



1.62 Acres
4365 COWAN RD
TUCKER, DEKALB COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **1.62 Acres located at 4365 Cowan Rd in Tucker (DeKalb County), Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Gable Land Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Gable Land Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



JOHN SPEROS
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



KYLE GABLE
Broker
Gable Land Co.

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. SPEROS
Vice President
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





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The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **4365 Cowan Road**, 1.62 acres located in Tucker, DeKalb County, GA.

The Property offers the following attributes:

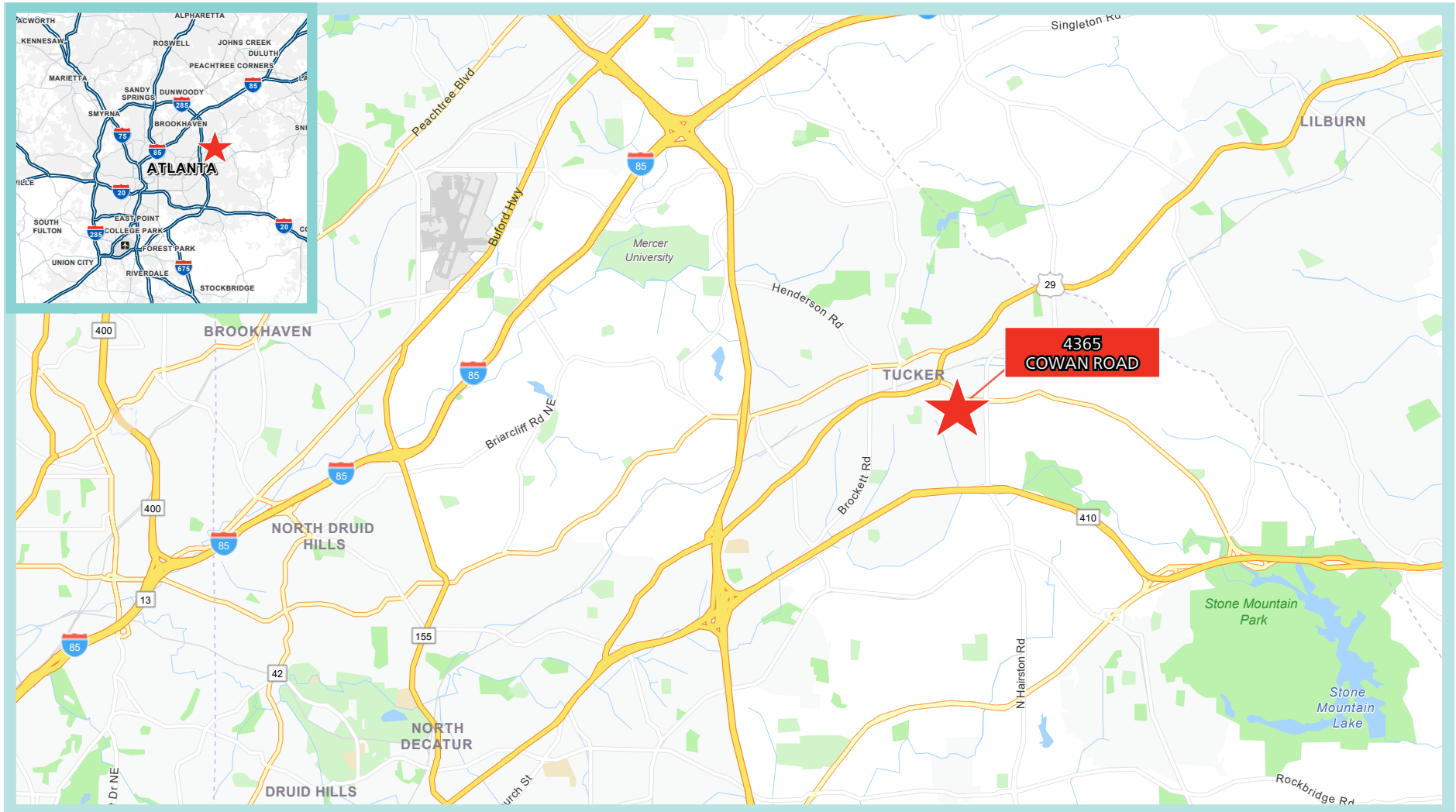
- Located just under a half mile from Downtown Tucker, offering an array of dining, retail and entertainment options.
- Lawrenceville Highway and Lavista Road are located nearby, offering convenient access to Interstate 285.
- Approximately 250 feet of frontage on Cowan Road.
- Excellent topography and regular shape.
- Property is zoned DT-2 that allows commercial, residential and mixed-use development. Based on the location and size, the property is ideally suited for townhouse development.
- Located in DeKalb County, where the average price of a new townhouse through 1Q25 was \$437,000 and the Tucker High School District where the average price of a new townhouse through 1Q25 was \$500,000.
- The average price of all detached and attached new sales in the last four quarters within a two-mile radius of the site was \$911,000.
- The only new townhouse development within a 1-mile radius is FrontPorch Townhouses, where the last unit sold for \$508,000.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



The Property

The Property is located at 4365 Cowan Road, Tucker, GA 30084. The Parcel ID is 18 214 04 018.



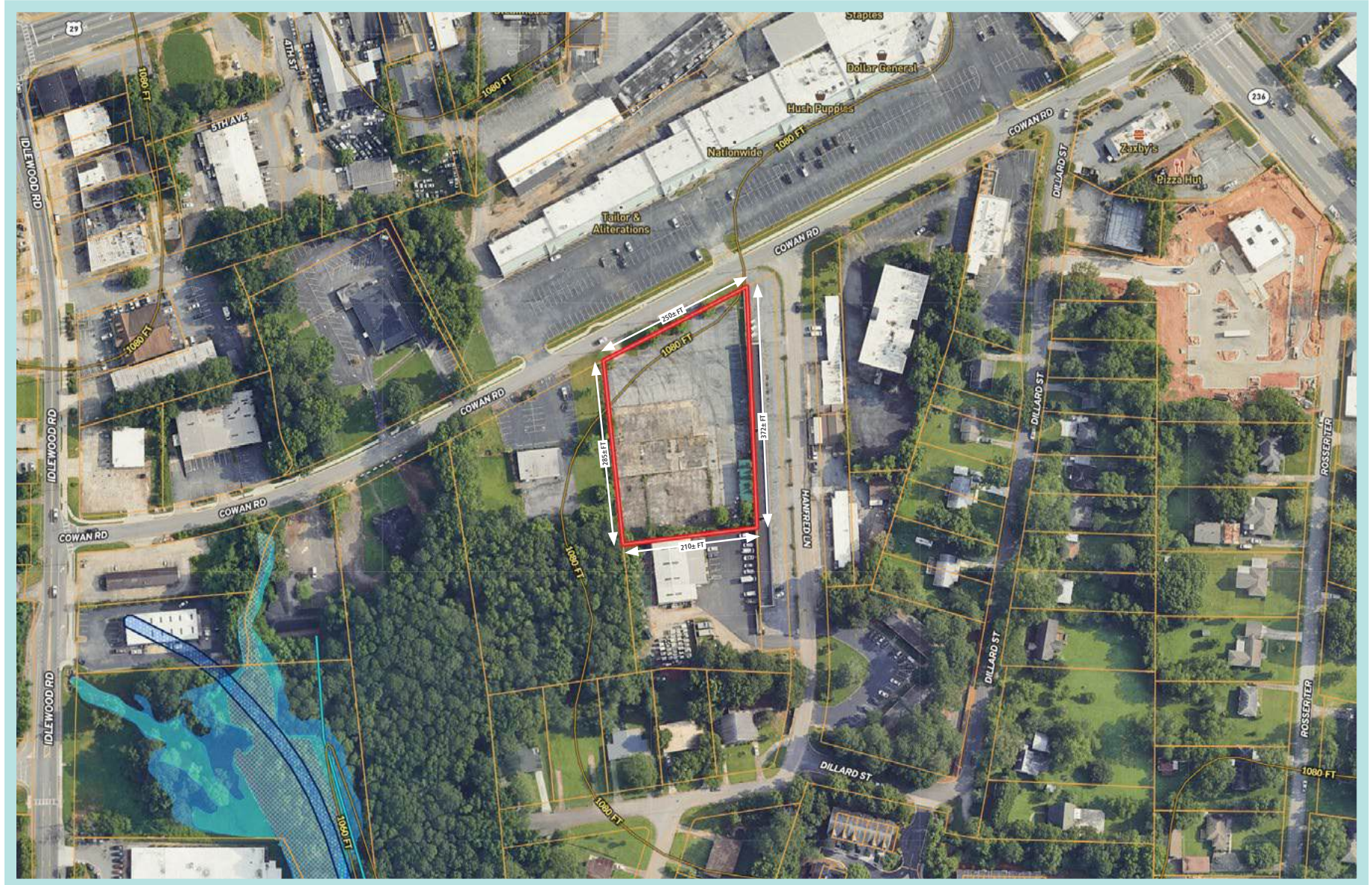
Map Details:

- Location:** Cowan Road, Atlanta, Georgia
- Radius:** 1-MILE RADIUS
- Major Roads:** I-85, I-285, I-75, Peachtree Rd, Varsity Rd, Mountain Industrial Blvd, E Ponce de Leon Ave, Central Dr, Norman Rd, James B. Rivers Memorial Dr, W Mountain St, Main St.
- Developments and Retailers:**
 - Northlake Mall (Future Mixed-Use Redevelopment):** Emory Healthcare, Publix, Northlake Festival, Petsmart, Movie Tavern, Kroger, Chick-fil-A.
 - Lulah Hills (Mixed-Use Redevelopment):** Publix, Marshalls.
 - Tucker Meridian:** DSW, Sprouts, Dick's, Zoss, Hollywood Food, Hobby Lobby.
 - Cowan Road:** Target, ACE Hardware, Publix, 24,600 VPD.
 - Other Retailers:** Walmart, Kroger, HomeGoods, Dollar Tree, Publix, 24,600 VPD, Sam's Club, Aldi, Best Buy, Regal, Home Depot.
- Traffic Volume Data:**
 - Cowan Road: 24,600 VPD
 - I-285: 201,000 VPD, 106,000 VPD

LOW ALTITUDE AERIAL



TOPOGRAPHY WITH HYDROLOGY



ZONING

The Property is currently zoned DT-2 (Corridor Zone) in Tucker:

- The intent of the DT-2 district is to encourage mixed-use development along Lawrenceville Highway that creates an aesthetically pleasing and pedestrian-friendly environment. Commercial, residential, and mixed-use developments are desired. Although a mixture of uses is allowed, multi-family and townhouses are preferred.

UTILITIES

All utilities are available to the site.

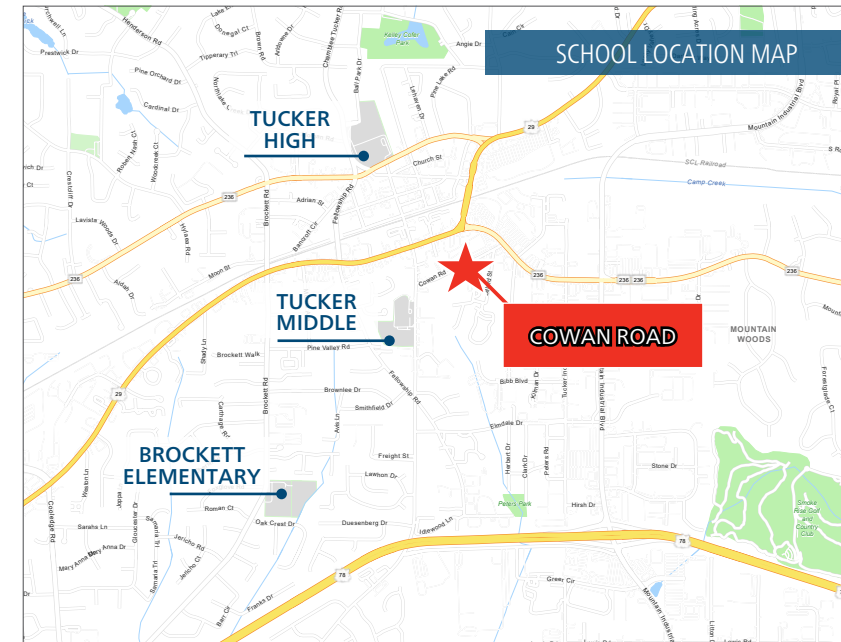
SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Brockett Elementary	1.8 Miles
MIDDLE SCHOOL	
Tucker Middle	0.5 Miles
HIGH SCHOOL	
Tucker High	1.2 Miles

ZONING MAP



SCHOOL LOCATION MAP



POTENTIAL TOWNHOUSE LAYOUT

Below is a townhouse layout with 25 foot wide units that yield 20 lots. This plan in no way represents what can actually be built on the property as that must be determined by zoning, setbacks, building codes, fire access and other issues.



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

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FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

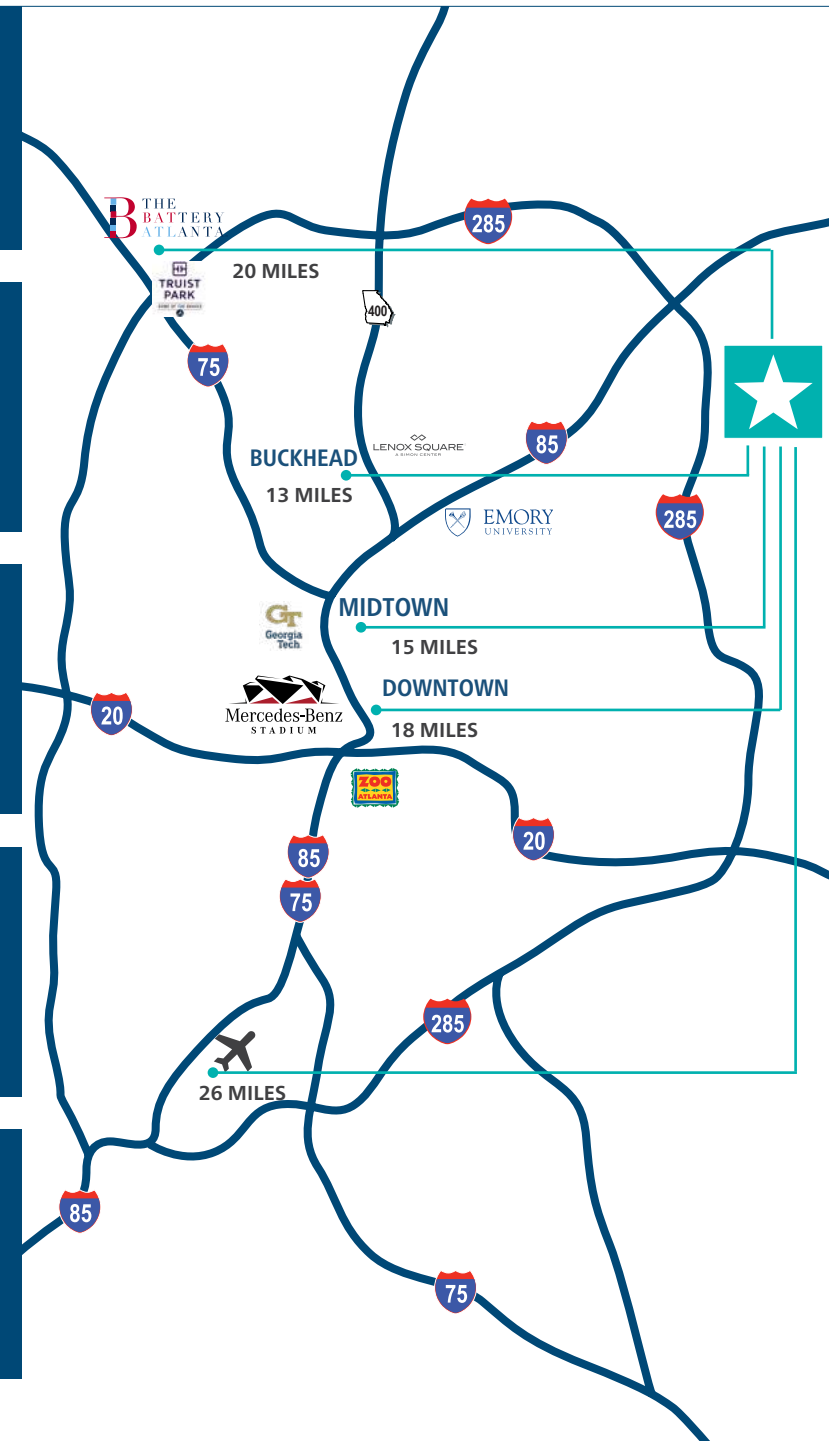
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



SUBMARKET SNAPSHOT: TUCKER, GA | DEKALB COUNTY

The City of Tucker is a fast-growing suburban community located less than **20 miles northeast of Downtown Atlanta** in the heart of DeKalb County. Known for its balance of affordability, accessibility, and community appeal, Tucker presents an attractive setting for new residential and commercial development.

STRATEGIC LOCATION

Tucker offers **immediate access to I-285 and I-85**, enabling direct connectivity to key employment hubs across the metro area, including the Perimeter, Midtown, Gwinnett County, and Downtown. This strategic location makes Tucker an attractive setting for a wide range of development opportunities.

ECONOMIC DRIVERS & EMPLOYMENT CENTERS

Tucker's economic foundation is rooted in a diverse employer base that spans healthcare, manufacturing, logistics, and media production. Major employers in the immediate area include **PepsiCo Beverages North America**, which recently expanded its Tucker facility; **Emory University** and **Emory Healthcare**; **Children's Healthcare of Atlanta**; and an increasing number of film studios and distribution operations. The presence of these institutions not only drives housing demand but also supports daytime population and regional retail activity.



REVITALIZED DOWNTOWN & COMMUNITY APPEAL

Tucker's revitalized **Main Street**, *1 mile from 4365 Cowan Road*, has emerged as a focal point for community life and small business growth. The area features a growing mix of restaurants, breweries, boutiques, and professional services that attract both locals and visitors. Signature community events including **Tucker Day**, **Taste of Tucker**, and **seasonal farmers markets**, further activate the downtown district and support local business activity.

The city also benefits from significant public investment in greenspace and recreation. Over 230 acres of public parks provide access to walking trails, sports fields, and natural preserves. Nearby regional attractions such as **Stone Mountain Park** and **Fernbank Museum** add to the area's cultural and recreational appeal.

REGIONAL CONNECTIVITY

From a transportation standpoint, Tucker provides **seamless access to metro Atlanta via I-285 and I-85**, with commute times to major job hubs typically ranging from 20 to 35 minutes. The area is served by MARTA bus routes, with future regional transit improvements under discussion. DeKalb-Peachtree Airport is located just eight miles from the property, and Hartsfield-Jackson International Airport is around 30 minutes via car.

DEKALB COUNTY ATTACHED HOUSING AND LOT ANALYSIS

DeKalb County has shown strong growth in the attached housing market through 1Q25. Below is the new ATT sales data for 2022 - 1Q25:

YEAR	%TOTAL METRO ATLANTA MSA ATT NEW SALES	# OF SALES	AVERAGE SALES PRICE	% GROWTH IN AVERAGE PRICE
2022	15%	974	\$382,000	-
2023	8%	475	\$429,000	+12.3%
2024	5%	246	\$448,000	+4.4%
1Q25	4%	47	\$437,000	-2.5%

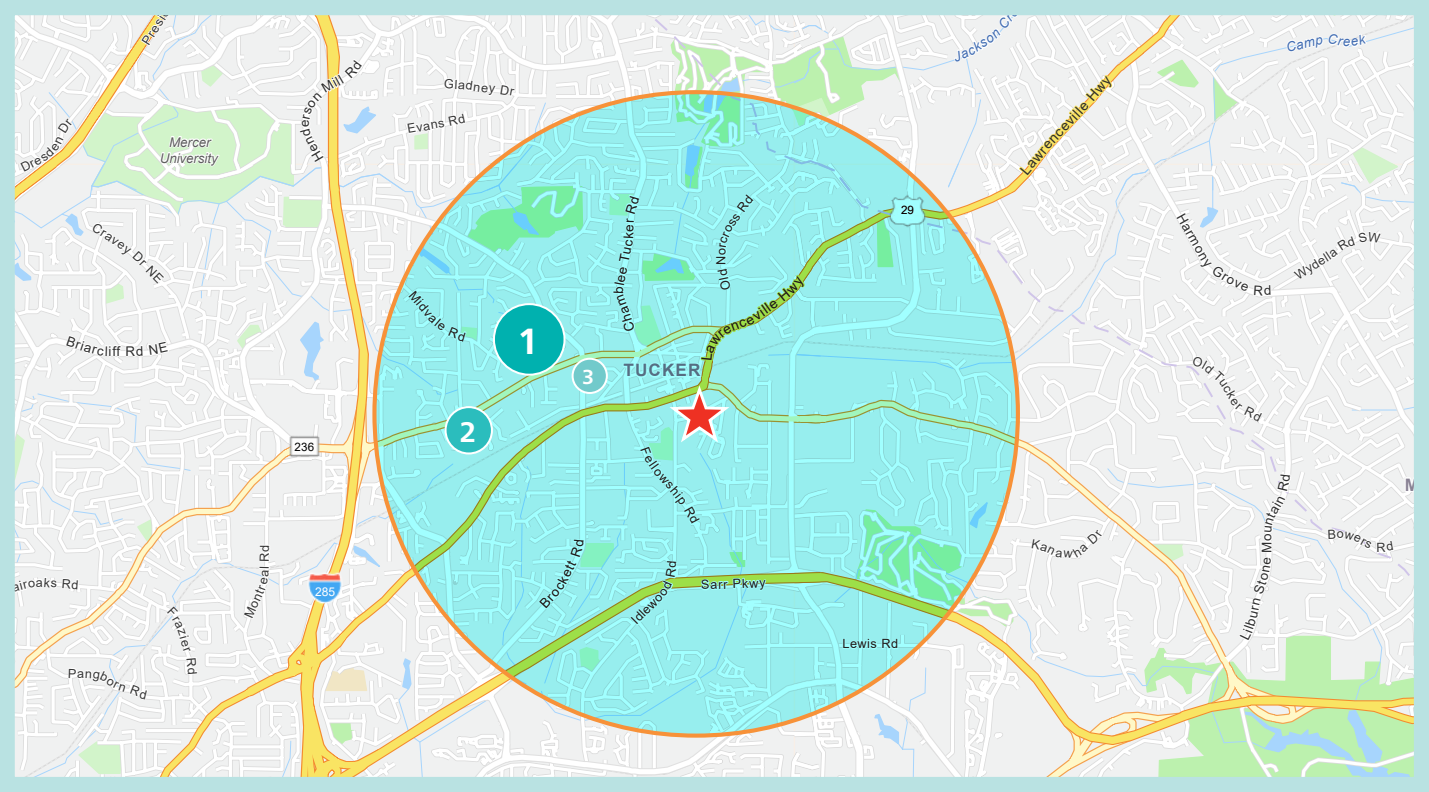
Below are the highlights for this market through 1Q25:

- Annual starts in the market were 216.
- Annual closings in the market were 273.
- Based on the annual closings, there is currently only a 12.1 months supply of townhouses.

TWO-MILE RADIUS DETACHED AND ATTACHED MARKET DATA (JULY 2024 - JUNE 2025)

Below is the activity for new detached and attached sales in the last four quarters:

SUBDIVISION		CLOSINGS	MARKET SHARE	MINIMUM PRICE	MAXIMUM PRICE	AVERAGE PRICE
AGGREGATE:		33		\$477,000	\$1,344,505	\$911,787
1	Enclave on Lavista	20	60.61%	\$905,712	\$1,344,505	\$1,047,830
2	Creek Stone at Lavista	8	24.24%	\$759,900	\$940,045	\$832,128
3	FrontPorch	5	15.15%	\$477,000	\$500,000	\$495,074



Proposal Requirements

The 1.62 acres in Tucker, DeKalb County, GA are offered at a price of \$1,900,000.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

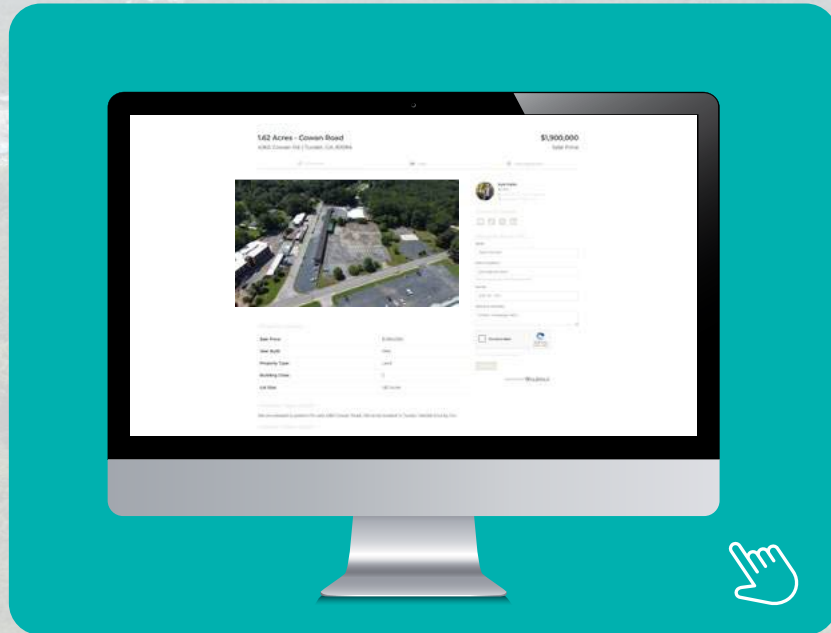
- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **4365 Cowan Road** and may be downloaded.* Click the link to open the files.



*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.





MEET OUR TEAM

The **Ackerman Gable Land Advisory Group (AGLAG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



JOHN SPEROS

Senior Vice President

Ackerman & Co.

Direct: 770.913.3910

Mobile: 404.578.7033

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