



Buteco  
Elsewhere Brewing  
Pin & Propper  
Eventide Brewing  
Atlanta Ink  
Grant Park Farmers Market  
Patria Cocina  
Hotto Hotto Ramen  
**1,000' | 4 Min Walk**



**Subject Property  
±4.9 Acres**

Hill Street SE

Englewood Avenue SE

# OFFERING MEMORANDUM

CHOSEWOOD PARK RESIDENTIAL DEVELOPMENT SITE  
LOCATED WITHIN QUALIFIED OPPORTUNITY ZONE  
1 BLOCK FROM ATLANTA BELTLINE AND THE BEACON | ± 4.9 ACRES





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# EXECUTIVE SUMMARY



## THE OFFERING

This  $\pm 4.9$ -acre residential development site is made up of two parcels and is located in the flourishing neighborhood of Chosewood Park. This site is one block from the Southside BeltLine Trail and its most prominent mixed-use development, The Beacon. The site is also approximately 4,500' from Grant Park and Zoo Atlanta, 1.3 miles to Georgia State Stadium and Summerhill and 2.3 miles to Downtown Atlanta. This property is also located in a Qualified Opportunity Zone.

Located where Englewood Avenue SE dead-ends into Hill Street SE, this site is ideal for townhome development. Residents are a brief stroll to The Beacon's many restaurants and services and the rest that the BeltLine offers.

## PROPERTY HIGHLIGHTS

- $\pm 2.11$ -acre &  $\pm 2.79$ -acre townhome development site in Chosewood Park
- $\pm 4.9$  total acres
- Four previously conceived concepts:
  - Page 7: 41 townhomes and 3 SFH
  - Page 8: 36 townhomes on northern parcel
  - Page 9: 99 townhomes
  - Page 10: 36 SFH
- Located where Englewood Avenue SE dead-ends into Hill Street SE
- One block from the Southside BeltLine Trail & mixed-use development, The Beacon
- 4,500' from Grant Park, 1.3 miles to Summerhill & 2.3 miles to Downtown Atlanta
- $\pm 2.79$ -acres currently zoned R-4 within the Beltline Overlay
- $\pm 2.11$ -acres currently zoned R4-A within the Beltline Overlay
- Located in a Qualified Opportunity Zone



**PRICE CONTACT BROKER**



**SIZE  $\pm 4.9$  ACRES**

# PROPERTY INFORMATION

## GENERAL:

ADDRESS: 0 Englewood Ave & 0 Climax St SE  
Atlanta, GA 30315

COUNTY: Fulton

## SITE:

SITE SIZE:  $\pm 2.79$  acres &  $\pm 2.11$  acres

PARCEL NUMBERS: 14 005600040315  
14 005600070403

CURRENT ZONING:  $\pm 2.79$  acres zoned [R4 within BeltLine Overlay](#)  
 $\pm 2.11$  acres zoned [R4-A within BeltLine Overlay](#)

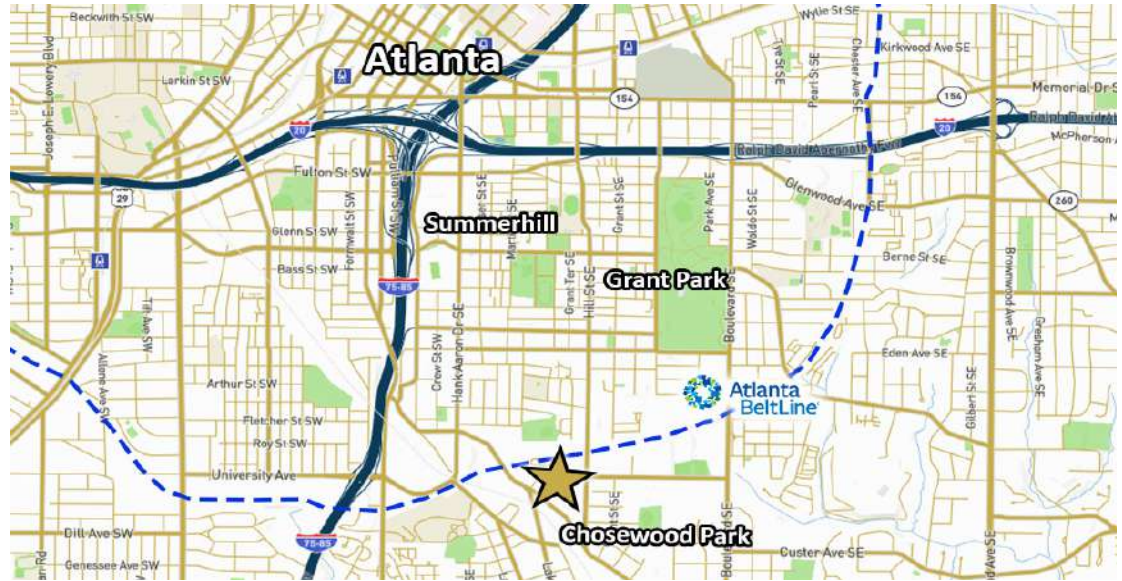
PROPOSED USE: Residential

UTILITIES: All available to site

CROSS STREETS: Hill St SE & Boulevard SE

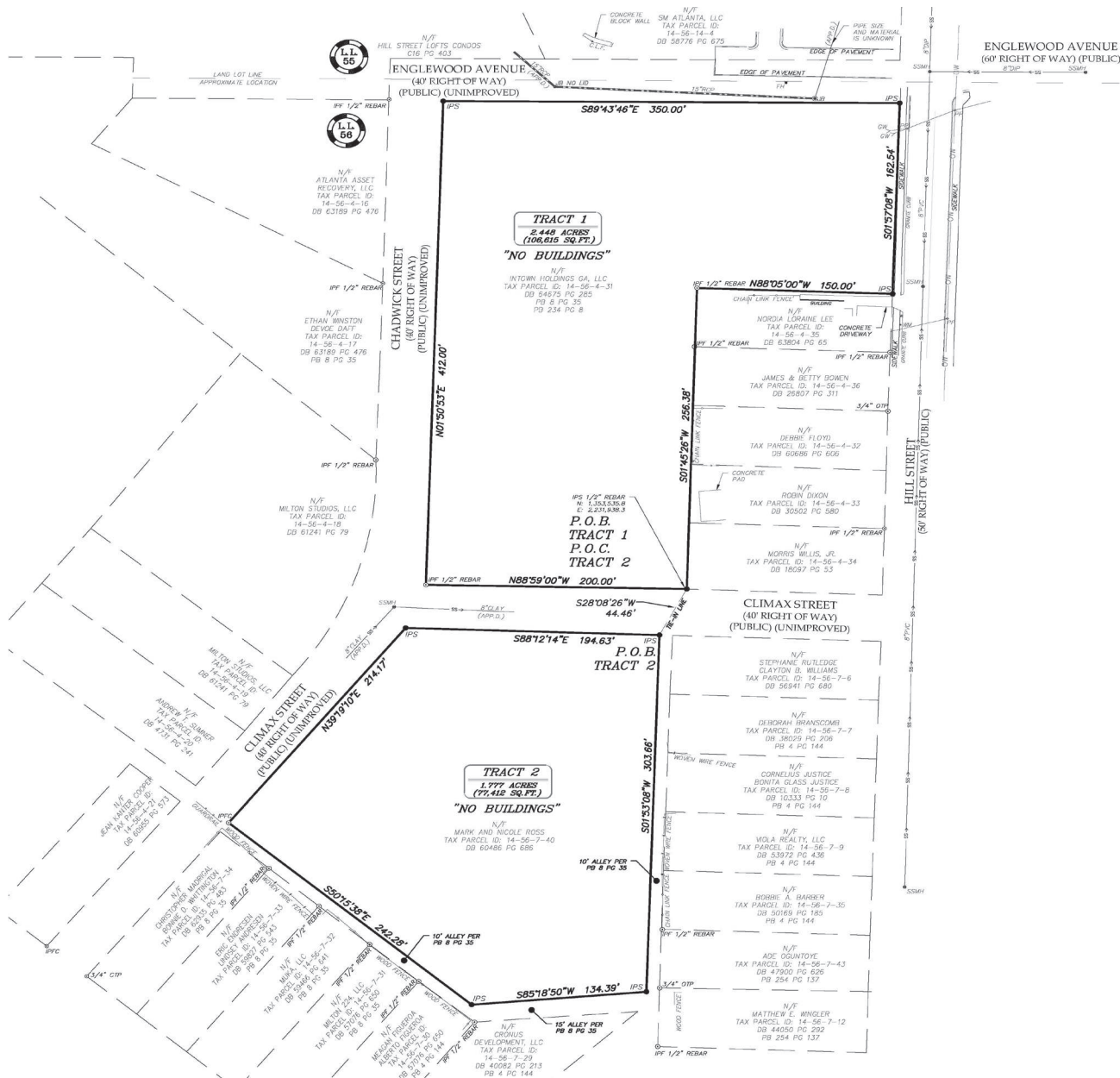
## FINANCIAL:

SALE PRICE: Contact broker

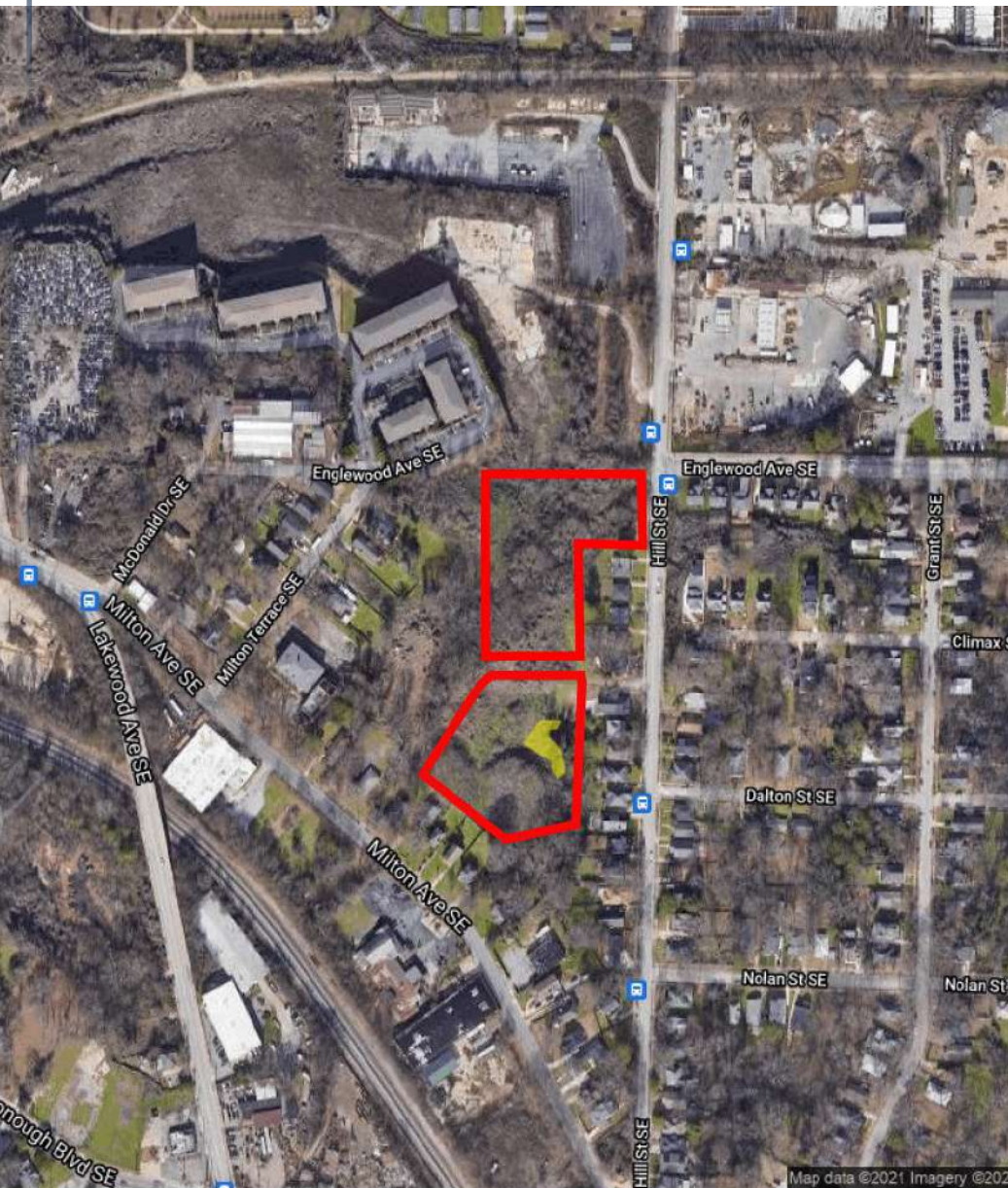




# SURVEY



# FLOOD AND TOPOGRAPHY MAPS





# RENDERING

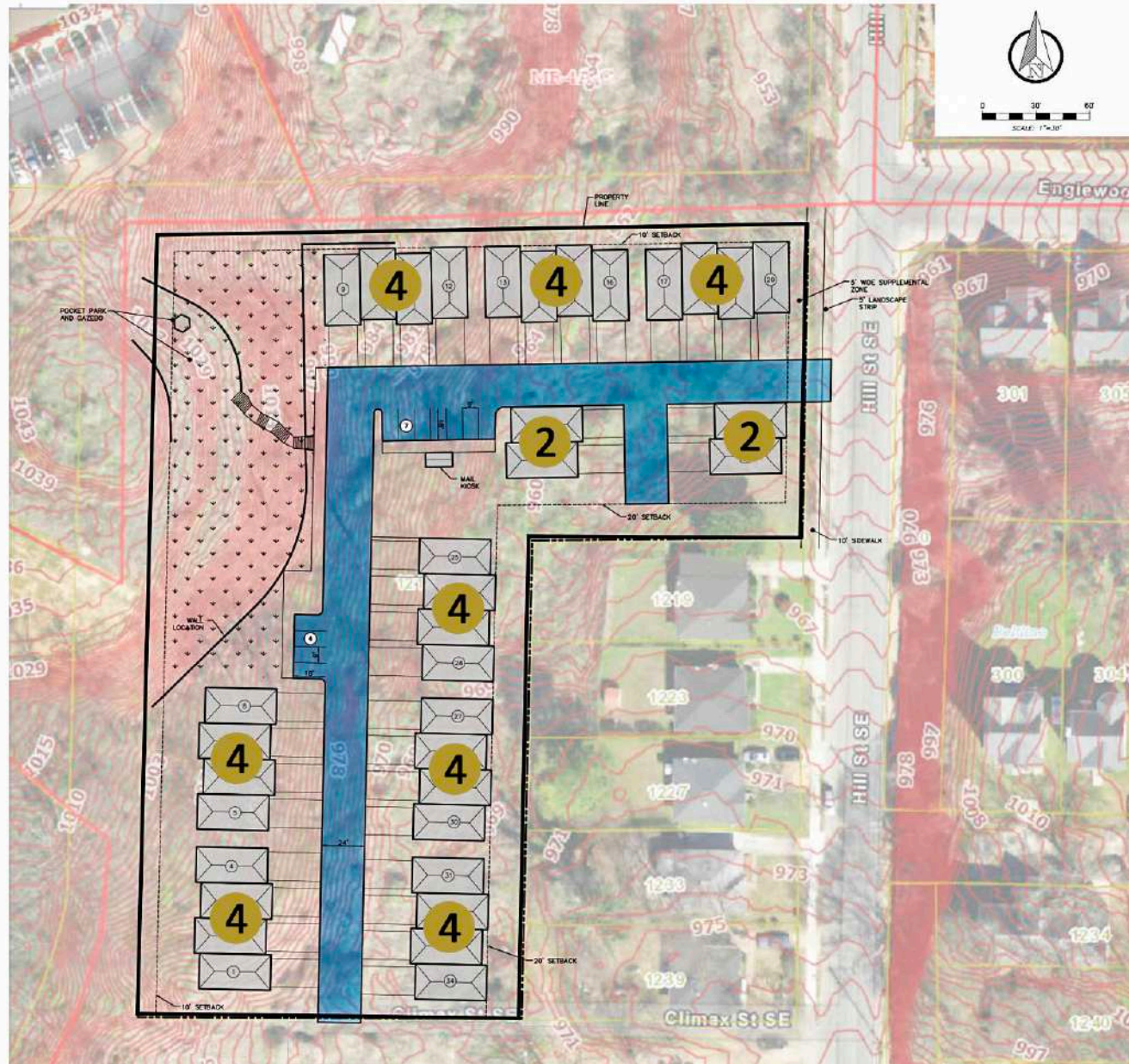
41 TOWNHOMES AND 3 SFH





# TOWNHOME CONCEPT PLAN

## NORTHERN PARCEL - 36 TOWNHOMES





# TOWNHOME CONCEPT PLAN

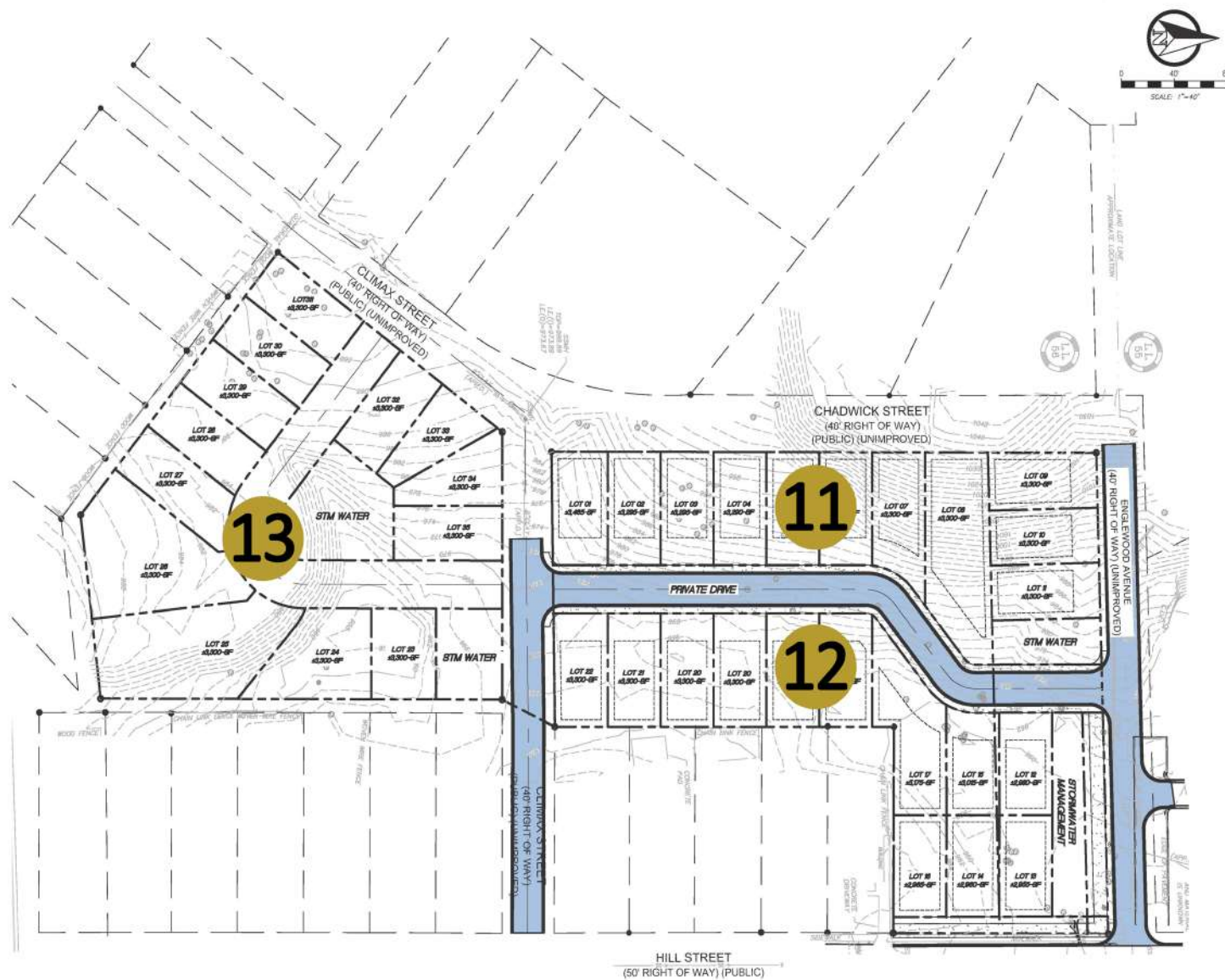
99 TOWNHOMES





# SFH CONCEPT PLAN

36 SFH





# ABOUT THE AREA





# ABOUT THE AREA

## CHOSEWOOD PARK

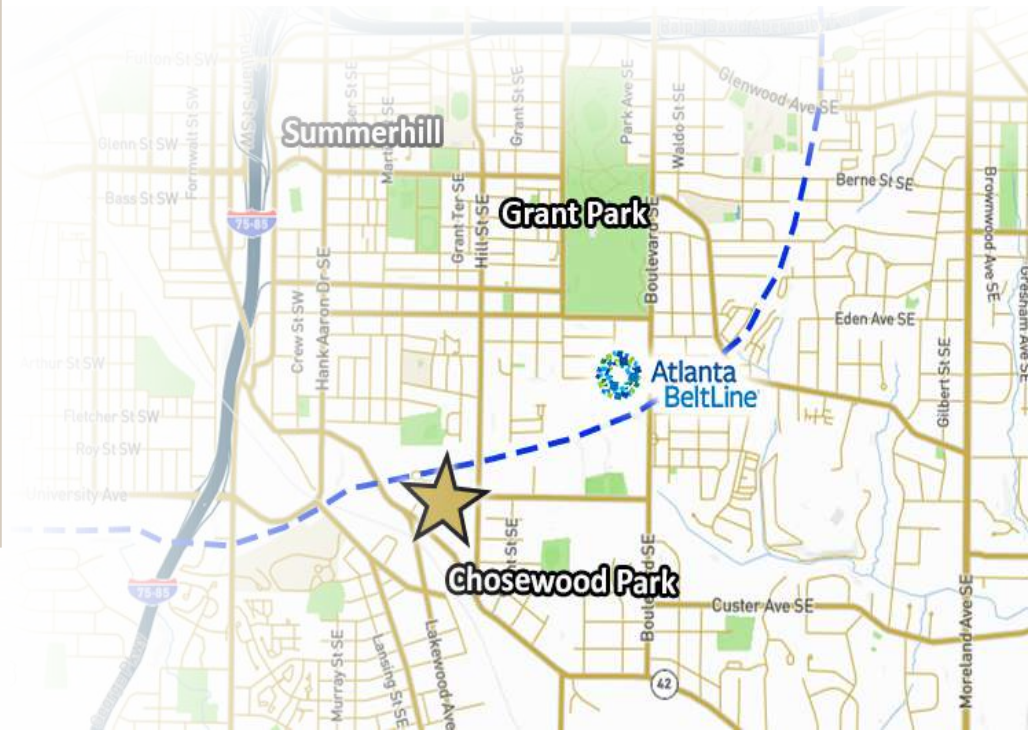
Chosewood Park is a neighborhood in southeast Atlanta, Georgia. It is located south of Peoplestown and Grant Park, west of Boulevard Heights and Benteen Park, northwest of Thomasville Heights and the Atlanta federal penitentiary, and northeast of South Atlanta and Lakewood Heights. It is situated directly on the path of the Atlanta Beltline, which has begun to acquire and develop properties along the rail lines in the Chosewood corridor, including the Boulevard Crossing Park.

The neighborhood is composed of craftsman-style bungalows, many of which were built in the early 1900s. Many of the newly constructed homes in the neighborhood also reflect this craftsman theme while adding modern amenities.

## GRANT PARK

Grant Park is the fifth-largest park in the city, behind Chastain Park, Freedom Park, Westside Reservoir Park and Piedmont Park. Grant Park has two major attractions besides the park itself: Zoo Atlanta and the Atlanta Cyclorama. The park serves over one million visitors annually.

A restoration trend began in Grant Park in the early 1970's and the neighborhood began to blossom in the late 80's and into the 1990's. Demolition of older homes has largely been halted and new construction seeks to conform to the character of the old neighborhood. During the 1980's, the entire area, both north and south of I-20, was placed on the national register of historic places. In 2000, the neighborhood became Atlanta's largest Historic District, bringing additional zoning protections. Grant Park today is a mixture of the old and new residents with people of all levels of education, age and racial backgrounds living in the same neighborhood.

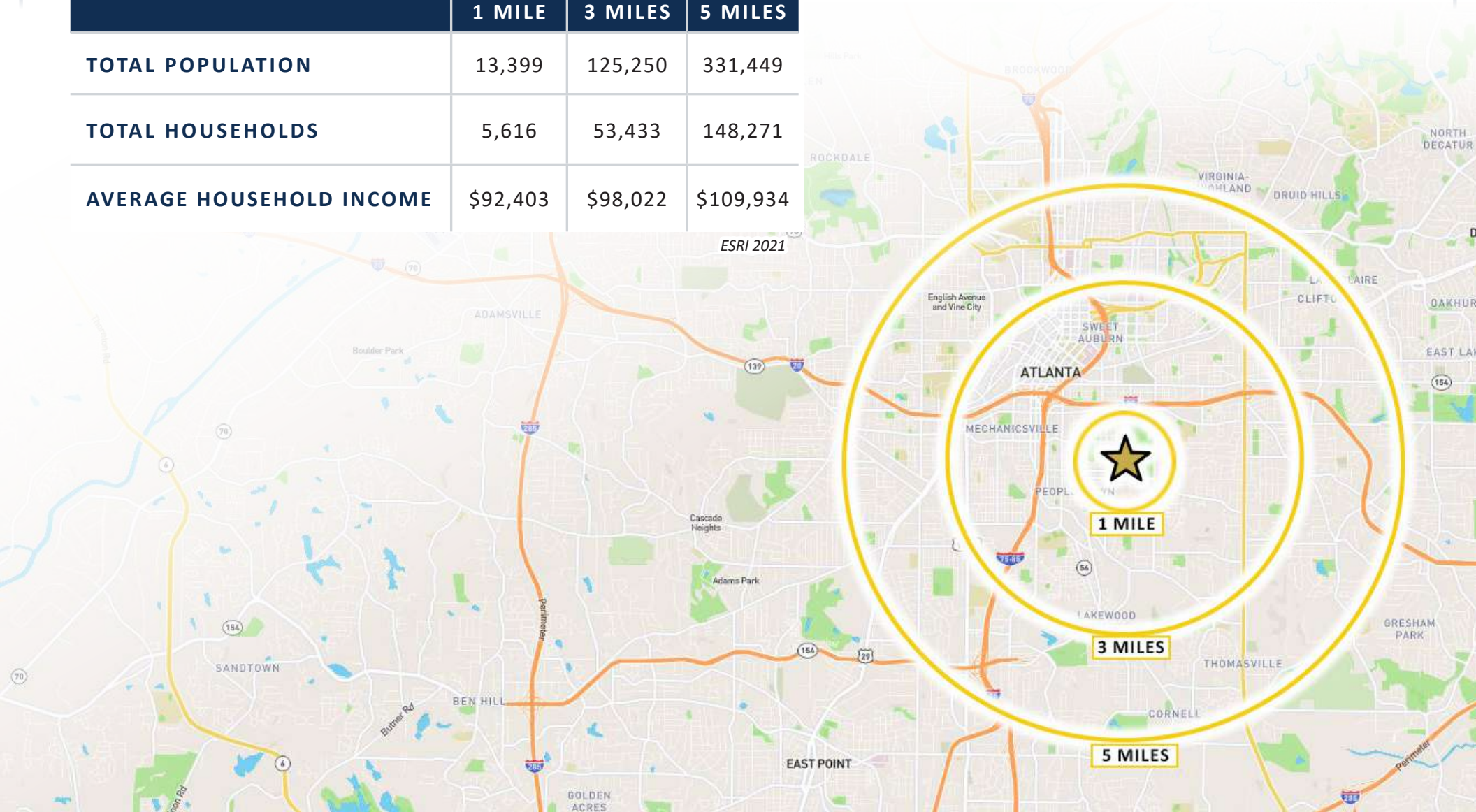




# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,399	125,250	331,449
TOTAL HOUSEHOLDS	5,616	53,433	148,271
AVERAGE HOUSEHOLD INCOME	\$92,403	\$98,022	\$109,934





# MULTIFAMILY DEVELOPMENTS

## Within a 1.5 Mile Radius:

- There have been 418 units delivered with a positive 12 month absorption of 381
- Currently, there are ±1,627 units under construction



### Pratt Stacks



Pratt Stacks features 5 different townhome floor plans each with a 1 car garage

### Eloise at Grant Park



Eloise at Grant Park will offer 12 townhomes and 18 stacked flats in historic Grant Park

### The Skylark



Features luxurious one, two and three bedroom apartments

### 1335 Boulevard



Plans calling for 782 multifamily rental units, 398 for-sale condos and townhomes across a patch of 34 acres

BEACON  
ATLANTA





# IN THE AREA





# IN THE AREA

## ZOO ATLANTA



Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.

## THE ATLANTA BELTLINE



The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

## THE BEACON



The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs.

Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.

## CELLAIRIS AMPHITHEATRE



The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.

## THE EASTERN



The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta Beltline. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.

## KROG STREET MARKET



Krog Street Market, nestled in the heart of Inman Park, is a food hall housed in a restored factory. Krog Street Market is home to market stalls featuring prepared foods, produce and gourmet treats. Atlantans love Krog Street Market for shopping, visiting and dining.



# OPPORTUNITY ZONE

## QOZ INVESTMENT

A Qualified Opportunity Zone (QOZ) investment allows for the reduction of deferred gains from the sale or exchange of prior investments.

QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain).

If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

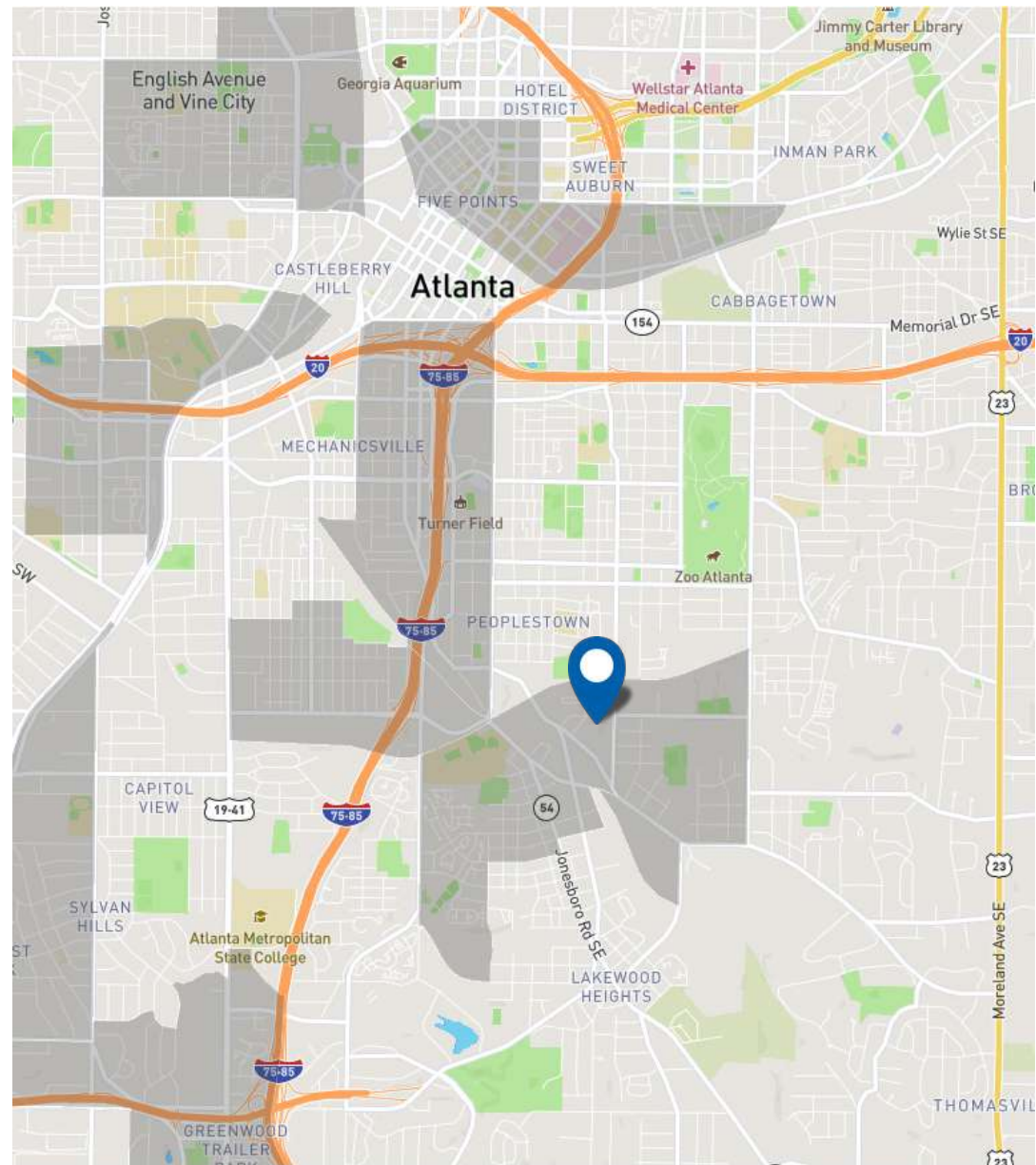
## BENEFITS TO TENANTS

Investors in Qualified Opportunity Funds can achieve significant tax benefits for equity investments, including tax deferral and permanent tax reduction.

To remain certified as a Qualified Opportunity Fund, the Fund must hold at least 90% of its assets in Qualified Opportunity Zone property. Such property includes certain stock or partnership interests of the underlying business, and/or business property (personal and/or real property) of a Qualified Opportunity Zone business.

## LEARN MORE HERE

- [Qualified Opportunity Funds](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones](#)
- [U.S. Department of the Treasury: \(CDFI\) Opportunity Zones Resources](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)





# AREA DEVELOPMENTS

## ATLANTA DAIRIES

Located just off the Beltline, the Atlanta Dairies redevelopment transforms a historic icon of Reynoldstown into a new center of gravity for Atlanta's vibrant Eastside neighborhoods.

Rooted in this industrial heritage, Paces Properties' vision for Atlanta Dairies includes a curated mix of specialty shopping, dining, and entertainment venues, all connected by greenspace. In addition to unique office space and apartments, Atlanta Dairies will be a 24/7 gathering place where visitors can come for a meal, stick around for outdoor drinks and games, and discover arts events and live music—again and again.

## GEORGIA AVENUE REDEVELOPMENT

Georgia Avenue is the heart and soul of Summerhill – the award-winning adaptive reuse business district that's home to Atlanta's favorite chefs, restaurateurs, brewers, and purveyors. The inviting street and its tenants are reminiscent of a small town, a unique and welcome reprieve in the center of the city. Already a sought-after culinary destination, visitors can expect more highly anticipated to open throughout 2022.

## 40-ACRE CHOSEWOOD PARK PARCEL FOR MIXED-USE

Origin Investments and Kaplan Residential are planning for local restaurants, wellness center, dedicated areas for revolving food trucks, pet amenities, collaborative co-working centers, office areas, 700 build-to-rent townhomes and multifamily units, and more. The project will create a neighborhood village that celebrates community and connectivity, weaving in adaptive reuse components to provide charm, preservation, and originality on the site," the firms said in a press release. Located within Chosewood Park, at 500 Sawtell Avenue Southeast, it will be home to more than 2,000 multifamily residences, ample activated park space, and up to 150,000 SF of diversified commercial space, in its fully realized form.





# BROKER PROFILES



**ANDY LUNDSBERG**

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Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

National Association of Realtors-Georgia

Atlanta Commercial Board of Realtors

Young Council of Realtors (YCR)

Million Dollar Club (2008 - Present)



**MICHAEL WESS, CCIM**

Partner

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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service, and exceptional results. 2018 served as Michael's breakout year, closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$300 million in over 100 transactions.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.