



OUTPARCELS AVAILABLE (1-387 ACRES)

STONECREST, GEORGIA 30038

CBRE

Affiliated Business Disclosure and Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Seller of the Property ("Seller") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Seller or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Seller, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to

acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Any and all sales and contracts are subject to bankruptcy court approval. Any Purchaser and/or Potential Purchaser who enters or access the Property hereby assumes the risk of all accidents, personal injury, death and property loss or damage sustained or incurred as a result of Purchaser or Potential Purchaser's presence at the Property (including, but not limited to participation in any tours, due diligence inspection/period, site inspection, testing, etc.). It is Purchaser and/or Potential Purchaser's sole responsibility to evaluate carefully the risks in visiting the Property and that Purchaser and/or Potential Purchaser has fully considered those risks. As such, the Purchaser and/or Potential Purchaser agrees to release, discharge, waive, indemnify and hold harmless the Seller from and against all liabilities, actions, causes of action, suits, damages, losses, judgments, claims and demands whatsoever, in law or in equity, including legal fees and disbursements associated with the Purchaser and/or Potential Purchaser's entry and access to the Property. The Purchaser and/or Potential Purchaser also agrees to notify the Seller's Realtor when Purchaser and/or Potential Purchaser, or any agent or professional on behalf of Purchaser and/or Potential Purchaser, seeks to access the Property.

The Seller expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Seller shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Seller. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

©2025 CBRE, Inc. All Rights Reserved.



±387 ACRES

3

STONECREST, GEORGIA

±387 ACRES

STONECREST, GEORGIA 30038

05 Area Overview

06 Property Description

07 Location Map

08 Aerials

10 Tax Map

11 Parcel List

12 Future Land Use Map

14 Photos

CONTENTS





A R E A O V E R V I E W

Stonecrest, one of Georgia's newest cities. The city features prominent attractions like the Mall at Stonecrest, AWARE Wildlife Rescue Center, Flat Rock Archives, Davidson-Arabia Mountain Nature Preserve, and the Arabia Mountain National Heritage Area. It boasts 2,674 acres of parks and trails, including the highly-rated bike path at Arabia Mountain. The South River provides opportunities for outdoor recreation like hiking and kayaking. The Browns Mill Aquatic Facility is a popular spot for families, featuring water slides, a lazy river, and swimming pools.

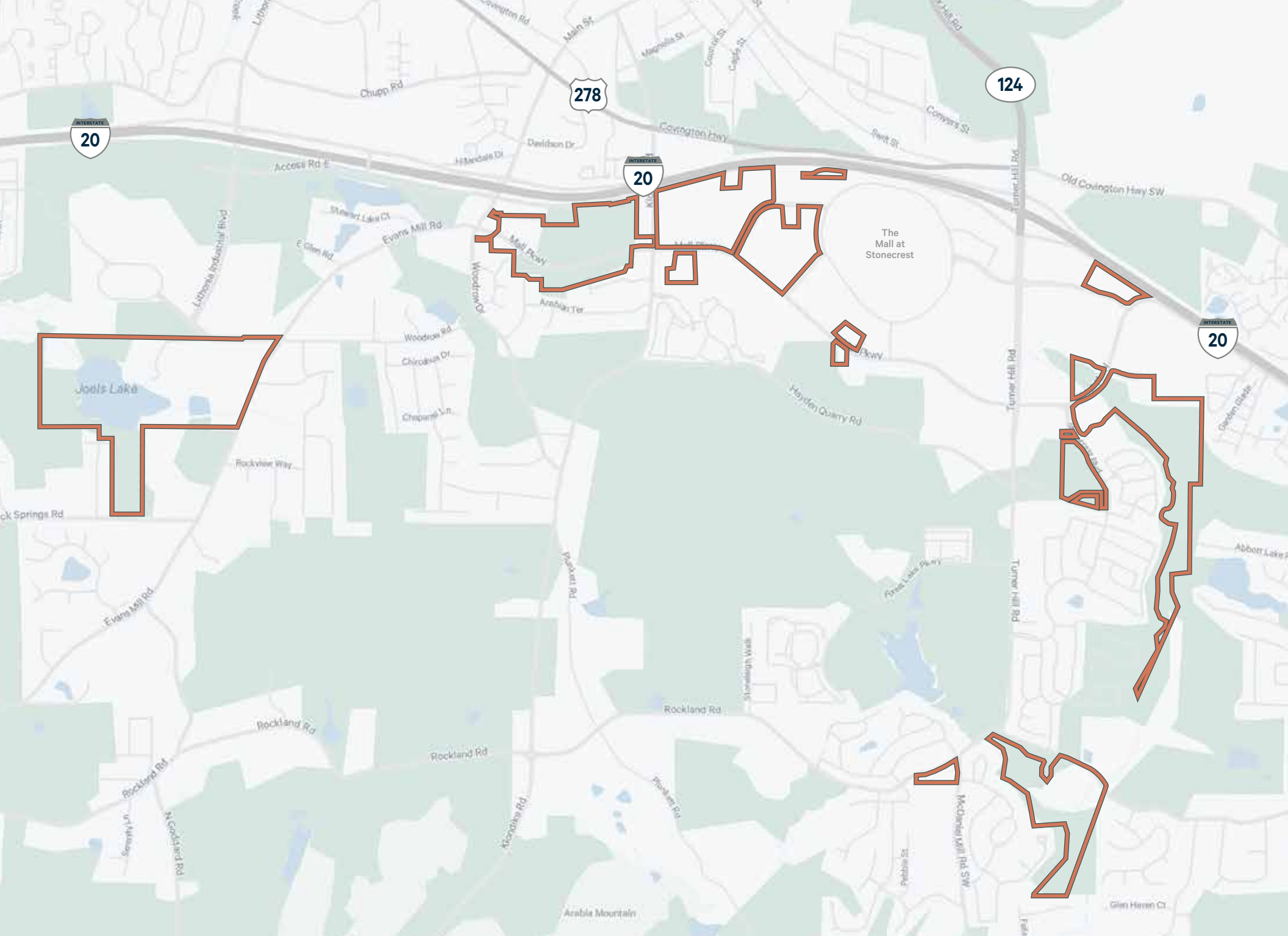


CBRE is please to present the unique opportunity to acquire ±387.55 acres in the City of Stonecrest. This portfolio has many options for residential and commercial development and can be sold as a whole or divided. Some parcels have highway frontage and some are rough graded. The largest parcel to the west includes ±126 acres, a 16,640 square foot home, 25 acre lake, 2 acre pond, conference center, and 80 suite private hotel. Stonecrest residents enjoy 2,674 acres of parks including the Arabia Mountain National Heritage Area and the Browns Mill Aquatic Facility.

PROPERTY OVERVIEW

Size	±387.55 acres
Topography	Mostly flat, some slope
Zoning	R4, R5, C4, C5
Utilities	All utilities available subject to independent verification
Price	Contact broker for pricing guidance





INTERSTATE
20

278

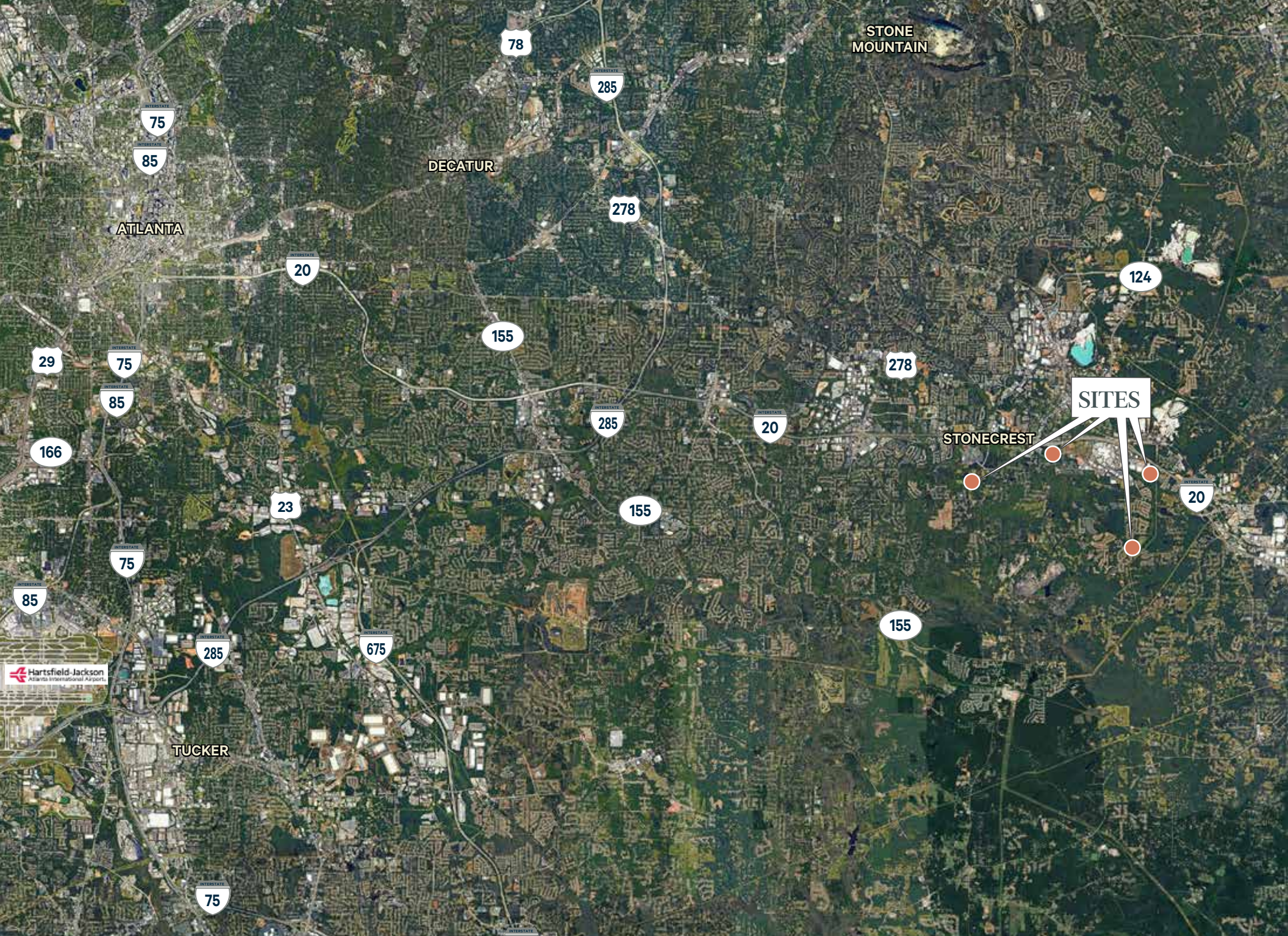
124

INTERSTATE
20

INTERSTATE
20

The Mall at Stonecrest

Jodis Lake



SITES

STONECREST



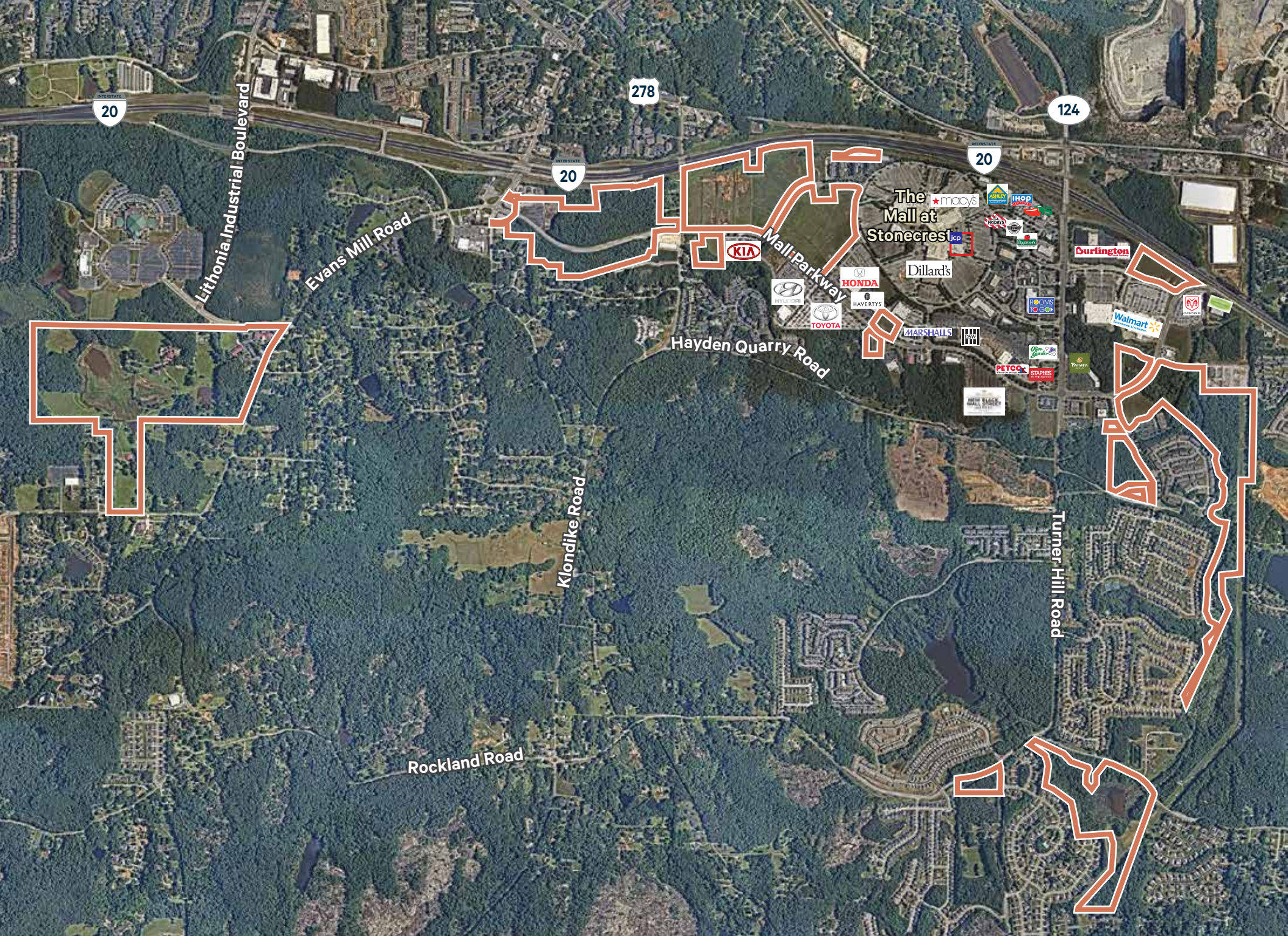
TUCKER

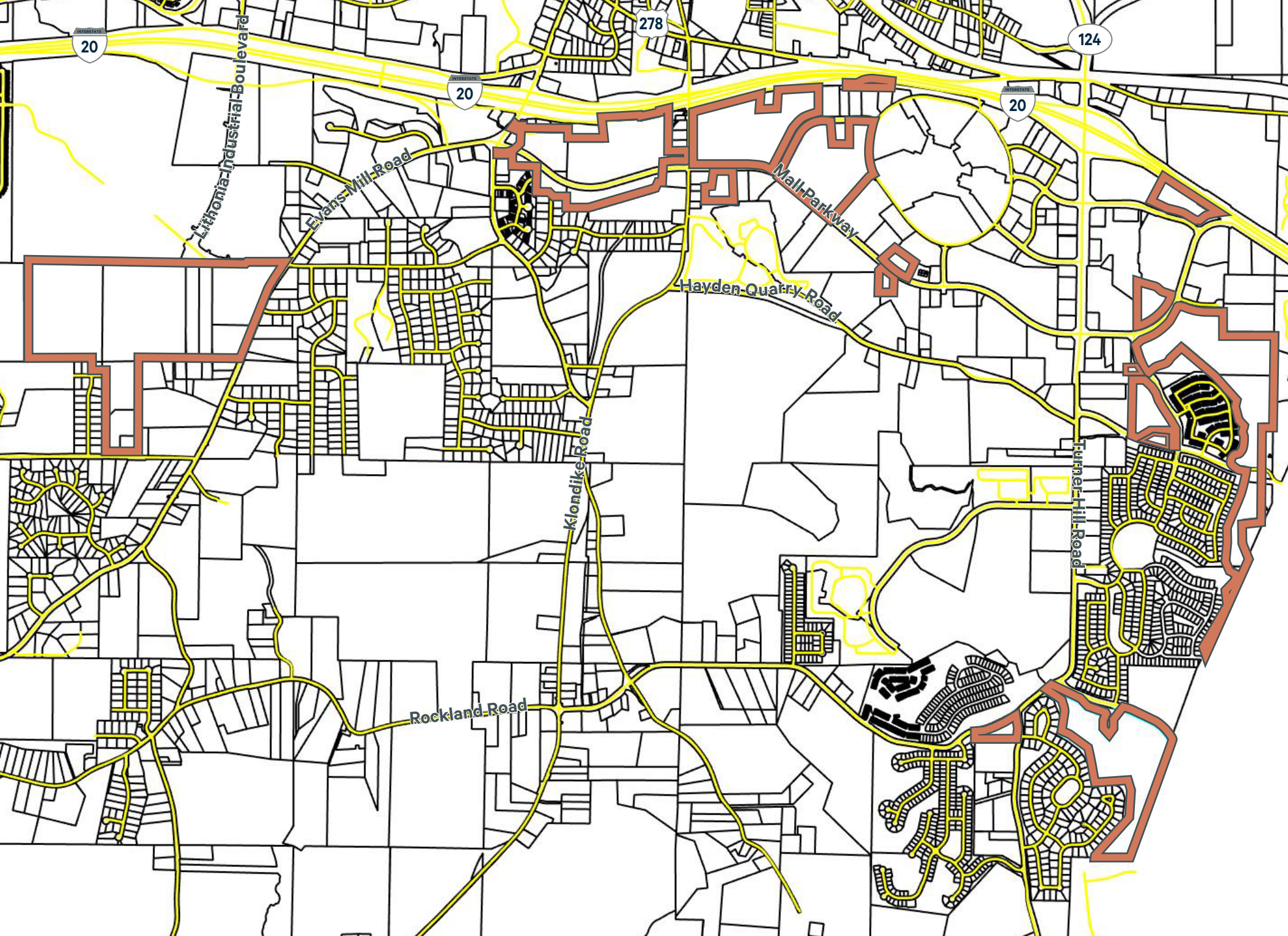
ATLANTA

DECATUR

STONE MOUNTAIN







PARCEL LIST

Address	City	State	Acreage	Parcel #	Asset Type	Class	Owner Entity
2898 Evans Mill Rd	Stonecrest	Georgia	7.2700	16 138 07 017	Vacant Land	C4- Commercial Small Tract	Jeffrey Paul Aaron Habellard
2923 Klondike Road	Stonecrest	Georgia	30.4852	16 138 07 010	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
2962 Arabian Woods Drive	Stonecrest	Georgia	3.5000	16 138 01 029	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
3235 Evans Mill Rd	Stonecrest	Georgia	16.15	16 107 01 030	Commercial	C5- Commercial Large Tract	Allen Family Investment
3307 Evans Mill Rd	Stonecrest	Georgia	6.4	16 107 01 007	Residential	R4- Residential Small Tract	Allen Family Investment
6100 Rock Port Ln	Stonecrest	Georgia	40.48	16 086 01 022	Vacant Land	R5- Residential Large Tract	LL Allen
6140 Rock Port Ln	Stonecrest	Georgia	0.92	16 086 01 008	Residential	R3- Residential Lot	Leicester L Allen Trustee
6301 Woodrow Road	Stonecrest	Georgia	42.42	16 107 01 012	Residential	R5- Residential Large Tract	Allen Family Investment
6345 Woodrow Road	Stonecrest	Georgia	6.66	16 107 01 001	Vacant Land	R4- Residential Small Tract	Allen Family Investment
6355 Woodrow Road	Stonecrest	Georgia	6.62	16 107 01 002	Residential	R4- Residential Small Tract	Allen Family Investment
6504 Rock Springs Rd	Stonecrest	Georgia	4.71	16 107 01 027	Residential	R4- Residential Small Tract	Leicester L Allen
6508 Rock Springs Rd	Stonecrest	Georgia	10.01	16 107 01 034	Residential	R4- Residential Small Tract	Allen Family Investment
6522 Rock Springs Rd	Stonecrest	Georgia	1.55	16 107 01 037	Residential	R3- Residential Lot	Leicester L Allen
6965 Mall Parkway	Stonecrest	Georgia	1.9100	16 138 01 093	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
6996 Mall Parkway	Stonecrest	Georgia	0.2700	16 138 07 018	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7037 Mall Parkway	Stonecrest	Georgia	9.4700	16 138 01 094	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7547 Hayden Quarry	Lithonia	Georgia	12.8300	16 182 01 242	Vacant Land	C5- Commercial Large Tract	Allen Family Stonecrest
7551 Hayden Quarry	Lithonia	Georgia	8.9400	16 181 01 016	Residential	R5- Residential Large Tract	Allen Family Stonecrest
7562 Hayden Quarry	Lithonia	Georgia	1.3600	16 181 02 002	Vacant Land	C3- Commercial Lot	Allen Family Stonecrest
7566 Rockland Road	Conyers	Georgia	40.2700	16 180 01 001	Vacant Land	R5- Residential Large Tract	Allen Family Stonecrest
7858 Stonecrest Square	Lithonia	Georgia	1.6700	16 151 03 020	Vacant Land	C3- Commercial Lot	Allen Family Stonecrest
8001 Mall Parkway	Stonecrest	Georgia	1.3780	16 171 01 009	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
8074 R White Oak Loop	Lithonia	Georgia	2.0600	16 181 01 022	Residential	R4- Residential Small Tract	Allen Family Stonecrest
8320 Mall Parkway	Stonecrest	Georgia	4.9148	16 182 05 005	Vacant Land	C3- Commercial Lot	Allen Family Stonecrest
8323 Mall Parkway	Stonecrest	Georgia	31.6300	16 182 01 006	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
8470 Mall Parkway	Stonecrest	Georgia	6.8700	16 182 05 002	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7829 Mall Parkway	Lithonia	Georgia	4.199	16 151 02 019	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7912 Mall Parkway	Lithonia	Georgia	26.51	16 151 03 009	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7820 Mall Parkway	Lithonia	Georgia	37.665	16 151 03 022	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
8004 Mall Parkway	Lithonia	Georgia	2.614	16 170 01 049	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7341 Rockland Road	Lithonia	Georgia	2.95	16 173 02 003	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
8234 Mall Parkway	Lithonia	Georgia	0.2	16 182 01 243	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7436 Hayden Quarry	Lithonia	Georgia	8.8	16 182 01 244	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority
7444 Hayden Quarry	Lithonia	Georgia	4.62	16 182 02 004	Vacant Land	E9- Other Exempt Property	Stonecrest Development Authority

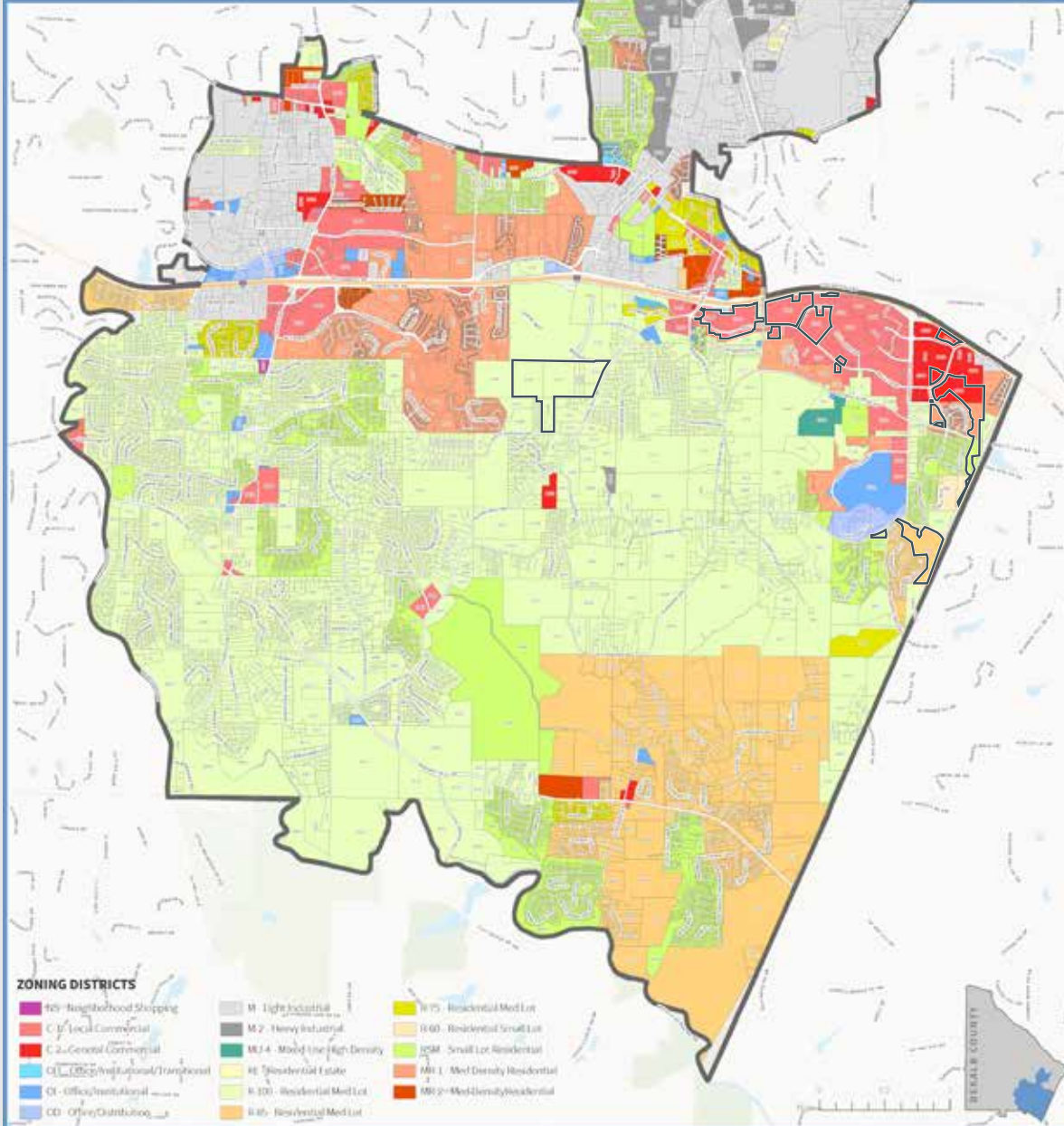
TOTAL 388.3060

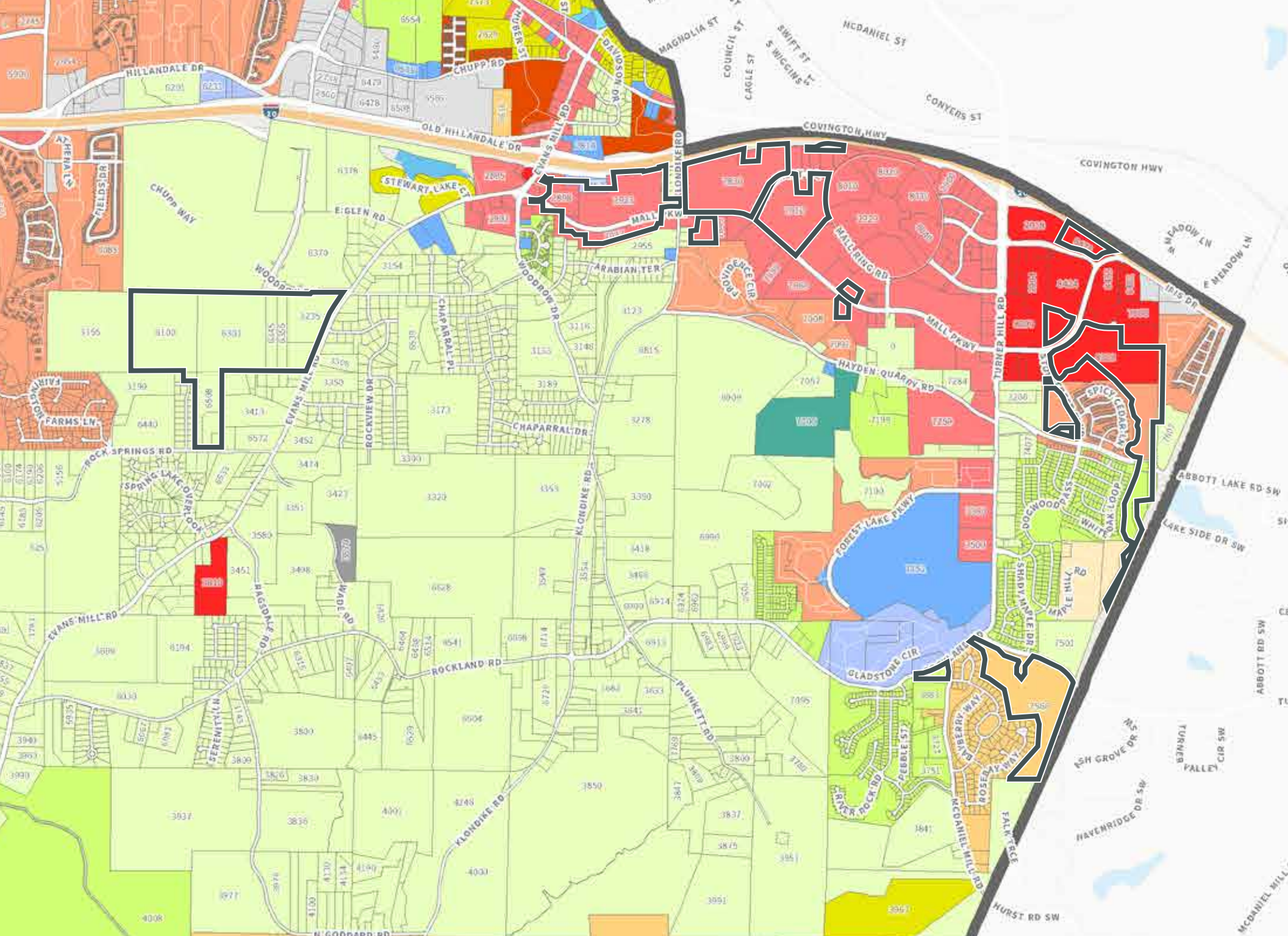
± 3 8 7 ACRES

STONECREST, GEORGIA

OFFICIAL ZONING MAP

STONECREST, GEORGIA





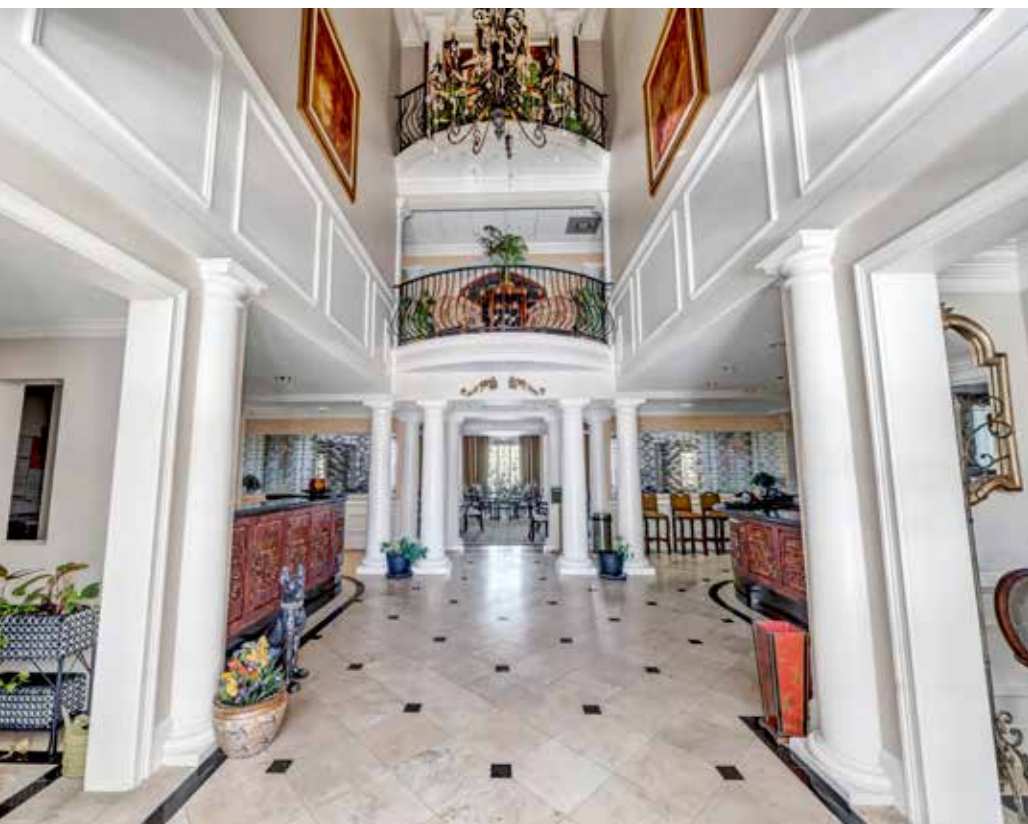




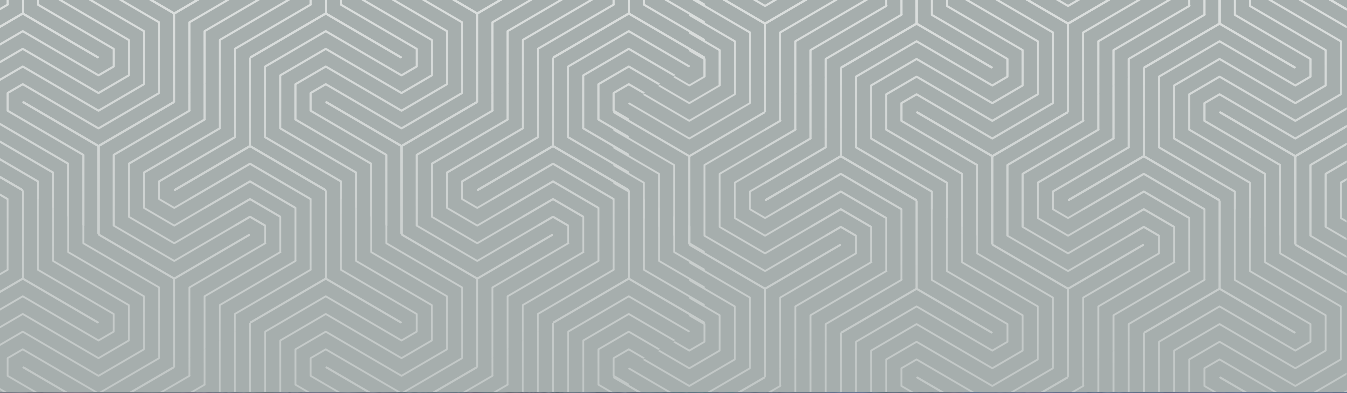












±387 ACRES

STONECREST, GEORGIA 30038

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Scott McGregor
Executive Vice President
+1 404 783 0013
scott.mcgregor@cbre.com

John Haynes
Senior Vice President
+1 404 354 4686
john.haynes@cbre.com

Bo Schill
Broker
+1 404 295 0074
bo.schill@cbre.com

Brandon Green
Advisor
+1 312 340 4754
brandon.green@cbre.com

CBRE
3550 Lenox Road, Suite 2400
Atlanta, GA 30326
+1 404 504 7900
www.cbre.com



CBRE