

BUCKHEAD  
ATLANTA

PEACHTREE HILLS

VIRGINIA-  
HIGHLAND

ATLANTA  
DOWNTOWN



SWEET  
AUBURN



HILL ST SE

SUBJECT  
PROPERTY

# OFFERING MEMORANDUM

Development Site | Grant Park | ±0.51 Acres  
Residential Development Plans Included



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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MICHAEL WESS, CCIM  
Partner  
404-876-1640 x 150  
MWess@BullRealty.com

ANDY LUNDSBERG  
Partner  
404-876-1640 x 107  
Andy@BullRealty.com

JAKE STRANGE  
Commercial Real Estate Advisor  
404-876-1640 x 194  
Jake@BullRealty.com

BULL REALTY, INC.  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com



# PROPERTY HIGHLIGHTS

- Mixed-use, retail, or pure residential development site in Grant Park
- ±0.51-acre site with plans and permits for 34 residential units and 27 parking spaces
- Retail site plan with day care and 9 parking spaces (see page 11)
- Restaurant site plan for restaurant, patio, and 13 parking spaces (see page 10)
- Zoned SPI-22 Memorial Drive/Oakland Cemetery, no rezoning necessary
- Walkable to booming neighborhoods of Summerhill, Reynoldstown, Old Fourth Ward, and South Downtown
- Brief walk to many wonderful restaurants and retail options
- Thousands of new/newer apartments in immediate area
- Blocks from Oakland Cemetery, a ±48-acre destination with year-round events
- 9-Minute walk to both King Memorial MARTA Stations
- 12-Minute walk to Georgia State/Downtown, Auburn/Edgewood Ave and Atlanta Street Car
- 10-Minute bike ride to Eastside Beltline
- 16-Minute drive to Hartsfield-Jackson Airport and Midtown
- For more information including financials, please visit [www.BullRealty.com](http://www.BullRealty.com), go to "Access Secure Documents" and complete the online confidentiality agreement.

## SITE SIZE:



±0.51 Acres

## SALE PRICE:



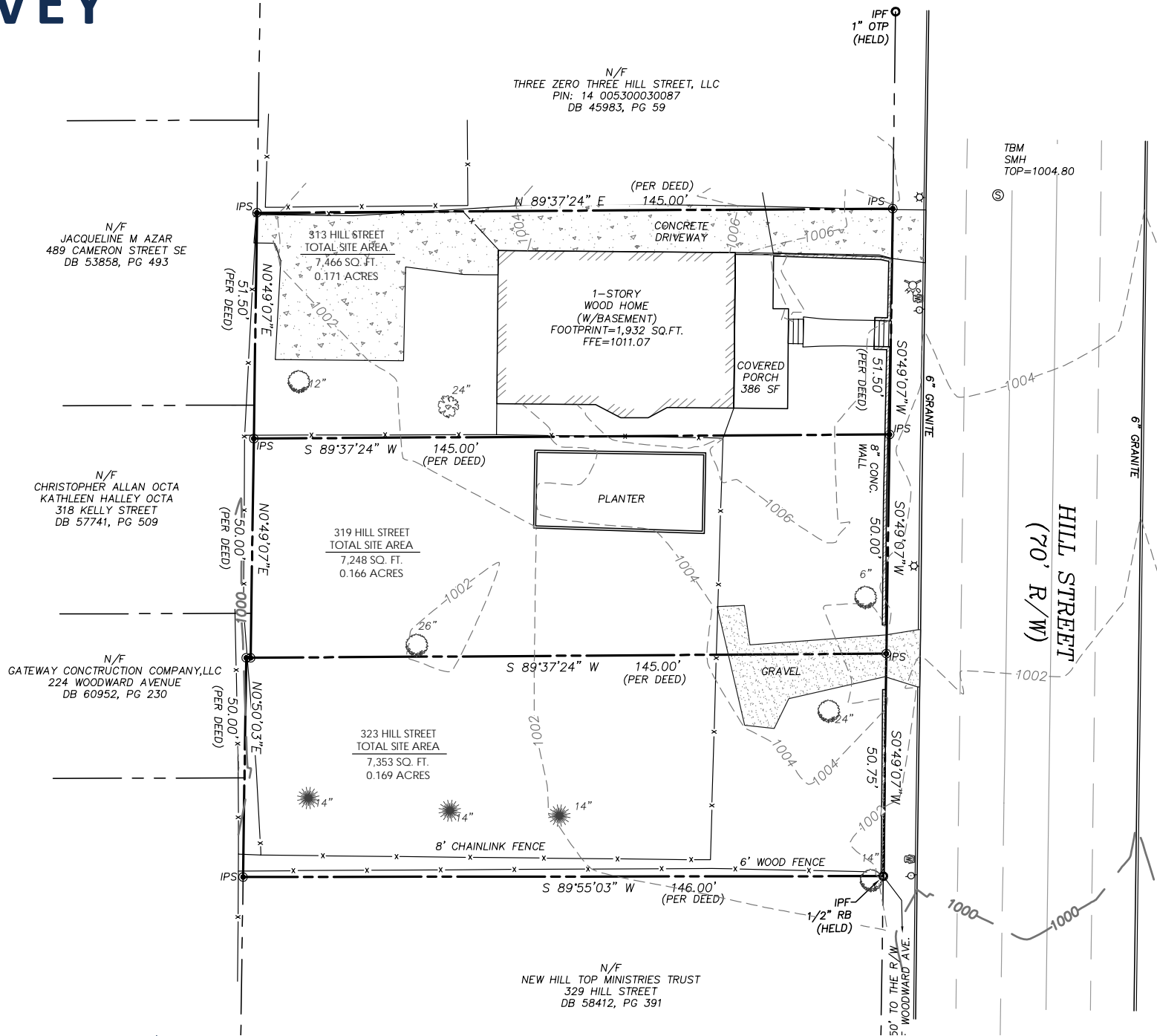
Contact Broker



# PROPERTY INFORMATION

<b>ADDRESS</b>	313 Hill St SE Atlanta, GA 30312
<b>SITE SIZE</b>	±0.51 Acres
<b>ZONING</b>	SPI-22
<b>PARCEL ID</b>	14 005300030087
<b>UTILITIES AVAILABLE</b>	All
<b>PROPOSED USE</b>	Mixed-Use, Retail, Residential Development
<b>PLANS &amp; PERMITS</b>	34 Residential Units + 27 Parking Spaces
<b>PLANS</b>	Retail/Day Care/Restaurant

# SURVEY



# PLANS & PERMITS: MULTIFAMILY

## ZONING SUMMARY

ZONING - SPI-22, SA4 (GRANT PARK NORTH)

NET LOT AREA - 22,083 SF / 0.5069 AC

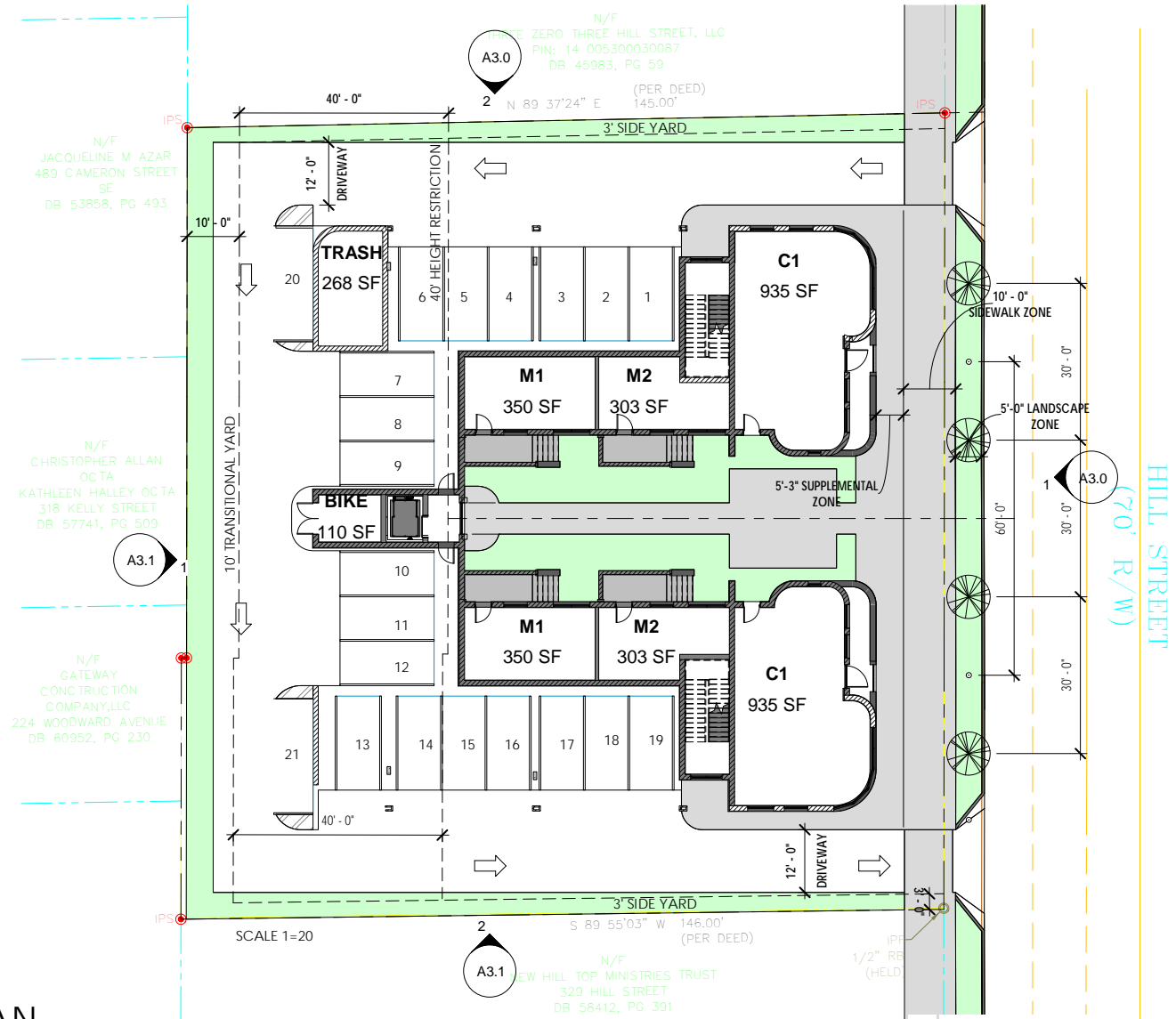
STUDIO M1	2	350 SF
STUDIO M2	2	303 SF
STUDIO M3	12	457 SF
STUDIO M4	6	566 SF
STUDIO A1	4	924 SF
UNIT C1	2	935 SF
UNIT C2	6	959 SF

NET LEASABLE 34 21,506 SF  
(THIS DO NOT INCLUDE BALCONIES)

FLOOR	GROSS AREA	FLOOR HEIGHT
FIRST	5,120 SF	13'-7 7/8"
SECOND	10,288 SF	10'-7 7/8"
THIRD	10,288 SF	10'-7 7/8"
FOURTH	8,338 SF	12'-1 7/8"
<b>GROSS TOTAL</b>	<b>34,029 SF</b>	<b>44'-11 5/8"</b>

ALLOWABLE FAR	
RESIDENTIAL	2.52 FAR
NON-RESIDENTIAL	1.0 FAR
COMBINED	3.02 FAR

ACTUAL FAR	
RESIDENTIAL FAR	1.00 FAR
NON-RESIDENTIAL FAR	0.00 FAR
COMBINED FAR	1.00 FAR



## 313 HILL STREET- SITE PLAN

Scale As indicated  
12.13.21

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for: PELLERIN REAL ESTATE  
by: TSW



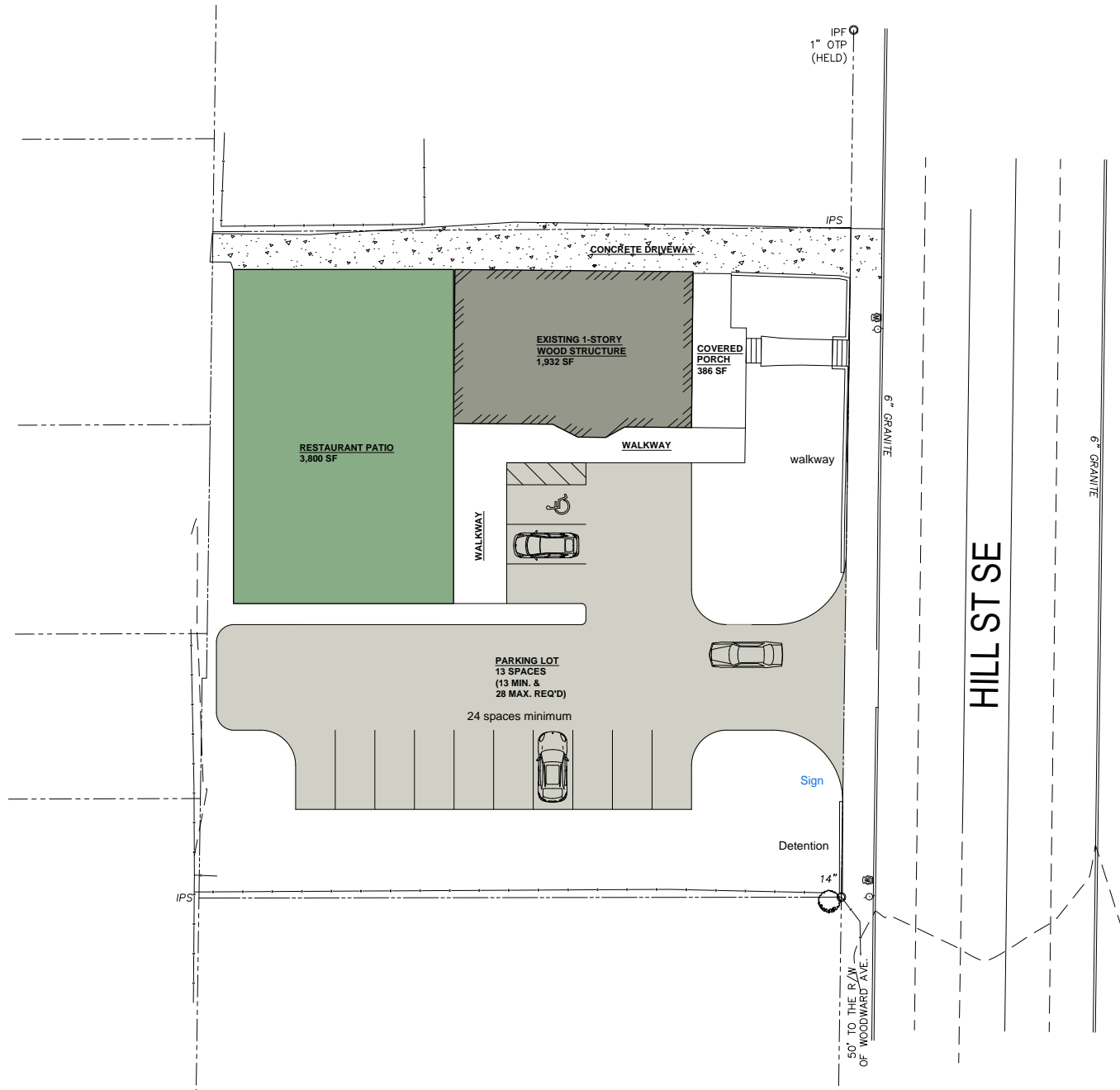
# MULTIFAMILY PLAN RENDERINGS



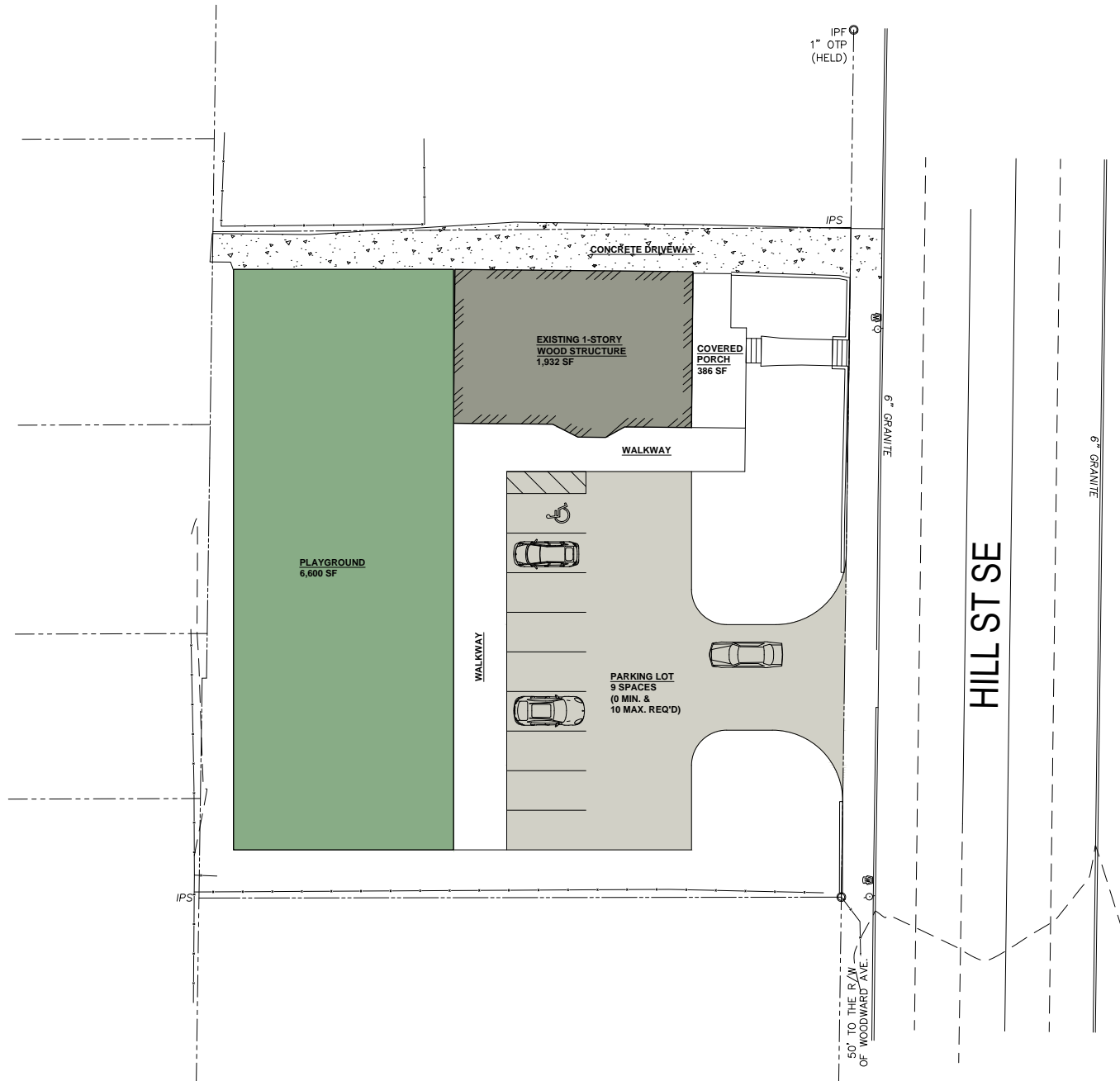
# MULTIFAMILY PLAN RENDERINGS



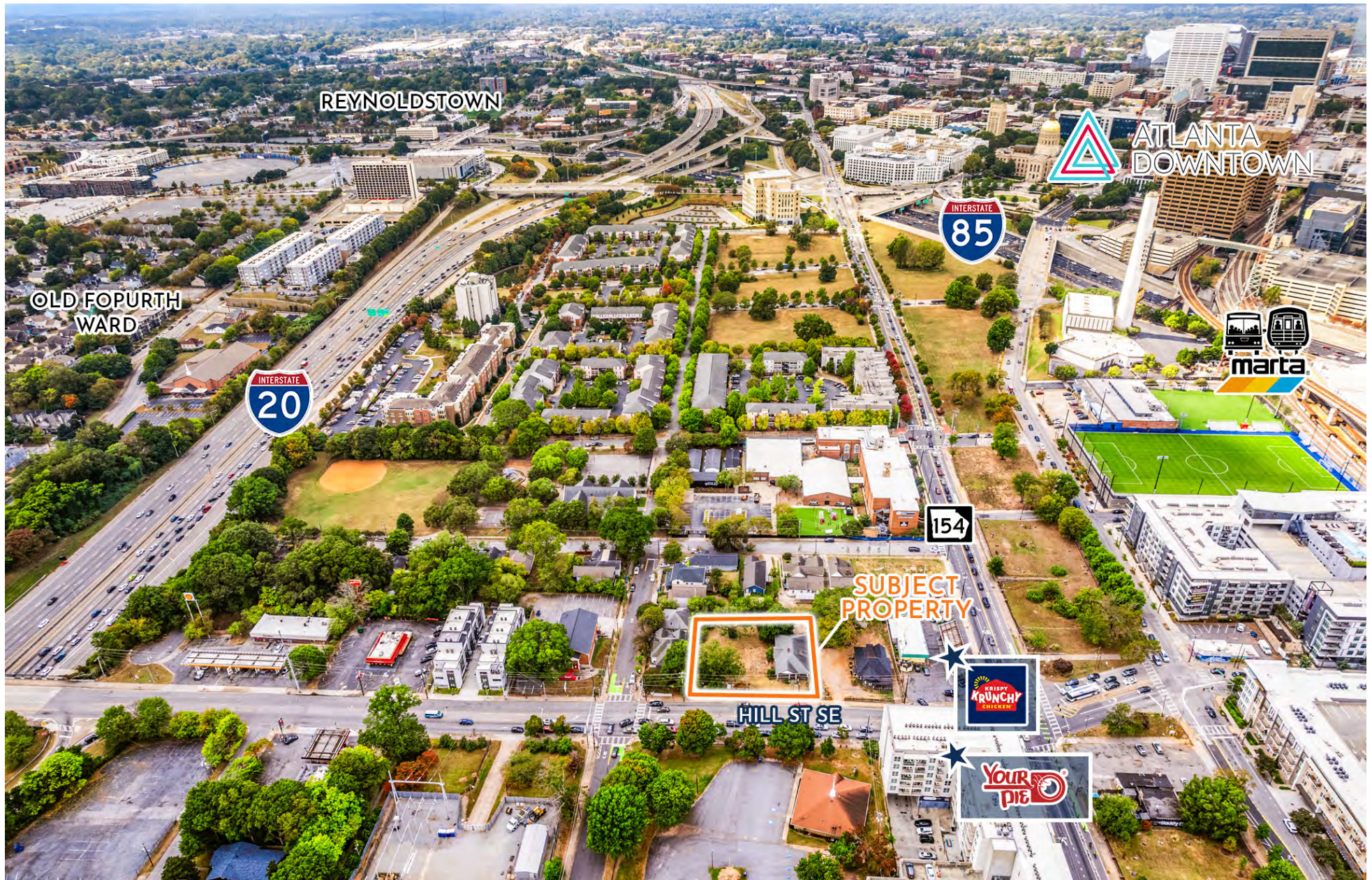
# PROPOSED RESTAURANT PLAN



# PROPOSED DAY CARE PLAN



# AERIALS - WEST



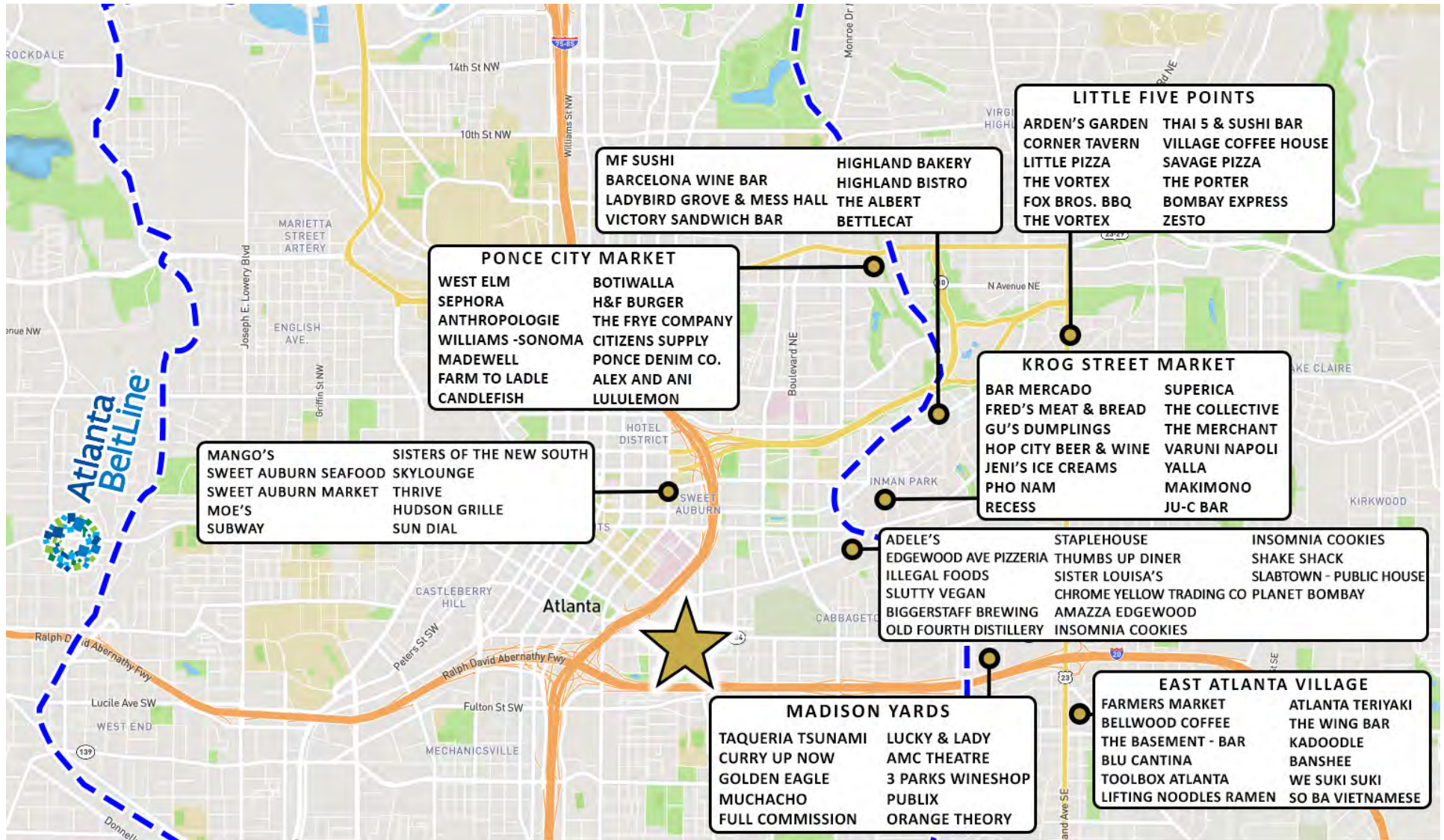
# AERIALS - NORTH



# AERIALS - EAST



# IN THE AREA



# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
2,373	20,413	41,317



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
989	7,248	14,519



## AVERAGE HOUSEHOLD INCOME

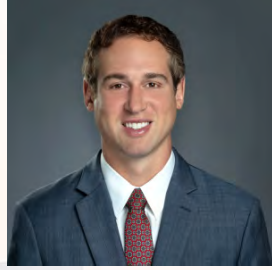
1 MILE	3 MILES	5 MILES
\$117,524	\$137,203	\$138,780

Source: 2025 ESRI

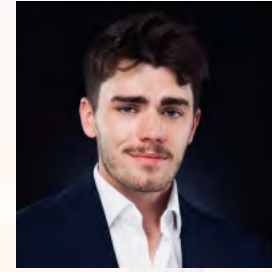
# Team Profile



**ANDY LUNDSBERG**  
Partner  
Andy@BullRealty.com  
404-876-1640 x 107



**MICHAEL WESS, CCIM**  
Partner  
MWess@BullRealty.com  
404-876-1640 x 150



**JAKE STRANGE**  
Commercial Real Estate Advisor  
Jake@BullRealty.com  
404-876-1640 x 194



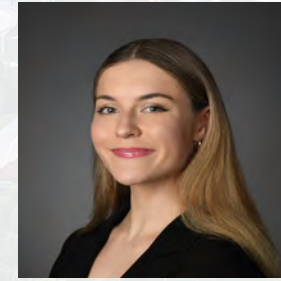
**AUBRI FRANKLIN**  
MARKETING



**TORI ROBB**  
MARKETING



**CARLEIGH PALUMBO**  
MARKETING



**MEGAN MURPHY**  
MARKETING

# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**13 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN  
THE U.S.. 2020**

- U.S. CENSUS BUREAU  
POPULATION DIVISION

## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**8TH**  
LARGEST U.S. METRO

**#6**  
BEST CITIES FOR JOBS IN U.S.  
WALLETHUB 2024

**1.18%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
ESRI 2023

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)  
FREDDIE MAC 2021

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

(Data based on 1 mile radius)

## MAJOR EMPLOYERS



## #8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

## #1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

## #2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:


<https://www.bullrealty.com/>



**27**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES