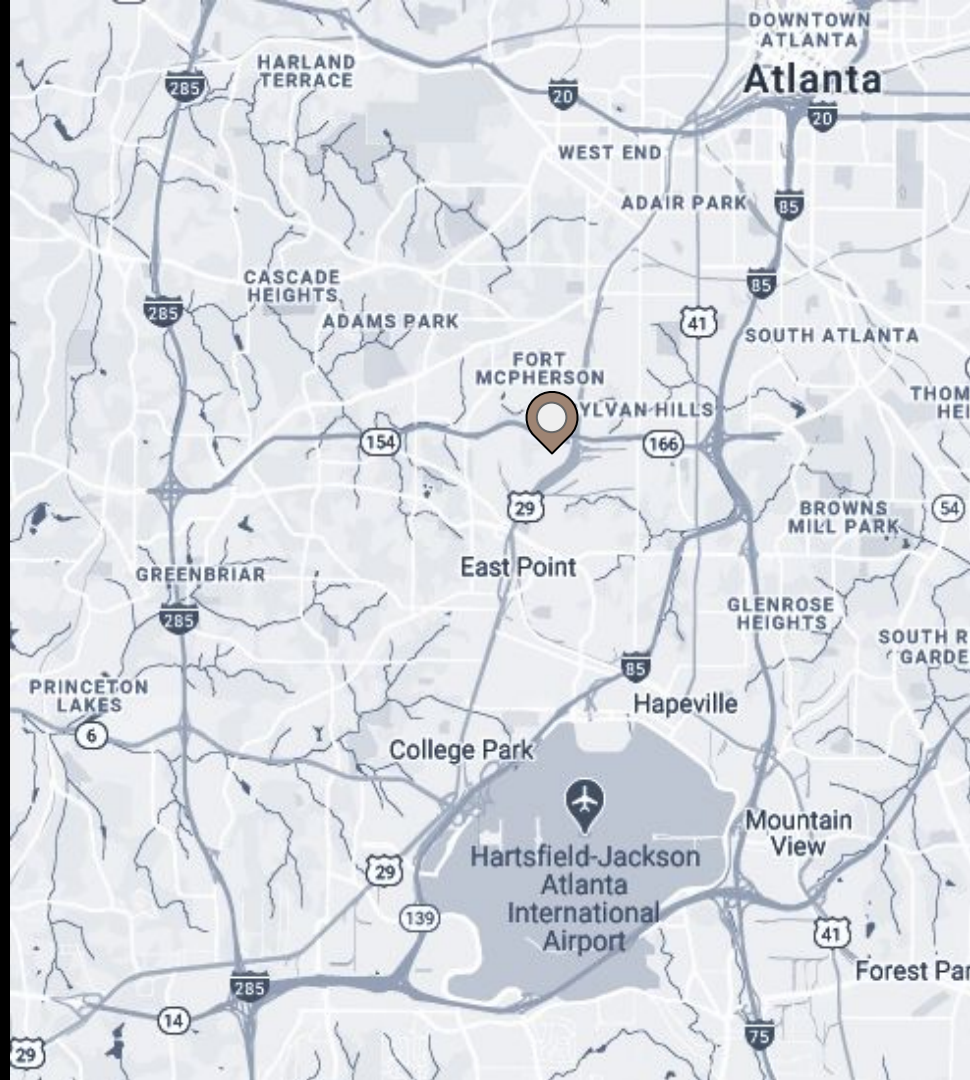


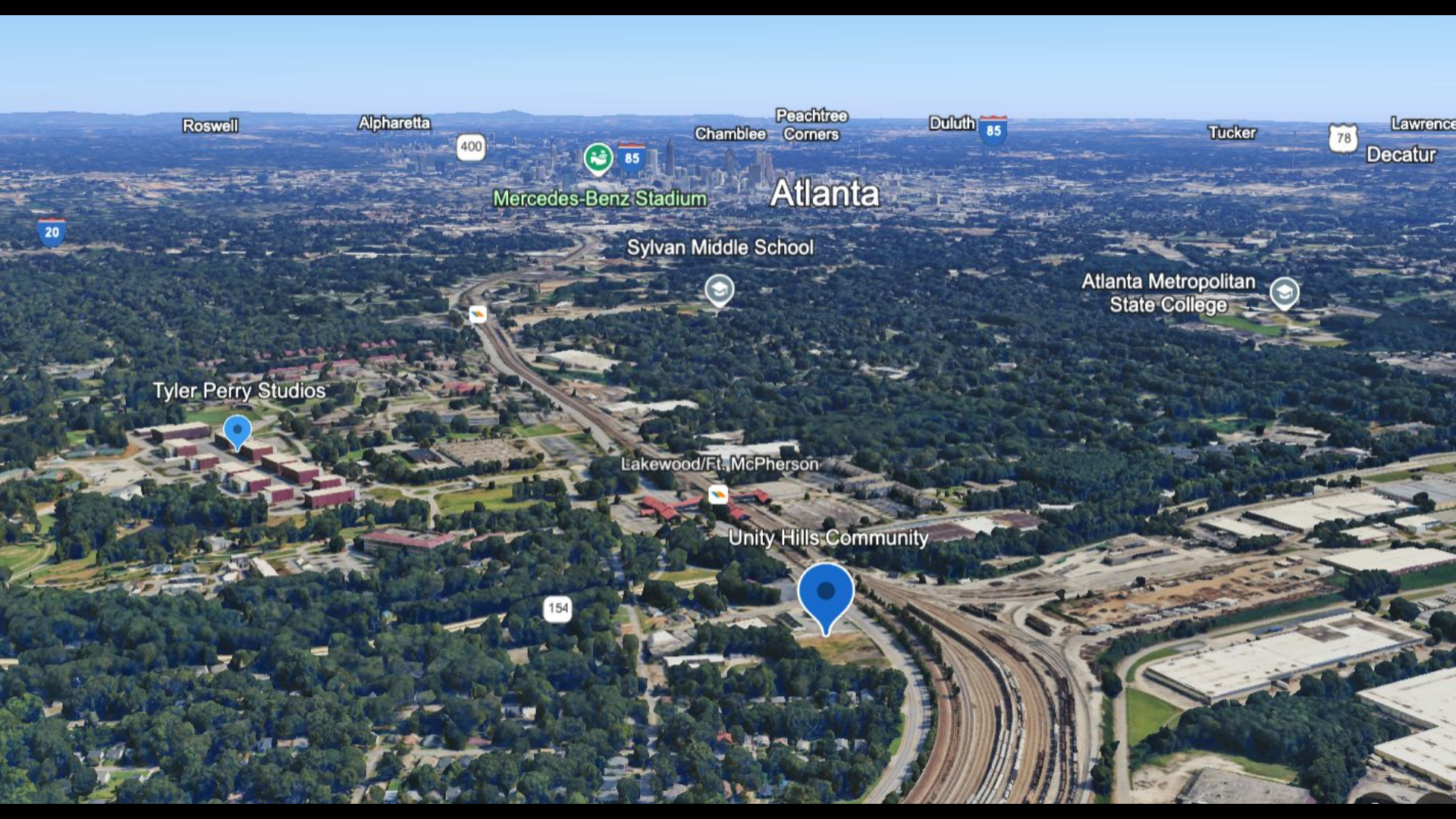


# Unity Hills Community Mixed Use Development

East Point / Atlanta - Ga

Bridgehaus Realty & BridgePatt Holdings





Roswell

Alpharetta

Chamblee

Peachtree  
Corners

Duluth

Tucker

Lawrenceville

Decatur

400

85

85

78

20

Mercedes-Benz Stadium

Atlanta

Sylvan Middle School

Atlanta Metropolitan  
State College

Tyler Perry Studios

Lakewood/Ft. McPherson

Unity Hills Community

154

# Community Highlights

- 11 Acre Community Office & Residential
- 500+ Single Family Home Community
- 17,000+ Homes in the city of East Point GA
- Avg, Household Income \$75K
- Walking distance to Public Transportation
- 10 minutes from Downtown & 5 minutes from Hartsfield-Jackson International Airport
- Minutes to Tyler Perry Studios & other developments
- Positioned in the middle of 2 growing parts of the Metro Atlanta Area
- Near multi interstate access and main roads, schools and shopping



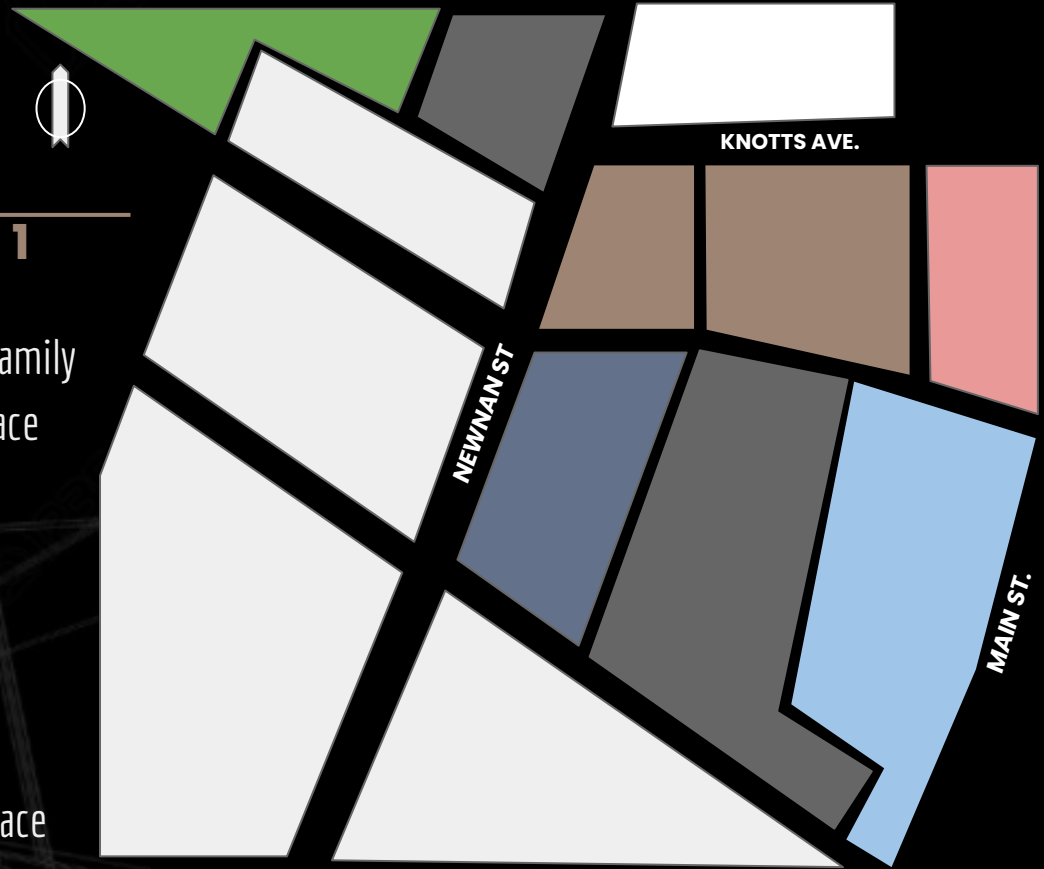


# Community Proposal



## Option 1

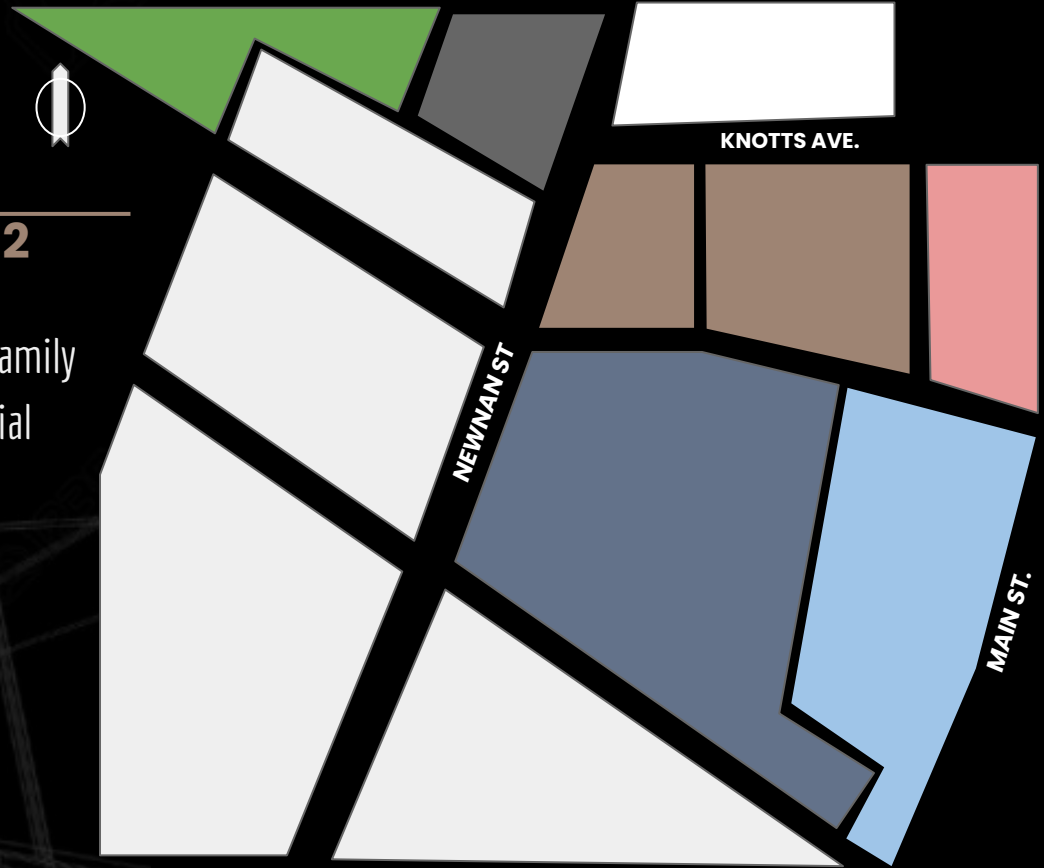
-  Gas Station
-  Grocer/ Retail Plaza & Residential MultiFamily
-  Mixed-Use Residential Retail & Office Space
-  MultiFamily
-  Residential - Single Family
-  Parking
-  Community Park & Hardscape / Green Space



# Community Proposal

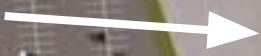
## Option 2

- Gas Station
- Grocer/ Retail Plaza & Residential MultiFamily
- Mixed-Use Residential Retail & Commercial
- ArtsXchange Gallery & Studios
- Residential - Single Family
- Parking
- Community Park & Green Space





**Community  
Anchor**







# Proposed Community Anchor

## Grocer Plaza

Retail & Multi Family Residential

2.8 Acre Parcel

600 ft of street frontage

Zoned Commercial C1

Design Standards

Building Height 40ft

Setbacks

Front/Rear 20ft

Side 8ft

100+ Jobs Created

10+ Retail Spaces

300+ Residential Units



# Assemblage Specs & Value

- Site 1 - 8.5 Acres
- Site 2 - 2.5 Acres
- 18 Total Parcels
  - Highlighted in **Red**
    - 12 Owned
    - 2 Under Contract
    - 7.0 Acres
  - Highlighted in **Blue**
    - 4 Soft Agreements
    - 4.0 Acres
- Proposed List Price  
\$10M - \$20M
- Price per Acre  
\$850K
- 19 Parcels
- 7 Parcels have structures
- Zoned  
Commercial & Mixed Use



# Zoning & Uses

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## **C-1 Neighborhood Commercial District.**

*Permitted uses.* Art galleries, Barber shops and beauty shops. Brewpubs Alcoholic Beverages, Banks, Car wash, Childcare learning center. Church, Convenience stores. Funeral home. Gas station mini mart. Group daycare home. Food stores. Laundry Libraries. Office, business. Automobile/truck rental, lease, and equipment sales office is prohibited. Office, Pawn shop Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments. Retail establishments Studios, art, dance, photographer. Theatrical community center. *Small box discount store.*

## **C-R Commercial Redevelopment**

Same as C1  
Multifamily permitted only on second story and above.

## **MIX Mixed Use District**

*Permitted uses.* All uses allowed in C-1, C-2, C-L and C-R.  
Community center buildings. Church, temple or place of worship Dwellings: Single-family detached. Townhomes Duplexes, Multi-family. Triplexes. Quadruplexes. Education. Family day care home. Funeral home. Hospitals. Parking garages/decks. Home-stay lodging.

## **R-1A Urban Residential District**

Permitted uses.  
Single-family detached dwelling. Family daycare home. Home-stay lodging. Whole-house lodging.

# Comparables

- Zoned  
Commercial & Mixed Use
  - Radius of 3 Miles
  - Buildings  
Price per Sqft Minimums  
\$50/sqft Raw Space  
\$300/sqft Operating Structures
  - Land  
Price per Acre Avg. \$850K
  - Uses  
Auto, Office Space, Industrial,  
Schools, Retail
- <https://www.loopnet.com/Listing/3367-Dogwood-Dr-Atlanta-GA/31154570/>
  - <https://www.loopnet.com/Listing/2441-N-Main-St-East-Point-GA/31141493/>
  - <https://www.loopnet.com/Listing/1312-Central-Ave-East-Point-GA/26392599/>
  - <https://www.loopnet.com/Listing/1466-Central-Ave-Atlanta-GA/30410143/>
  - <https://www.loopnet.com/Listing/1959-Metropolitan-Pky-SW-Atlanta-GA/25775674/>
  - <https://www.loopnet.com/Listing/1577-1587-East-Taylor-Ave/25245083/>
- Land**
- <https://www.loopnet.com/Listing/Interstate-85-Virginia-Ave-Collège-Park-GA/4632837/>

# Project Goals

- To assist in improving and promoting the City of East Point and Unity Hills Community (Colonial Hill) as a destination
- To be a major catalyst in revitalizing a City and Community that we have invested in for more than 30 years
- Being the “Crown Jewel” at the entry point of East Point
- Contributing to the creation of at least 100+ jobs through construction, local business support, and long-term employment opportunities within the development
- Developing a Community that will attract Newcomers, Existing Residents, Local & Global Corporate Entities to the City of East Point thus offering even more exposure
- Attract new businesses, retail outlets, and commercial tenants, fostering economic growth in the immediate and surrounding area
- Foster Social Equity and Community Integration
- Integrate community spaces, cultural amenities, and social programs to engage local residents and support the well-being of diverse populations
- To build a closer more tight knit community with a myriad of offerings that range from arts, entertainment, dining options, to business development, growth, opportunities for entrepreneurship
- Assisting in addressing the house shortage in the Metropolitan area of Atlanta
- Provide an opportunity for City improvements to neighborhood resources and infrastructure

# Executive Summary

## Bridgehaus Realty & BridgePatt Holdings

Over 30 years of Real Estate Investment and Development experience; from Commercial Builds & Renovations, Residential Fix & Flips, to Property Management & Acquisitions. The principals also have a wealth of experience in management of major corporations and projects.

### Neill Bridges – Principal

Georgia Institute of Technology (Georgia Tech) – BS Architecture

20 Years Commercial & Residential Real Estate Experience in Design, Project Management, Property Management, Acquisitions, & Funding

Owner Operator of 595 North Event Center a 1 Million+ Annual Grossing Event Hall est. 2008

### Keis “KP” Patterson – Principal

10 Years Commercial & Residential Real Estate Experience in Acquisitions, Procurement & Funding

Senior Project Manager for various Healthcare Organizations with a focus in the Healthcare IT Implementation sector.

### Shirley Bridges – Board of advisors

30 Years Commercial & Residential Real Estate Experience – Former Senior VP/CIO of Delta Airlines – Managed Budgets of \$500 Million per year

### Keisha Lazenby – Board of advisors

Senior Director Home Depot, Senior VP Equifax – IT

### Sammie Carson – Attorney – The Carson Firm

### Accountant – Source Accounting Solutions



**BRIDGEHAUSREALTY**  
A DESIGN & DEVELOPMENT COMPANY

**BRIDGEPATT**  
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