

Hank Aaron Drive SE, Atlanta Assemblage



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The McGill Co

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Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co (“McGill”). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

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The Owner expressly reserves the right, at its sole discretion, to deny any offer to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review in this Memorandum. The Owner and McGill bear no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied and waived.

The information within this Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumption, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the Property. You and your advisors should conduct a thorough, independent review of the Property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary

Addresses:

846 Hank Aaron Drive SE, Atlanta, GA 30315 / 870 Hank Aaron Drive SE, Atlanta, GA 30315 / 874 Hank Aaron Drive SE, Atlanta, GA 30315 / 878 Hank Aaron Drive SE, Atlanta, GA 30315 / 882 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel IDs:

14 005400071684 / # 14 005400071080 / # 14 005400071072 /
14 005400071064 / # 14 005400071056

Acreage:

1.5 +/-

Shape:

The total tract reflects two rectangular shapes. Frontage includes Hank Aaron Drive, Ormond Street and Atlanta Avenue (see below).

Road Frontage:

Assembled Tracts (+/- 1.5 Acres)

- +/- 198 LF along the side Ormond Street, a two-lane paved city road.
- +/- 339 LF along the east side of Hank Aaron Drive, a two-lane paved city road.
- +/- 200 LF along the side of Atlanta Avenue, a one-way paved city road.

Adjacent Properties:

Immediately to the north of the primary property lies the intown Atlanta residential neighborhood of Summerhill. The primary property is south of the Bexley Summerhill 314-unit apartment community. The Center Parc Stadium is a six minute walk north of the primary property.

Executive Summary

Zoning & Land Use:

Current:

The site is designated a zoning combination of C-1, RG-2, and R5. However, under The City of Atlanta's zoning regulations reflect a change in zoning to MRC-1-C. Allowing for a dynamic blend of residential and commercial development. The Zoning case currently under review is Z-06-023.

Future:

The property's future land use is envisioned as Mixed-Use, unlocking opportunities for a vibrant, multi-functional development. The Future Land Use (FLU) Map, highlighting this designation, is included for reference. The Future Land is designed High Density Residential.

Description Summary

The subject property spans approximately 1.5 acres of prime commercial land.

The five parcels combined approximate roughly 1.5 acres across the Hank Aaron Corridor. The parcels are separated by two adjacent parcels that are owned by a separate entity.

846 Hank Aaron Drive SW, is in the heart of the Atlanta Intown neighborhood, Peoplestown. With the property just south of the Center Parc Stadium and Downtown Atlanta. This neighborhood had deep cultural roots to the Civil Rights Movement and to Atlanta's broader history.

This growing submarket boasts strong demographics, reinforcing its appeal for commercial and mixed-use development. Detailed demographic data for 1-mile, 3-mile, and 5-mile radius is provided, along with map graphics for reference.

Parcels



Parcels

Address:

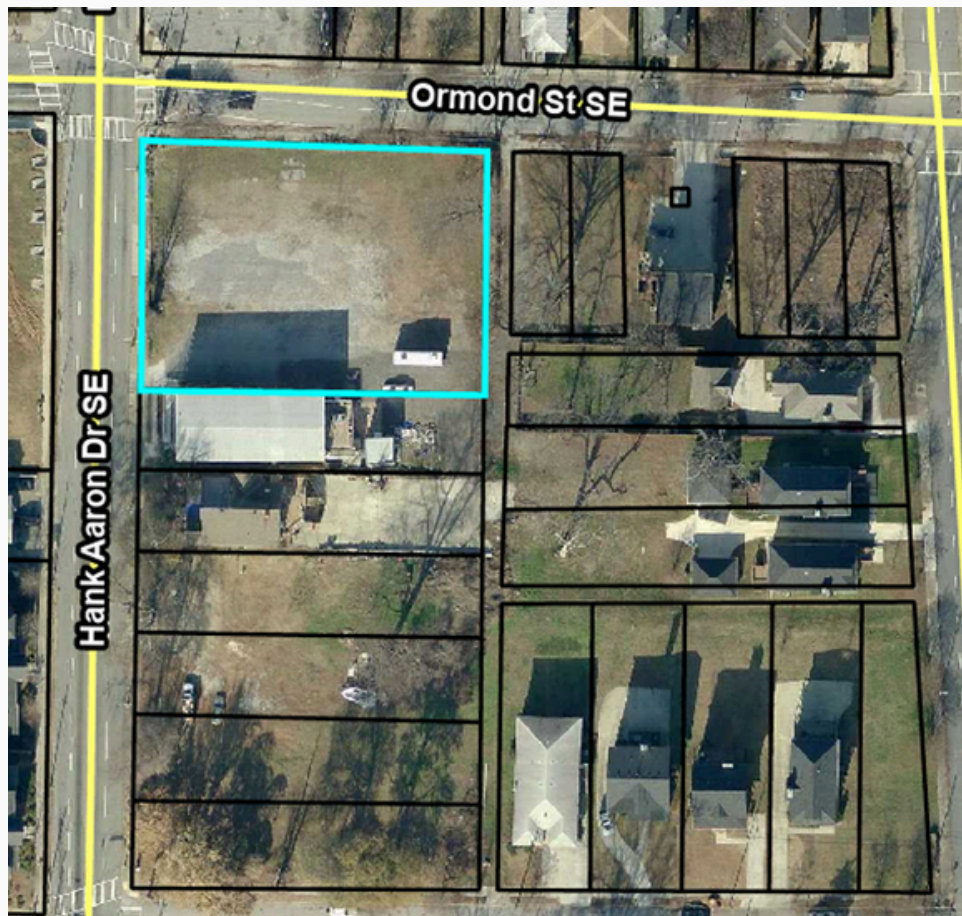
846 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel ID:

14 005400071684

Acreage:

0.65+/-



Parcels

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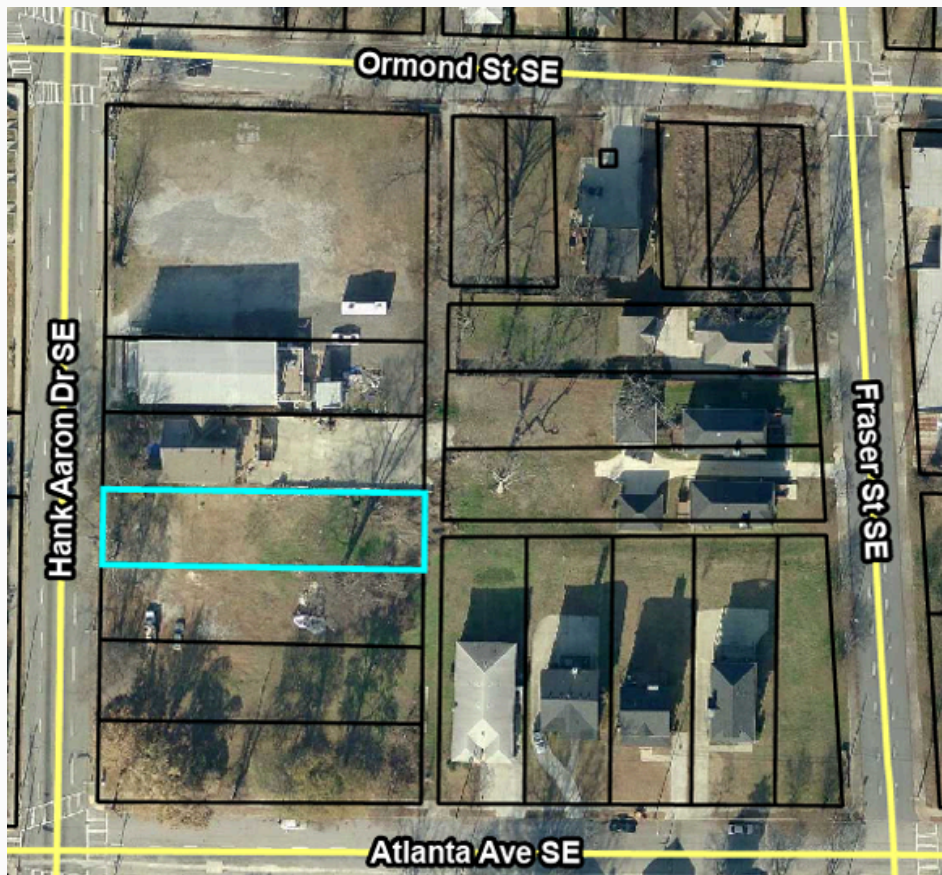
870 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel ID:

14 005400071080

Acreage:

0.22+/-



Parcels

Address:

874 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel ID:

14 005400071072

Acreage:

0.22+/-



Parcels

Address:

878 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel ID:

14 005400071064

Acreage:

0.22+/-



Parcels

Address:

882 Hank Aaron Drive SE, Atlanta, GA 30315

Parcel ID:

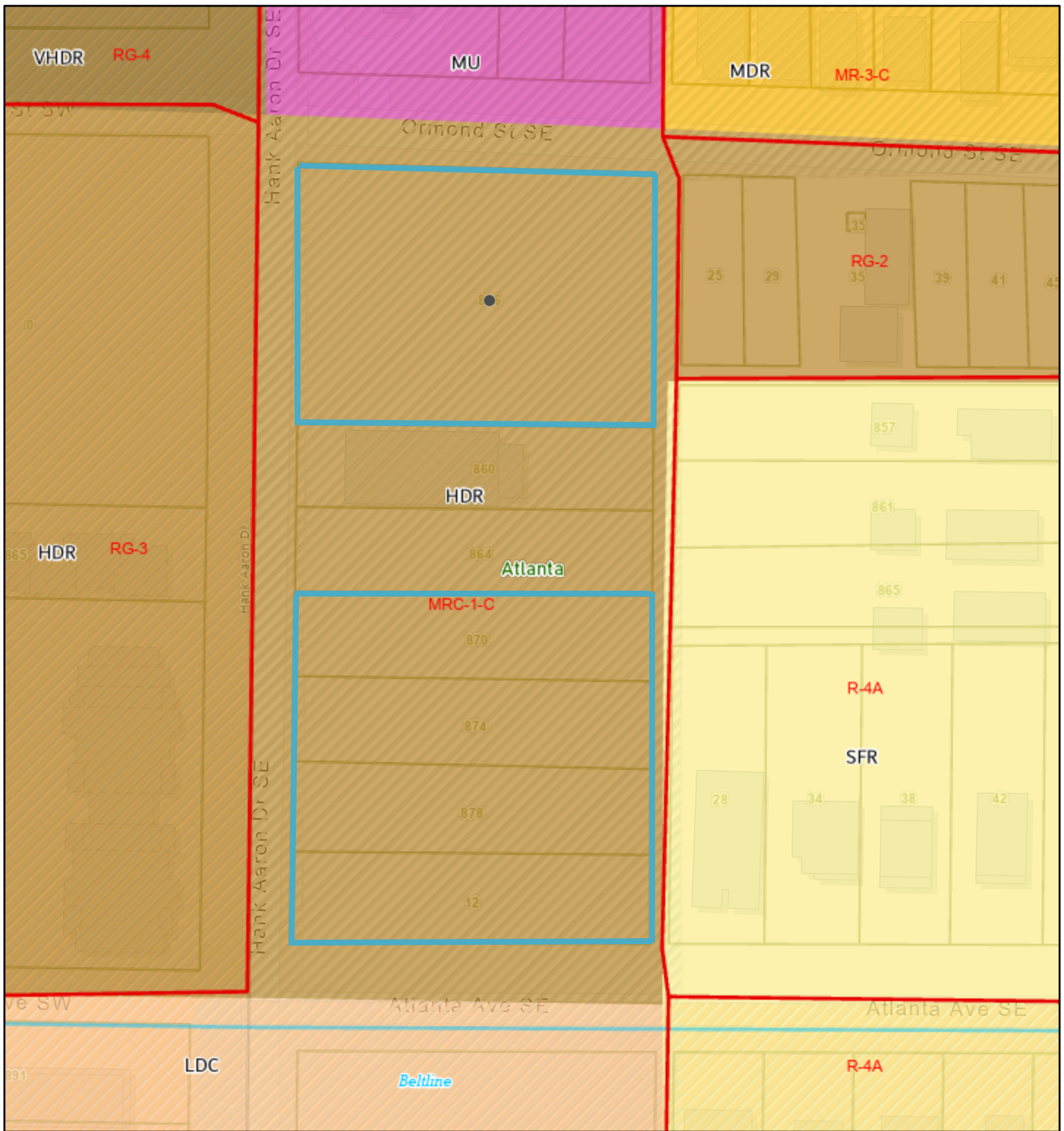
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Acreage:

0.19+/-



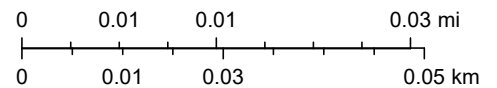
ArcGIS Web Map



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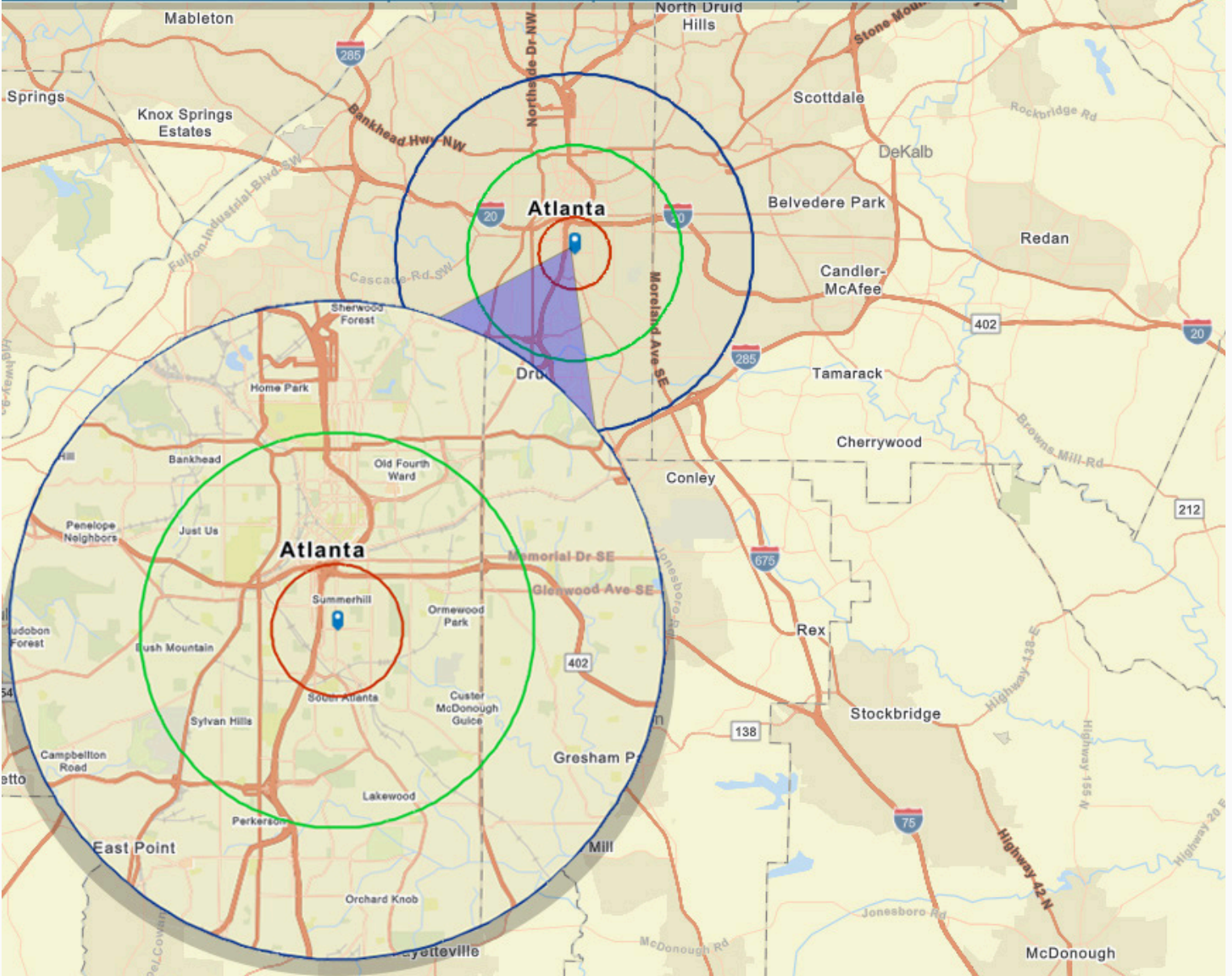
- Override 1
- Atlanta City Limits
- CDP Character Areas
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- LandUse Future
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Low Density Commercial
- Mixed Use
- Zoning Overlay
- Zoning District
- TaxParcel
- Corridors
- CDIA
- TAD



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Atlanta - DCP

Demographics

Demographics	1 Mile	3 Mile	5 Mile
Total Population (2024)	18,370	156,379	348,693
Households	8,311	70,139	161,396
Average HH Income	\$93,012	\$111,681	\$122,613



Demographic and Income Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.73146
Longitude: -84.38753

Summary	Census 2010	Census 2020	2024	2029
Population	13,340	14,807	18,370	20,016
Households	5,559	6,464	8,311	9,297
Families	2,706	3,011	3,759	4,217
Average Household Size	2.37	2.24	2.17	2.12
Owner Occupied Housing Units	1,929	2,362	2,948	3,304
Renter Occupied Housing Units	3,630	4,102	5,363	5,992
Median Age	31.8	33.8	34.5	35.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.73%	0.61%	0.38%
Households	2.27%	0.86%	0.64%
Families	2.33%	0.75%	0.56%
Owner HHs	2.31%	1.32%	0.97%
Median Household Income	5.92%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,919	23.1%	1,792	19.3%
\$15,000 - \$24,999	736	8.9%	555	6.0%
\$25,000 - \$34,999	524	6.3%	477	5.1%
\$35,000 - \$49,999	953	11.5%	1,071	11.5%
\$50,000 - \$74,999	988	11.9%	1,003	10.8%
\$75,000 - \$99,999	775	9.3%	799	8.6%
\$100,000 - \$149,999	781	9.4%	1,017	10.9%
\$150,000 - \$199,999	777	9.3%	1,245	13.4%
\$200,000+	858	10.3%	1,336	14.4%

Median Household Income	\$50,426	\$67,232
Average Household Income	\$93,012	\$118,268
Per Capita Income	\$43,215	\$56,265

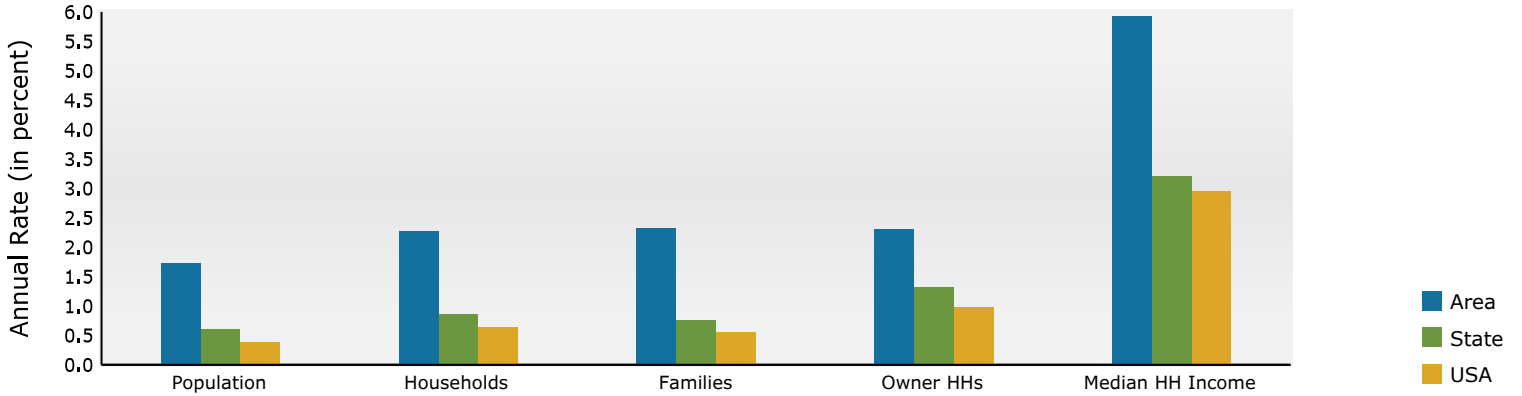
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,089	8.2%	1,032	7.0%	1,213	6.6%	1,241	6.2%
5 - 9	1,011	7.6%	987	6.7%	1,252	6.8%	1,277	6.4%
10 - 14	883	6.6%	881	5.9%	1,000	5.4%	1,195	6.0%
15 - 19	937	7.0%	762	5.1%	884	4.8%	990	4.9%
20 - 24	1,078	8.1%	1,022	6.9%	1,267	6.9%	1,304	6.5%
25 - 34	2,455	18.4%	3,116	21.0%	3,775	20.5%	3,694	18.5%
35 - 44	1,969	14.8%	2,424	16.4%	3,135	17.1%	3,403	17.0%
45 - 54	1,733	13.0%	1,708	11.5%	2,156	11.7%	2,493	12.5%
55 - 64	1,180	8.8%	1,471	9.9%	1,776	9.7%	1,974	9.9%
65 - 74	618	4.6%	976	6.6%	1,242	6.8%	1,489	7.4%
75 - 84	293	2.2%	326	2.2%	540	2.9%	773	3.9%
85+	95	0.7%	101	0.7%	131	0.7%	182	0.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,356	17.7%	3,745	25.3%	4,814	26.2%	5,065	25.3%
Black Alone	10,372	77.8%	9,769	66.0%	11,820	64.3%	12,929	64.6%
American Indian Alone	27	0.2%	46	0.3%	55	0.3%	61	0.3%
Asian Alone	138	1.0%	227	1.5%	330	1.8%	396	2.0%
Pacific Islander Alone	5	0.0%	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	154	1.2%	183	1.2%	229	1.2%	266	1.3%
Two or More Races	288	2.2%	835	5.6%	1,119	6.1%	1,296	6.5%
Hispanic Origin (Any Race)	418	3.1%	582	3.9%	770	4.2%	896	4.5%

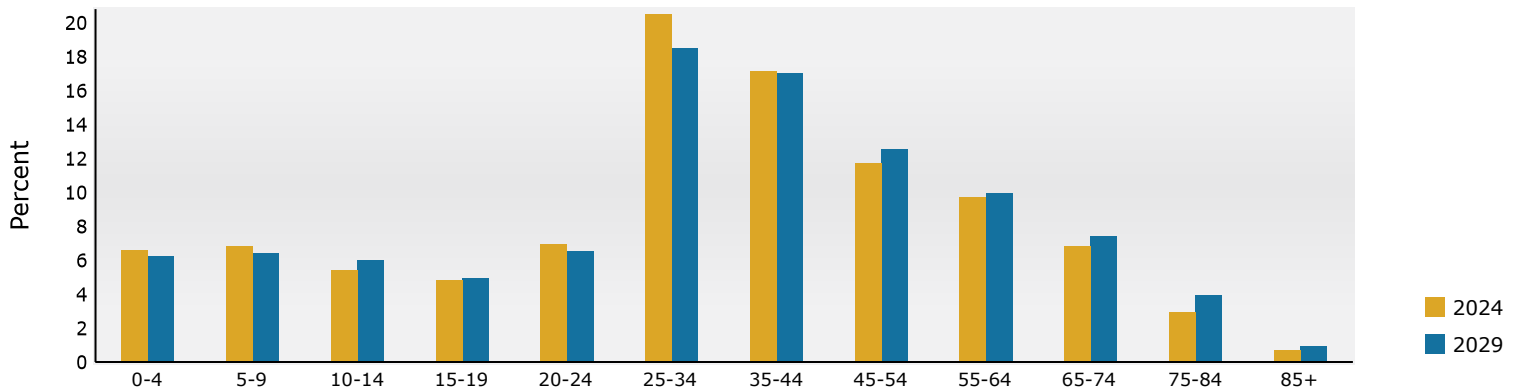
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

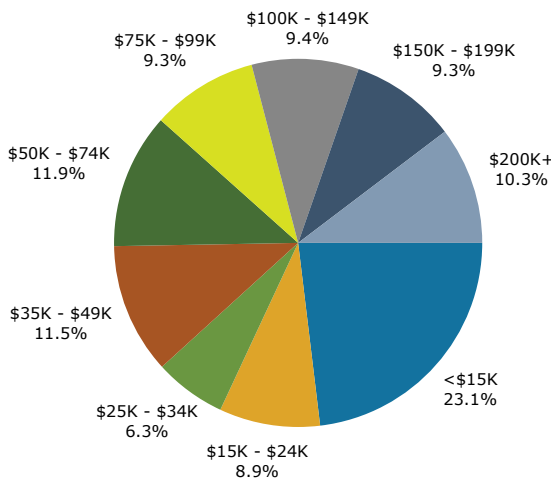
Trends 2024-2029



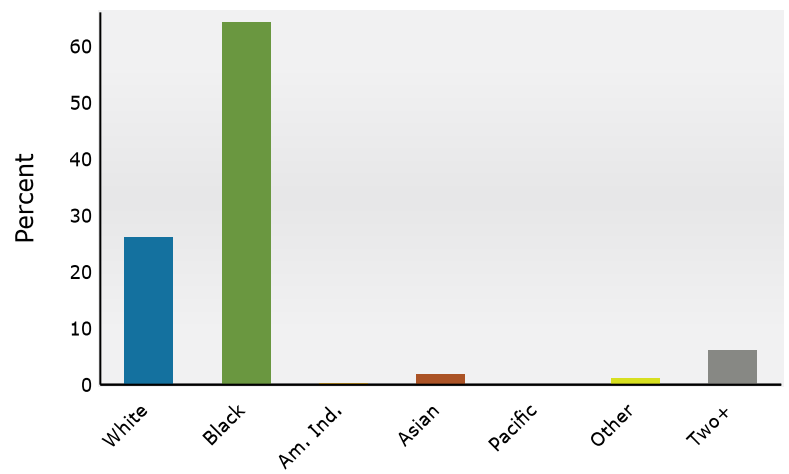
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.73146
Longitude: -84.38753

Summary	Census 2010	Census 2020	2024	2029
Population	124,942	145,377	156,379	164,637
Households	50,281	63,031	70,139	76,035
Families	20,423	24,337	26,180	28,281
Average Household Size	2.11	1.98	1.95	1.91
Owner Occupied Housing Units	19,531	22,993	26,363	28,784
Renter Occupied Housing Units	30,750	40,038	43,776	47,251
Median Age	31.0	32.1	33.0	34.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.03%	0.61%	0.38%
Households	1.63%	0.86%	0.64%
Families	1.56%	0.75%	0.56%
Owner HHs	1.77%	1.32%	0.97%
Median Household Income	4.66%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	11,040	15.7%	9,750	12.8%
\$15,000 - \$24,999	4,803	6.8%	3,671	4.8%
\$25,000 - \$34,999	4,295	6.1%	3,753	4.9%
\$35,000 - \$49,999	5,997	8.6%	5,606	7.4%
\$50,000 - \$74,999	9,299	13.3%	9,246	12.2%
\$75,000 - \$99,999	7,414	10.6%	8,001	10.5%
\$100,000 - \$149,999	11,308	16.1%	14,051	18.5%
\$150,000 - \$199,999	6,672	9.5%	9,402	12.4%
\$200,000+	9,302	13.3%	12,546	16.5%

Median Household Income	\$73,657	\$92,494
Average Household Income	\$111,681	\$134,006
Per Capita Income	\$51,397	\$63,333

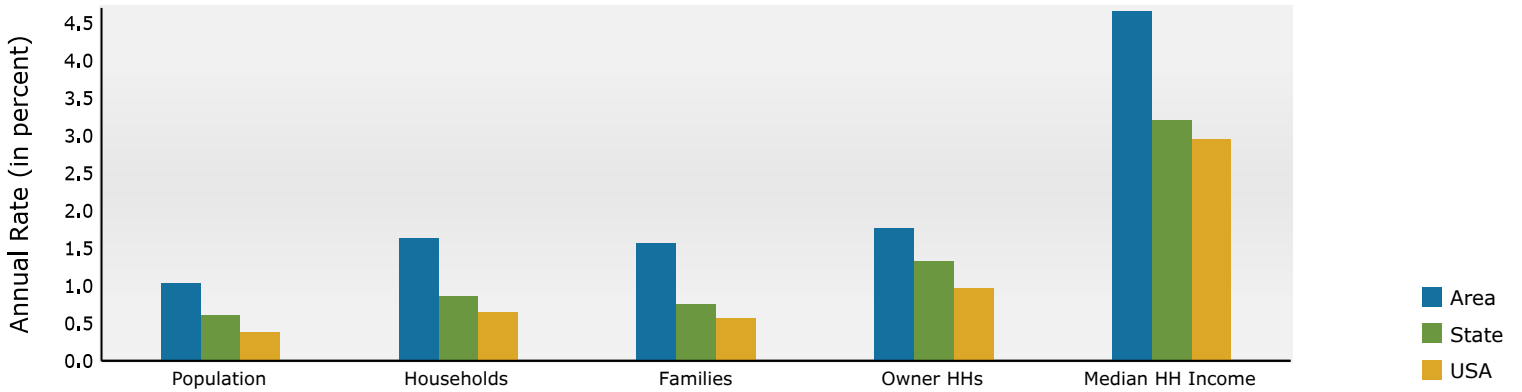
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,688	6.2%	6,909	4.8%	7,383	4.7%	7,445	4.5%
5 - 9	6,053	4.8%	6,397	4.4%	6,773	4.3%	6,835	4.2%
10 - 14	5,341	4.3%	5,887	4.0%	5,982	3.8%	6,627	4.0%
15 - 19	11,859	9.5%	11,257	7.7%	11,600	7.4%	12,196	7.4%
20 - 24	16,364	13.1%	17,393	12.0%	17,352	11.1%	17,875	10.9%
25 - 34	24,337	19.5%	35,023	24.1%	36,728	23.5%	33,666	20.4%
35 - 44	18,144	14.5%	21,964	15.1%	25,733	16.5%	28,704	17.4%
45 - 54	15,052	12.0%	15,494	10.7%	17,033	10.9%	19,309	11.7%
55 - 64	10,821	8.7%	12,359	8.5%	13,097	8.4%	14,182	8.6%
65 - 74	5,505	4.4%	8,548	5.9%	9,355	6.0%	10,567	6.4%
75 - 84	2,742	2.2%	3,164	2.2%	4,189	2.7%	5,720	3.5%
85+	1,036	0.8%	983	0.7%	1,156	0.7%	1,511	0.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,629	26.1%	46,928	32.3%	49,230	31.5%	49,708	30.2%
Black Alone	84,184	67.4%	81,860	56.3%	88,041	56.3%	93,318	56.7%
American Indian Alone	338	0.3%	372	0.3%	393	0.3%	419	0.3%
Asian Alone	2,999	2.4%	4,755	3.3%	5,551	3.5%	6,458	3.9%
Pacific Islander Alone	42	0.0%	84	0.1%	81	0.1%	87	0.1%
Some Other Race Alone	1,972	1.6%	2,926	2.0%	3,317	2.1%	3,744	2.3%
Two or More Races	2,779	2.2%	8,452	5.8%	9,765	6.2%	10,902	6.6%
Hispanic Origin (Any Race)	5,543	4.4%	8,435	5.8%	9,522	6.1%	10,717	6.5%

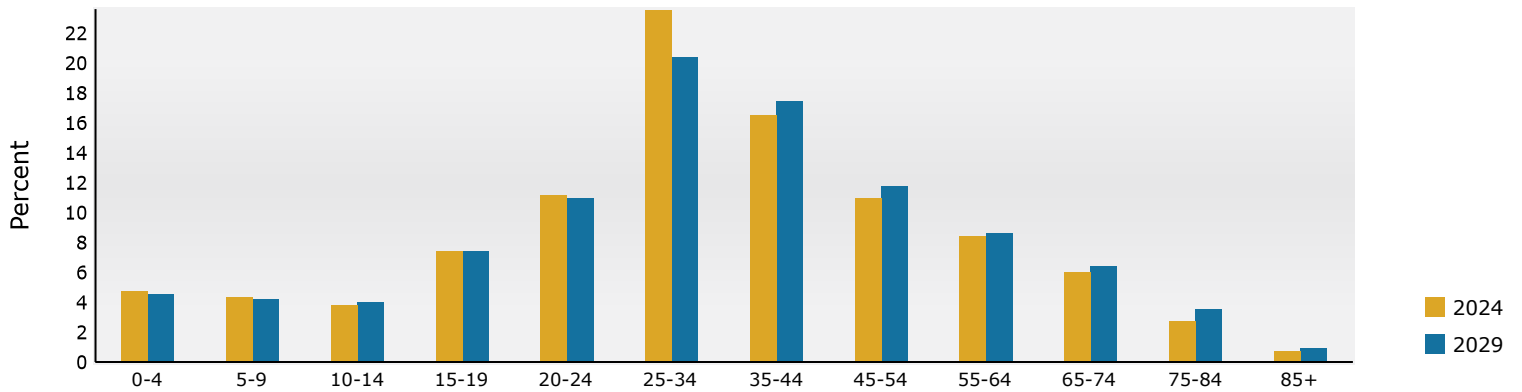
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

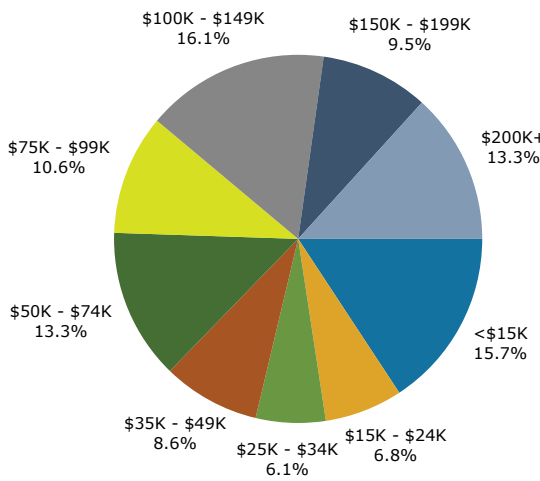
Trends 2024-2029



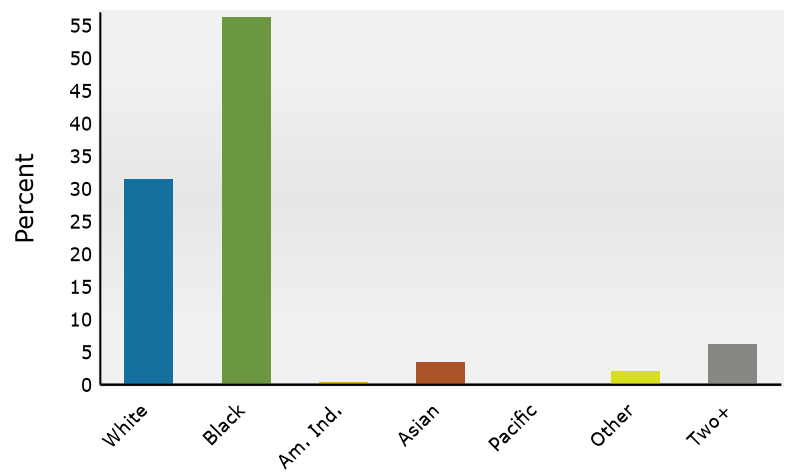
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.1%

Demographic and Income Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.73146
Longitude: -84.38753

Summary	Census 2010	Census 2020	2024	2029
Population	285,441	330,584	348,693	366,918
Households	120,624	149,007	161,396	175,184
Families	50,831	60,618	63,061	67,448
Average Household Size	2.11	2.01	1.98	1.93
Owner Occupied Housing Units	52,202	59,353	66,927	71,575
Renter Occupied Housing Units	68,422	89,654	94,469	103,609
Median Age	32.3	32.9	33.7	35.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.02%	0.61%	0.38%
Households	1.65%	0.86%	0.64%
Families	1.35%	0.75%	0.56%
Owner HHs	1.35%	1.32%	0.97%
Median Household Income	4.55%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	22,732	14.1%	19,669	11.2%
\$15,000 - \$24,999	9,638	6.0%	7,302	4.2%
\$25,000 - \$34,999	9,150	5.7%	7,843	4.5%
\$35,000 - \$49,999	12,807	7.9%	11,773	6.7%
\$50,000 - \$74,999	21,705	13.4%	21,428	12.2%
\$75,000 - \$99,999	17,384	10.8%	19,015	10.9%
\$100,000 - \$149,999	26,271	16.3%	32,335	18.5%
\$150,000 - \$199,999	16,011	9.9%	22,139	12.6%
\$200,000+	25,685	15.9%	33,669	19.2%

Median Household Income	\$80,511	\$100,563
Average Household Income	\$122,613	\$145,249
Per Capita Income	\$57,219	\$69,766

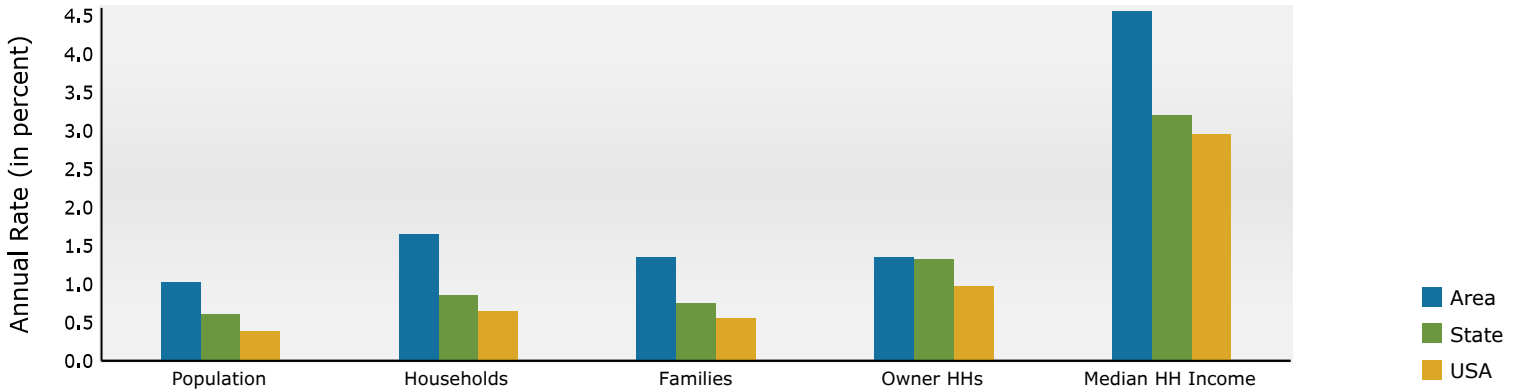
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,598	6.2%	16,126	4.9%	16,691	4.8%	16,726	4.6%
5 - 9	14,234	5.0%	15,467	4.7%	15,735	4.5%	15,455	4.2%
10 - 14	12,608	4.4%	14,288	4.3%	14,397	4.1%	15,440	4.2%
15 - 19	22,111	7.7%	20,256	6.1%	20,902	6.0%	22,389	6.1%
20 - 24	33,430	11.7%	35,951	10.9%	33,791	9.7%	35,058	9.6%
25 - 34	57,053	20.0%	78,965	23.9%	83,639	24.0%	76,600	20.9%
35 - 44	42,691	15.0%	49,756	15.1%	56,847	16.3%	64,074	17.5%
45 - 54	35,648	12.5%	36,837	11.1%	39,209	11.2%	43,838	11.9%
55 - 64	26,878	9.4%	30,784	9.3%	31,609	9.1%	33,776	9.2%
65 - 74	13,765	4.8%	21,104	6.4%	22,452	6.4%	25,791	7.0%
75 - 84	6,786	2.4%	8,434	2.6%	10,422	3.0%	13,960	3.8%
85+	2,639	0.9%	2,618	0.8%	3,001	0.9%	3,810	1.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	95,277	33.4%	122,788	37.1%	125,784	36.1%	127,898	34.9%
Black Alone	169,171	59.3%	164,936	49.9%	174,705	50.1%	184,102	50.2%
American Indian Alone	741	0.3%	978	0.3%	999	0.3%	1,060	0.3%
Asian Alone	9,012	3.2%	13,679	4.1%	15,858	4.5%	18,825	5.1%
Pacific Islander Alone	90	0.0%	158	0.0%	156	0.0%	168	0.0%
Some Other Race Alone	5,100	1.8%	8,116	2.5%	8,827	2.5%	9,830	2.7%
Two or More Races	6,050	2.1%	19,928	6.0%	22,363	6.4%	25,034	6.8%
Hispanic Origin (Any Race)	13,420	4.7%	20,903	6.3%	22,897	6.6%	25,727	7.0%

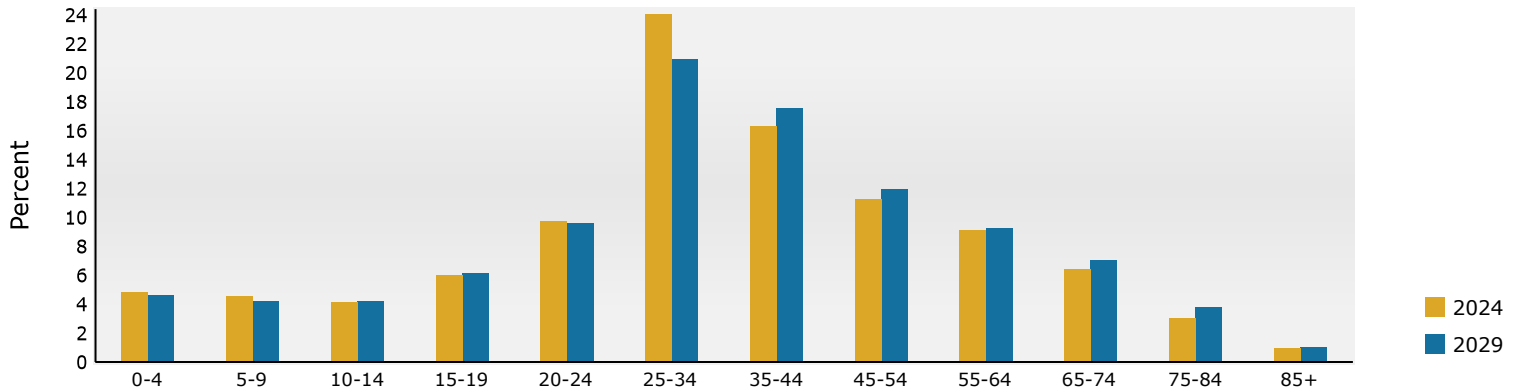
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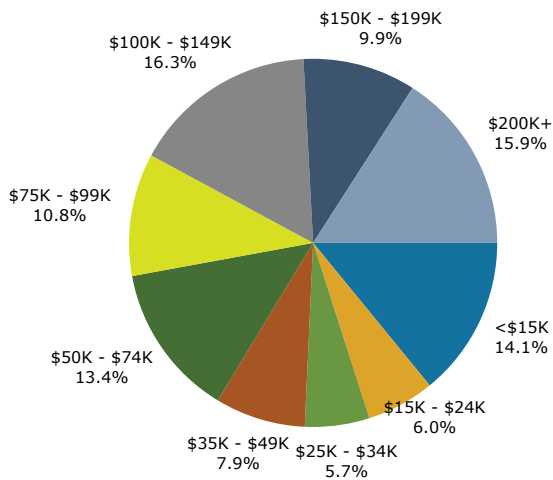
Trends 2024-2029



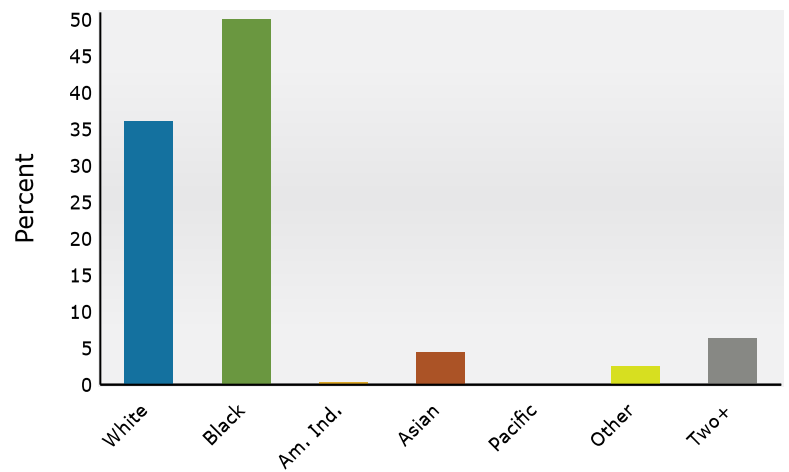
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

	1 mile	3 miles	5 miles
Population			
2010 Population	13,340	124,942	285,441
2020 Population	14,807	145,377	330,584
2024 Population	18,370	156,379	348,693
2029 Population	20,016	164,637	366,918
2010-2020 Annual Rate	1.05%	1.53%	1.48%
2020-2024 Annual Rate	5.20%	1.73%	1.26%
2024-2029 Annual Rate	1.73%	1.03%	1.02%
2020 Male Population	48.5%	50.5%	50.6%
2020 Female Population	51.5%	49.5%	49.4%
2020 Median Age	33.8	32.1	32.9
2024 Male Population	49.3%	51.0%	51.2%
2024 Female Population	50.7%	49.0%	48.8%
2024 Median Age	34.5	33.0	33.7

In the identified area, the current year population is 348,693. In 2020, the Census count in the area was 330,584. The rate of change since 2020 was 1.26% annually. The five-year projection for the population in the area is 366,918 representing a change of 1.02% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 33.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	26.2%	31.5%	36.1%
2024 Black Alone	64.3%	56.3%	50.1%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	1.8%	3.5%	4.5%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	1.2%	2.1%	2.5%
2024 Two or More Races	6.1%	6.2%	6.4%
2024 Hispanic Origin (Any Race)	4.2%	6.1%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	59	71	83
2010 Households	5,559	50,281	120,624
2020 Households	6,464	63,031	149,007
2024 Households	8,311	70,139	161,396
2029 Households	9,297	76,035	175,184
2010-2020 Annual Rate	1.52%	2.29%	2.14%
2020-2024 Annual Rate	6.09%	2.55%	1.90%
2024-2029 Annual Rate	2.27%	1.63%	1.65%
2024 Average Household Size	2.17	1.95	1.98

The household count in this area has changed from 149,007 in 2020 to 161,396 in the current year, a change of 1.90% annually. The five-year projection of households is 175,184, a change of 1.65% annually from the current year total. Average household size is currently 1.98, compared to 2.01 in the year 2020. The number of families in the current year is 63,061 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.73146
Longitude: -84.38753

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	62.6%	38.1%	35.6%
Median Household Income			
2024 Median Household Income	\$50,426	\$73,657	\$80,511
2029 Median Household Income	\$67,232	\$92,494	\$100,563
2024-2029 Annual Rate	5.92%	4.66%	4.55%
Average Household Income			
2024 Average Household Income	\$93,012	\$111,681	\$122,613
2029 Average Household Income	\$118,268	\$134,006	\$145,249
2024-2029 Annual Rate	4.92%	3.71%	3.45%
Per Capita Income			
2024 Per Capita Income	\$43,215	\$51,397	\$57,219
2029 Per Capita Income	\$56,265	\$63,333	\$69,766
2024-2029 Annual Rate	5.42%	4.26%	4.04%
GINI Index			
2024 Gini Index	51.2	45.3	43.8

Households by Income

Current median household income is \$80,511 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$100,563 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$122,613 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,249 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$57,219 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$69,766 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	39	64	68
2010 Total Housing Units	7,102	63,600	150,255
2010 Owner Occupied Housing Units	1,929	19,531	52,202
2010 Renter Occupied Housing Units	3,630	30,750	68,422
2010 Vacant Housing Units	1,543	13,319	29,631
2020 Total Housing Units	7,204	71,380	169,368
2020 Owner Occupied Housing Units	2,362	22,993	59,353
2020 Renter Occupied Housing Units	4,102	40,038	89,654
2020 Vacant Housing Units	745	8,418	20,361
2024 Total Housing Units	9,363	79,912	184,091
2024 Owner Occupied Housing Units	2,948	26,363	66,927
2024 Renter Occupied Housing Units	5,363	43,776	94,469
2024 Vacant Housing Units	1,052	9,773	22,695
2029 Total Housing Units	10,286	85,521	197,392
2029 Owner Occupied Housing Units	3,304	28,784	71,575
2029 Renter Occupied Housing Units	5,992	47,251	103,609
2029 Vacant Housing Units	989	9,486	22,208

Socioeconomic Status Index

2024 Socioeconomic Status Index	41.6	46.9	48.0
---------------------------------	------	------	------

Currently, 36.4% of the 184,091 housing units in the area are owner occupied; 51.3%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 169,368 housing units in the area and 12.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.98%. Median home value in the area is \$457,487, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.47% annually to \$569,192.

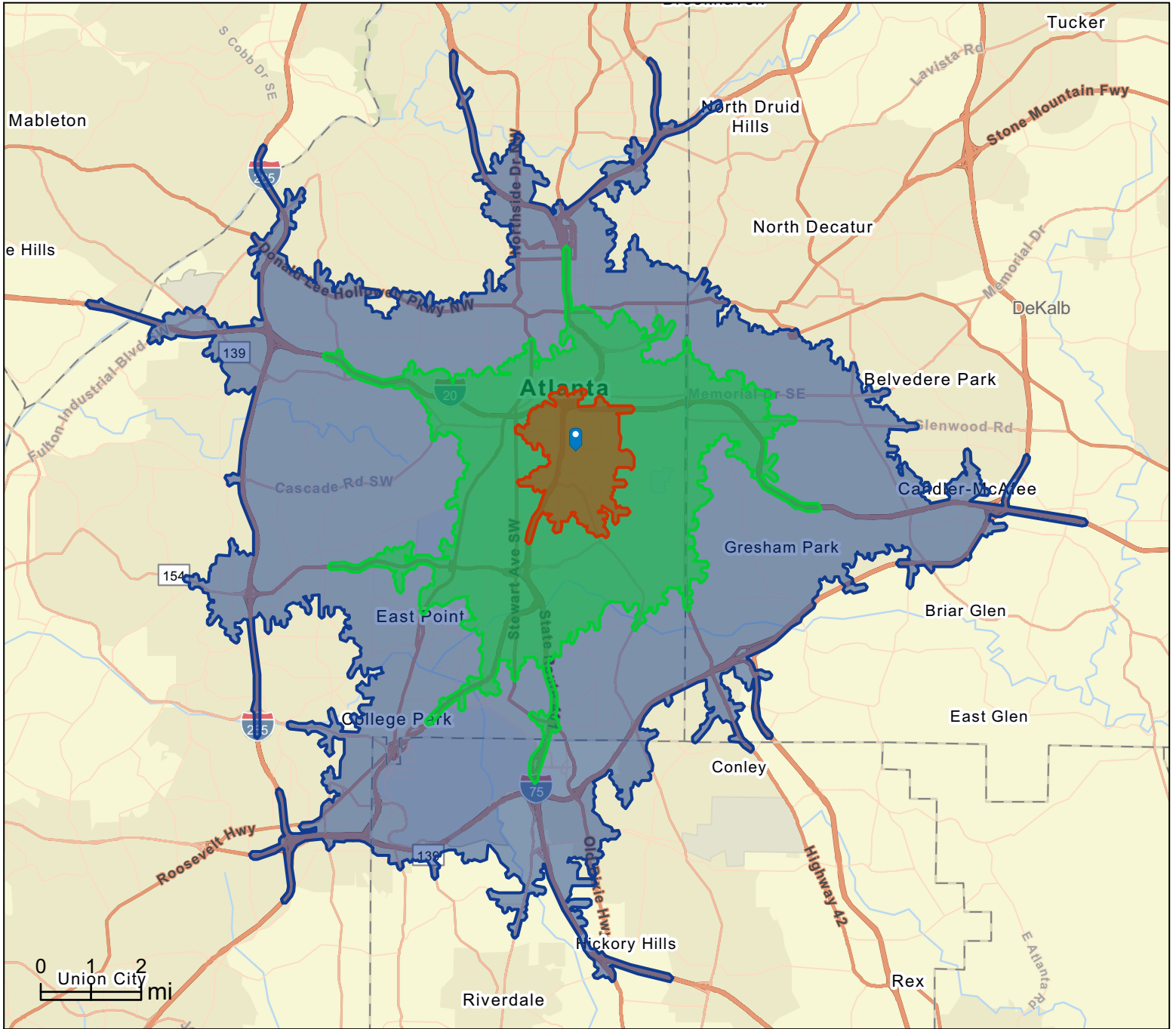
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Site Details Map

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315 2
846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.73146
Longitude: -84.38753



This site is located in:

City: Atlanta
County: Fulton County
State: Georgia
ZIP Code: 30315
Census Tract: 13121005501
Census Block Group: 131210055011
CBSA: Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area

Economic Development Profile

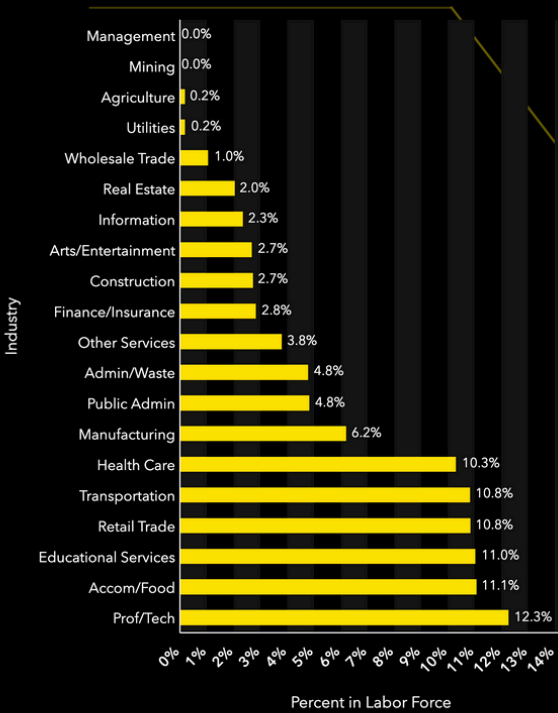
Economic Development Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315

Ring of 1 mile

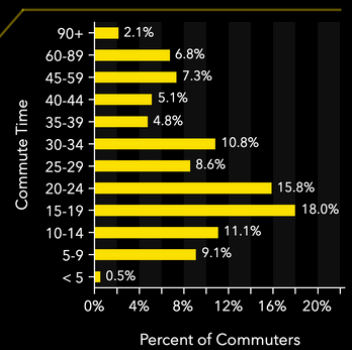


Labor Force by Industry



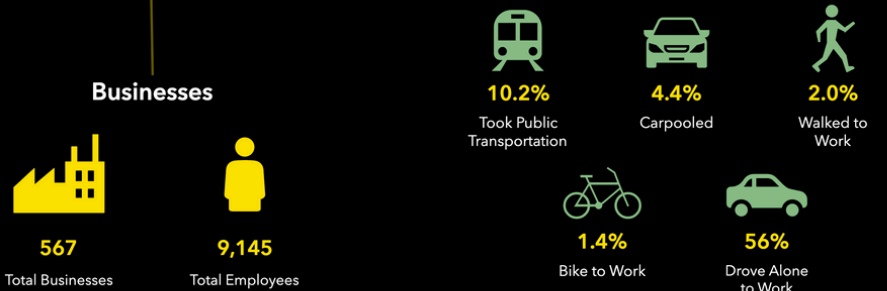
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Businesses



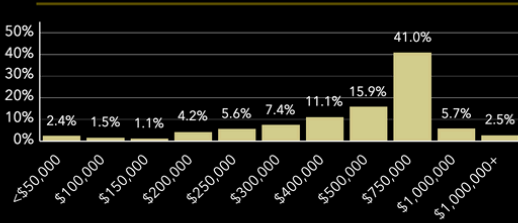
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

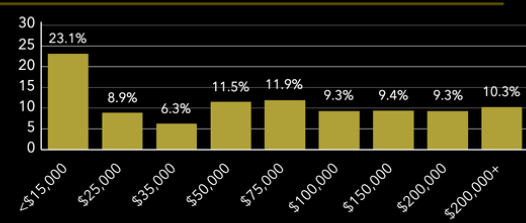
Home Ownership



Home Value

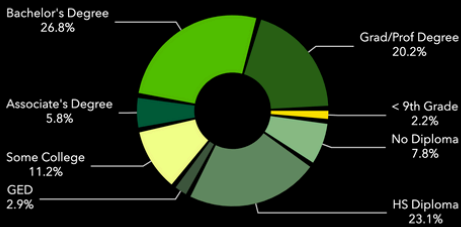


Household Income



Community Overview

Educational Attainment



Tapestry segments

11E	City Commons 4,563 households	54.9% of Households	▼
8B	Emerald City 1,637 households	19.7% of Households	▼
9F	Social Security Set 859 households	10.3% of Households	▼

Key Facts

9,363 Total Housing Units	39 Housing Affordability Index	2,281 Households Below the Poverty Level
34.5 Median Age	\$42,075 Median Disposable Income	18,370 Total Population
59 Wealth Index	55 Diversity Index	234 Total Crime Index

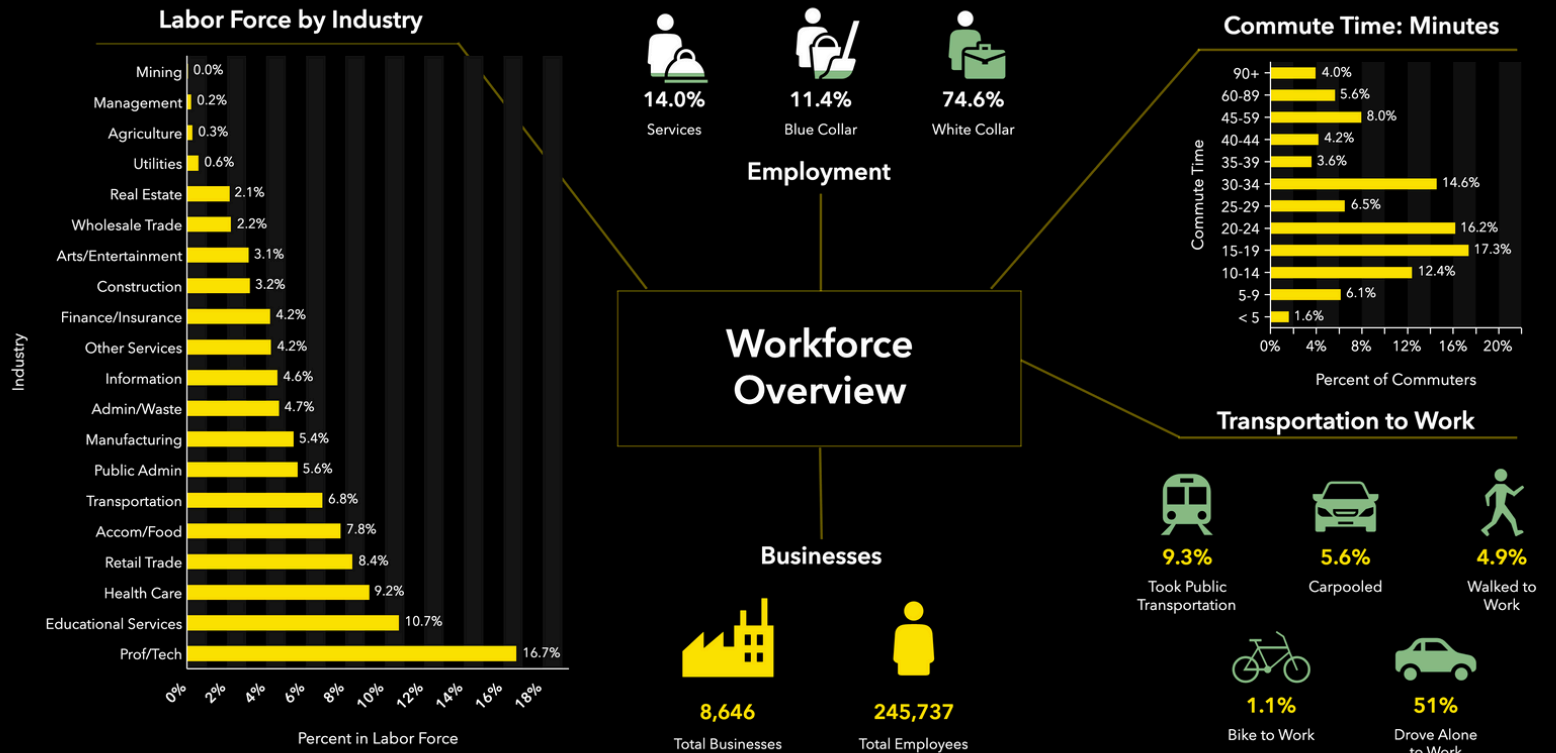
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

Economic Development Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315

Ring of 3 miles



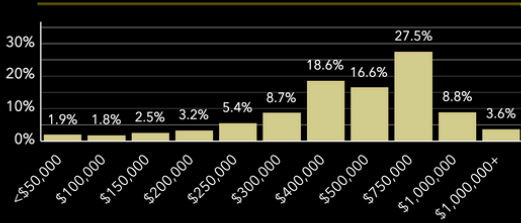
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Economic Development Profile

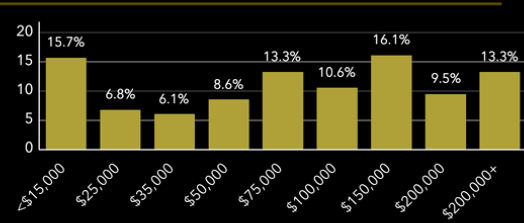
Home Ownership



Home Value

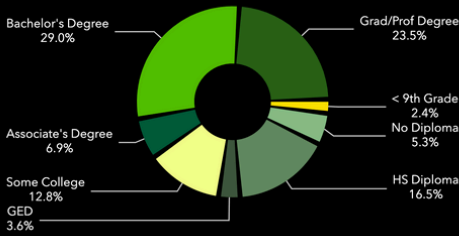


Household Income



Community Overview

Educational Attainment



Key Facts

79,912 Total Housing Units	64 Housing Affordability Index	14,089 Households Below the Poverty Level
33.0 Median Age	\$58,295 Median Disposable Income	156,379 Total Population
71 Wealth Index	63 Diversity Index	244 Total Crime Index

Tapestry segments

3B	Metro Renters 19,099 households	27.2% of Households	▼
11E	City Commons 11,026 households	15.7% of Households	▼
8B	Emerald City 9,558 households	13.6% of Households	▼

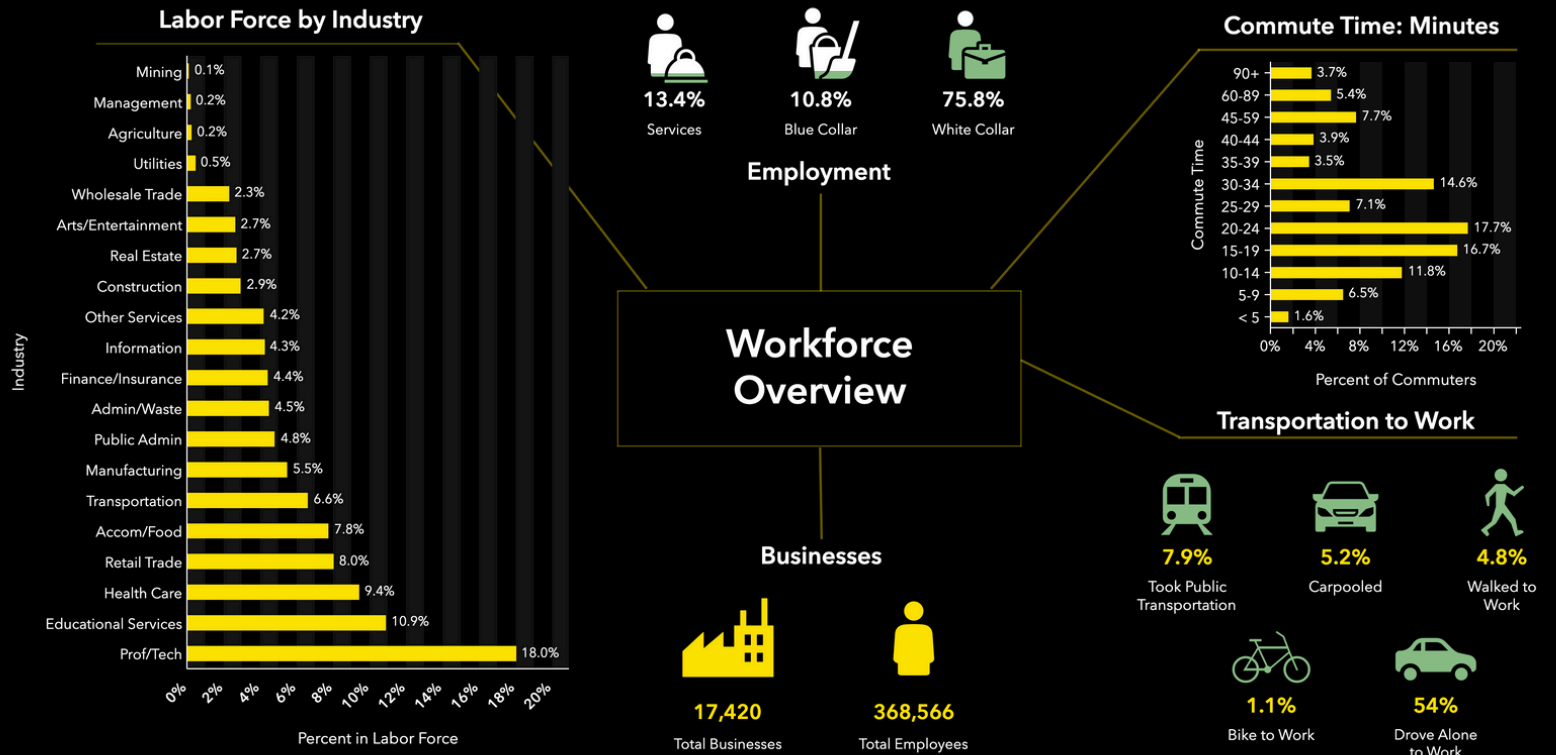
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

Economic Development Profile

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315

Ring of 5 miles

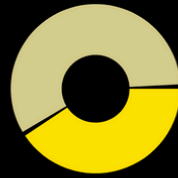


Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

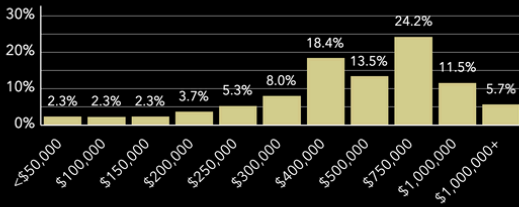
Home Ownership

58.5%

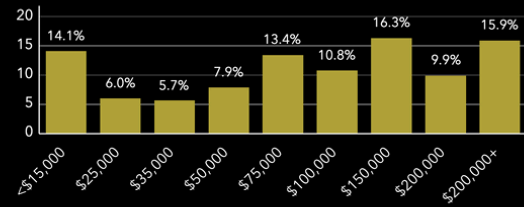


● Owner Occupied HUs ● Renter Occupied HUs

Home Value

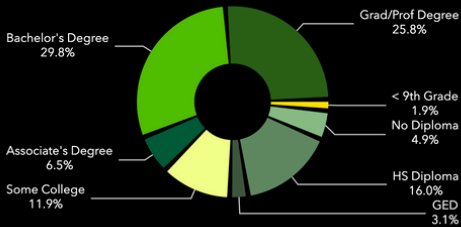


Household Income



Community Overview

Educational Attainment



Key Facts

184,091

Total Housing Units

68

Housing Affordability Index

27,564

Households Below the Poverty Level

Tapestry segments

3B	Metro Renters 54,314 households	33.7% of Households	▼
11E	City Commons 19,138 households	11.9% of Households	▼
8B	Emerald City 14,890 households	9.2% of Households	▼

33.7

Median Age

\$64,051

Median Disposable Income

348,693

Total Population

83

Wealth Index

66

Diversity Index

232

Total Crime Index

What's in My Community?



What's in My Community?

Places that make your life richer and community better

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

What's in My Community?



What's in My Community?

Places that make your life richer and community better

846 Hank Aaron Dr SE, Atlanta, Georgia, 30315
3 miles



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What's in My Community?



What's in My Community?

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5 miles



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Hank Aaron Drive SE, Atlanta Assemblage