OFFERING MEMORANDUM

# Stewart Mill Road

*23 Finished Single-Family Lots*

522 Stewart Mill Road
Stone Mountain, GA 30087 | DeKalb County

OFFERED AT

## $2,700,000

$117,391 per lot | 19.69 AC | Zoned R-100

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CONFIDENTIALITY & DISCLAIMER

# Please Read Before Proceeding

This Offering Memorandum has been prepared by Coldwell Banker Commercial Metro Brokers solely for the purpose of evaluating the potential acquisition of 522 Stewart Mill Road, Stone Mountain, GA 30087. It is confidential and may not be reproduced or distributed, in whole or in part, without the prior written consent of Coldwell Banker Commercial Metro Brokers.

Information herein was obtained from the Seller, construction plans prepared by Southeastern Engineering, Inc. (Project 1284-21-177, dated August 2022), public records, and published news sources believed reliable. Neither Seller nor Broker makes any representation or warranty, express or implied, as to its accuracy or completeness. Lot layout, dimensions, and improvements shown in the plans may differ from as-built conditions and the recorded final plat.

Septic systems are not installed. Buyer is responsible for all septic tank and drain-field installation, permitting, and related costs. Average home price, lot economics, and projections are estimates only and not a guarantee of future performance.

Prospective purchasers must conduct their own independent due diligence, including verification of zoning, utilities, soils, school assignments, permits, and title. Seller reserves the right to reject any offer and to terminate discussions at any time without notice.

OFFERING SUMMARY

# The Offering at a Glance

| | |
|---|---|
| **Address** | 522 Stewart Mill Road, Stone Mountain, GA 30087 |
| **County / Parcel** | DeKalb | Tax Parcel 18 032 01 003 |
| **Land Lot** | Land Lot 32, 18th District |
| **Total Site Area** | 19.69 AC (12.68 AC disturbed) |
| **Lots** | 23 finished single-family lots |
| **Lot Sizes** | 0.59 AC - 1.17 AC (avg. ±34,000 SF) |
| **Zoning** | R-100 (Residential Medium Lot) |
| **Utilities** | Public water | On-site septic (buyer installs) |
| **High School** | Stephenson High School |
| **Asking Price** | **$2,700,000** |

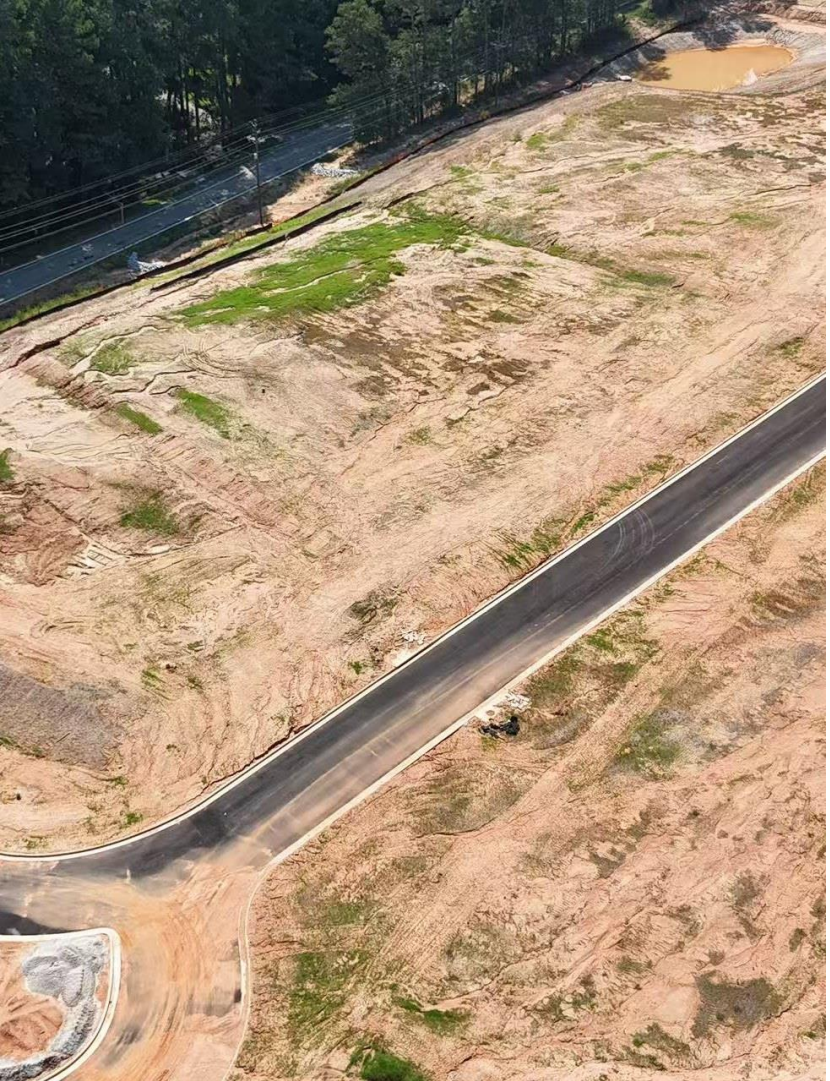
**$2.70M**
Asking Price

**23**
Finished Lots

**$117,391**
Price per Lot

**19.69 AC**
Total Site

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INVESTMENT HIGHLIGHTS

# Why Stewart Mill Road

### Finished, Build-Ready Lots
Road, curb & gutter, water, and stormwater ponds in place — go vertical without a land-development timeline.

### Estate-Size Homesites
0.59 to 1.17 AC homesites in a 23-home enclave, averaging ±34,000 SF per lot.

### Costco Down the Street
New Costco-anchored Mountain Marketplace (opened Aug. 2026) nearby off US-78.

### Builder-Friendly Basis
$117,391/lot against a ~$450,000 average home price — roughly a 26% lot-to-price ratio.

### Broad Buyer Pool
Fits national and regional homebuilders, custom builders, build-to-rent operators, and lot bankers.

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PROPERTY PHOTOS

# Paved, Curbed & Ready to Build



Entrance off Stewart Mill Road with detention ponds and paved cul-de-sac



Interior street with curb & gutter toward the terminal cul-de-sac

**Paved Streets**

**Curb & Gutter**

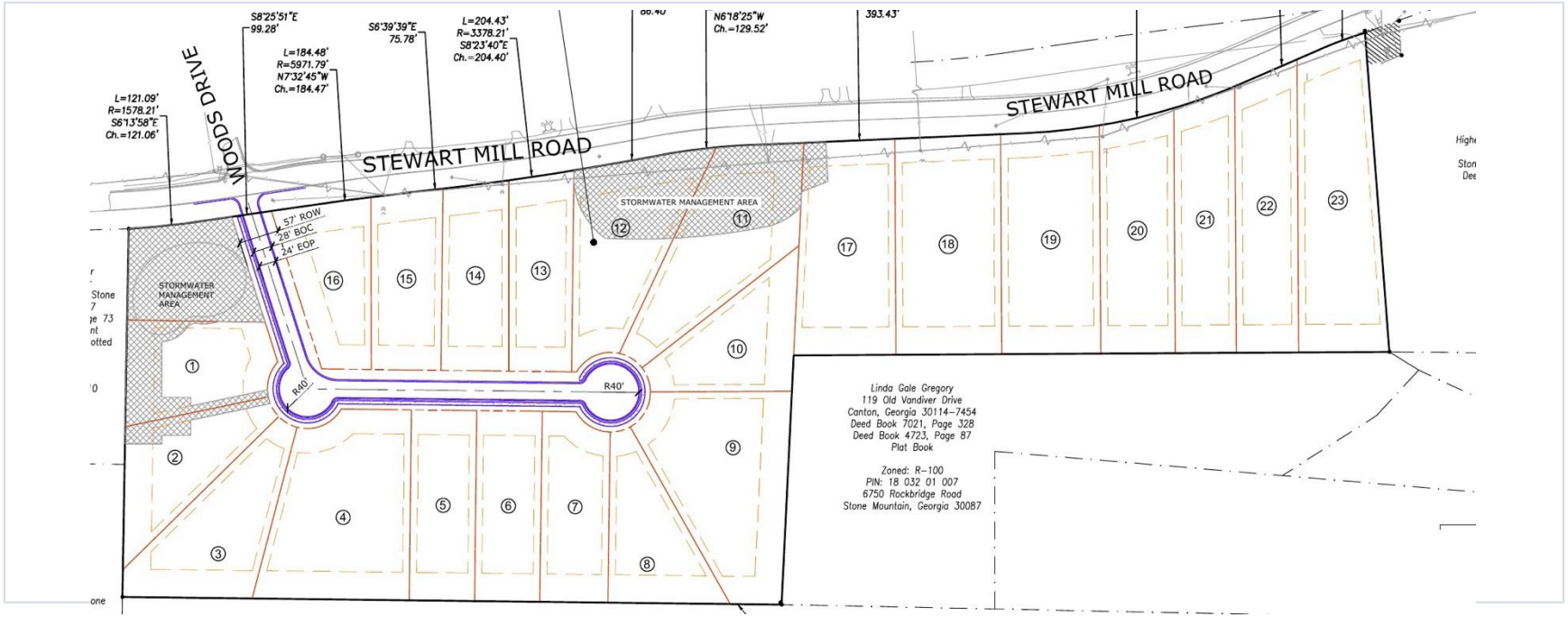
**Detention Ponds**

**Public Water**

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SITE PLAN

# 23-Lot Subdivision Layout




*Source: Overall Site Plan, Sheet C1.0.1 — Southeastern Engineering, Inc. (Aug. 2022). As-built layout may vary; verify against the recorded final plat.*

LOT SCHEDULE

# Homesite Areas

| Lot | Acres | Sq. Ft. |
|---|---|---|
| 1 | 0.61 | 26,756 |
| 2 | 0.59 | 25,619 |
| 3 | 0.74 | 32,203 |
| 4 | 1.17 | 50,758 |
| 5 | 0.59 | 25,511 |
| 6 | 0.59 | 25,540 |
| 7 | 0.59 | 25,645 |
| 8 | 0.59 | 25,509 |
| 9 | 1.12 | 48,948 |
| 10 | 0.60 | 25,988 |
| 11 | 0.95 | 41,584 |
| 12 | 0.86 | 37,440 |

| Lot | Acres | Sq. Ft. |
|---|---|---|
| 13 | 0.59 | 25,659 |
| 14 | 0.59 | 25,527 |
| 15 | 0.59 | 25,712 |
| 16 | 0.59 | 25,616 |
| 17 | 0.97 | 42,445 |
| 18 | 1.09 | 47,301 |
| 19 | 1.04 | 45,222 |
| 20 | 0.83 | 36,061 |
| 21 | 0.73 | 31,896 |
| 22 | 0.82 | 35,862 |
| 23 | 1.15 | 50,193 |

**17.99 AC** — Total lot area

**±34,000 SF** — Average lot

**1.17 AC** — Largest lot (Lot 4)

**7 lots** — 0.95 AC or larger

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# Zoning & Infrastructure

## Zoning Standards (R-100)

| | |
|---|---|
| **Min. Lot Size** | 15,000 SF |
| **Min. Lot Width** | 100' at front setback |
| **Front Setback** | 35' |
| **Side Setback** | 10' (20' between structures) |
| **Rear Setback** | 35' |
| **Exterior Setback** | 40' |
| **Max. Height** | 35' |
| **Density** | 1.17 units/AC (2.5 max.) |
| **Flood Zone** | Outside 100-year floodplain |

## Site Infrastructure

| | |
|---|---|
| **Street** | Road A: 57' R/W, 28' back-of-curb |
| **Paving** | Asphalt, 18" concrete curb & gutter |
| **Layout** | Cul-de-sac terminations |
| **Water** | Public — 8" DIP main off Stewart Mill Rd |
| **Fire** | Hydrant assemblies on-site |
| **Stormwater** | Two detention ponds (A & B) |
| **Sewer** | On-site septic — buyer installs |
| **Soils** | Level 3 soil report + DCH letter |
| **Engineer** | Southeastern Engineering, Inc. |

BUILDER ECONOMICS

# Lot Basis vs. Home Price

**$117,391**

Price per lot

**$450,000**

Average home price

**26.1%**

Lot-to-home price ratio

**$10.35M**

Est. gross sellout (23 homes)

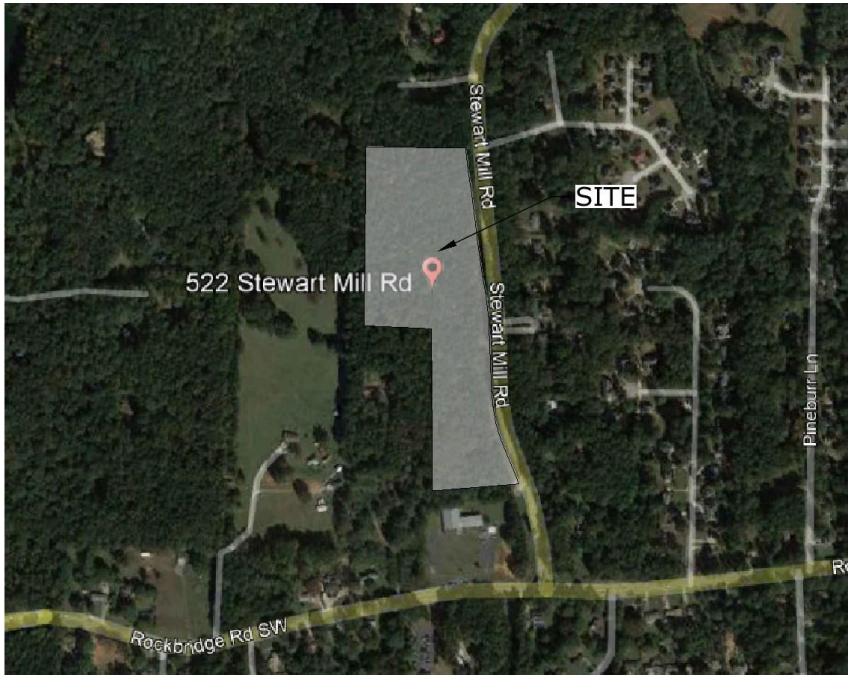
*Home price reflects average new-construction pricing provided for this offering; buyer to verify with current comps. Septic tank and drain-field installation is a buyer cost and is not included above. Price per acre: $137,125.*

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LOCATION OVERVIEW

# Stone Mountain, DeKalb County




### Frontage
Stewart Mill Road and Woods Drive, just north of Rockbridge Road SW

### Setting
Surrounded by large-lot residential, with an established subdivision across Stewart Mill Road

### Retail
Minutes to the new Costco-anchored Mountain Marketplace off US-78

### Recreation
Minutes to Stone Mountain Park and its trails, lake, and attractions

### Access
US-78 connects to I-285 and Downtown Atlanta

### High School
Stephenson High School

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DEMAND DRIVER

# Mountain Marketplace — Anchored by Costco

| 164,000 SF | Aug. 27, 2026 | ~300 | 248 Units |
|---|---|---|---|
| Costco warehouse with gas, pharmacy & tire center | Announced opening date | Costco jobs | Greystar's Flats at Mountain Marketplace |

- 31-acre mixed-use redevelopment of the former 1996 Olympic Stone Mountain Tennis Center at 1915 W. Park Place Blvd., led by Fuqua Development.
- Additional tenants announced include Chick-fil-A, Whataburger, PNC Bank, and 7 Brew Coffee, plus a community park.
- Costco's 18th Georgia location; total Costco and Greystar investment reported at roughly $200 million.
- Greystar apartments slated to begin leasing late 2027 — continued rooftop and retail growth around the site.

*Sources: AJC (Aug. 2026), Atlanta News First (Apr. 2026), Connect CRE (Nov. 2025).*

FOR MORE INFORMATION

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