

LAND FOR SALE

Decatur / Avondale Land Development Opportunity

POTENTIAL FOR LARGER ASSEMBLAGE



OAKHURST
REALTY
PARTNERS

Exclusive Offering

\$400,000/Acre = \$1,240,000

1. 3295 Covington Dr., Decatur, GA 30032

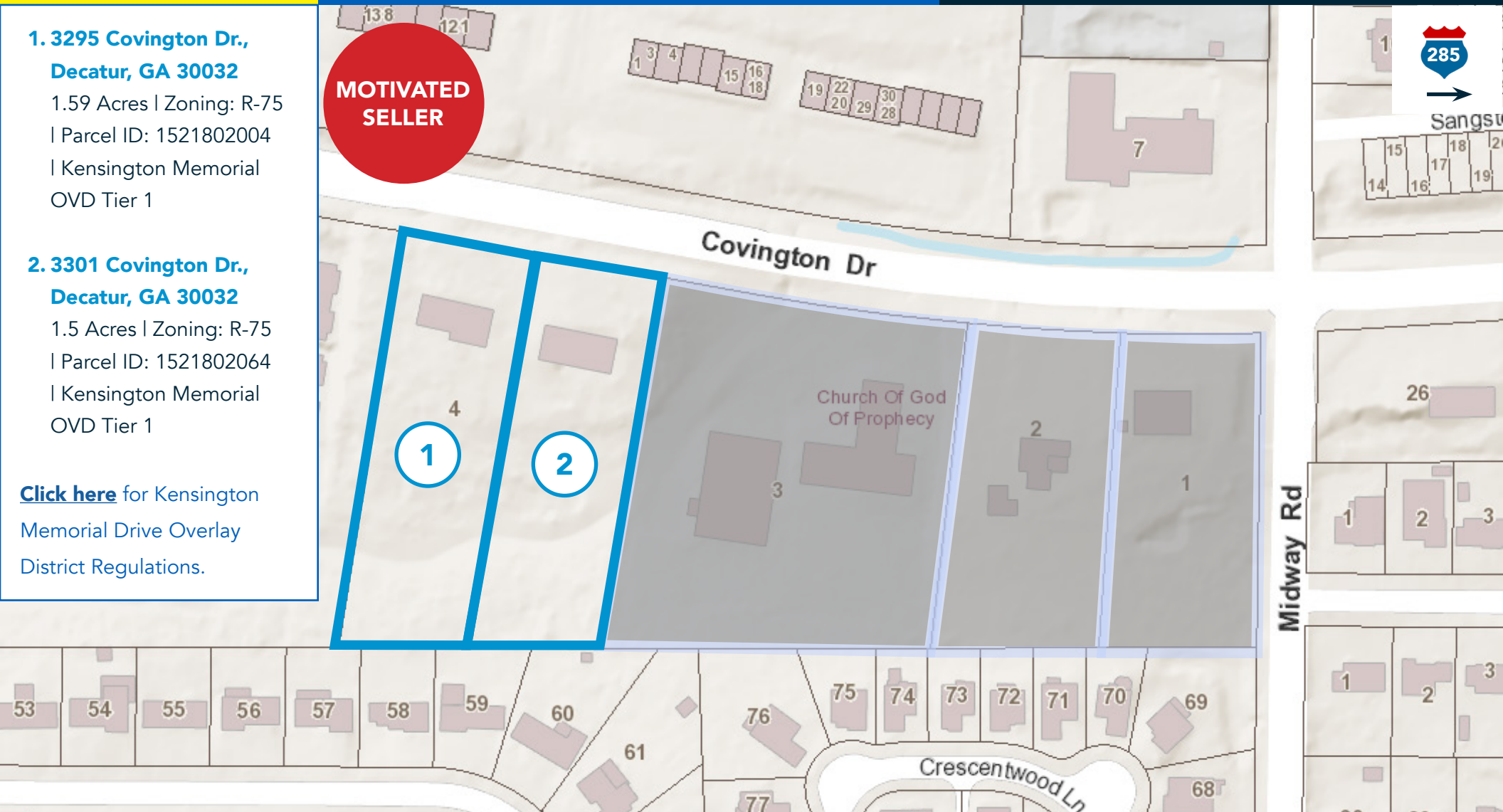
1.59 Acres | Zoning: R-75
| Parcel ID: 1521802004
| Kensington Memorial
OVD Tier 1

2. 3301 Covington Dr., Decatur, GA 30032

1.5 Acres | Zoning: R-75
| Parcel ID: 1521802064
| Kensington Memorial
OVD Tier 1

[Click here](#) for Kensington
Memorial Drive Overlay
District Regulations.

**MOTIVATED
SELLER**



FOR MORE INFORMATION, PLEASE CONTACT: Steve Wohl | 404-371-4100 | swohl@oakrep.com

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OVERVIEW

- Parcels are located in Kensington Memorial OVD Tier 1 and are designated CRC (Commercial Redevelopment Corridor)
- [click here](#) for more information on CRC.
- Ideally located 1 mile inside I-285 with easy access to Downtown Atlanta and surrounding communities
- 1.5 miles from Downtown Avondale Estates
- 2.5 miles from Downtown Decatur
- 3 miles from DeKalb Farmer's Market
- 1.2 miles from MARTA's Kensington Station
- Less than 3 miles from East Lake Golf Club
- Convenient to a wide selection of eclectic restaurants and shops in nearby Downtown Decatur and Avondale Estates
- Close to a variety of public, private and charter schools including the renowned Drew Charter School in East Lake

COMMERCIAL REDEVELOPMENT CORRIDOR

Density (du/ac)

Up to 30 (40 with approved SAP)*

Preferred Uses

Townhomes / Condominiums
/ Apartments / Retail and
Commercial / Office Mixed Use /
Institutional

Permitted Zoning

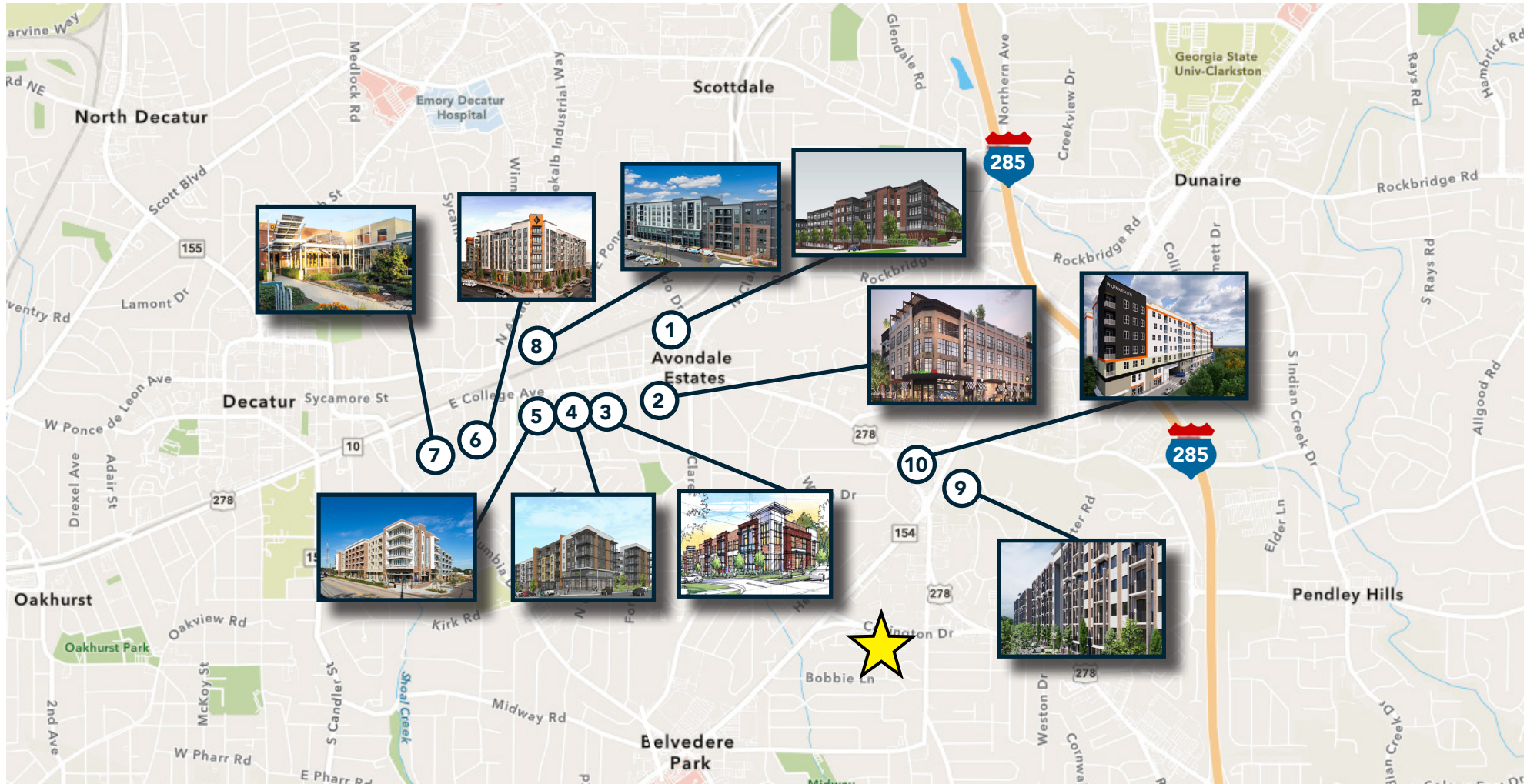
MU-1, MU-2, MU-3, MR-1, RSM, C-1,
C-2, OI, OD, OIT

Downtown Avondale Estates



FOR SALE

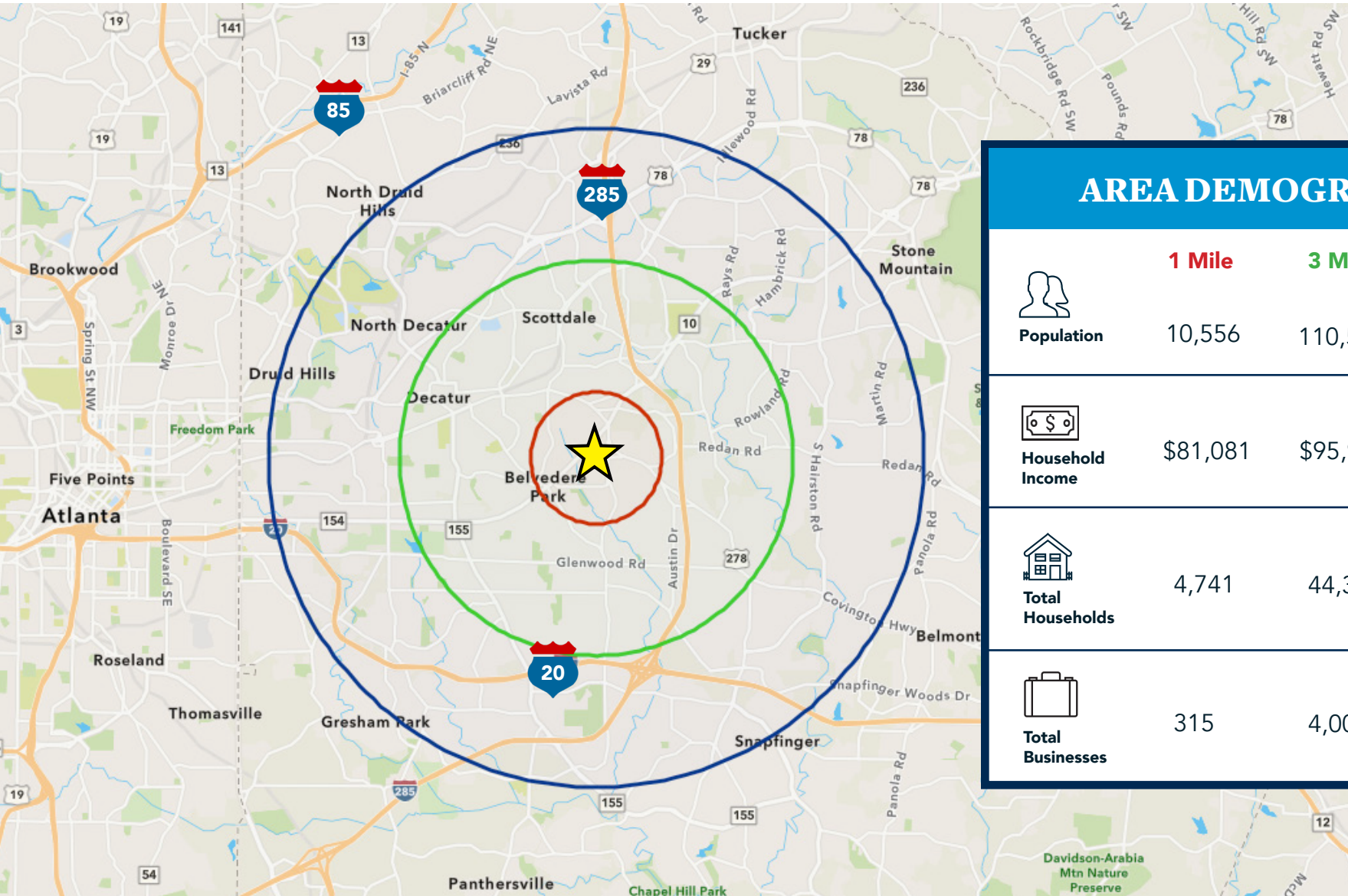
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- | | | |
|-------------------------------------|--|---------------------------------|
| 1. 278 Oak - Future Mixed Use | 5. Willis Avondale Estates (197 Units) | 9. Resia Apartments (476 Units) |
| 2. Avondale Town Green | 6. Cortland Decatur East (378 Units) | 10. Phoenix Station (244 Units) |
| 3. Maple Street - Future Mixed Use | 7. East Decatur Station (372 Units) | ★ Subject Properties |
| 4. The Jade At Avondale (270 Units) | 8. Notion Apartments (290 Units) | |

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AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 Population	10,556	110,591	295,294
 Household Income	\$81,081	\$95,944	\$99,661
 Total Households	4,741	44,378	115,113
 Total Businesses	315	4,000	8,262

Source: Esri

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Subject Properties
~ 1.5 Miles

1. Resia Apartments (476 Units)
2. Phoenix Station (244 Units)
3. Avondale Hills Apartments (240 Units)
4. Avondale Hills Townhomes / Single Family Homes (2020) (100 Homes)

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