

BANK OZK

Marcus & Millichap
DUONG INVESTMENT GROUP



2115 JODECO RD, STOCKBRIDGE, GA 30253

OFFERING MEMORANDUM

BANK OZK

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INVESTMENT OVERVIEW

Investment Highlights



Brand New 15-Year Corporate Guaranteed Lease with Bank OZK Providing Secure, Long-Term Cash Flow



Outparcel to a New Sprouts-Anchored Shopping Center Driving Strong Daily Traffic and Consumer Draw



Prime Hard Corner Location Offering Excellent Visibility, Access, and High Traffic Exposure

Prime Retail Location

- ▶ Located Near Interstate 75 with Traffic Counts Exceeding 167,000 Cars Per Day | I-75 is a Major Highway that Connects Miami to Detroit
- ▶ Multiple Residential Developments Next Door Including The Levi Luxury Apartments, Argento Apartments, and Tessa Jodeco Townhomes totaling **±660 Apartments/Townhomes and Additional Single Family Homes Planned**
- ▶ Outparcel to the **#1 Visited Sprouts in the State of Georgia According to Placer.ai** (Please Contact Agent for More Details)
- ▶ The Subject Property is Part of a Brand-New Master Planned Development with a Number of Premium Retailers Including Whataburger, Chick-fil-A, Starbucks, First Watch, Bubba's 33, Valvoline, Costco, Chipotle, Hacienda Bar & Grill, Lush Nail Bar, and Many More

Corporate Bank OZK

- ▶ **Absolute NNN Ground Lease Property with Zero Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ **Bank OZK has Over 260 Locations in Operation Across Nine States** | Corporate Guaranty from Investment Grade Tenant with Over \$40 Billion in Total Assets
- ▶ **Scheduled 10% Rental Increases Every 5 Years Throughout the Initial Term and Options Provide for an Excellent Hedge Against Inflation**

Pride of Ownership Property in Stockbridge, GA

- ▶ Dense, Infill Location with Over 99,300 Residents Within 5 Miles | Affluent Area with the Average Household Income Exceeding \$102,600 Within 5 Miles
- ▶ The Surrounding Area Benefits From a **Very Low Unemployment Level of 2.62%**
- ▶ Access to Major Interstate Corridor with Easy Access to Downtown Atlanta Makes the Local Market an Industrial & Distribution Hub with **±8.8M Square Feet of Industrial Properties**



INVESTMENT OVERVIEW

Tenant Spotlight

Bank OZK

Bank OZK (NASDAQ: OZK) is a publicly traded regional bank headquartered in Little Rock, Arkansas, providing retail and commercial banking services across the United States.

Founded in 1903, the bank offers a full suite of financial products including checking and savings accounts, mortgages, consumer lending, commercial loans, and treasury management services.

Bank OZK has built a strong reputation in commercial real estate lending and relationship-driven community banking. The bank operates a network of more than 260 banking offices and continues expanding in high-growth markets across the Southeastern and Southern United States.



Total Assets	\$40 Billion
Ticker	NASDAQ: OZK
Founded	1903
Headquarters	Little Rock, AR
# of Locations	260+

*Revenue and employee figures are based on the most recent industry estimates and filings.



Company Growth

Bank OZK has grown significantly from its origins as a small community bank in Arkansas into one of the largest regional banks in the United States. The company maintains a strong focus on disciplined lending practices and commercial real estate financing, particularly through its nationally recognized Real Estate Specialties Group.

The bank continues to expand its presence in major growth markets including Florida, Texas, Georgia, and North Carolina while maintaining conservative underwriting standards and strong balance sheet management. This disciplined strategy has helped the company generate consistent earnings growth and maintain a stable financial profile within the regional banking sector.

Website	ozk.com
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Why Choose BANK OZK?

Bank OZK represents a stable financial services tenant with more than a century of operating history and the transparency of a publicly traded company. The bank has established a strong reputation within the commercial real estate industry through its disciplined lending practices and national development financing platform.

For commercial real estate investors, Bank OZK provides a recognizable regional banking brand with established customer traffic and long-term market presence. Bank branches typically occupy high-visibility locations with drive-thru banking infrastructure, supporting long-term tenancy and consistent daily visitation.



INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing East



FINANCIAL ANALYSIS

Offering Summary

Property Name	Bank OZK
Property Address	2115 Jodeco Rd Stockbridge, GA 30253
Year Built	2025
Gross Leasable Area (GLA)	±3,500 Square Feet
Lot Size	±1.00 Acres (±43,560 Square Feet)

Pricing

Price	\$2,600,000
Cap Rate	5.19%

Annualized Operating Data

Net Operating Income	\$135,000
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Lease Information

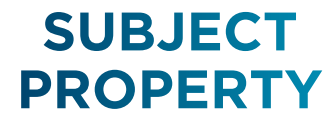
Lease Commencement Date	August 12, 2025
Lease Expiration Date	April 30, 2039
Total Lease Term	±14 Years
Lease Term Remaining	±13 Years
Increases	10% Every Five Years
Options	Six, Five-Year
Lease Type	Absolute NNN Ground Lease

MARKET OVERVIEW

Surrounding Area Photos



Regional Map



CARS PER DAY ON THE NEARBY I-75 FREEWAY



TO HARTSFIELD-JACKSON
ATLANTA INT'L AIRPORT (ATL)



VIA I-75 TO
DOWNTOWN ATLANTA, GA



VIA JODECO ROAD
TO INTERSTATE 75

MARKET OVERVIEW

The City Of Stockbridge, GA



Stockbridge is adjacent to McDonough, the county seat of Henry County, which is experiencing significant growth. As of 2024, the city's population is estimated at approximately 32,800, reflecting roughly a 13.3% increase since 2020. Projections estimate the population will surpass 34,500 by 2026 as residential development and in-migration continue throughout south Atlanta. The average household income exceeds \$116,000, indicating

strong consumer purchasing power and supporting continued retail expansion in the area.

The area's infrastructure is undergoing substantial enhancements to support this growth. Notably, the \$54 million Western Parallel Connector, a four-lane roadway linking Hudson Bridge, Jodeco, and Jonesboro Roads, is currently under construction, with completion expected by late 2026. Additionally, the McDonough Parkway Extension is set to improve connectivity between Highways 42 and 155, further facilitating traffic flow and access to commercial hubs.

Retail development in McDonough is robust, and the subject property is strategically positioned within the expansive 158-acre Bridges at Jodeco development. This mixed-use project, anchored by Costco and Sprouts Farmers Market, features a strong lineup of national retailers and dining establishments, including Chick-fil-A, Starbucks, Chipotle, Whataburger, and First Watch. The development is supported by a growing residential base, including Argento Apartments (306 units) and Tessa Jodeco Townhomes (140 units), with The Levi Apartments (212 units) currently under development and additional residential phases planned, further strengthening long-term demand for the surrounding retail corridor.

Henry County's economic development is equally noteworthy. Since 2019, the county has secured more than \$2 billion in investments and over 8,000 new jobs, transitioning from a distribution hub to a center for manufacturing and innovation. The presence of companies like Nexus Circular, which announced 194 new jobs in McDonough in 2024, underscores the area's continued economic momentum and diversification.

Notable Nearby Infrastructure

HARTSFIELD-JACKSON AIRPORT (ATL)



DOWNTOWN ATLANTA, GA



INTERSTATE 75



PIEDMONT HENRY HOSPITAL



NEW DEVELOPMENTS



Henry County Civic Center



McDonough, GA
"The Geranium City"

Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,062	\$116,540	\$102,663
Median Home Value	\$311,172	\$357,475	\$328,334
2025 Daytime Population	2,090	34,985	80,364

Population

2030 Population	4,074	40,102	104,977
2025 Population	3,926	37,627	99,371
2020 Population	3,768	34,124	92,431

Households

2030 Households	1,004	15,215	38,836
2025 Households	966	14,612	37,620
2020 Households	897	13,012	33,077

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