

1055 WESTMONT RD SW,

ATLANTA, GA 30311

FOR SALE

5 +/- ACRES 13 BUILDABLE PLOTS



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SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is proud to present a unique opportunity to acquire 5 acres of premium land in the heart of Atlanta's West End.

The sale includes 5 parcels that are approved for 13 buildable lots with sizes ranging from 10,000 to 20,000 square feet. Subdivision plat plans have already been approved by the City of Atlanta, so the project is ready to move forward without delay.

All utilities are available at the main road, making development even more seamless. The lots are ideal for new construction homes, with projected sale prices ranging from the high \$500,000s to the high \$800,000s, based on comparable sales in the area. This is a great location for builders or investors looking to take advantage of the continued growth and popularity of the West End neighborhood. The asking price is \$1,250,000, and the owners are motivated and open to negotiations.

This is a rare chance to build in a fast-growing part of the city with strong market demand and city approvals already in place.

For more information, please contact Lindsay Allen.

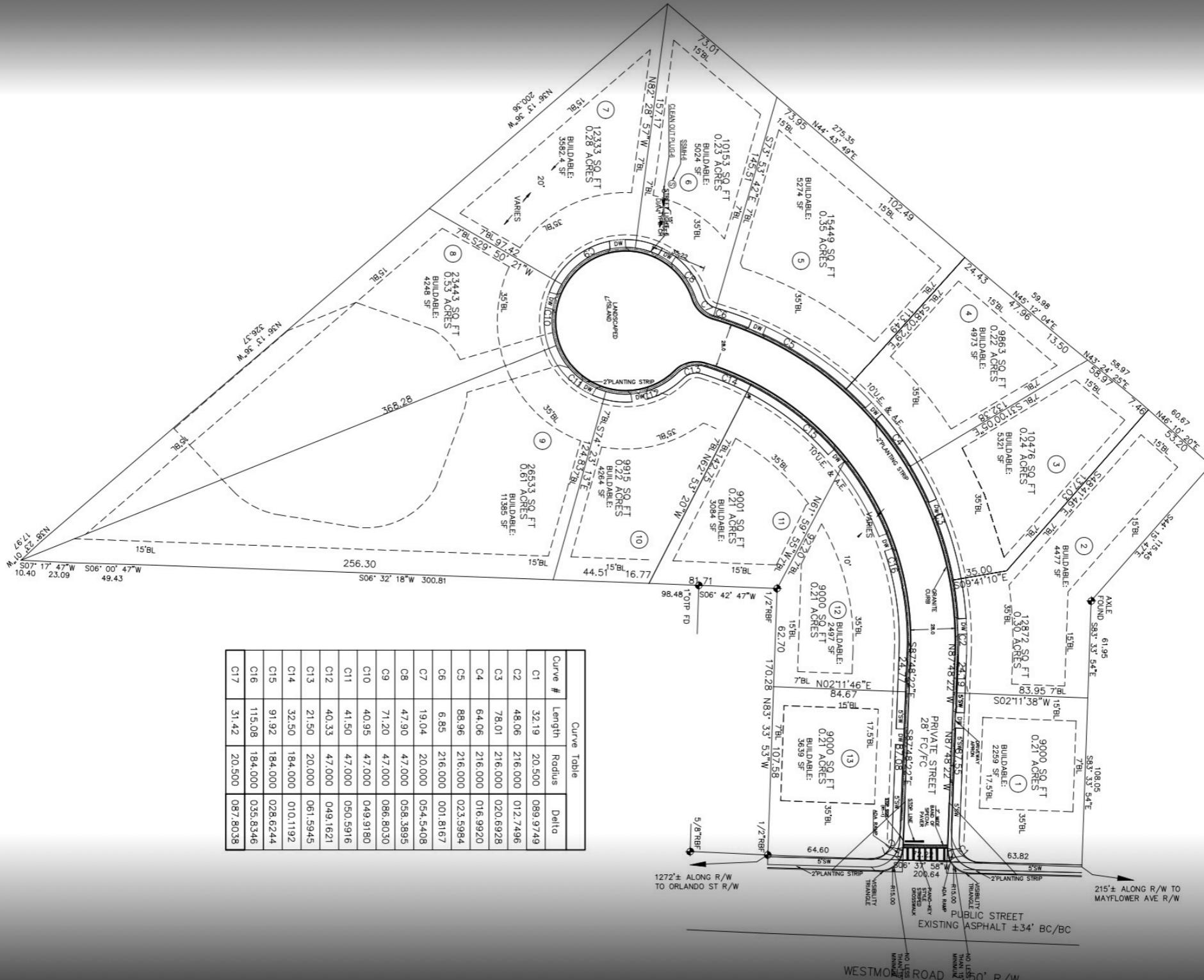
HIGHLIGHTS

- \$1,250,000
- Close to BeltLine
- Atlanta's West Land
- 5 +/- Acres
- 13 Buildable Plots
- Approved Plans

AERIAL



PLANS



// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA, GA

Atlanta is a dynamic and rapidly growing commercial real estate market that continues to attract investors from across the country. Its diverse economy—driven by logistics, tech, film, healthcare, and corporate headquarters—creates strong demand across industrial, office, retail, and mixed-use sectors. As the home of the world's busiest airport and several major highways, Atlanta is a major logistics hub with exceptional connectivity.

The city's pro-business climate, affordable cost of living, and steady population growth make it a prime location for long-term real estate investment. With ongoing development, infrastructure improvements, and strong municipal support for new projects, Atlanta presents both stability and opportunity for commercial real estate investors seeking strong yields and future appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	22.900	99.800	276.300
Number of Employees	17.200	79.000	225.600
Avg. Household Income	US\$50.100	US\$52.400	US\$63.100

// BROKER PROFILES



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Lindsay Allen is a certified language interpreter and real estate agent passionate about serving the Hispanic community. She was born in Costa Rica, raised in Miami, Florida, and has lived in Georgia since 2012. She is also a proud mother of three children.

Lindsay began her professional career as an interpreter at DFACS in Dekalb County, assisting Hispanic families in obtaining resources and necessities for their well-being. She then ventured into medical interpretation and transportation. Lindsay developed a keen interest in working with people and solving complex issues related to medical malpractice and the injustices faced by the poor and immigrant populations locally and abroad. She decided to pursue her real estate license to enhance her knowledge and skills in the real estate industry.

Lindsay has held various positions in the real estate field over the years, such as the Vice President of Business Development with Inclusive Funder, as a real estate agent, investor, and developer. She is excited to be part of Swartz Co Commercial Real Estate, where she plans to continue to grow and excel.

Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other skyscrapers illuminated against a dark sky.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.

We look forward to working with you soon.



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