

350 Chappell Rd NW

A Mixed Income Development Opportunity



CITY REALTY
ADVISORS LLC

6.12 Acres in the
Grove Park neighborhood
on Atlanta's Westside.

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350 Chappell Rd NW

City Realty Advisors, LLC is pleased to offer 350 Chappell Rd NW, a prime residential development opportunity in the Grove Park/Westside area, near to the Westside Beltline Trail. The three parcels total 6.12+/- Acres (266,587+/- square feet and offer a unique blank-slate opportunity to develop a large mixed income residential project.

The Westside Atlanta area has seen a huge influx of high-end, highly sought after retail, office and restaurant developments over the last few years, and 350 Chappell Road is situated in the growth path of that activity. This represents an opportunity to become a significant part of Atlanta's future growth story, as it is less than half a mile directly south of Microsoft's planned 90-acre development at Quarry Yards, the Westside Marta Station and a few hundred yards from the Westside Beltline trail.

350 Chappell is also located within the City of Atlanta Opportunity Zone, offering a multitude of creative financing, tax and employment incentives including a temporary deferral of capital gains, and even a permanent exclusion from capital gains in some instances.

Additional Information Links:

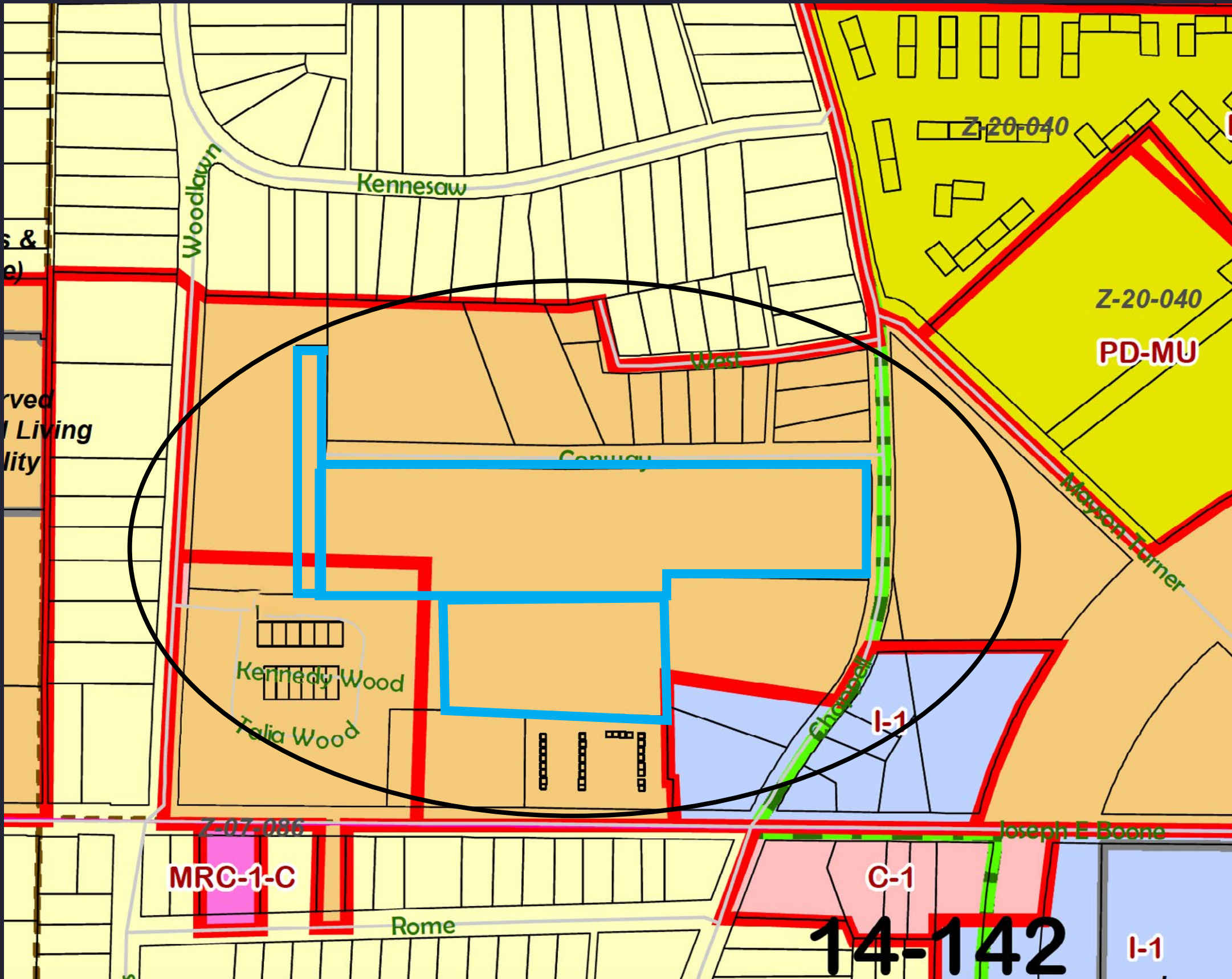
[City of Atlanta Zone Prospectus](#)

[NPU-J info](#)



ASSET OVERVIEW:

Parcel Address	Multiple (Chappell Rd NW & Conway PI NW)
Size	6.12+/- Acres (266,587 +/- square feet)
Current Zoning	RG-3 (Multifamily Residential) more zoning information
Floor to Area Ratio (FAR):	0.696
Allowable Density:	185,544 square feet
Street Frontage:	Chappell Rd NW: 200 Feet Conway PI NW: 934 Feet
County:	Fulton County
Submarket	Grove Park
Asking Price	Market



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350 Chappell Rd NW: SURROUNDING DEVELOPMENTS



Westside Paper

15 acre, 245,000 SF adaptive re-use project by Third and Urban, delivering year end 2022. 25,000 SF of restaurant/retail with large outdoor component. Close to 100% leased with award winning restauranteurs and big name tech-related office user.



King Plow

One of Atlanta's first adaptive re-use projects, houses 165,000 SF of creative office and 625 person live music venue, Terminal West.



Columbia Canopy at Grove Park

110-unit new Columbia Residential apartment development, well under construction, delivering end of 2022. Rents range from \$1.50-\$1.65/SF.



Puritan Mill

83,000 SF class A office development with incredibly popular event space, and key office tenants like Herman Miller and the Kindezi Schools.



Echo Street West

Recently under construction, this 18 acre mixed-use development includes retail, office and 292 apartments.



Parkside Apartments

182-unit workforce housing project by Prestwick development. Leasing since November 2021.