

INTERRÜT EXCLUSIVE LISTING FOR SALE

# Infill Development Opportunity

59-Unit Townhome Concept · Hapeville, GA

3034, 3038, & 3044 Springdale Road, Hapeville, GA 30354  
South Atlanta Submarket

SITE AREA  
±3.88 AC

UNITS  
59 Townhomes

ZONING / PROPERTY CLASS  
C1 / R3

PHASE I ESA  
Clean — No RECs

I-85  
Immediate Access

AIRPORT  
Minutes Away



OFFERED EXCLUSIVELY BY

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**EXECUTIVE SUMMARY**

3034, 3038, and 3044 Springdale Road present an assembled ±3.88 acre infill development opportunity in the City of Hapeville which is one of South Atlanta’s most active and evolving submarkets. The offering consists of three contiguous parcels positioned for near-term residential redevelopment, with significant pre-development work already completed.

The site benefits from existing C1 zoning, completed civil engineering and site planning, and a clean Phase I Environmental Site Assessment that provides a developer with a de-risked, near shovel-ready opportunity in a supply-constrained location with strong housing demand fundamentals.

A third-party feasibility study confirms for-sale townhome viability within the 30354 ZIP Code, with market-supported pricing and favorable absorption modeling. The concept aligns directly with demand for attainable, higher-density housing in the South Atlanta corridor.

**PROPERTY OVERVIEW**

ADDRESSES	3034, 3038 & 3044 Springdale Rd, Atlanta, GA
TOTAL SITE AREA	±3.88 Acres (Survey-Backed, 3 Parcels)
ZONING / CLASS	C1 / R3
CURRENT USE	Residential — existing structures
TOPOGRAPHY	Generally flat to gently sloping
FLOOD ZONE	Not in FEMA flood hazard area
SALE TYPE	Fee Simple — As-Is

**SURVEYED ACREAGE BREAKDOWN**

3034 Springdale Rd	3038 Springdale Rd	3044 Springdale Rd
<b>1.0909 AC</b>	<b>1.5051 AC</b>	<b>1.2881 AC</b>



**INVESTMENT HIGHLIGHTS**

- **±3.88 ACRE ASSEMBLED SITE**  
Three contiguous parcels totaling ±3.88 acres (survey-backed). Fully assembled, no site consolidation risk. Ready for immediate acquisition.
- **59-UNIT TOWNHOME CONCEPT DESIGNED**  
Site layout and density fully defined. Proposed concept includes garage parking, internal drives, surface parking, and full pedestrian circulation along Springdale Rd and Cofield Dr.
- **PLUG-AND-PLAY PRE-DEVELOPMENT**  
Civil engineering plans completed. Planning commission submission initiated. Feasibility and absorption analysis in hand.
- **CLEAN ENVIRONMENTAL—PHASE I ESA**  
Phase I ESA completed June 2023 with no Recognized Environmental Conditions (RECs). Eliminates environmental risk, lender friction, and remediation delays.
- **STRONG MARKET FUNDAMENTALS**  
Third-party feasibility confirms for-sale viability in ZIP 30354. Strong demand for attainable "missing middle" housing. Favorable absorption modeling supports successful community build-out.
- **STRATEGIC SOUTH ATLANTA LOCATION**  
Immediate I-85 access. Minutes to Hartsfield-Jackson ATL. Adjacent to College Park and East Point. Airport-driven employment demand supports continued population growth and housing absorption.

**PROPOSED DEVELOPMENT CONCEPT**

The property has been advanced through early-stage development planning, positioning it for immediate execution. The proposed concept plan has been designed to maximize density within the Village (V) zoning framework while meeting Hapeville's design and infrastructure requirements.

**CONCEPT PLAN COMPONENTS**

UNIT COUNT	59 Single-Family Attached (Townhome-Style)
PARKING	Garage parking + surface parking on-site
CIRCULATION	Internal drives + pedestrian pathways
STREETSCAPE	Improvements along Springdale Rd & Cofield Dr
STORMWATER	Full stormwater management infrastructure
UTILITIES	Complete utility infrastructure planned
DENSITY	Site layout and density fully defined
ENTITLEMENT	Planning commission submission initiated

**DEVELOPMENT STATUS — COMPLETED WORK**

- Civil engineering plans completed
- Site layout and density fully defined
- Planning commission submission initiated
- Feasibility and absorption analysis completed



**ENVIRONMENTAL & DUE DILIGENCE**

A Phase I Environmental Site Assessment was completed in June 2023 by a qualified environmental professional. The assessment returned a clean result with no Recognized Environmental Conditions (RECs), providing significant risk reduction for both the buyer and their lender.

**PHASE I ESA — JUNE 2023**

**CLEAN** — No Recognized Environmental Conditions (RECs)

**RISK REDUCTION SUMMARY**

ENVIRONMENTAL RISK	Eliminated — clean Phase I result
LENDER CONCERNS	Significantly reduced — no remediation required
TIMELINE RISK	Removed — no environmental delays
SITE CONSOLIDATION	Low — three contiguous parcels, to be consolidated
ENTITLEMENT RISK	Reduced — C1 zoning supports concept plan
ENGINEERING RISK	Minimized — civil plans already completed

**ZONING SUMMARY**

PROPERTY CLASS	R3 (residential)
FRAMEWORK	Mixed-Use / Residential Density
PROPOSED USE	Single-Family Attached (Townhomes)
REZONING REQUIRED	No — existing zoning supportive
CITY	Hapeville, GA
COUNTY	Fulton County, GA

**LOCATION OVERVIEW**

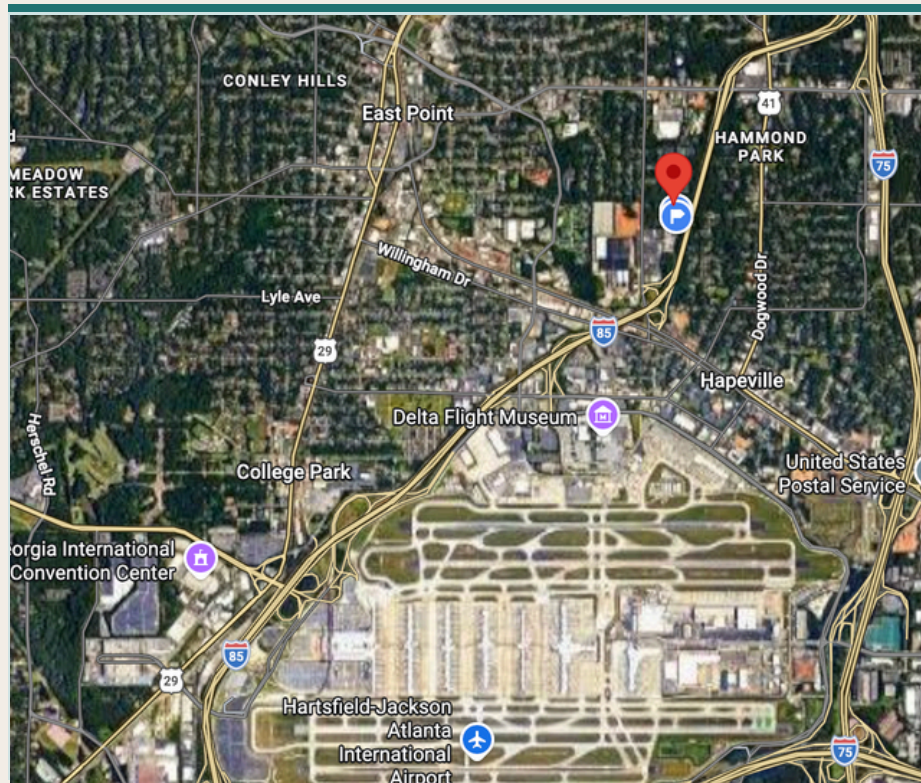
The site is strategically located in the City of Hapeville which is a small, urban city completely surrounded by the City of Atlanta and directly adjacent to Hartsfield-Jackson Atlanta International Airport. Hapeville sits at the crossroads of major South Atlanta employment centers, interstate access, and residential demand corridors.

**REGIONAL CONNECTIVITY**

I-85	<b>Immediate access — direct interchange</b>
HARTSFIELD-JACKSON ATL	<b>Minutes — world's busiest airport</b>
DOWNTOWN ATLANTA	<b>~10 miles north</b>
COLLEGE PARK	<b>Adjacent — immediate proximity</b>
EAST POINT	<b>Adjacent — immediate proximity</b>
I-285 (PERIMETER)	<b>Accessible via I-85 interchange</b>
MARTA	<b>Airport/College Park stations nearby</b>

**SURROUNDING USES**

NORTH	<b>Undeveloped / wooded land</b>
SOUTH	<b>Commercial — national car rental operations</b>
EAST	<b>Interstate I-85 corridor</b>
WEST	<b>Established residential neighborhoods</b>



**MARKET & FEASIBILITY OVERVIEW**

A third-party feasibility study supports for-sale residential product viability within the 30354 ZIP Code, specifically townhome development. The study identifies a market-supported pricing strategy and confirms favorable absorption dynamics for the proposed 59-unit community.

**FEASIBILITY STUDY FINDINGS**

TARGET ZIP CODE	<b>30354 — Hapeville / South Atlanta</b>
PRODUCT TYPE	<b>For-sale townhome / single-family attached</b>
MARKET DEMAND	<b>Strong — third-party confirmed Market-supported — identified</b>
PRICING STRATEGY	<b>Supports successful build-out</b>
ABSORPTION MODEL	<b>Supports successful build-out</b>
HOUSING TYPE	<b>Attainable, higher-density — "missing middle"</b>

**MACRO DEMAND DRIVERS**

- Continued population growth in South Atlanta corridor
- Airport employment driving sustained housing demand
- Demand for "missing middle" attainable housing product
- Supply-constrained infill locations commanding premium
- Proximity to College Park, East Point, and Downtown ATL
- MARTA access at Airport and College Park stations

**FOR MORE INFORMATION CONTACT**



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