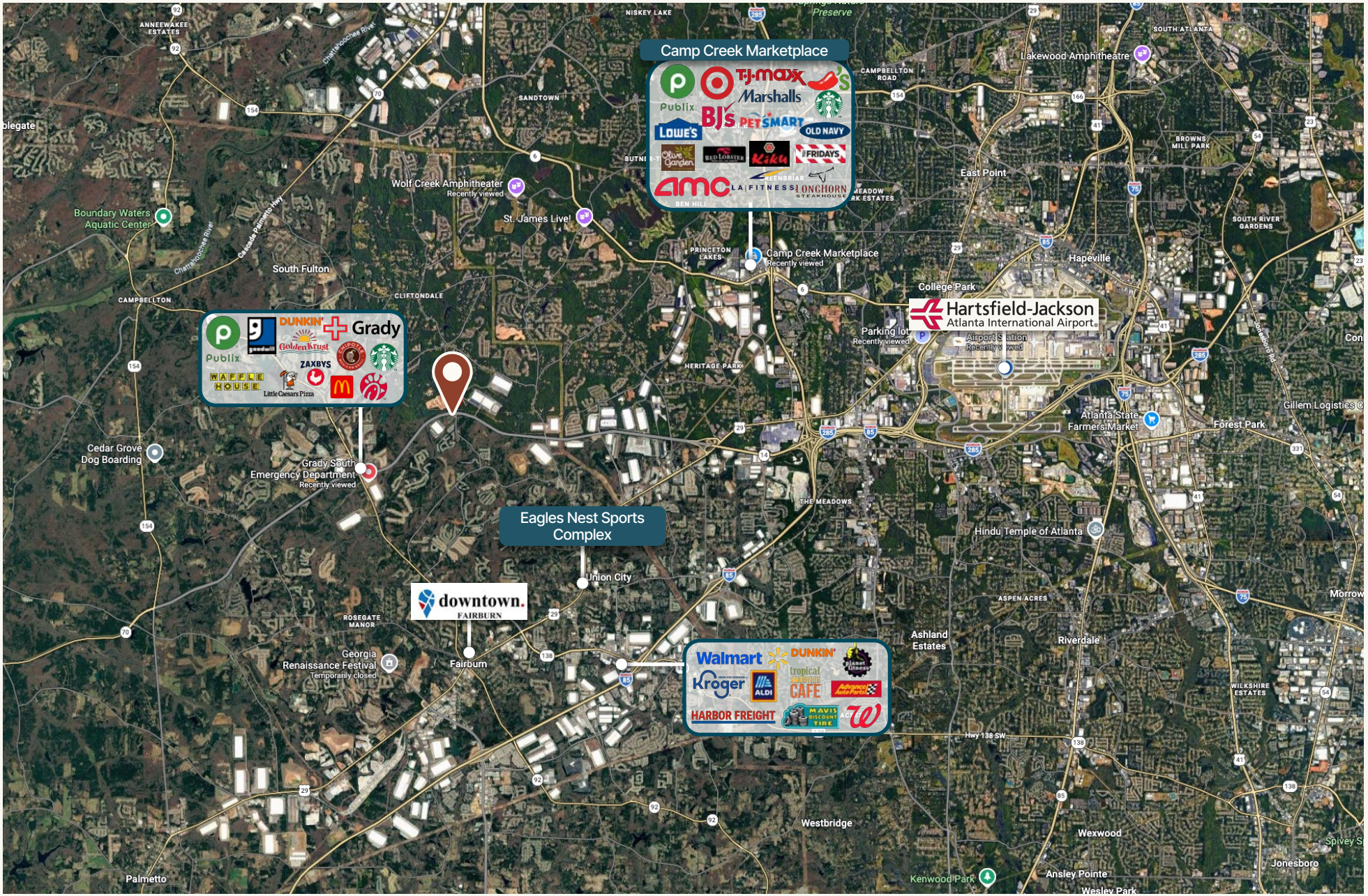
Union City's newly revitalized Eagles Nest Sports Complex provides a modern recreational amenity designed to serve residents of all ages and abilities. The complex celebrated its grand opening in 2025 following improvements that included a new artificial-turf athletic field and an accessible walking trail. Additional amenities include outdoor fitness equipment, volleyball courts, a skatepark, chess tables and open areas for soccer and other recreational activities. The project is part of Union City's broader effort to reinvest in parks and public spaces while creating more opportunities for recreation, wellness and community engagement. Its recent improvements add a family-oriented lifestyle amenity to the growing residential community surrounding the property.

LOCATION MAP

2.0 miles/3 min	9.0 miles/13 min	9.2 miles /13min	101,323	$118,947
to Grady South ER Department	Drive to Camp Creek Marketplace	Drive to Atlanta Airport	Population within 5 miles	Average Household income (5 miles)



Retailers Map



Demographics

Executive Summary

Derrick Rd & S Fulton Pkwy, Atlanta, GA
4497-4497 S Fulton Pkwy, Atlanta, Georgia, 30349
Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	30,230	89,955	340,080
2020 Male Population	45.1%	45.4%	45.9%
2020 Female Population	54.9%	54.6%	54.1%
2026 Population	35,953	101,323	364,023
2026 Male Population	45.9%	46.3%	46.6%
2026 Female Population	54.1%	53.7%	53.4%
2031 Population	38,985	109,350	383,468
2031 Male Population	45.8%	46.3%	46.6%
2031 Female Population	54.2%	53.7%	53.4%
2010-2020 Annual Rate	3.44%	2.95%	1.64%
2020-2026 Annual Rate	2.81%	1.92%	1.09%
2026-2031 Annual Rate	1.63%	1.54%	1.05%

In the identified area, the current year population is **364,023**. In 2020, the Census count in the area was **340,080**. The rate of change since 2020 was **1.09%** annually. The five-year projection for the population in the area is **383,468** representing a change of **1.05%** annually from 2026 to 2031. Currently, the population is **46.6%** male and **53.4%** female.

Median Age			
2026 Median Age	37.6	37.3	37.6

The median age in this area is **37.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	3.9%	4.7%	8.4%
2026 Black Alone	89.0%	87.1%	81.8%
2026 American Indian Alone	0.2%	0.3%	0.3%
2026 Asian Alone	0.5%	0.6%	1.0%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	2.3%	3.0%	3.8%
2026 Two or More Races	4.1%	4.3%	4.7%
2026 Hispanic Origin	4.2%	5.3%	6.7%
2026 Diversity Index	26.9	31.3	40.5

Persons of Hispanic origin represent **6.7%** of the population in the identified area compared to **19.9%** 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 **40.5** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | Derrick Rd & S Fulton Pkwy, Atlanta, GA | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	85	88	77
2010 Total Households	7,846	24,595	108,886
2020 Total Households	10,635	32,491	129,653
2026 Total Households	12,866	37,338	141,300
2031 Total Households	14,094	40,676	149,980
2010-2020 Annual Rate	3.09%	2.82%	1.76%
2020-2026 Annual Rate	3.09%	2.25%	1.39%
2026-2031 Annual Rate	1.84%	1.73%	1.20%
2026 Average Household Size	2.78	2.71	2.57

The household count in this area has changed from **129,653** in 2020 to **141,300** in the current year, a change of **1.39%** annually. The five-year projection of households is **149,980**, a change of **1.20%** annually from the current year total. Average household size is currently **2.57**, compared to **2.62** in the year 2020. The number of families in the current year is **88,418** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	20.8%	21.9%	24.1%

Median Household Income			
2026 Median Household Income	$101,841	$94,141	$80,229
2031 Median Household Income	$112,249	$110,125	$94,509
2026-2031 Annual Rate	1.97%	3.19%	3.33%

Average Household Income			
2026 Average Household Income	$118,229	$118,947	$105,233
2031 Average Household Income	$134,687	$139,696	$123,398
2026-2031 Annual Rate	2.64%	3.27%	3.24%

Per Capita Income			
2026 Per Capita Income	$42,133	$43,783	$40,925
2031 Per Capita Income	$48,504	$51,903	$48,348
2026-2031 Annual Rate	2.86%	3.46%	3.39%

Income Equality			
2026 Gini Index	37.6	42.1	45.2

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Tenure

LAND GROUP

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***Disclosure**: Information is believed reliable but is not guaranteed and is subject to independent verification. All acreage, boundaries, dimensions, zoning, utilities, development concepts, financial information, maps, plans, and other property information are approximate and subject to change. Prospective purchasers and tenants should conduct their own due diligence and consult appropriate professional advisers. This material is for informational purposes only, does not constitute an offer or contract, and is subject to errors, omissions, prior sale or lease, changes in price or terms, and withdrawal without notice.*