

FOR SALE

# Atlanta's Prime Beltline District Gem: Mixed-Use Development Opportunity in the City

1187 Ira St SW, Atlanta, GA 30310

eXp Commercial | Promenade II 1230 Peachtree St NE | Atlanta, GA 30309 |

**April Lawson** 256.679.8300  
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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

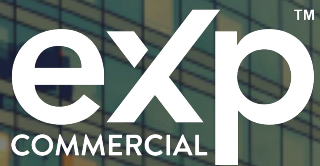
By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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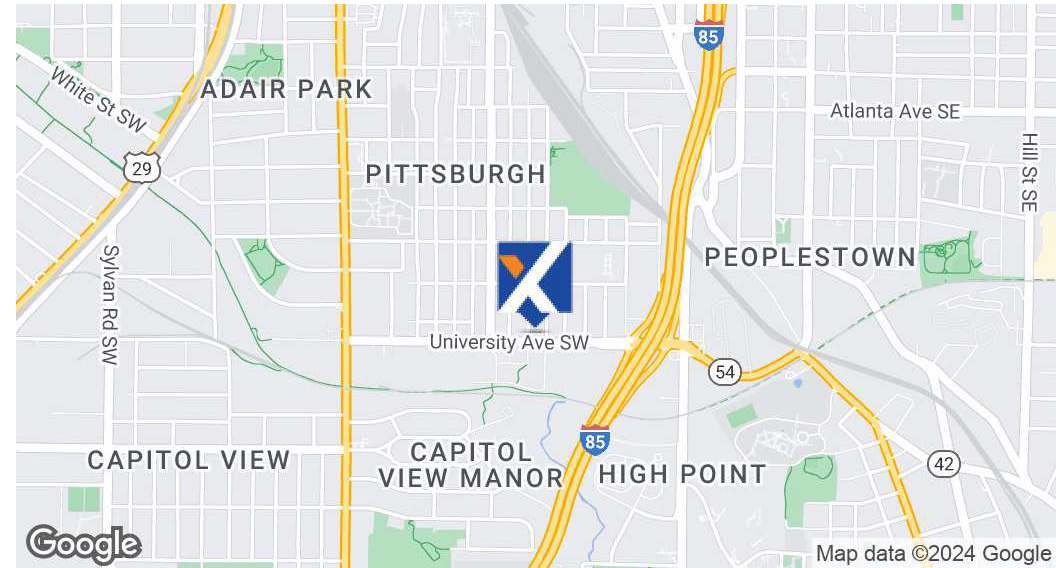
## PROPERTY INFORMATION

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# FOR SALE | Executive Summary

1187 Ira St SW, Atlanta, GA 30310



## OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	0.35 Acres
Price / Acre:	-
Year Built:	N/A
Zoning:	C1
Market:	Atlanta-Sandy Springs-Alpharetta, GA

## PROPERTY OVERVIEW

eXp Commercial is proud to present a .35 acre parcel of land located in SW Atlanta. With the famous Pittsburg Yards campus directly across the street and city plans to expand the Atlanta Belt Line to run along a path adjacent to the campus, this is an ideal location for an investor with a strong desire with an eye for equitable development in a historically disinvested neighborhoods. Zoned C1, this parcel offers a versatile canvas for a diverse range of commercial ventures. Prominent street frontage ensures visibility and accessibility, perfectly complementing its high-traffic location for maximum business exposure. It's a compelling investment opportunity for entrepreneurs seeking a prime commercial space in the Atlanta market.

## PROPERTY HIGHLIGHTS

- Zoned C1, allowing for a wide range of commercial opportunity
- Opportunity Zone
- Prominent street frontage for visibility and accessibility
- High traffic location for optimal business exposure

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# FOR SALE | Property Description

1187 Ira St SW, Atlanta, GA 30310



## PROPERTY DESCRIPTION

eXp Commercial is proud to present a .35 acre parcel of land located in SW Atlanta. With the famous Pittsburg Yards campus directly across the street and city plans to expand the Atlanta Belt Line to run along a path adjacent to the campus, this is an ideal location for an investor with a strong desire with an eye for equitable development in a historically disinvested neighborhoods. Zoned C1, this parcel offers a versatile canvas for a diverse range of commercial ventures. Prominent street frontage ensures visibility and accessibility, perfectly complementing its high-traffic location for maximum business exposure. It's a compelling investment opportunity for entrepreneurs seeking a prime commercial space in the Atlanta market.

## LOCATION DESCRIPTION

Opportunity Zone

C-1 Community Business District

Across From Pittsburg Yards Campus

Nearby Access To The Atlanta Beltline

Minutes Away From The New Murphy Crossing Project

Located Approx. 1.5 miles SW of ATL Central Business District

Public Transportation Nearby

Just Minutes from I-75 | I-85 | I-20

## SITE DESCRIPTION

Vacant Cleared Corner Lot in Opportunity Zone

Prominent Street Frontage

Great Visibility

## UTILITIES DESCRIPTION

Public Water and Sewage

## POWER DESCRIPTION

Electric Access

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# FOR SALE | Community Highlights

1187 Ira St SW, Atlanta, GA 30310



## LOCATION INFORMATION

Building Name	Atlanta's Prime Beltline District Gem: Mixed-Use Development Opportunity in the City
Street Address	1187 Ira St SW
City, State, Zip	Atlanta, GA 30310
County	Fulton
Market	Atlanta-Sandy Springs-Alpharetta, GA
Cross-Streets	University Ave
Township	City of Atlanta
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-85   I-75   I-20
Nearest Airport	Hartfield-Jackson Atlanta International

Bus Line and Marta Station nearby

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# FOR SALE | Community Highlights

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## Pittsburgh Yards – (Directly across the street)

Pittsburgh Yards® was designed to be a commercial anchor and has succeeded in producing living-wage jobs that generate positive change for residents in the surrounding communities. The BeltLine's newly acquired land sits next to The Nia Building™, a 61,000-square-foot former trucking terminal at Pittsburgh Yards® fitted with 101 leasable workspaces, conference spaces, an amphitheater, apartment units, and a shared kitchen and market. The Pittsburgh Yards® complex also includes a dedicated community green known as the James Bridges Field.



## Atlanta BeltLine - (Directly across the street)

In south and west Atlanta, the BeltLine is actively building major multi-use trail segments with more going into construction in the next several months. By the end of 2024, 80 percent of the trail loop will be complete or under construction, providing alternative transportation options connecting into this site. The BeltLine's newly acquired land is adjacent to the Pittsburgh Yards property.



## Murphy Crossing Project – (5 minute drive away)

A 20-acre new mixed-used development, which sits within the Oakland City neighborhood and is bordered by the neighborhoods of Adair Park and Capitol View. Proposed plans include a walkable community with an open layout which will include both residential and commercial affordability in mix of new and existing buildings to create connectivity with the surrounding neighborhood

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# FOR SALE | Additional Photos

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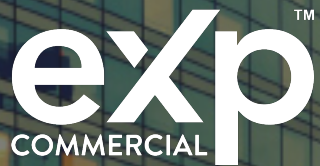
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# 2

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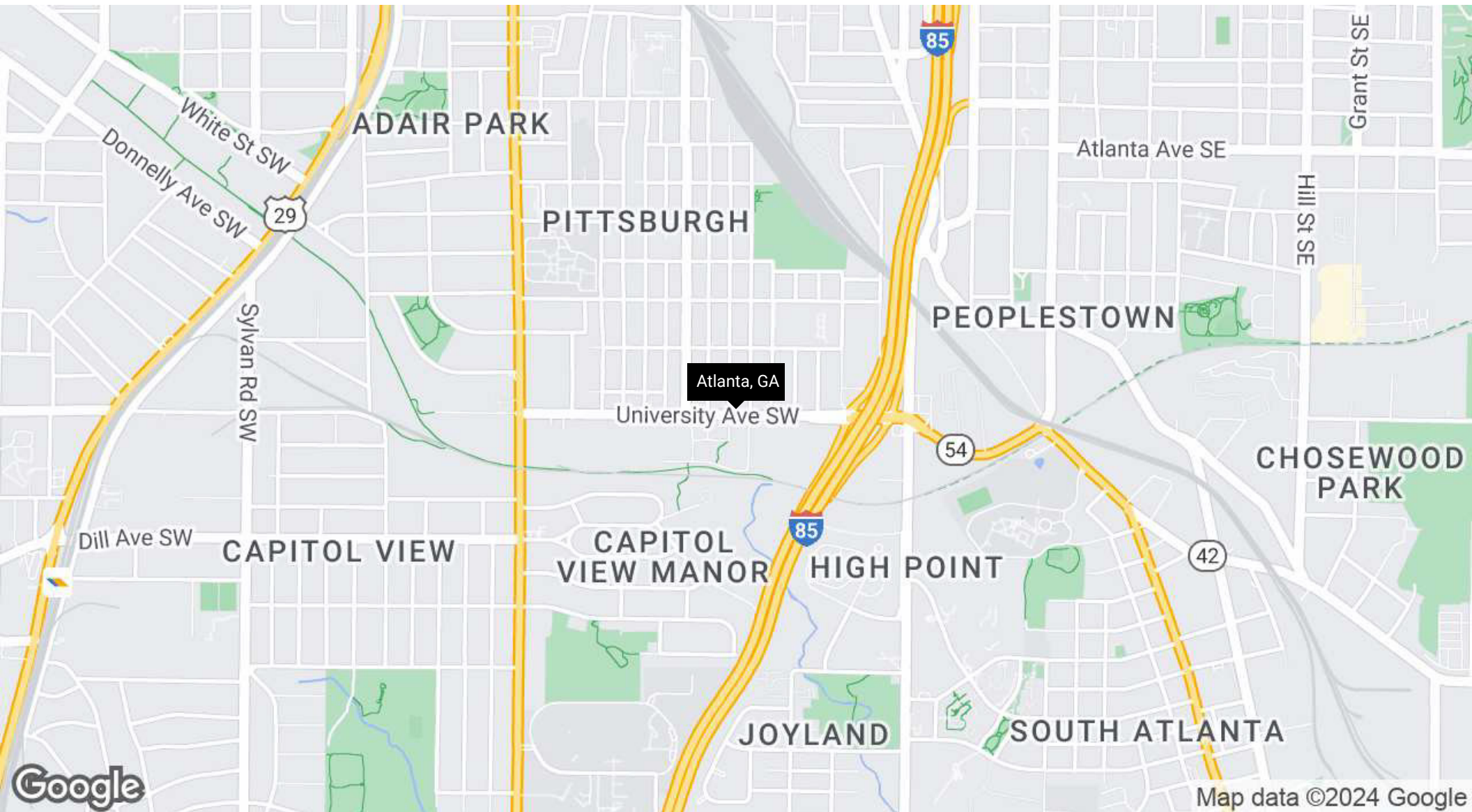
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# FOR SALE | Regional Map

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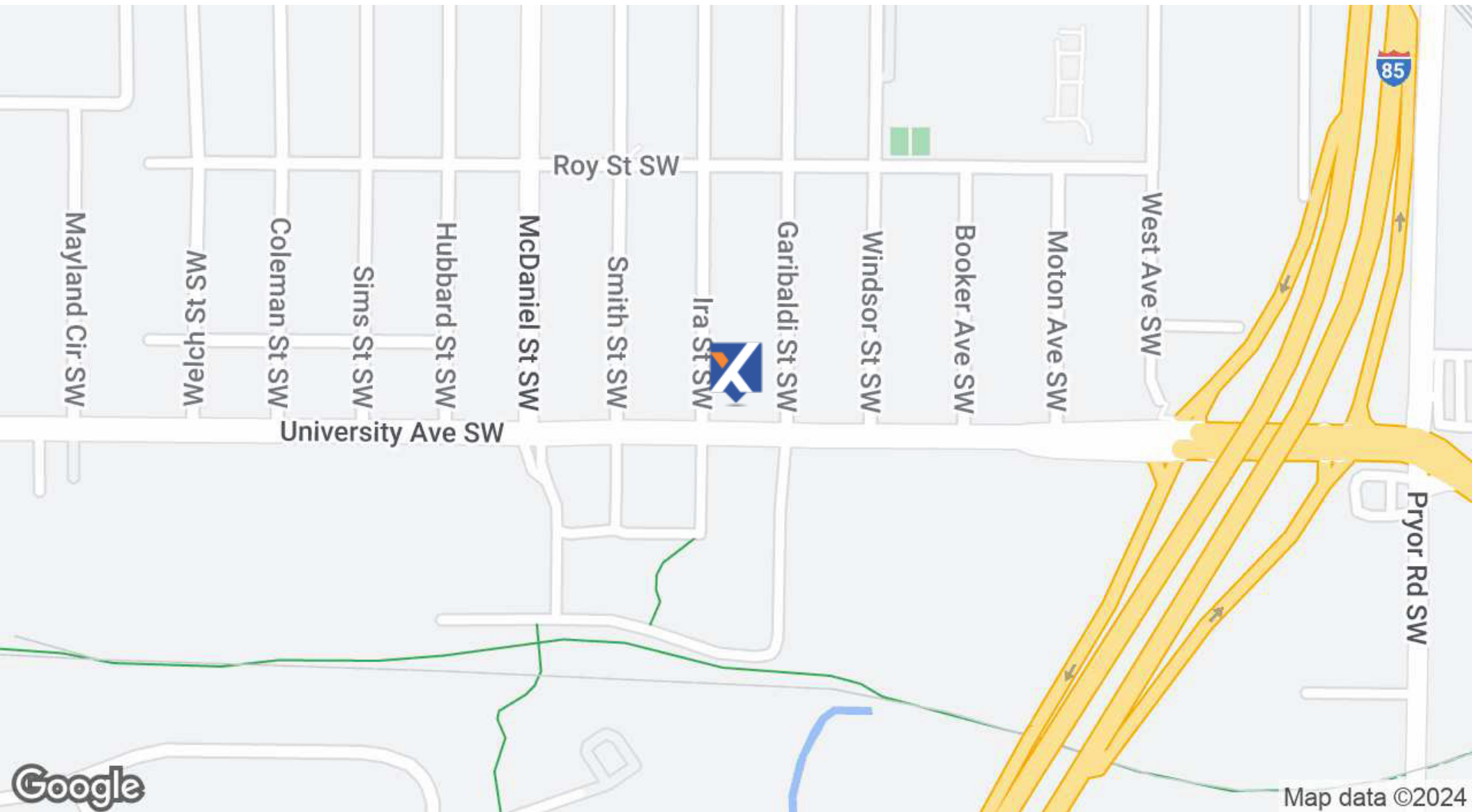
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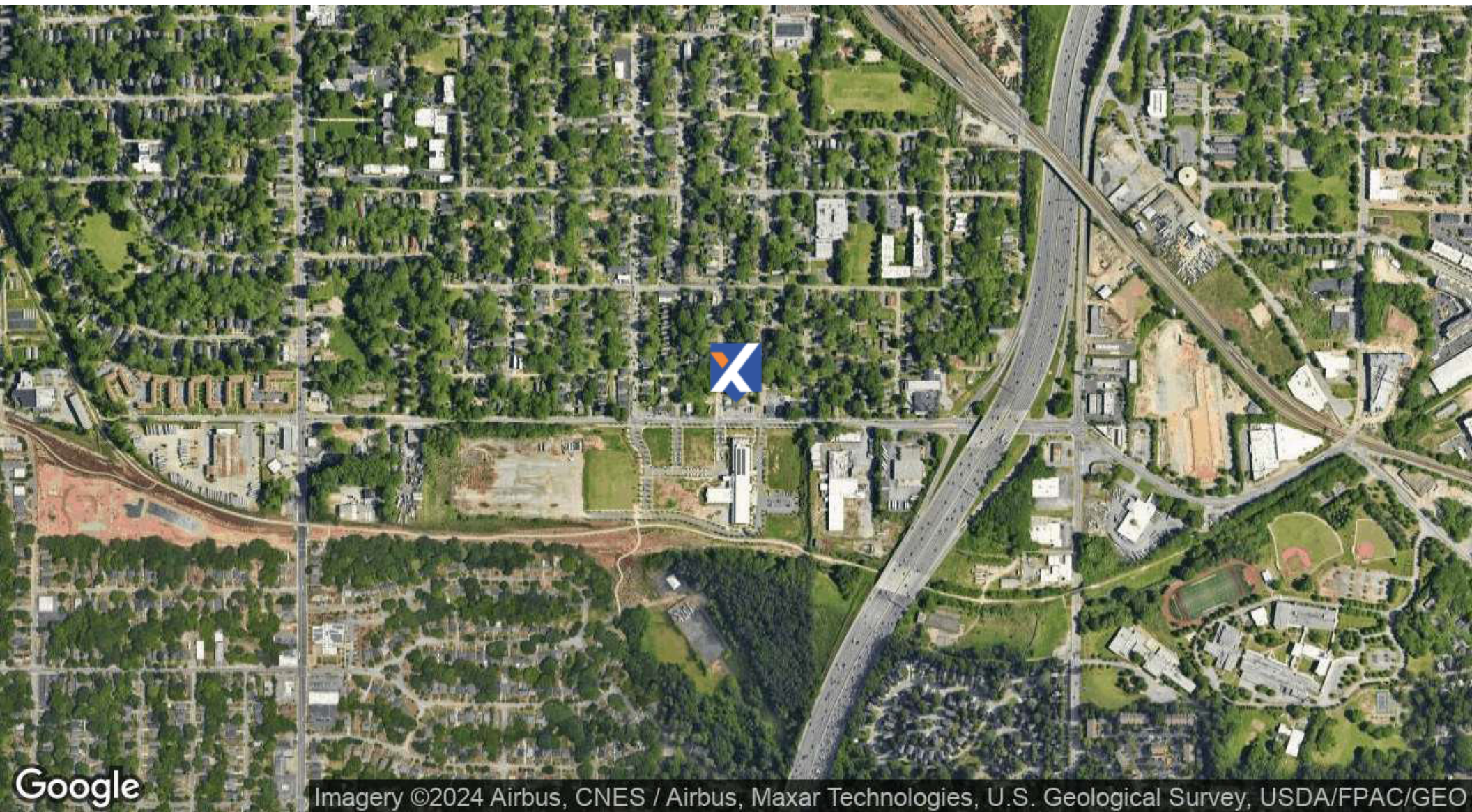
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# FOR SALE | Aerial Map

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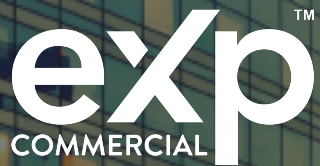
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# 3

## DEMOGRAPHICS

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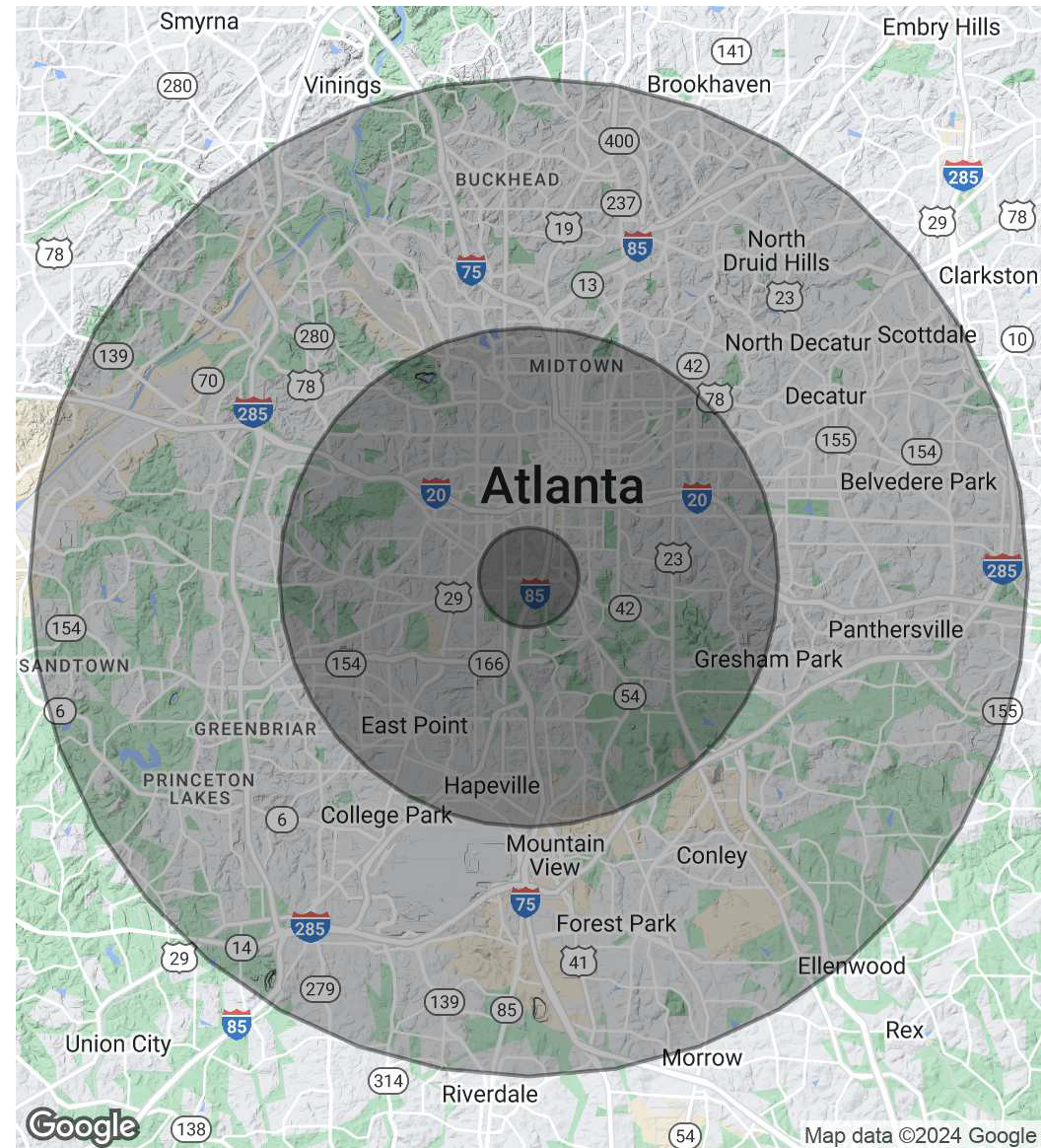
# FOR SALE | Demographics Map & Report

1187IraStSW,Atlanta,GA30310

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,997	310,552	902,476
Average Age	33.4	34.3	35.7
Average Age (Male)	32.7	33.8	34.5
Average Age (Female)	33.7	34.1	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,603	158,091	431,667
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$46,440	\$70,479	\$84,813
Average House Value	\$188,465	\$239,102	\$267,521

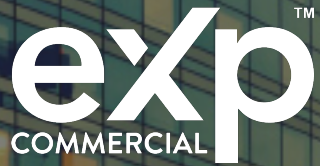
\* Demographic data derived from 2020 ACS - US Census



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# 4

## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

1187 Ira St SW, Atlanta, GA 30310



## APRIL LAWSON

Broker Associate | Business Broker

april.lawson@expcommercial.com

Direct: 256.679.8300

GA #406675 // AL #87694

## PROFESSIONAL BACKGROUND

As a seasoned real estate broker with nearly two decades of experience, April brings a wealth of expertise to the table. Having spent five years specifically in commercial real estate, her skill set encompasses a diverse range of competencies essential to thriving in this dynamic industry. Her foundation lies in over two decades of customer service, sales, supervisory experience, and contract negotiations. These skills have not only equipped her to navigate the complexities of real estate transactions but have also allowed her to cultivate strong relationships with clients, colleagues, and industry stakeholders.

April's specialization in land development, tenant representation, and business brokering underscores her versatility and ability to deliver tailored solutions to clients across various sectors of commercial real estate. Whether it's identifying lucrative investment opportunities, negotiating favorable lease terms, or facilitating seamless business transitions, she leverages her expertise and experience to achieve optimal outcomes for her clients.

In essence, April's track record of success, coupled with her extensive experience and ongoing commitment to professional growth, positions her as a trusted advisor and strategic partner in the realm of commercial real estate.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

International Business Brokers Association (IBBA)

### eXp Commercial

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