1625 JAMES JACKSON PARKWAY

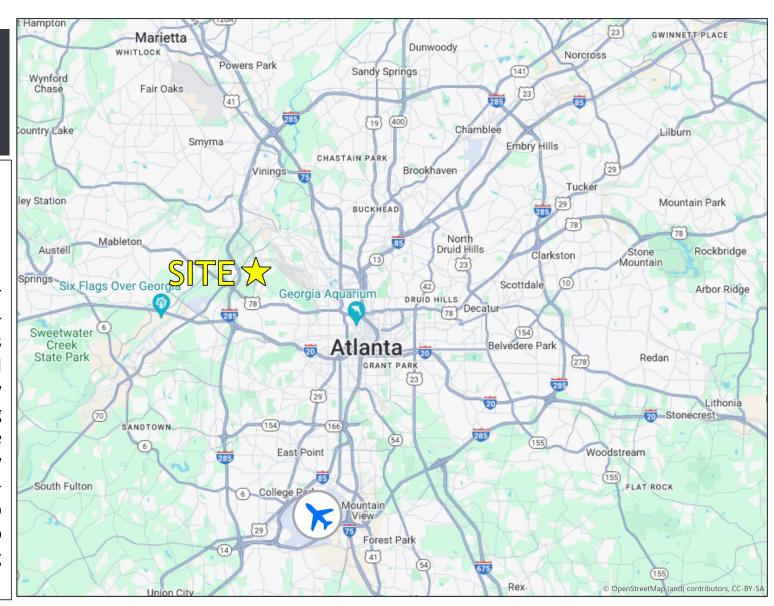


ATLANTA GEORGIA 30318

ATLANTA METRO VACINITY MAP

Prime Development Opportunity in NW Atlanta

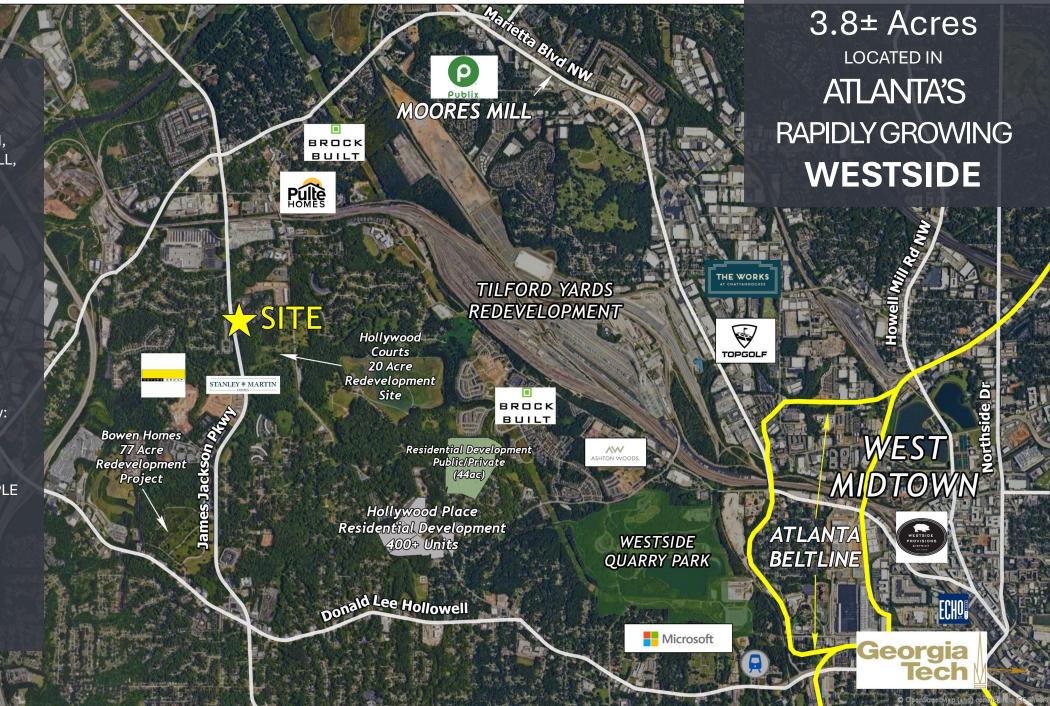
This 3.8± acre site presents a rare opportunity for residential development in one of Atlanta's fastest-growing submarkets. Located in the heart of the city's Westside, the property is surrounded by successful townhome and multifamily projects by Pulte, Stanley Martin, Novare, and Brock Built. With RG-3 zoning already in place and a 0.5± mile radius to multiple active for-sale communities, the site is ideally positioned for a townhome or small-scale build-for-rent concept. Strong homebuyer demand, proximity to Georgia Tech and West Midtown, and adjacency to parks and trail networks make this a compelling opportunity for residential builders and investors alike.



SITE FEATURES

- MINUTES TO WEST MIDTOWN,
 GEORGIA TECH, MOORES MILL,
 VININGS
- MINUTES TO WESTSIDE QUARRY PARK, MARTA
- > ZONED RG-3 (City of Atlanta) FAR 0.696
- > ZONED FOR TOWNHOME DEVELOPMENT
- 0.5 mi ± RADIUS to other successful market projects by: PULTE, STANLEY MARTIN, NOVARE, BROCK BUILT
- CLOSE PROXIMITY TO MULTIPLE PARKS AND PHASE TWO OF THE PROCTOR CREEK GREENWAY TRAIL
- 5 MINUTE DRIVE to PUBLIX at Moores Mill Shopping Center



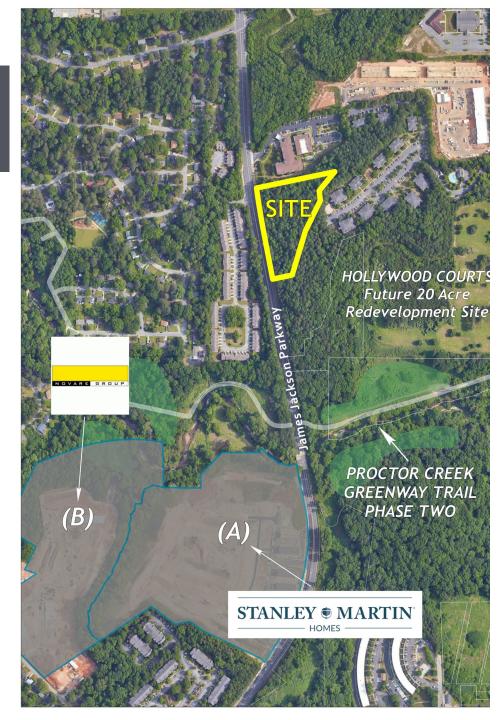


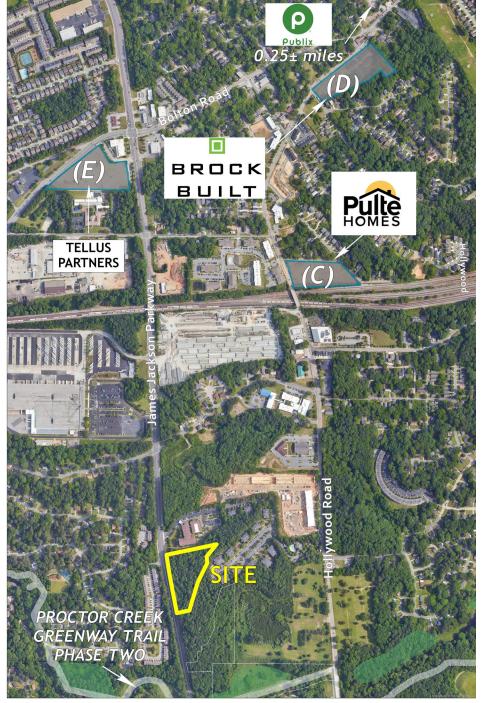
1625

JAMES JACKSON

RECENT DEVELOPMENT ACTIVITY

- A. WESTSIDE BEND by STANLEY
 MARTIN HOMES |
 200+ TOWNHOMES
 mid-\$400s (170+ sold)
- B. POPULUS WESTSIDE by NOVARE | 280+ MARKET MULTIFAMILY UNITS
- C. 1871 HOLLYWOOD by PULTE HOMES | 50+ TOWNHOMES mid-\$500s (20+ sold | 2024 delivered)
- D. RIVERLINE by BROCK BUILT 52 TOWNHOMES – Sold Out mid-\$500s
- E. THE COLLECTIVE by TELLUS PARTNERS | 190 MARKET MULTIFAMILY UNITS Delivered Q12024





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