



OFFERING MEMORANDUM | FOR SALE

**1050 DONALD LEE
HOLLOWELL PKWY NW
Atlanta, GA 30318**

**ASKING
\$560,000**

BeltLine Overlay / Infill Development Site

SITE AREA 0.43 AC 18,731 SF	ZONING MR-5B
MAX FAR 3.2x	MAX HEIGHT 150 FT

EXCLUSIVELY LISTED BY INTERRÜT
interrut.com | 404-328-8703

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TABLE OF CONTENTS

1050 DONALD LEE HOLLOWELL PKWY NW

Atlanta, Georgia 30318 | BeltLine Overlay Infill Development Site

01	EXECUTIVE SUMMARY	Site Overview, Investment Highlights
02	PROPERTY OVERVIEW	Site Data, Existing Conditions, Utilities, Access
03	DEVELOPMENT OPPORTUNITY	MR-5B Zoning, FAR Analysis, Feasibility Concept
04	ZONING SUMMARY	MR-5B Regulations, BeltLine Overlay Requirements
05	LOCATION & MARKET CONTEXT	BeltLine Westside Corridor
06	AS-IS DISCLOSURE	Property Condition Statement, Due Diligence Notes
07	OFFERING PROCESS	Sale Terms, Inquiries, Broker Contact

01 | EXECUTIVE SUMMARY

BELTLINE OVERLAY INFILL DEVELOPMENT SITE

Interrût is pleased to present the exclusive listing of 1050 Donald Lee Hollowell Parkway NW in Atlanta, Georgia — a 0.43-acre infill development site located within the BeltLine Overlay District on one of Atlanta's most active emerging development corridors. The property is offered for sale as-is, with all existing improvements conveyed with the land.

The BeltLine Overlay permits up to 150 feet of building height and a 3.2x FAR for residential uses, representing approximately 60,131 SF of allowable residential density on this site. The proposed MR-5B zoning with ground-floor retail supports a multifamily mixed-use concept at a scale not available at most comparably priced sites in this corridor.

INVESTMENT HIGHLIGHTS

BELTLINE OVERLAY DISTRICT

The property sits within the Atlanta BeltLine Overlay District, one of the city's most active transit-oriented development zones. BeltLine overlay regulations provide additional density bonuses and design standards that increase the site's development value.

INFILL SITE — NO ENVIRONMENTAL CONSTRAINTS

Per the survey: no FEMA Special Flood Hazard Area, no wetlands, no impaired streams. The Georgia Power easement on the northern boundary can contribute toward open space requirements if landscaped per City of Atlanta regulations.

MR-5B ZONING — UP TO 150 FT

Proposed MR-5B zoning supports multifamily residential development up to 150 feet in height with a maximum FAR of 3.2x, enabling approximately 60,131 SF of residential density. Ground-floor retail is permitted with a 5% non-residential FAR allowance.

CORNER LOT — DUAL STREET FRONTAGE

The site benefits from primary frontage on Donald Lee Hollowell Pkwy NW (Bankhead Hwy / US-78) and secondary frontage on Finley Avenue NW, providing flexible access, visibility, and development orientation options for a buyer.

WESTSIDE TRAIL — DIRECT CORRIDOR ACCESS

The Westside BeltLine Trail Segment 4 runs directly along this corridor, connecting the site to the broader 22-mile BeltLine loop. BeltLine ramp access to Donald Lee Hollowell Parkway NW is included in the active trail construction scope.

MARTA & BELTLINE CONNECTIVITY

MARTA's Bankhead Station is approximately 0.5 miles from the site. The Westside BeltLine Trail Segment 4 — the final unbuilt mile of the Westside Trail — was under active construction along this exact corridor with a 2025 completion target.

02 | PROPERTY OVERVIEW

SITE DATA AND EXISTING CONDITIONS

Site Address	1050 DonaldLee HollowellPkwY NW, Atlanta,GA 30318	Existing Zoning	I-1 (Industrial) with BeltLine Overlay
County / City	Fulton County City of Atlanta	Proposed Zoning	MR-5B (Multifamily Residential) with BeltLine Overlay
Land Lot	14-01130006110	Flood Hazard Area	No
Land Lot	Land Lot 14, District 113	Impaired Stream	No
Site Area	0.43 AC / 18,731 SF	Adjacent Zoning	
Special District	Yes — US Route 78 BeltLine Overlay		

EXISTING CONDITIONS

<p>EXISTING STRUCTURE</p> <p>One-story concrete block / stucco building. Functionally obsolete. Offered as-is. May require demolition or substantial rehabilitation. Buyer to conduct independent due diligence.</p>	<p>FRONTAGE</p> <p>Primary frontage on Donald Lee Hollowell PkwY NW (Bankhead Hwy / US-78). Secondary frontage on Finley Avenue NW (apparent 50' R/W). Corner lot with dual street access.</p>	<p>UTILITIES</p> <p>Utility connections available at street. Storm drainage infrastructure present on site. Buyers to verify service availability and capacity with applicable utility providers.</p>	<p>EASEMENTS</p> <p>Georgia Power high-tension easement traverses northern portion of site. Easement area (3,055 SF) may contribute toward open space requirements if landscaped. Cannot build within GA Power easement.</p>
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03 | DEVELOPMENT OPPORTUNITY

MR-5B ZONING POTENTIAL AND FEASIBILITY CONCEPT

The development opportunity at 1050 Donald Lee Hollowell Pkwy NW is anchored by the proposed rezoning from I-1 Industrial to MR-5B Multifamily Residential with BeltLine Overlay. This zoning classification supports high-density multifamily development with ground-floor commercial uses at one of Atlanta's most strategically positioned transit-oriented corridors.

<p>MAX RESIDENTIAL FAR 3.2x NLA ~60,131 SF</p>	<p>MAX NON-RESIDENTIAL 5% of Total Floor Area Retail / Commercial</p>
<p>MAX BUILDING HEIGHT 150 Feet Per MR-5B Sec. 16-35.011</p>	<p>MIN OPEN SPACE 0.61x NLA 11,463 SF Required</p>
<p>PARKING (MIN) 0.54 spaces / DU 27 Units = 14.58 Spaces</p>	<p>BICYCLE PARKING 1 per 10 units (min 2) Fixed + Enclosed Required</p>

REPRESENTATIVE DEVELOPMENT PROGRAM

Based on the site area and MR-5B zoning parameters, the following table illustrates a representative development program a buyer may pursue subject to design development, City of Atlanta zoning approval, and applicable permitting. All figures are conceptual.

COMPONENT	PROGRAM	KEY NOTES
Residential Units	27 DU (100% — 2 Bed / 2 Bath)	42,900 SF @ 85% efficiency
Ground Floor Retail	4,000 SF	Along DLH Pkwy frontage
Total GFA	51,230 SF	6 residential floors over parking
Parking Provided	24 Spaces Total	13 covered standard, 1 covered ADA, 9 exterior, 1 ext. ADA
Parking Required	14.58 Spaces	0.54 x 27 units per MR-5B

Zoning Maximum Height	150 FT	Per Construction Type III-A: 138'+0" to 65'-0"
Open Space Contribution	GA Power Easement (3,055 SF)	+ yards, setbacks, sidewalks, roof terrace

Representative development program is illustrative only. All tabulations are subject to change pending final zoning approval, design development, and City of Atlanta review. Buyer to conduct independent verification of all development assumptions.



04 | ZONING SUMMARY

MR-5B WITH BELTLINE OVERLAY

The following table summarizes key MR-5B zoning regulations and BeltLine Overlay requirements applicable to the site. All figures are sourced from the City of Atlanta Municipal Code. Buyer to verify all zoning regulations and development requirements with the City of Atlanta Bureau of Planning.

REGULATION	MR-5B REQUIREMENT	BELTLINE OVERLAY	DESIGN NOTE
Max Floor Area Ratio	3.2x NLA (Residential)	Per underlying zoning	~60,131 SF residential at 0.43 AC
Non-Residential FAR	5% of total floor area	Per underlying zoning	Approx. 4,000 SF retail
Max Building Height	150 feet	Per underlying zoning	Type III-A: 13 floors over parking
Min Open Space	0.61x NLA = 11,463 SF	Per underlying zoning	GA Power easement contributes
Side Yard Setback	Min 15 ft (reducible to 0)	N/A	Zero if no residential windows adjacent
Rear Yard Setback	Min 15 ft	N/A	—
Min Lot Size	5,000 SF	N/A	Site: 18,731 SF — compliant
Min Street Frontage	40 linear feet	N/A	Corner lot — DLH + Finley Ave
Sidewalk Clear Zone	10 ft min width (arterial)	10 ft min width	Along DLH Pkwy frontage
Street Furniture Zone	5 ft min width	5 ft min width	Street trees 30-40 ft on center
Supplemental Zone	5 ft	5 ft	Total 20 ft building setback from curb
Parking Min (Residential)	0.54 spaces/DU	Max 1 space/BR unit	27 units = 14.58 min spaces
Parking Min (Non-Res.)	N/A	Per underlying zoning	No min for retail
Bicycle Parking (Res.)	1/10 units, 2 min fixed + enclosed	Same	6 fixed (3 racks) + 5 enclosed
Loading Spaces	0 required (<50 units)	Per underlying zoning	No loading required
Driveway/Curb Cut	24 ft two-way / 12 ft one-way	Same	One driveway per street frontage
Fenestration (Along Arterial)	N/A	30% min residential / 65% non-res.	DLH Pkwy = arterial

Source: City of Atlanta Municipal Code, Sections 16-35.010 through 16-36.020. Summary prepared by Lessard Design (May 2022) and verified by Interrut. All figures subject to final City of Atlanta Bureau of Planning confirmation.

05 | LOCATION AND MARKET CONTEXT

BELTLINE WESTSIDE CORRIDOR ATLANTA'S NEXT DEVELOPMENT FRONTIER

The Donald Lee Hollowell Parkway corridor in Bankhead and Grove Park represents one of Atlanta's most significant near-term transit-oriented development opportunities. Positioned along the BeltLine Westside Trail and within a half mile of MARTA's Bankhead Station, the site benefits from sustained public investment and a rapidly evolving corridor.

0.5 MI

To MARTA Bankhead Station from site
Transit-oriented

22 MI

Atlanta BeltLine Total loop length
Westside Trail access

3,292

Total housing units BeltLine
Westside masterplan target

150 FT

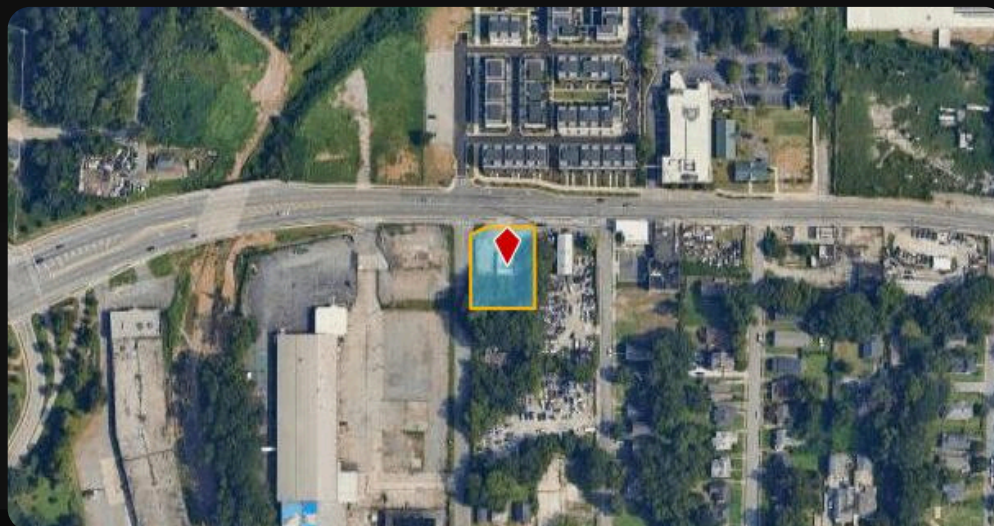
Max building height under MR-5B
zoning High-density TOD

2025

Westside BeltLine Trail
Segment 4 Completion target

The Donald Lee Hollowell Parkway corridor in Bankhead and Grove Park represents one of Atlanta's most active near-term development zones. The corridor sits at the intersection of transit infrastructure, BeltLine trail connectivity, and sustained city-level investment that has made the Westside one of the most closely watched development markets in Atlanta. The BeltLine has issued an RFP targeting 3,292 housing units and a 123,000 SF commercial village within close proximity at 425 Chappell Road.

The Westside BeltLine Trail Segment 4 — the 1.3-mile final unbuilt stretch from Washington Park to Law Street — was under active construction along the DLH corridor with a summer 2025 completion target. BeltLine ramp access to Donald Lee Hollowell Parkway NW is included in the trail construction scope. MARTA's Bankhead Station, Maddox Park, and Westside Park are all within close proximity, reinforcing the site's transit-oriented development credentials.



06 | AS-IS DISCLOSURE

PROPERTY CONDITION AND DUE DILIGENCE

PROPERTY CONDITION STATEMENT

The property is being offered in as-is, where-is condition. The existing one-story concrete block and stucco structure is functionally obsolete and may require demolition or substantial rehabilitation prior to development. Seller makes no representations or warranties regarding the physical condition of the improvements, the presence or absence of environmental conditions, or the compliance of the property with any applicable laws or regulations. Buyers are strongly encouraged to conduct all independent due diligence prior to the submission of any offer.

ZONING VERIFICATION

Buyer to independently verify proposed MR-5B rezoning status and all permitted uses with the City of Atlanta Bureau of Planning prior to closing.

ENVIRONMENTAL

No environmental study has been provided. Buyer to commission Phase I and Phase II Environmental Site Assessments as warranted given the site's industrial zoning history.

UTILITIES

Buyer to verify availability, capacity, and connection costs for all utilities including water, sewer, gas, electric, and telecommunications.

SURVEY

A boundary, topographic, and tree survey has been completed by Grant Shepherd & Associates (GSA Project No. 20-12-180, January 2021). Buyers should confirm currency.

07 | OFFERING PROCESS

SALE TERMS AND BROKER CONTACT

SALE TYPE	As-is, where-is— no seller representations or warranties	PARCEL NUMBER	14-01130006110
SELLER REPAIRS	None — property conveyed in current condition	LAND DISTRICT	Land Lot 14, District 113
	Negotiable inspection period — buyer to specify in offer	DEED REFERENCE	Buyer to confirm via title search
OFFER PROCESS	Call for offers — contact listing brokers for process details	TAX DISTRICT	City of Atlanta / Fulton County
	To be negotiated — seller preferred timeline available upon request	SURVEY ON FILE	1050 Donald Lee Hollowell Pkwy NW, Atlanta, GA 30318
FINANCING	All-cash or pre-approved financing preferred		GSA Project No. 20-12-180 (January 2021)

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