

HOWELL MILL & 11th

A PRIME DEVELOPMENT OPPORTUNITY



1.46 Acres on the Howell Mill Corridor in the heart of West Midtown, Atlanta

Tim Holdroyd
404-606-0322
tim@cityrealty.net

Nik Hatzis
404-662-8344
nik@cityrealty.net



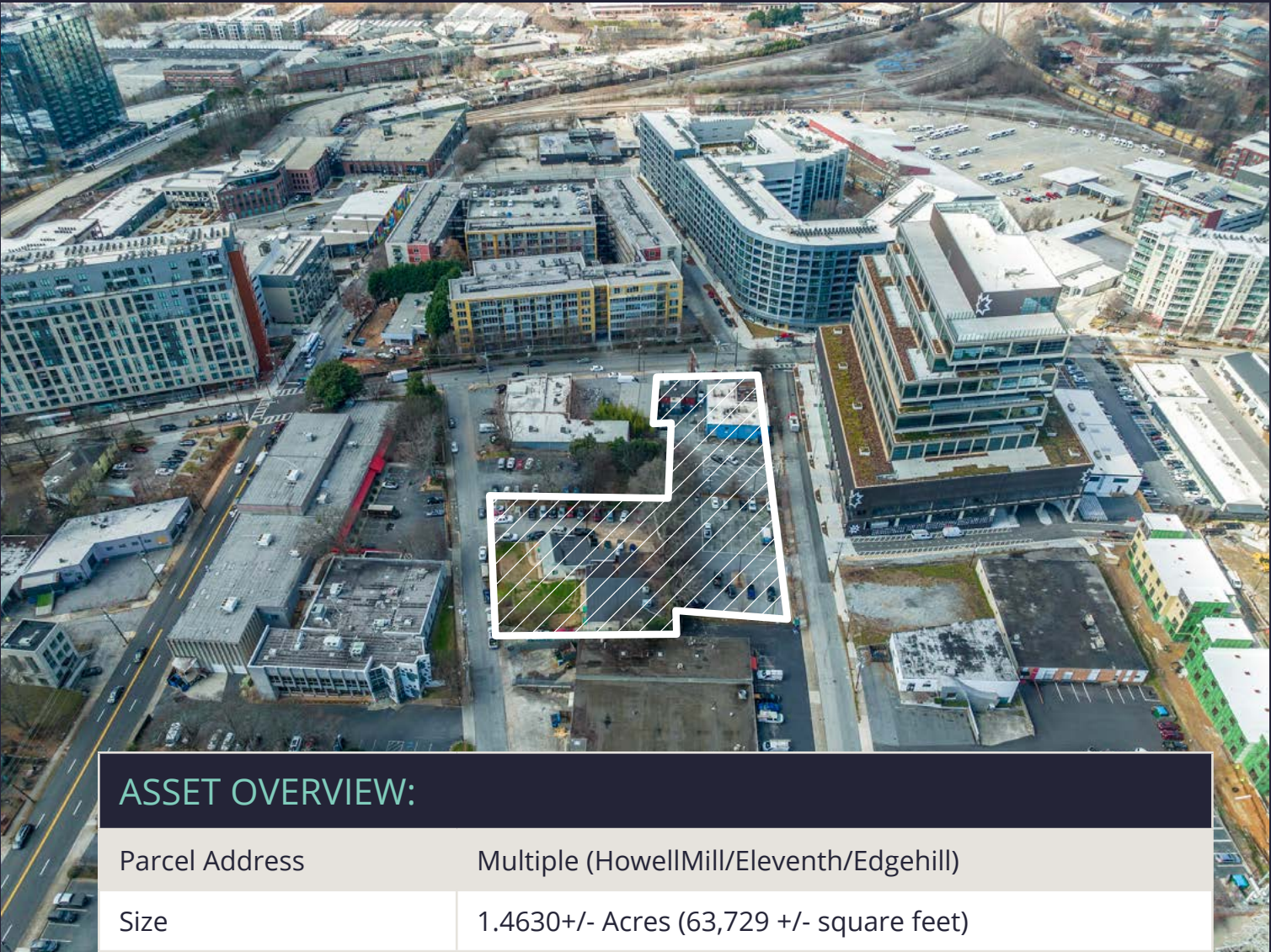
Howell Mill & 11th

City Realty Advisors, LLC is pleased to present Howell Mill & 11th, a prime development opportunity of seven parcels totaling 1.46+/- Acres (63,729 +/- square feet) on the Howell Mill Road Corridor in West Midtown, Atlanta. The once in a generation site offers a unique opportunity to redevelop a key part of Atlanta's premier Work/Live/Play destination.

Howell Mill Road represents Atlanta's past and future, with Howell Mill & 11th situated centrally amongst Star Metals, The Interlock, Westside Provisions District, Stockyards Atlanta, and 8 West Midtown, proven developments highly sought after by institutional capital markets. In the last year alone, two significant multifamily trades have set new per unit apartment records for Atlanta's Westside.

The current zoning for Howell Mill & 11th is Light Industrial (I-1) and Commercial (C-2-C) with anticipated rezoning to Mixed Residential and Commercial (MRC-3), with a maximum FAR of 7.2 times net lot area.

The site is offered for sale without an asking price.



ASSET OVERVIEW:

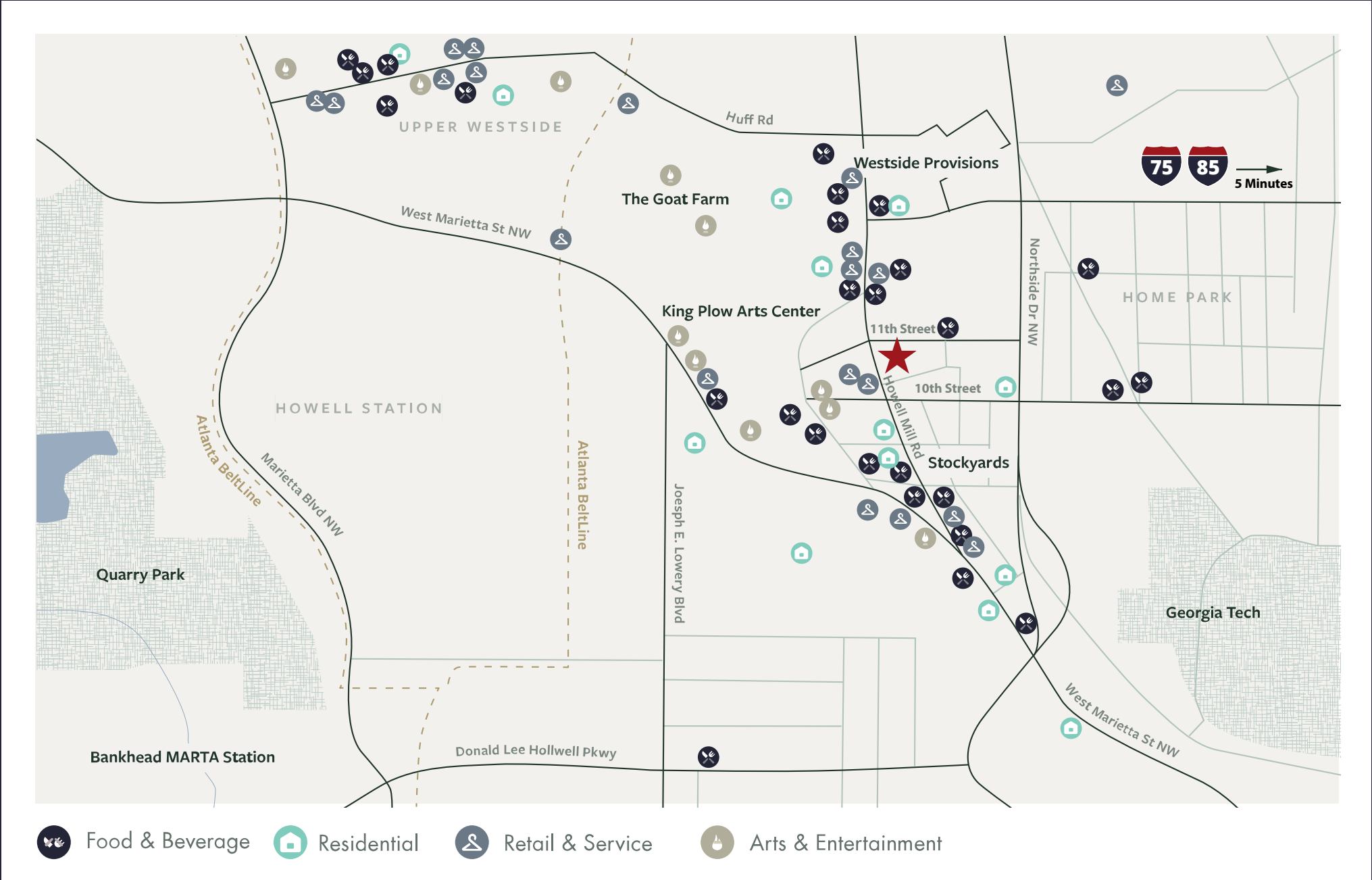
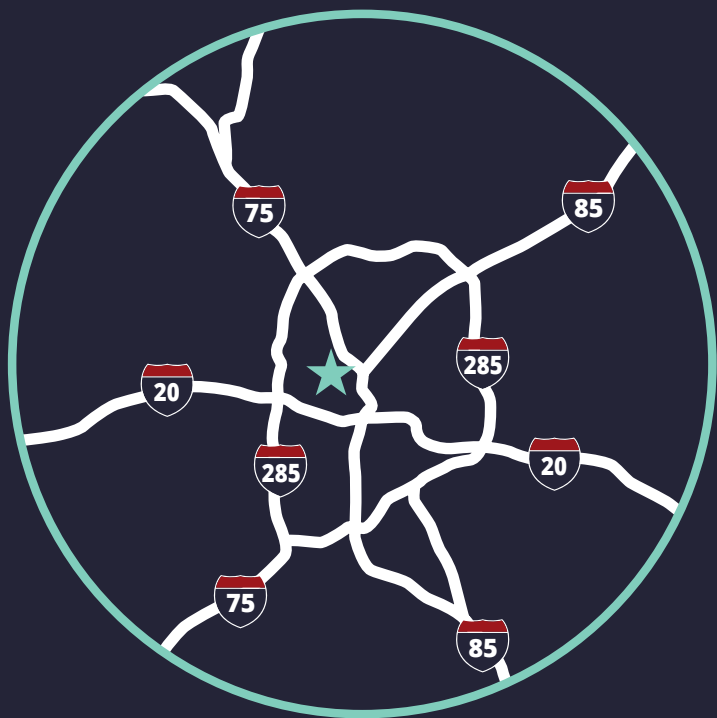
Parcel Address	Multiple (Howell Mill/Eleventh/Edgehill)
Size	1.4630+/- Acres (63,729 +/- square feet)
Current Zoning	I-1 (Light Industrial) & C-2-C (Commercial)
Potential FAR*	7.2
Potential Density*:	458,848 square feet
Street Frontage:	Howell Mill: 120 Feet Eleventh Street: 350 Feet Edgehill Avenue: 157 Feet
County:	Fulton County
Submarket	West Midtown
Walk Score	85 (Very Walkable)
Asking Price	Market

**After site is Re-Zoned to MRC-3 (Mixed Residential & Commercial)*

Howell Mill & 11th

Drive Times:

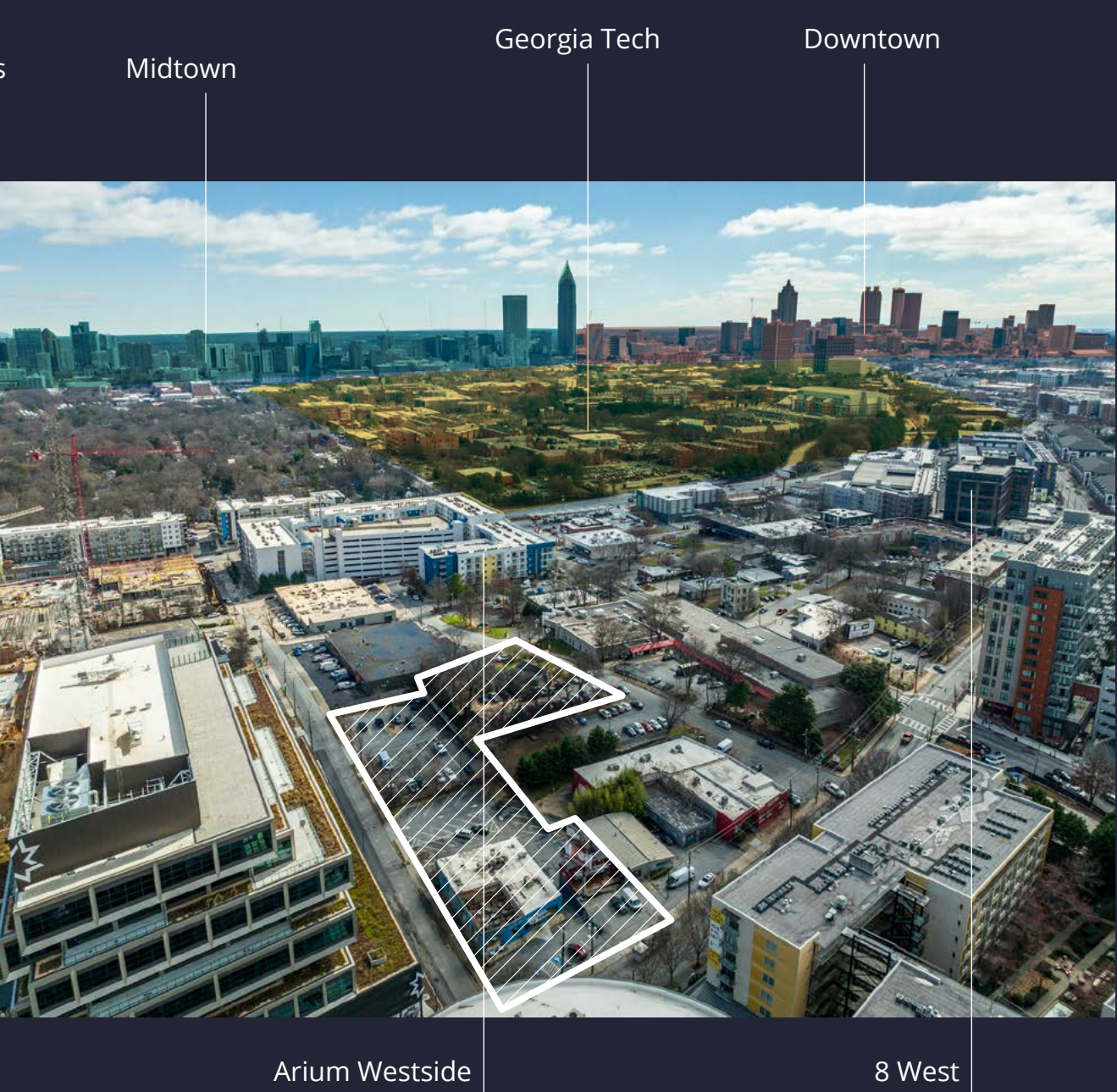
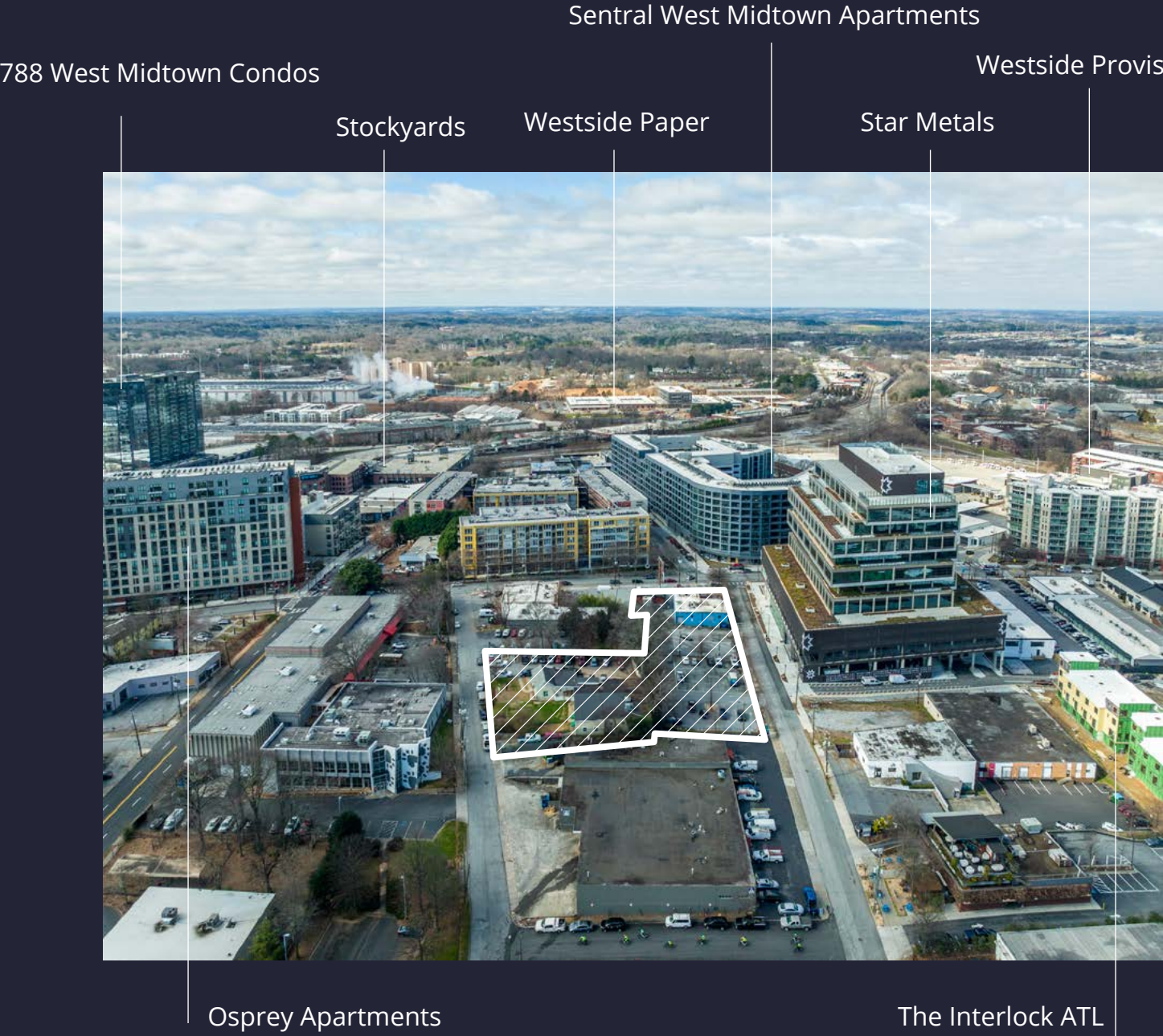
Westside Provisions	1 minute
Georgia Tech	5 minutes
1-75 at /10th/14th	5 minutes
Midtown	6 minutes
Downtown	7 minutes
Westside Park	7 minutes
Buckhead	12 minutes
Hartsfield Jackson International Airport	20 minutes



Howell Mill & 11th: ZONING



Howell Mill & 11th



Howell Mill & 11th

