

FOR SALE | 0.5 AC | APPROVED FOR 12+ TOWNHOMES



# 684 Law Street | Atlanta, GA

## A BELTLINE RESIDENTIAL DEVELOPMENT OPPORTUNITY

EDGAR HERNANDEZ

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TY WARBINGTON

770.312.7161 | twarbington@ackermanco.net

Ackerman & Co.

# Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **684 Law Street, approximately 0.5 acres in Atlanta, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

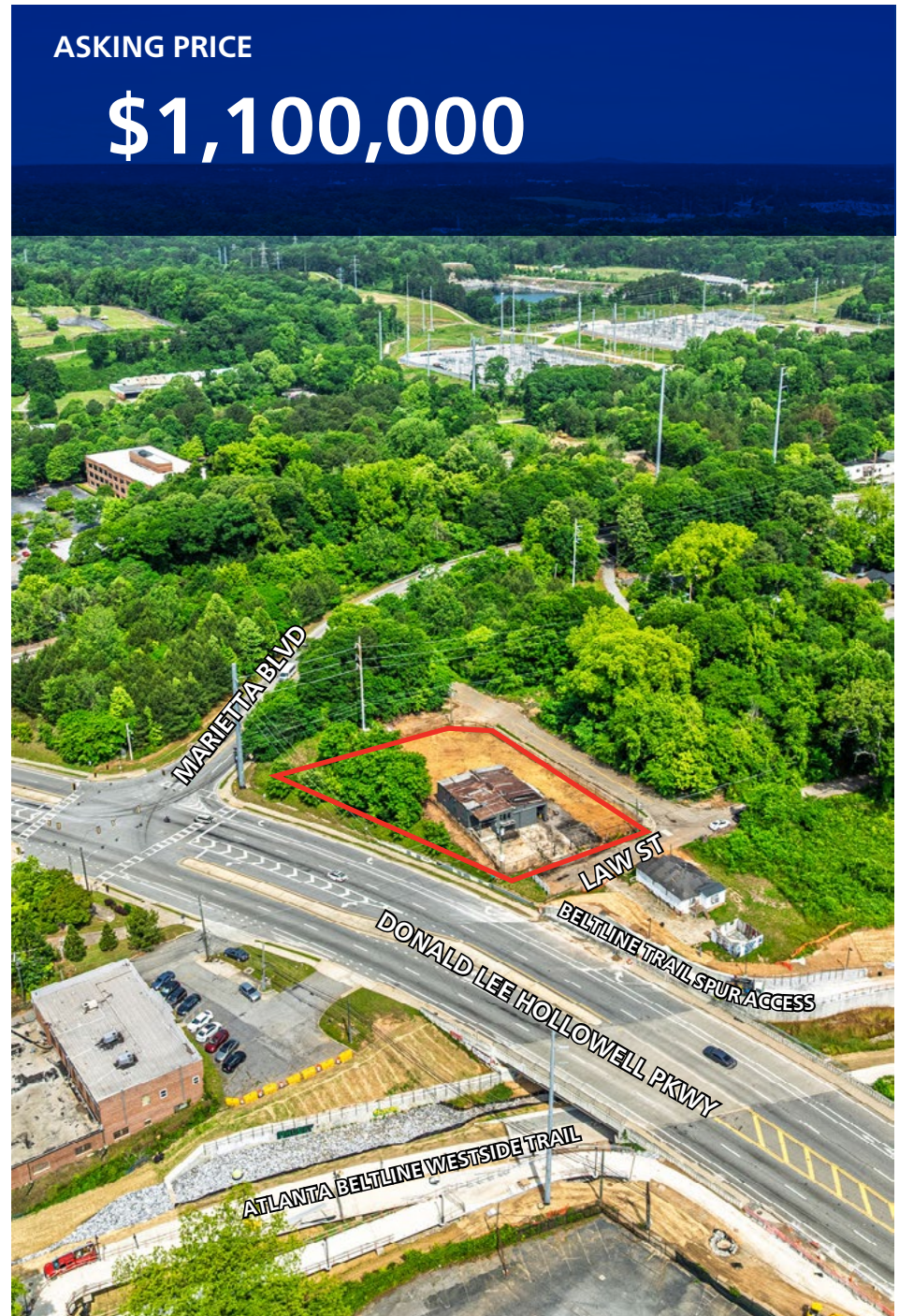
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# BeltLine-Positioned Residential Development Opportunity

- **Premier BeltLine-Oriented Residential Development Opportunity**  
684 Law Street offers a rare opportunity to develop residential product in one of Atlanta's most closely watched growth corridors, positioned to benefit from continued housing demand along the Atlanta BeltLine.
- **Residential Zoning in Place**  
The property has been rezoned MR-3, providing entitlement clarity for a medium-density residential development program in one of Atlanta's most active in-town growth corridors.
- **Approved Townhome Development Program**  
The site has been approved for at least 12 townhomes, providing developers with a defined residential path in a high-demand in-town Atlanta location near the Westside BeltLine.
- **Direct Exposure to BeltLine Growth Dynamics**  
The site is well positioned to capture demand generated by the BeltLine's continued investment in mobility, greenspace, trail connectivity, and neighborhood redevelopment.
- **Strong Infill Housing Fundamentals**  
Atlanta continues to experience significant demand for new housing in walkable, connected, in-town neighborhoods, particularly near major public infrastructure and lifestyle amenities such as the BeltLine.
- **Located in an Emerging Westside Growth Corridor**  
The property benefits from its location near Donald Lee Hollowell Parkway and the Westside BeltLine corridor, an area experiencing continued public and private investment.
- **Amenity-Rich Urban Location**  
Future residents will benefit from proximity to BeltLine access, Westside neighborhoods, parks, retail nodes, employment centers, and major transportation corridors.
- **Scarcity of BeltLine-Adjacent Development Sites**  
Well-located residential development sites near the BeltLine remain limited, making 684 Law Street a compelling opportunity for developers seeking exposure to Atlanta's continued urban growth.



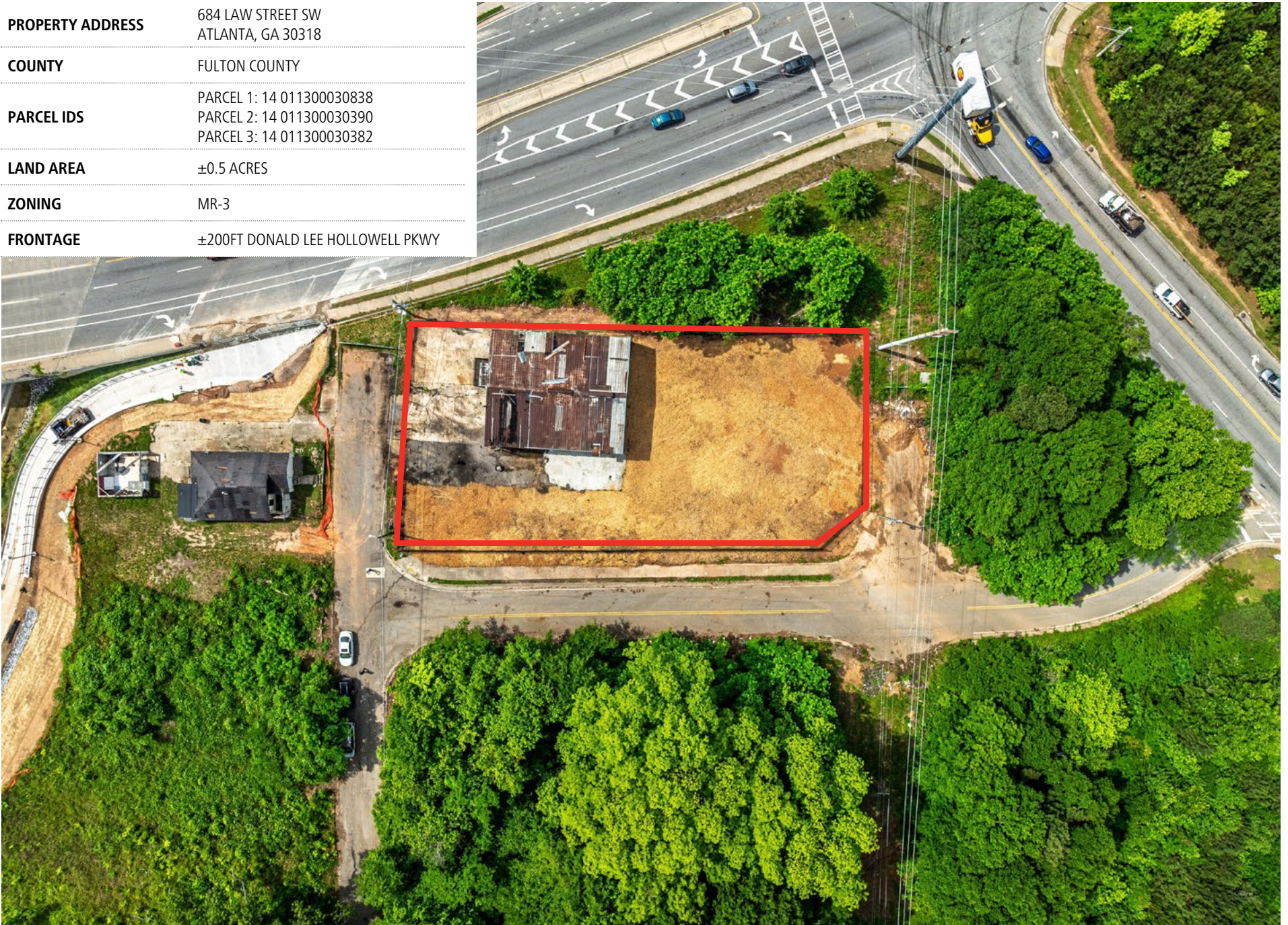


ASKING PRICE

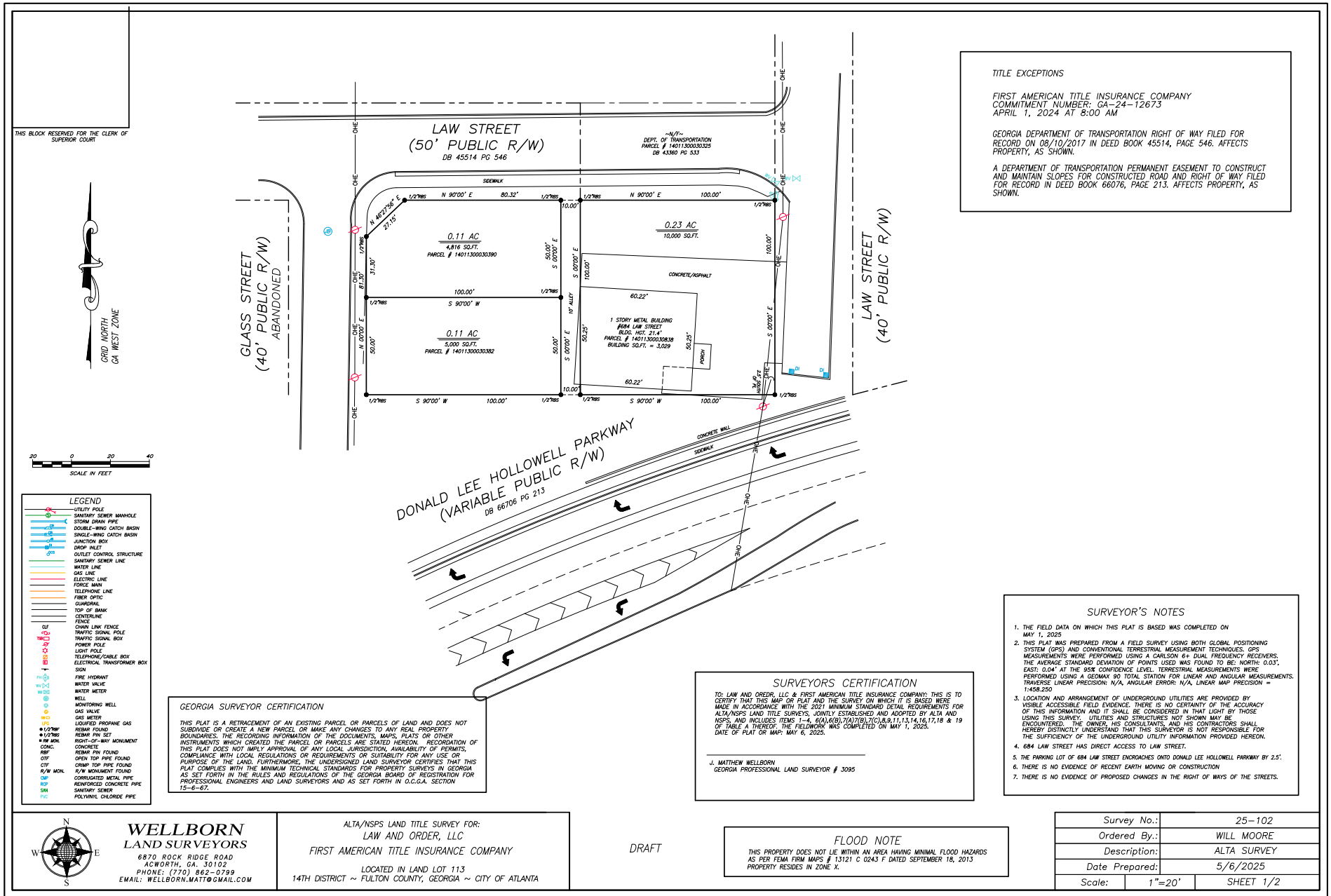
**\$1,100,000**

# Property Summary

<b>PROPERTY ADDRESS</b>	684 LAW STREET SW ATLANTA, GA 30318
<b>COUNTY</b>	FULTON COUNTY
<b>PARCEL IDS</b>	PARCEL 1: 14 011300030838 PARCEL 2: 14 011300030390 PARCEL 3: 14 011300030382
<b>LAND AREA</b>	±0.5 ACRES
<b>ZONING</b>	MR-3
<b>FRONTAGE</b>	±200FT DONALD LEE HOLLOWELL PKWY



# Property Survey



### TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: GA-24-12673  
 APRIL 1, 2024 AT 8:00 AM

GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FILED FOR RECORD ON 08/10/2017 IN DEED BOOK 45514, PAGE 546. AFFECTS PROPERTY, AS SHOWN.

A DEPARTMENT OF TRANSPORTATION PERMANENT EASEMENT TO CONSTRUCT AND MAINTAIN SLOPES FOR CONSTRUCTED ROAD AND RIGHT OF WAY FILED FOR RECORD IN DEED BOOK 66076, PAGE 213. AFFECTS PROPERTY, AS SHOWN.

### SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON MAY 1, 2025
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL MEASUREMENT TECHNIQUES. GPS MEASUREMENTS WERE PERFORMED USING A CARLSON 6+ DUAL FREQUENCY RECEIVERS. THE AVERAGE STANDARD DEVIATION OF POINTS USED WAS FOUND TO BE: NORTH: 0.03", EAST: 0.04" AT THE 95% CONFIDENCE LEVEL. TERRESTRIAL MEASUREMENTS WERE PERFORMED USING A GEOMAX 90 TOTAL STATION FOR LINEAR AND ANGULAR MEASUREMENTS. TRANSVERSE LINEAR PRECISION: 1/4", ANGULAR ERROR: 1/4", LINEAR MAP PRECISION = 1:458.250
3. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
4. 684 LAW STREET HAS DIRECT ACCESS TO LAW STREET.
5. THE PARKING LOT OF 684 LAW STREET ENCLOSES ONTO DONALD LEE HOLLOWELL PARKWAY BY 2.5'.
6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION
7. THERE IS NO EVIDENCE OF PROPOSED CHANGES IN THE RIGHT OF WAYS OF THE STREETS.

### SURVEYOR'S CERTIFICATION

TO: LAW AND ORDER, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 1, 2025. DATE OF PLAT OR MAP: MAY 6, 2025.

J. MATTHEW WELLBORN  
 GEORGIA PROFESSIONAL LAND SURVEYOR # 3095

### GEORGIA SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

**FLOOD NOTE**  
 THIS PROPERTY DOES NOT LIE WITHIN AN AREA HAVING MINIMAL FLOOD HAZARDS AS PER FEMA FIRM MAPS # 13121 C 0243 F DATED SEPTEMBER 18, 2013. PROPERTY RESIDES IN ZONE X.

LEGEND	
	UTILITY POLE
	SANITARY SEWER MANHOLE
	STORM DRAIN PIPE
	DOUBLE-RING CATCH BASIN
	SINGLE-RING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	OUTLET CONTROL STRUCTURE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	FORCE MAIN
	TELEPHONE LINE
	FIBER OPTIC
	CULVERT
	TOP OF BANK
	CENTERLINE
	FENCE
	CHAIN LINK FENCE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	POWER POLE
	LIGHT POLE
	TELEPHONE/CABLE BOX
	ELECTRICAL TRANSFORMER BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WELL
	MONITORING WELL
	GAS VALVE
	GAS METER
	LIQUID PROPANE GAS
	REMB FIN FOUND
	REMB FIN SET
	RIGHT-OF-WAY MONUMENT
	CONSP. FOUND
	REMB FIN FOUND
	OPEN TOP PIPE FOUND
	CHMP TOP PIPE FOUND
	P-W MONUMENT FOUND
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	SANITARY SEWER
	POLYVINYL CHLORIDE PIPE



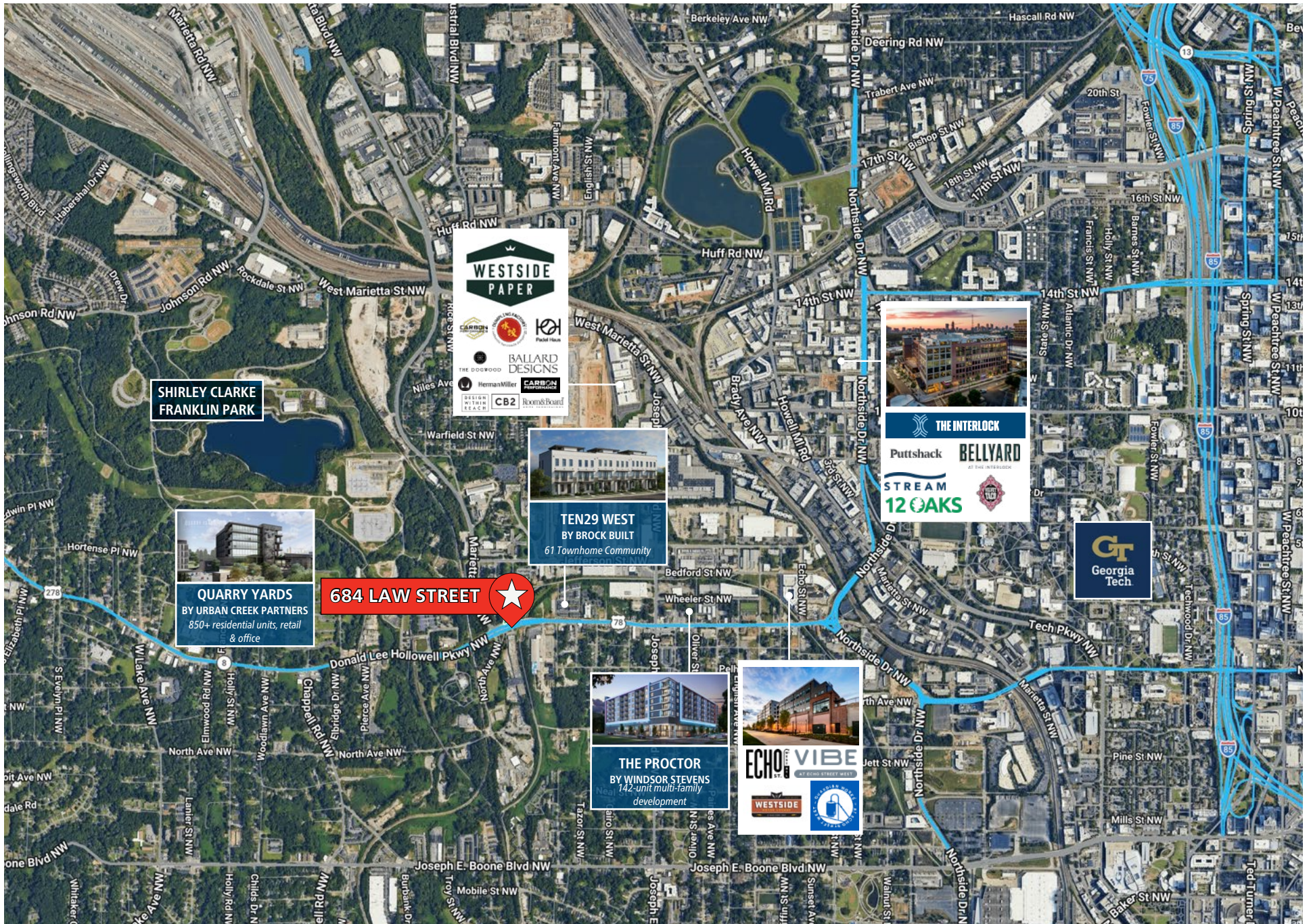
**WELLBORN LAND SURVEYORS**  
 6870 ROCK RIDGE ROAD  
 ACWORTH, GA. 30102  
 PHONE: (770) 862-0799  
 EMAIL: WELLBORN.MATT@GMAIL.COM

ALTA/NPS LAND TITLE SURVEY FOR:  
**LAW AND ORDER, LLC**  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 LOCATED IN LAND LOT 113  
 14TH DISTRICT ~ FULTON COUNTY, GEORGIA ~ CITY OF ATLANTA

DRAFT

Survey No.:	25-102
Ordered By.:	WILL MOORE
Description:	ALTA SURVEY
Date Prepared:	5/6/2025
Scale:	1"=20'
	SHEET 1/2

# Area Developments & Amenities



# Market Overview - West Midtown Atlanta, GA

The 684 Law Street development opportunity is located in one of Atlanta's most dynamic infill growth corridors, positioned along the Westside BeltLine and near Donald Lee Hollowell Parkway. The surrounding area has become a focal point for public infrastructure investment, adaptive reuse, residential redevelopment, and new housing activity as the Atlanta BeltLine continues to reshape mobility, neighborhood connectivity, and land-use patterns across the city.

The Atlanta BeltLine remains one of the Southeast's most significant urban infrastructure initiatives, designed to connect neighborhoods through trails, parks, transit-oriented planning, greenspace, and mixed-use redevelopment. The BeltLine's long-term implementation plan targets completion of the broader project by 2030, and the Westside corridor has become increasingly important as trail segments are completed and surrounding neighborhoods benefit from improved access to parks, employment centers, and in-town amenities.

Westside Atlanta continues to benefit from strong housing fundamentals driven by limited in-town landsupply, populationandemploymentgrowth, andpersistentdemandforattainableurbanhousing. MetroAtlanta'slong-termhousingneedremainssubstantial, withregionalplanninggroupsidentifying the needforhundredsofthousandsofnewhomesoverthenextdecadetosupportprojectedhousehold and job growth. This demand is particularly acute in walkable, infrastructure-rich locations where new residential supply can provide access to employment, recreation, and transportation corridors.

The immediate submarket surrounding Law Street is transitioning from legacy industrial and commercial uses toward a more residential and mixed-use development pattern. The property's anticipated MR-3 / BeltLine Overlay zoning aligns with this shift by supporting medium-density residential development in a location where infill housing, townhomes, and compact residential formats are increasingly sought after. Nearby new-construction townhome activity further validates buyer demand for higher-value residential product along the Westside BeltLine corridor.

The site also benefits from proximity to major Westside amenities and redevelopment anchors, including the Westside BeltLine Trail, Donald Lee Hollowell Parkway, Westside Park / Shirley Clarke Franklin Park, Georgia Tech, Midtown, Downtown Atlanta, Microsoft's Grove Park assemblage, and the broader West Midtown employment and lifestyle corridor. These demand drivers support a compelling residential development thesis for builders seeking scarce BeltLine-adjacent land with zoning momentum and direct exposure to Atlanta's continued in-town housing demand.

As Atlanta continues to prioritize housing production, connectivity, and redevelopment around major infrastructure corridors, 684 Law Street is well positioned to capture demand from buyers and renters seeking new residential product in a BeltLine-oriented Westside location.



## Atlanta by the Numbers

**54**

Fortune 500 & 1000  
Companies

**#1**

City for Young  
Professionals

**#3**

Metro Region for  
Population Growth

**#5**

Move-in Destination  
in the Country



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