

Robert Armstrong | 404.790.6100  
RArmstrong@AtlantaLandGroup.com

Jim Hobbs | 404.219.6736  
JHobbs@AtlantaLandGroup.com

KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

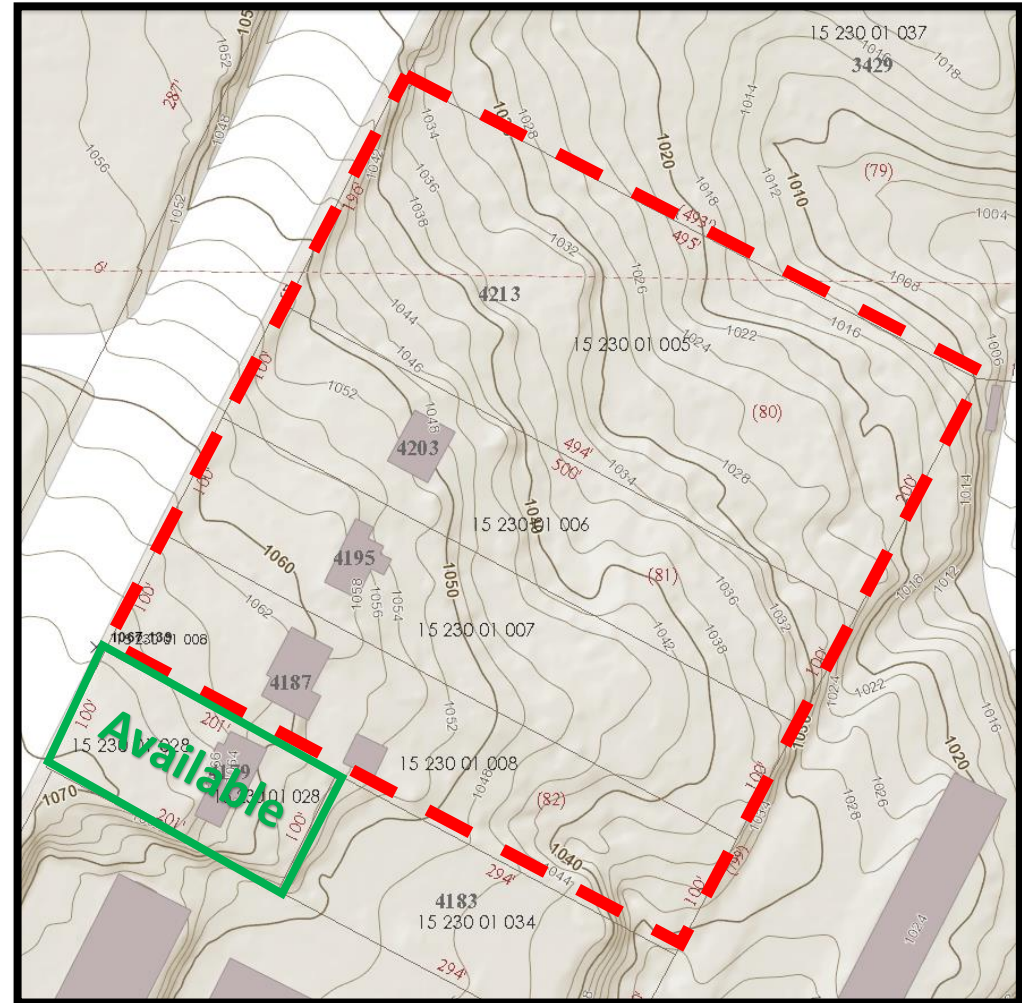
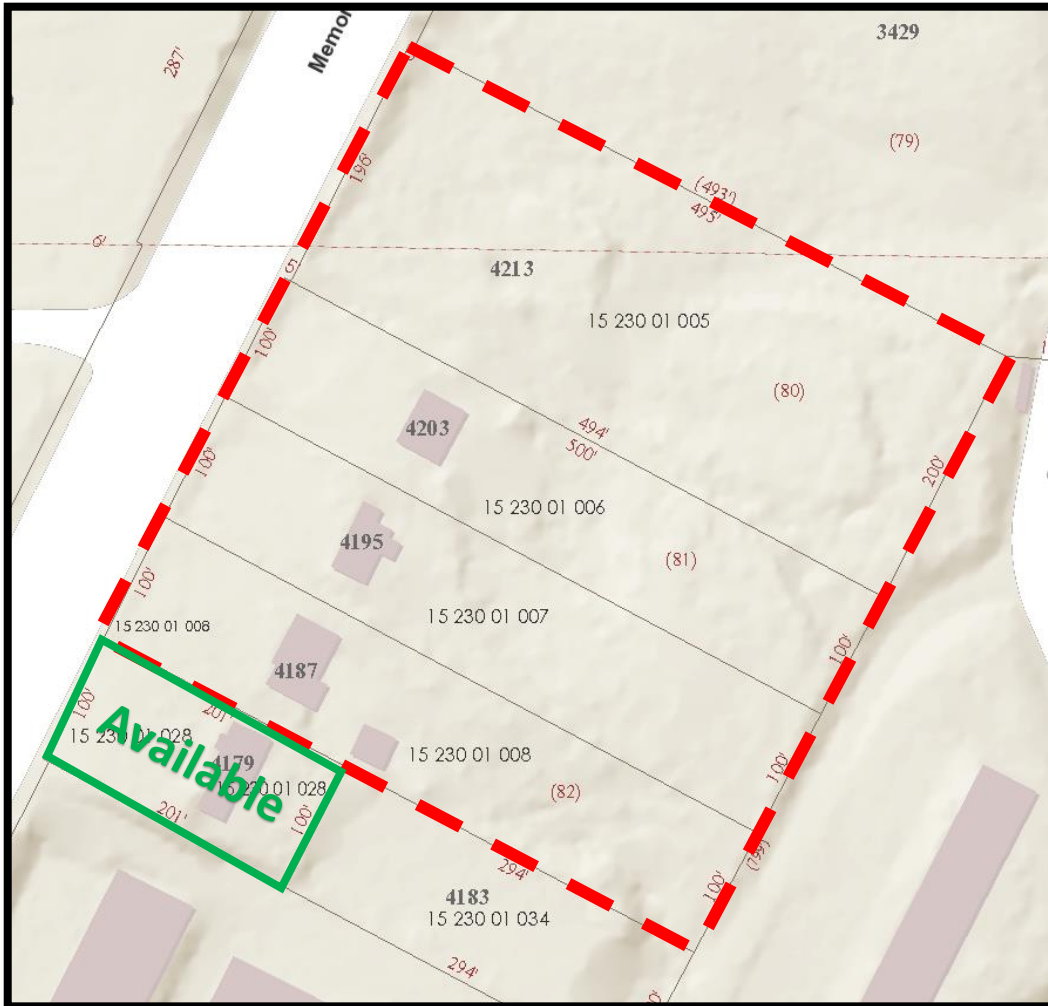
## Property Overview

- +/-6 acres – 5 parcels in Dekalb County
- Zoned OI, HR-3
- Comprehensive plan for Regional Center
- Allows for fast track permitting for high density multi-family/mixed use
- Topography is a gentle slope
- Sewer manhole on site at lowest point
- 3 buildings on 3 of the parcels
- +/-500 feet of frontage on Memorial Drive

**Asking - \$4,145,000**



# Tax Plat & Topography







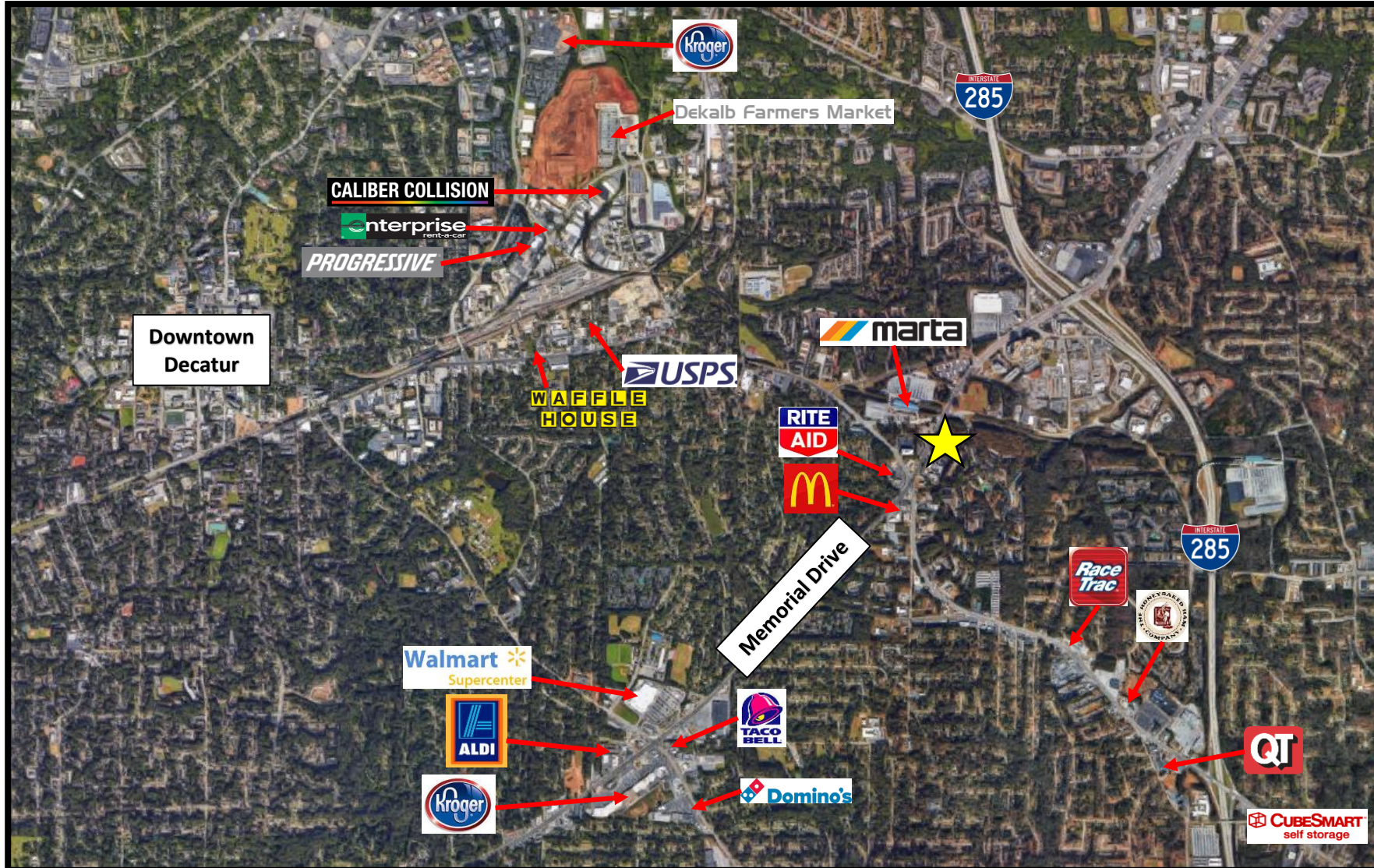
# Site Plan Approved for Parcel D



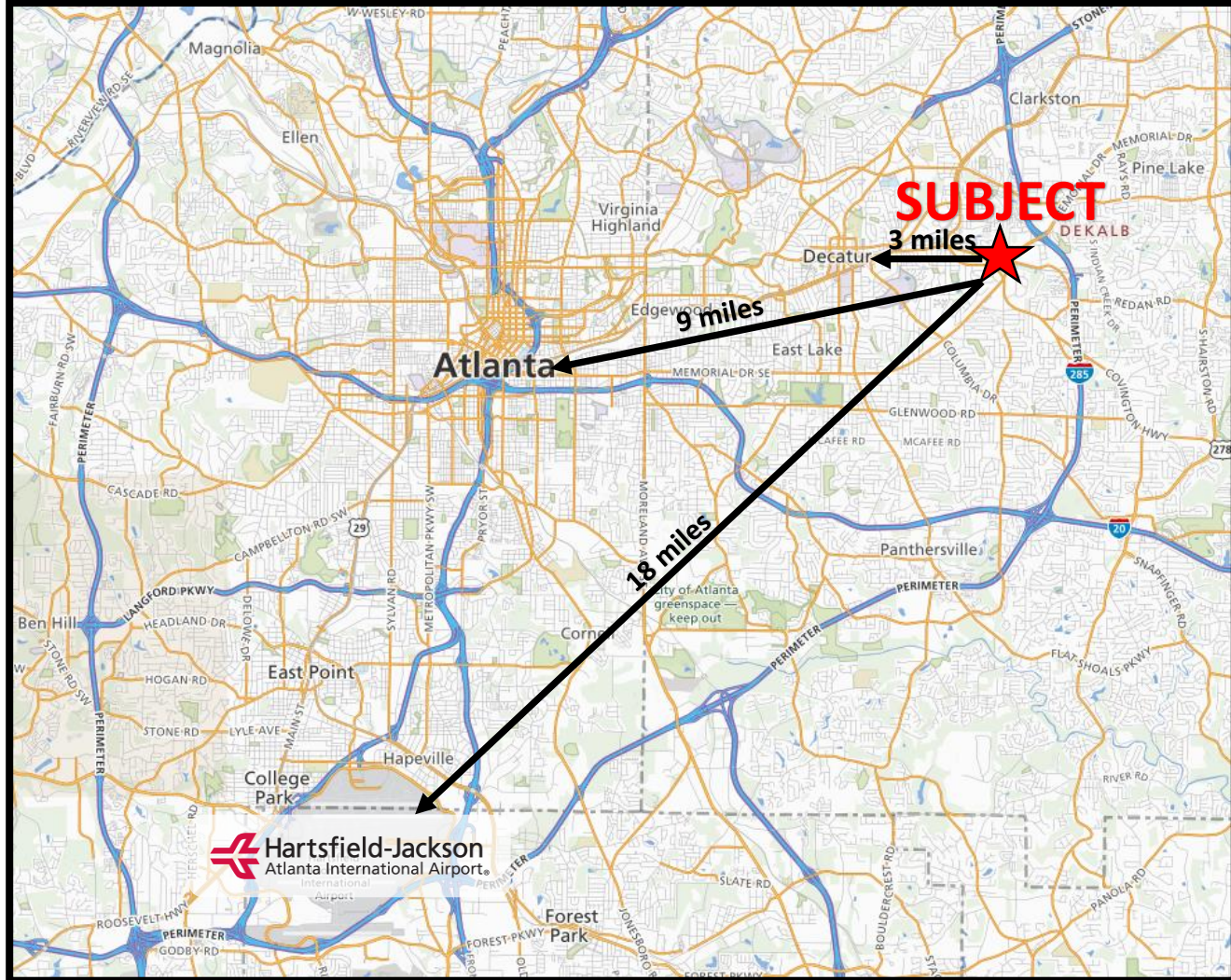
# Site Plan Approved for Parcel D



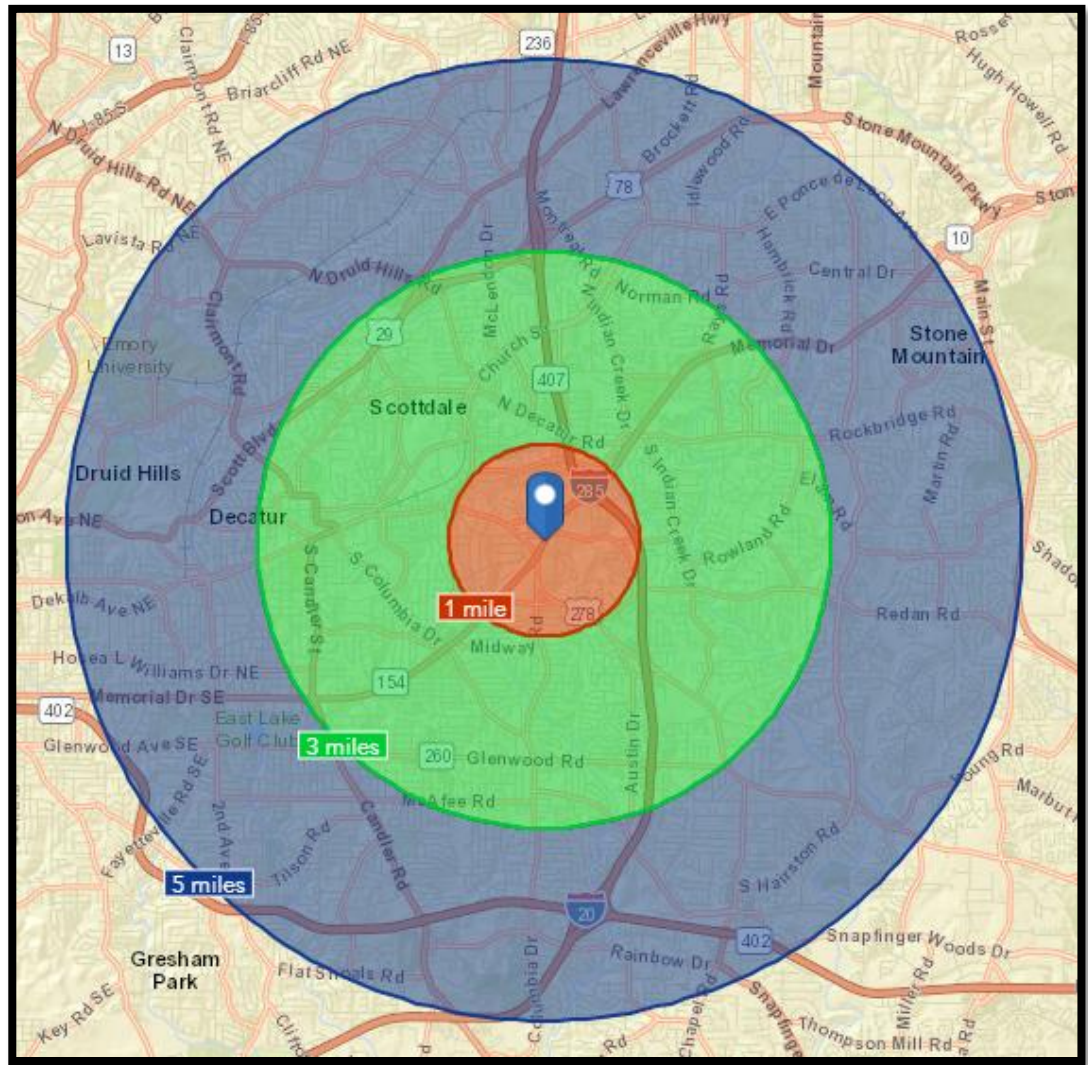
# Submarket Aerial



# Distance Map



# Area Demographics 2018 (Esri)



	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	14,691	5,101	\$56,514	32
<b>1-3 Miles</b>	92,932	36,548	\$69,582	36
<b>3-5 Miles</b>	170,838	67,764	\$81,255	36

