

OFFERING MEMORANDUM

# ±5.2 AC + 71,040 SF Building for Condo Conversion Redevelopment Opportunity Site Near Chamblee

3003 Chamblee Tucker Rd & 2936 Mercer University Dr | Atlanta, GA 30341 |  
Unincorporated Dekalb County

**Tenure**  
LAND GROUP





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# Offering Summary



**Contact Broker**



**± 5.2 AC**

**± 71,040 SF Building**



**Current Zoning: OI**

**Future Land Use: RC**

Existing approval allows for conversion of the office building to condominiums + development of 7 townhomes.



**All Utilities Available**

**Including Sewer**



**± 735 ft of Road Frontage**

**On Mercer University Dr**



**School District**

**Henderson Mill Elementary School**

**Henderson Middle School**

**Lakeside High School**



**Chamblee Tucker Rd – 18,300 VPD**

**Mercer University Dr – 9,420 VPD**

**I-85 N of Chamblee Tucker Rd – 216,000 VPD**



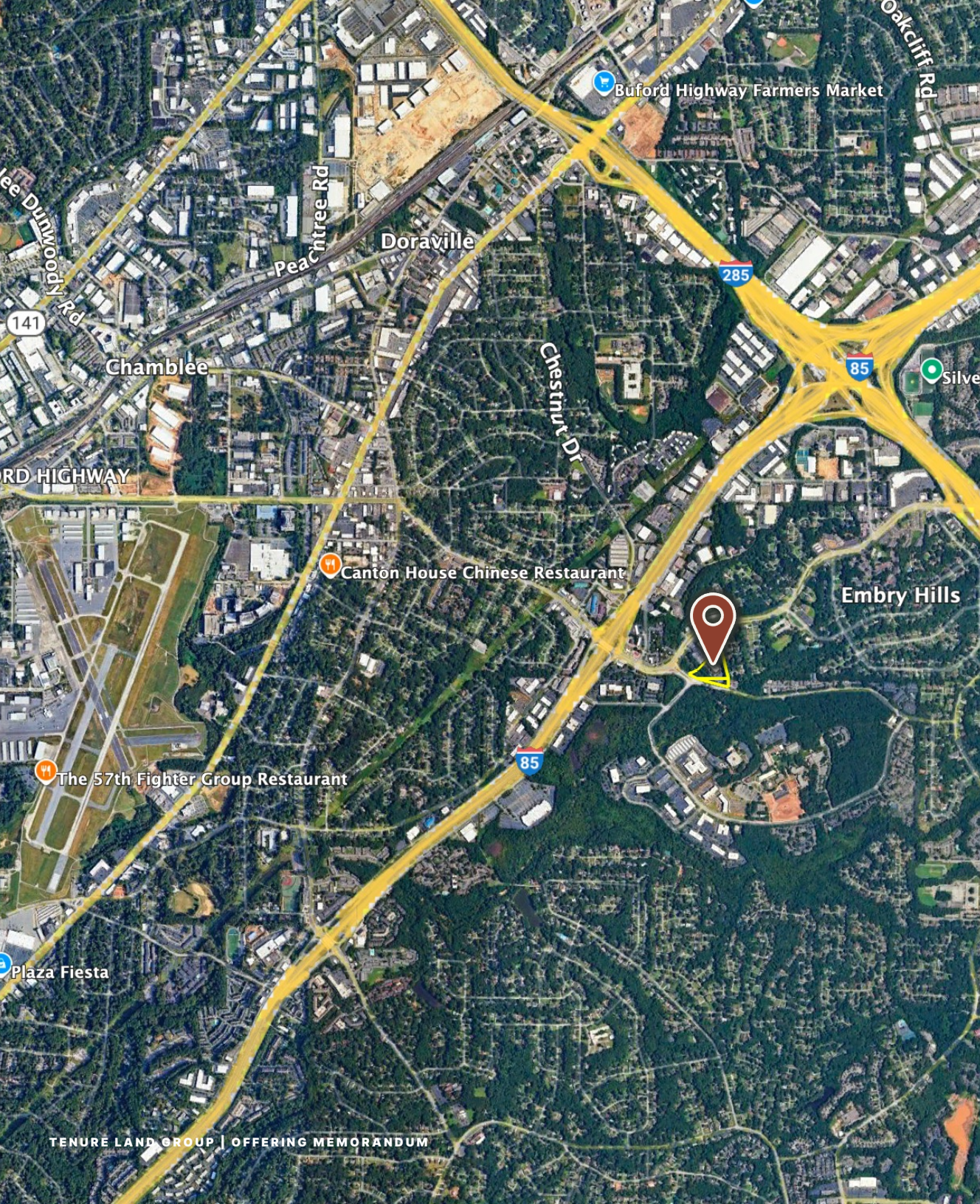
## Property Overview

**The Subject Property offers  $\pm 5.2$  acres of graded developed land along with a  $\pm 71,040$  SF office building in Dekalb County.**

The existing building has been gutted on the inside, and we expect a buyer will choose to demolish and redevelop the site. Currently Zoned O/I. Existing approval allows for conversion of the office building to condominiums + development of 7 townhomes.

Owner is pursuing a rezoning to townhome use pending the Board of Commissioners voting meeting in 2Q26. Site has roughly 740 feet of frontage on Mercer University Drive. Topography is primarily level and graded in all areas that can be developed. There is  $\pm 1.05$  acres of undisturbed wooded area surrounding North Fork Peachtree Creek on the west side of the site. Public water and sewer are on site. The property is in a great area for dense housing development with extremely limited supply of new townhomes in the immediate area.





## Location Overview

**Located in the Embry Hills submarket of northeast Atlanta, the subject property offers immediate access to I-285 and I-85, providing efficient connectivity throughout the metro area, including Buckhead and beyond. The site is situated directly across from Mercer University, Atlanta Campus, a major private university that contributes to consistent institutional activity and area demand.**

The property also benefits from proximity to MARTA rail service via the Chamblee and Doraville stations, enhancing access to Midtown, Downtown, and Hartsfield-Jackson Atlanta International Airport. Nearby amenities include Downtown Chamblee dining and retail, Bluetop, Atlanta Golf & Social, and surrounding shopping destinations. Additionally, the site is just minutes from Peachtree DeKalb Airport (PDK). The combination of highway access, transit connectivity, institutional adjacency, and nearby lifestyle amenities positions the site within a highly accessible and established northeast Atlanta corridor.



## INVESTMENT HIGHLIGHTS



### Transit & Highway Connectivity

Immediate access to I-285 & I-85



### Directly Across From Mercer University

Atlanta Campus – Major private university



### Central Employment Access

Minutes to Midtown, Buckhead, Emory, CDC, & Central Perimeter



### Marta Rail Access

Nearby Chamblee & Doraville stations

# Conceptual Townhome Site Plan (Rezoning Pending)

**Current Zoning:** Allows for building conversion to condominium use + 7 Townhomes

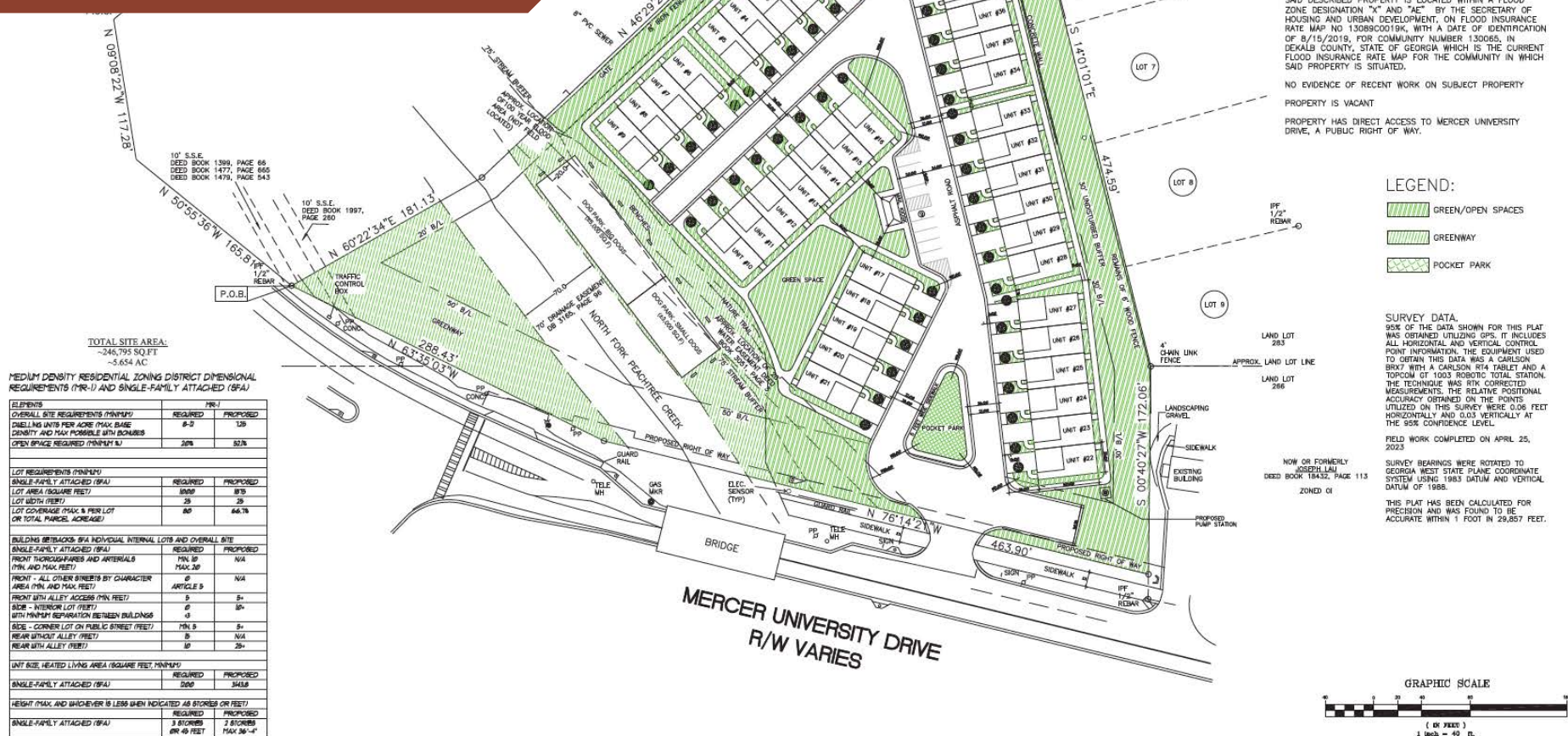
**Proposed Townhome Units:** 41 units

Pending Rezoning

**Proposed Typical Lot Width:** 25 FT

**Proposed Typical Lot Dimensions:** 25 x 75 FT

**Note:** Conceptual layout subject to buyer due diligence and final approvals.



# Conceptual Townhome Site Plan (Rezoning Pending)

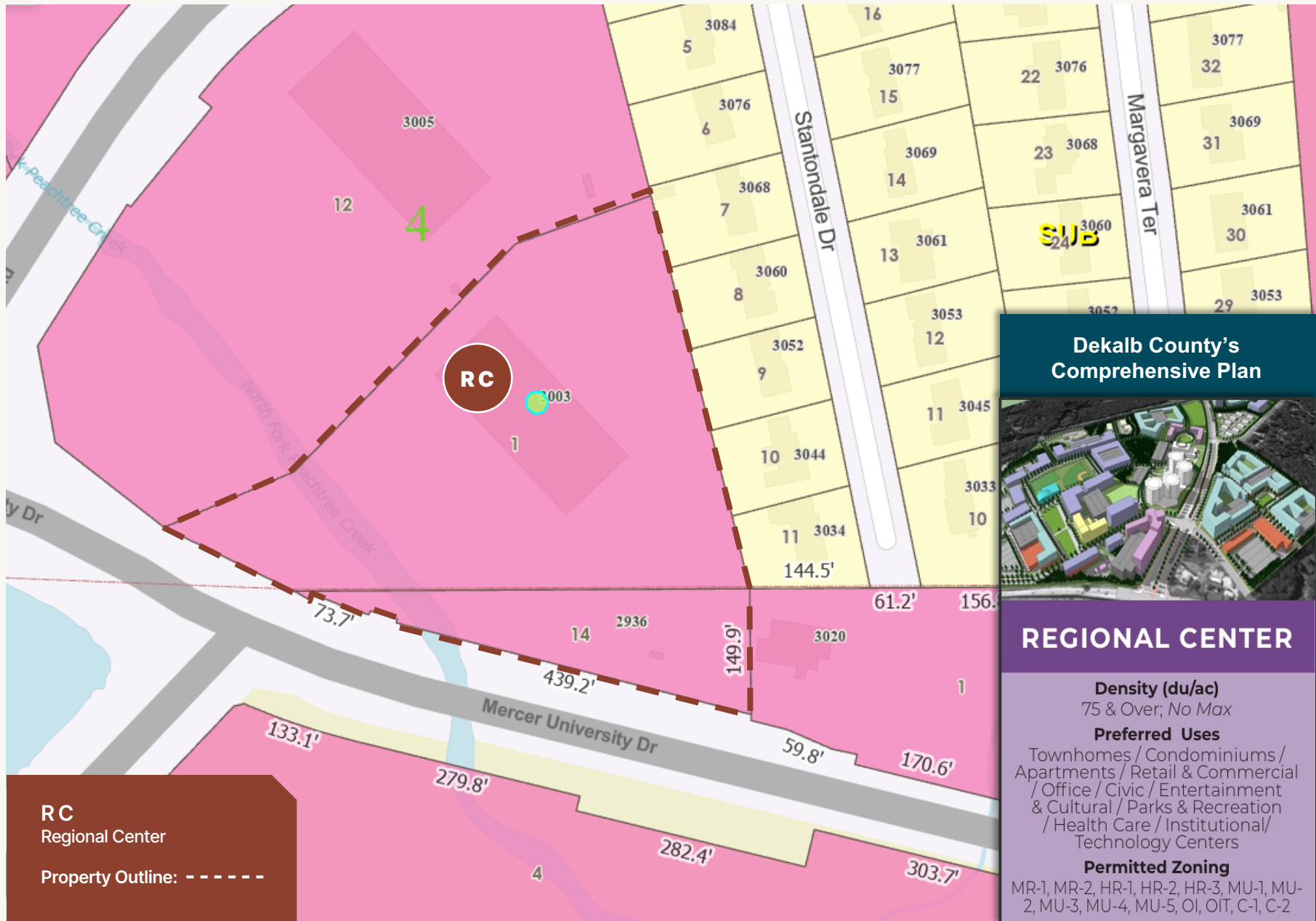


| ELEMENTS                                                                  | MR-1                    |                          |
|---------------------------------------------------------------------------|-------------------------|--------------------------|
| OVERALL SITE REQUIREMENTS (MINIMUM)                                       | REQUIRED                | PROPOSED                 |
| DWELLING UNITS PER ACRE (MAX. BASE DENSITY AND MAX POSSIBLE WITH BONUSES) | 8-12                    | 125                      |
| OPEN SPACE REQUIRED (MINIMUM %)                                           | 20%                     | 52.1%                    |
|                                                                           |                         |                          |
| LOT REQUIREMENTS (MINIMUM)                                                |                         |                          |
| SINGLE-FAMILY ATTACHED (SFA)                                              | REQUIRED                | PROPOSED                 |
| LOT AREA (SQUARE FEET)                                                    | 1000                    | 1875                     |
| LOT WIDTH (FEET)                                                          | 25                      | 25                       |
| LOT COVERAGE (MAX. % PER LOT OR TOTAL PARCEL ACREAGE)                     | 80                      | 66.7%                    |
|                                                                           |                         |                          |
| BUILDING SETBACKS: SFA INDIVIDUAL INTERNAL LOTS AND OVERALL SITE          |                         |                          |
| SINGLE-FAMILY ATTACHED (SFA)                                              | REQUIRED                | PROPOSED                 |
| FRONT THOROUGHFARES AND ARTERIALS (MIN. AND MAX. FEET)                    | MIN. 10<br>MAX. 20      | N/A                      |
| FRONT - ALL OTHER STREETS BY CHARACTER AREA (MIN. AND MAX. FEET)          | 10<br>ARTICLE 5         | N/A                      |
| FRONT WITH ALLEY ACCESS (MIN. FEET)                                       | 5                       | 5+                       |
| SIDE - INTERIOR LOT (FEET)                                                | 10                      | 10+                      |
| WITH MINIMUM SEPARATION BETWEEN BUILDINGS                                 | 3                       |                          |
| SIDE - CORNER LOT ON PUBLIC STREET (FEET)                                 | MIN. 5                  | 5+                       |
| REAR WITHOUT ALLEY (FEET)                                                 | 5                       | N/A                      |
| REAR WITH ALLEY (FEET)                                                    | 10                      | 25+                      |
|                                                                           |                         |                          |
| UNIT SIZE, HEATED LIVING AREA (SQUARE FEET, MINIMUM)                      |                         |                          |
| SINGLE-FAMILY ATTACHED (SFA)                                              | REQUIRED                | PROPOSED                 |
|                                                                           | 1000                    | 3143.8                   |
|                                                                           |                         |                          |
| HEIGHT (MAX. AND WHICHEVER IS LESS WHEN INDICATED AS STORIES OR FEET)     |                         |                          |
| SINGLE-FAMILY ATTACHED (SFA)                                              | REQUIRED                | PROPOSED                 |
|                                                                           | 3 STORIES<br>OR 45 FEET | 2 STORIES<br>MAX. 36'-4" |

# Current Zoning

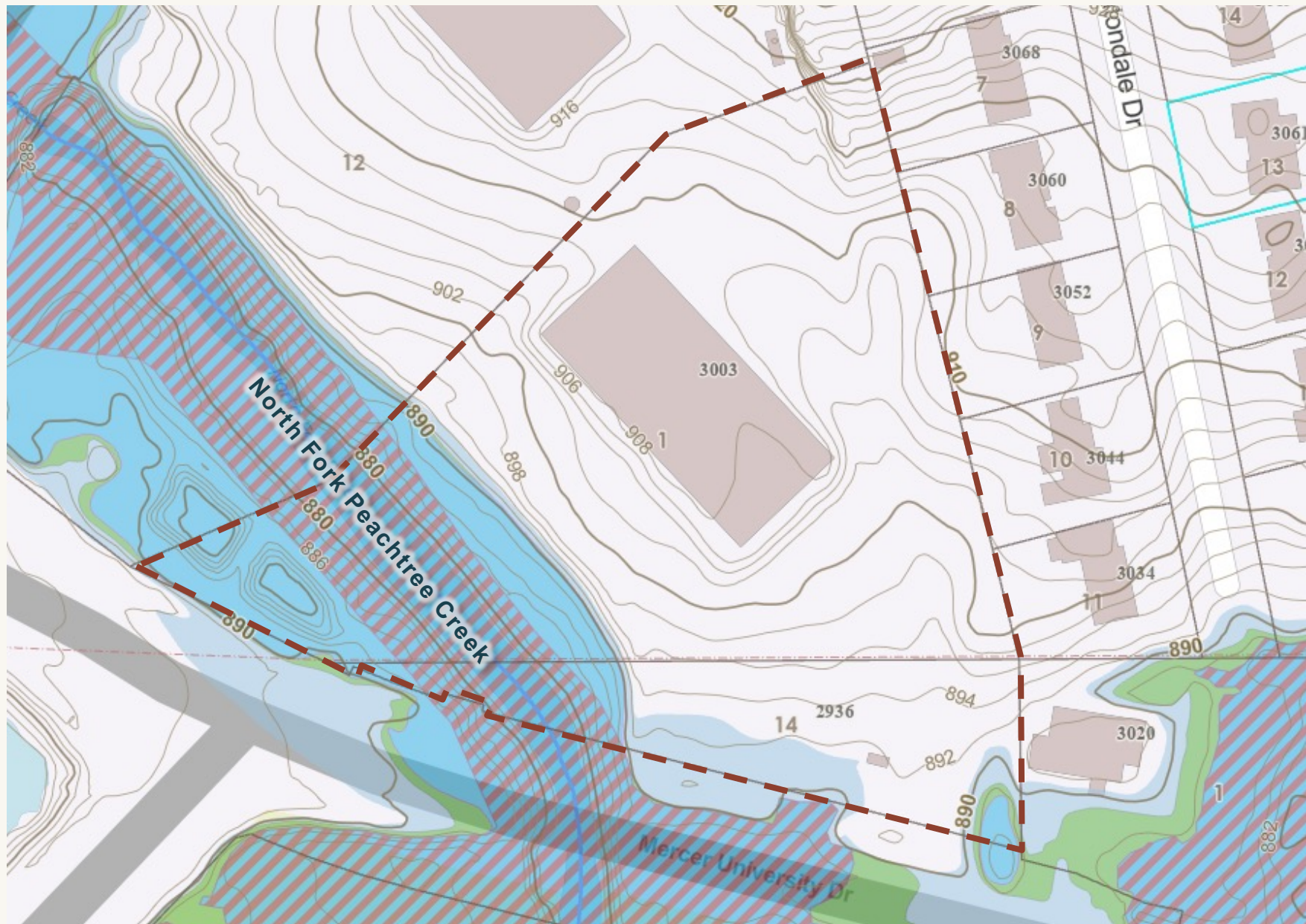


# Future Land Use





# Topography



# Site Photos



# Community Highlights



## Chamblee, Georgia

Chamblee is a dynamic and growing city in northeast metro Atlanta, recognized for its redevelopment momentum and walkable downtown. Once an industrial rail hub, the city has evolved into a mixed-use community supported by continued public and private investment. Its expanding mix of residential, dining, retail, and employment uses continues to drive demand throughout the market.

### Community Highlights

- Active redevelopment and mixed-use growth
- Walkable downtown with restaurants, breweries, and retail
- Strong employment and institutional presence nearby
- Minutes to Buckhead and surrounding northeast Atlanta submarkets
- Close proximity to PDK – Peachtree DeKalb Airport

## LOCATION MAP

## 2.4 miles/9min

to Chamblee

## 3.6 miles/10min

## Dekalb Peachtree Airport

# 10 miles /18min

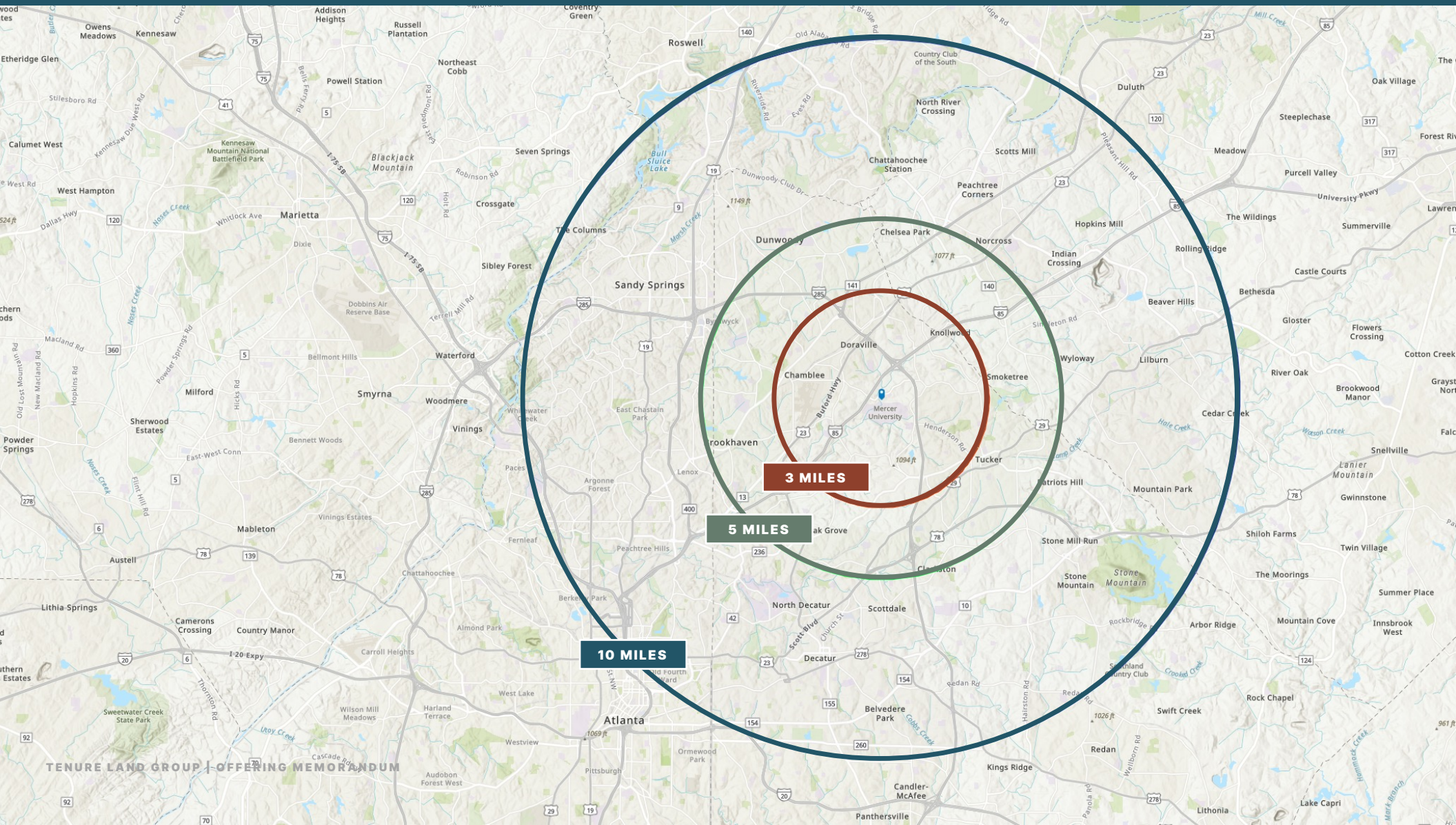
## Drive to Buckhead

**98,265**

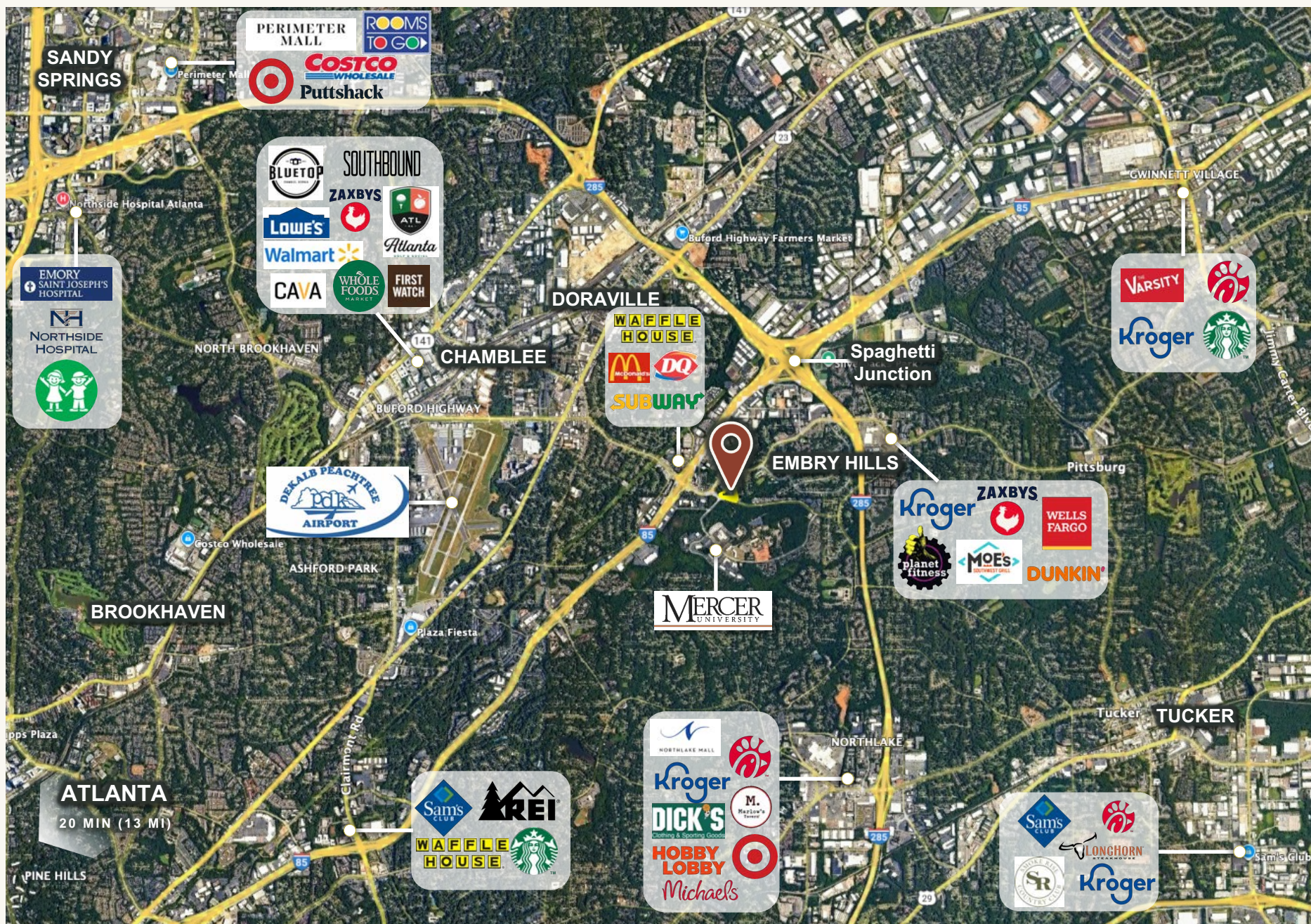
### Population within 3 miles

**\$122,678**

Average Household  
income (3 miles)



# Retailers Map



# Demographics

## Executive Summary

3003 Chamblee Tucker Rd, Atlanta, Georgia, 30341



Rings: 3, 5, 10 mile radii

| Population                  | 3 miles | 5 miles | 10 miles  |
|-----------------------------|---------|---------|-----------|
| 2010 Population             | 89,515  | 259,838 | 957,317   |
| 2020 Population             | 97,397  | 284,840 | 1,094,318 |
| 2025 Population             | 98,265  | 289,552 | 1,124,046 |
| 2030 Population             | 101,550 | 294,250 | 1,143,215 |
| 2010-2020 Annual Rate       | 0.85%   | 0.92%   | 1.35%     |
| 2020-2025 Annual Rate       | 0.17%   | 0.31%   | 0.51%     |
| 2025-2030 Annual Rate       | 0.66%   | 0.32%   | 0.34%     |
| <b>Age</b>                  |         |         |           |
| 2025 Median Age             | 35.5    | 35.3    | 36.1      |
| U.S. median age is 39.1     |         |         |           |
| <b>Race and Ethnicity</b>   |         |         |           |
| White Alone                 | 36.4%   | 39.1%   | 43.3%     |
| Black Alone                 | 18.2%   | 20.4%   | 25.2%     |
| American Indian Alone       | 2.0%    | 1.5%    | 0.8%      |
| Asian Alone                 | 9.7%    | 10.0%   | 11.1%     |
| Pacific Islander Alone      | 0.0%    | 0.0%    | 0.0%      |
| Some Other Race Alone       | 22.3%   | 18.2%   | 10.3%     |
| Two or More Races           | 11.5%   | 10.8%   | 9.3%      |
| Hispanic Origin             | 35.5%   | 29.8%   | 18.4%     |
| Diversity Index             | 87.1    | 85.5    | 80.3      |
| <b>Households</b>           |         |         |           |
| 2010 Total Households       | 34,200  | 101,455 | 397,463   |
| 2020 Total Households       | 38,779  | 114,117 | 461,509   |
| 2025 Total Households       | 39,651  | 116,964 | 479,746   |
| 2030 Total Households       | 41,011  | 119,236 | 492,955   |
| 2010-2020 Annual Rate       | 1.26%   | 1.18%   | 1.51%     |
| 2020-2025 Annual Rate       | 0.42%   | 0.47%   | 0.74%     |
| 2025-2030 Annual Rate       | 0.68%   | 0.39%   | 0.54%     |
| 2025 Average Household Size | 2.47    | 2.46    | 2.31      |
| Wealth Index                | 99      | 108     | 121       |

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 3003 Chamblee Tucker Rd, Atlanta, Georgia, 30341 | Rings: 3, 5, 10 mile radii

| Mortgage Income                     | 3 miles   | 5 miles   | 10 miles  |
|-------------------------------------|-----------|-----------|-----------|
| 2025 Percent of Income for Mortgage | 32.7%     | 33.3%     | 32.6%     |
| <b>Median Household Income</b>      |           |           |           |
| 2025 Median Household Income        | \$80,916  | \$84,598  | \$95,575  |
| 2030 Median Household Income        | \$95,412  | \$97,965  | \$110,179 |
| 2025-2030 Annual Rate               | 3.35%     | 2.98%     | 2.88%     |
| <b>Average Household Income</b>     |           |           |           |
| 2025 Average Household Income       | \$122,678 | \$132,985 | \$151,002 |
| 2030 Average Household Income       | \$138,002 | \$148,123 | \$167,294 |
| <b>Per Capita Income</b>            |           |           |           |
| 2025 Per Capita Income              | \$49,697  | \$53,670  | \$64,465  |
| 2030 Per Capita Income              | \$55,936  | \$59,972  | \$72,140  |
| 2025-2030 Annual Rate               | 2.39%     | 2.25%     | 2.28%     |
| <b>Income Equality</b>              |           |           |           |
| 2025 Gini Index                     | 48.6      | 49.3      | 49.3      |
| <b>Socioeconomic Status</b>         |           |           |           |
| 2025 Socioeconomic Status Index     | 47.8      | 48.4      | 51.2      |
| <b>Housing Unit Summary</b>         |           |           |           |
| Housing Affordability Index         | 71        | 70        | 71        |
| 2010 Total Housing Units            | 38,158    | 112,869   | 444,560   |
| 2010 Owner Occupied HUs (%)         | 47.1%     | 47.3%     | 51.4%     |
| 2010 Renter Occupied HUs (%)        | 52.9%     | 52.7%     | 48.6%     |
| 2010 Vacant Housing Units (%)       | 10.4%     | 10.1%     | 10.6%     |
| 2020 Housing Units                  | 41,644    | 121,966   | 499,978   |
| 2020 Owner Occupied HUs (%)         | 43.2%     | 44.7%     | 47.5%     |
| 2020 Renter Occupied HUs (%)        | 56.8%     | 55.3%     | 52.5%     |
| Vacant Housing Units                | 6.9%      | 6.4%      | 7.7%      |
| 2025 Housing Units                  | 43,093    | 125,983   | 522,162   |
| Owner Occupied Housing Units        | 45.1%     | 47.0%     | 49.2%     |
| Renter Occupied Housing Units       | 54.9%     | 53.0%     | 50.8%     |
| Vacant Housing Units                | 8.0%      | 7.2%      | 8.1%      |
| 2030 Total Housing Units            | 44,524    | 128,900   | 537,706   |
| 2030 Owner Occupied Housing Units   | 18,419    | 56,592    | 243,493   |
| 2030 Renter Occupied Housing Units  | 22,592    | 62,644    | 249,461   |
| 2030 Vacant Housing Units           | 3,513     | 9,664     | 44,751    |

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# Tenure

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