

OAKLAND EXCHANGE

URBAN REALTY | PARTNERS

STREAM

COMING SOON

TO OAKLAND CITY ALONG THE BELTLINE'S WESTSIDE TRAIL

Transforming the 100-year-old Cut Rate Box warehouses at Murphy Avenue and Sylvan Road in Oakland City into a multifaceted destination for residents, office and retail users, and community members.

Strengthened by the historic buildings and new beginnings, Oakland Exchange will thoughtfully create a compelling environment across five acres for a positive, productive future. Intersected by the Westside Trail BeltLine Spur, Oakland Exchange is situated between West End MARTA Station (to the north) and Oakland City MARTA Station (to the south).



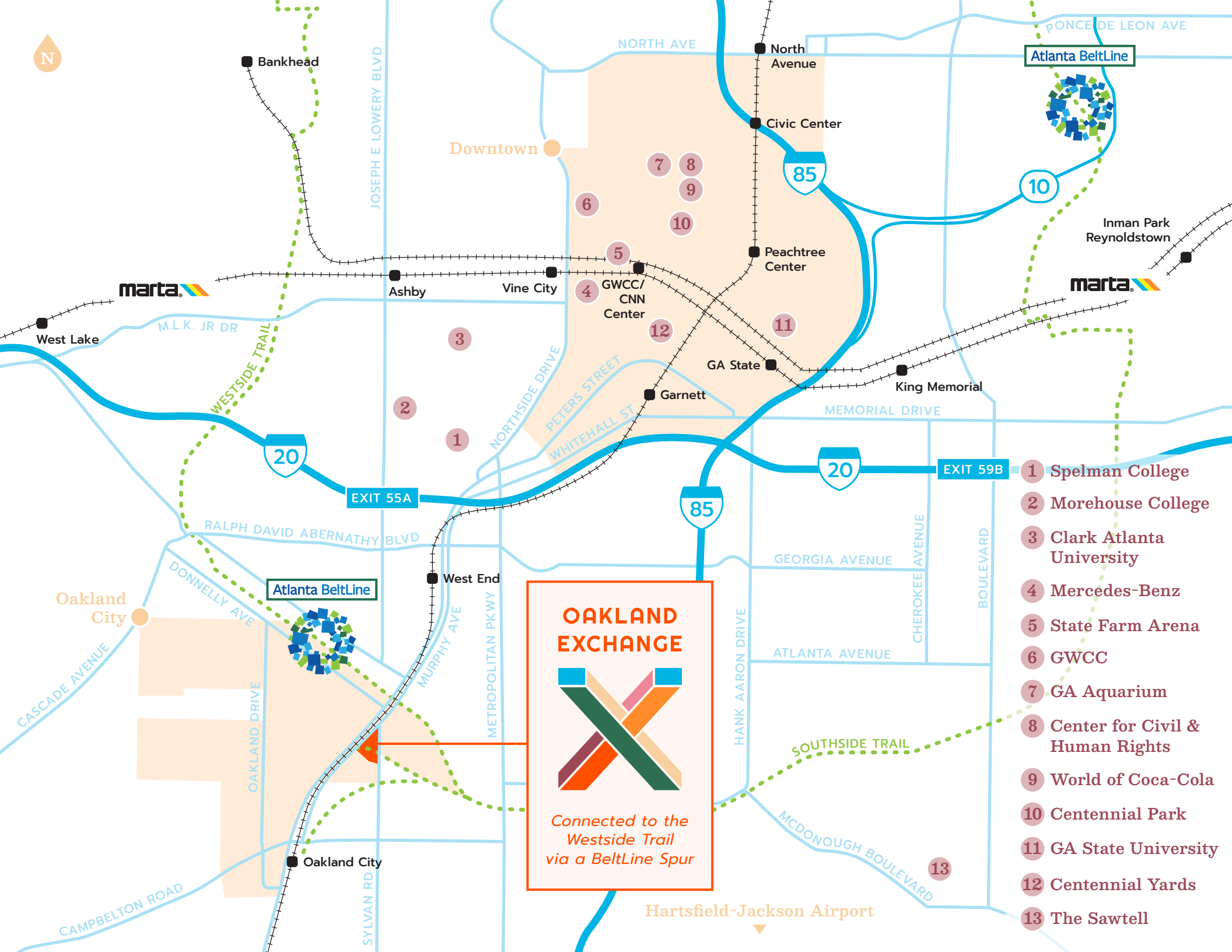
60,000
SF OFFICE



8,000
RETAIL



200+
LOFTS



- 1 Spelman College
- 2 Morehouse College
- 3 Clark Atlanta University
- 4 Mercedes-Benz
- 5 State Farm Arena
- 6 GWCC
- 7 GA Aquarium
- 8 Center for Civil & Human Rights
- 9 World of Coca-Cola
- 10 Centennial Park
- 11 GA State University
- 12 Centennial Yards
- 13 The Sawtell

OAKLAND EXCHANGE



Connected to the Westside Trail via a BeltLine Spur





55 Milton



Maverick



Verge Apartments

About two miles due south of downtown Atlanta, the area around Hank Aaron Drive's intersection with the BeltLine corridor has emerged as an epicenter of southside development and investment. More than 1,000 apartments and townhomes have sprung to life in three separate developments along the BeltLine corridor over the past year.

Amenities at these residences include various retail opportunities, interior features and community spaces. Resort style pools and sophisticated open concept floor plans all just steps away from Atlanta's southside beltline and minutes from Downtown.

AFFORDABLE HOUSING IN THE AREA

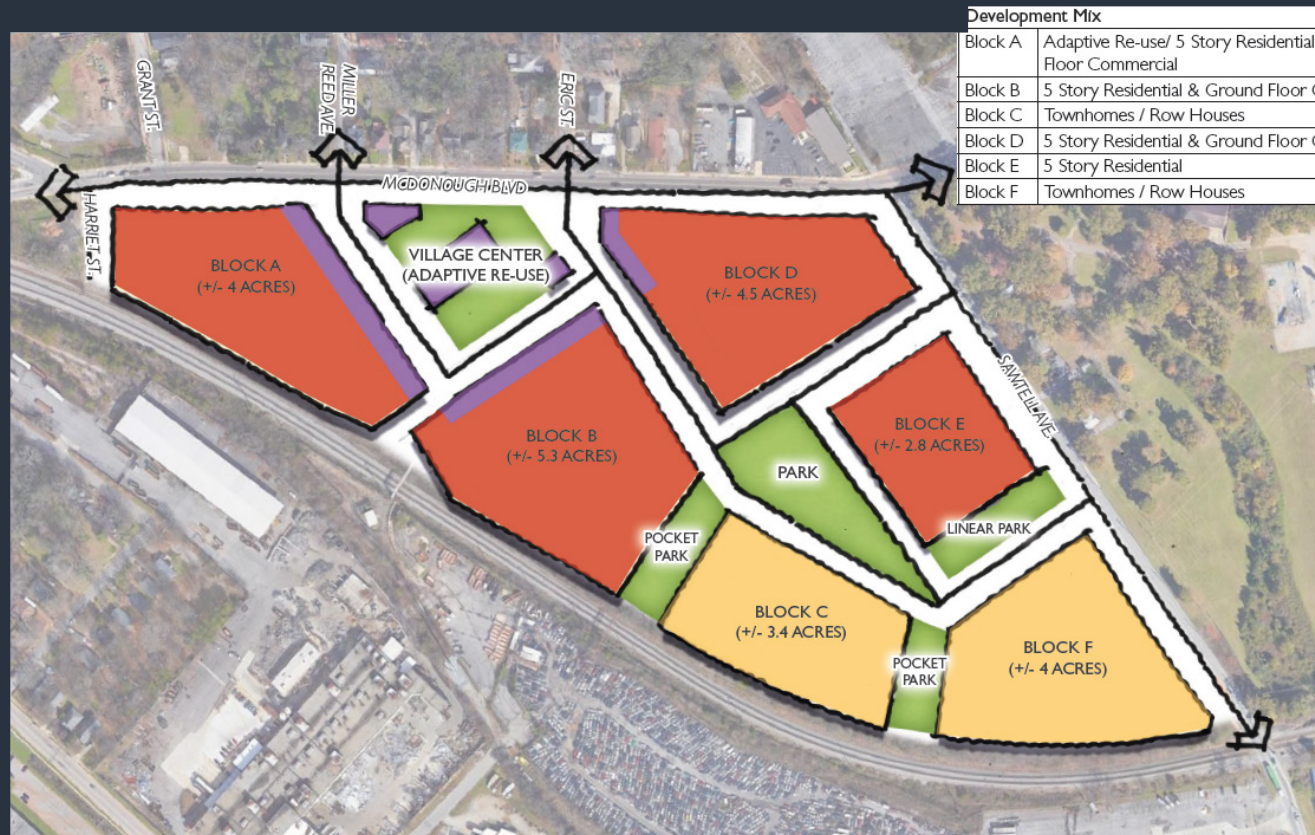
THE SAWTELLE

THE CHOSEWOOD PARK INDUSTRIAL PROPERTY

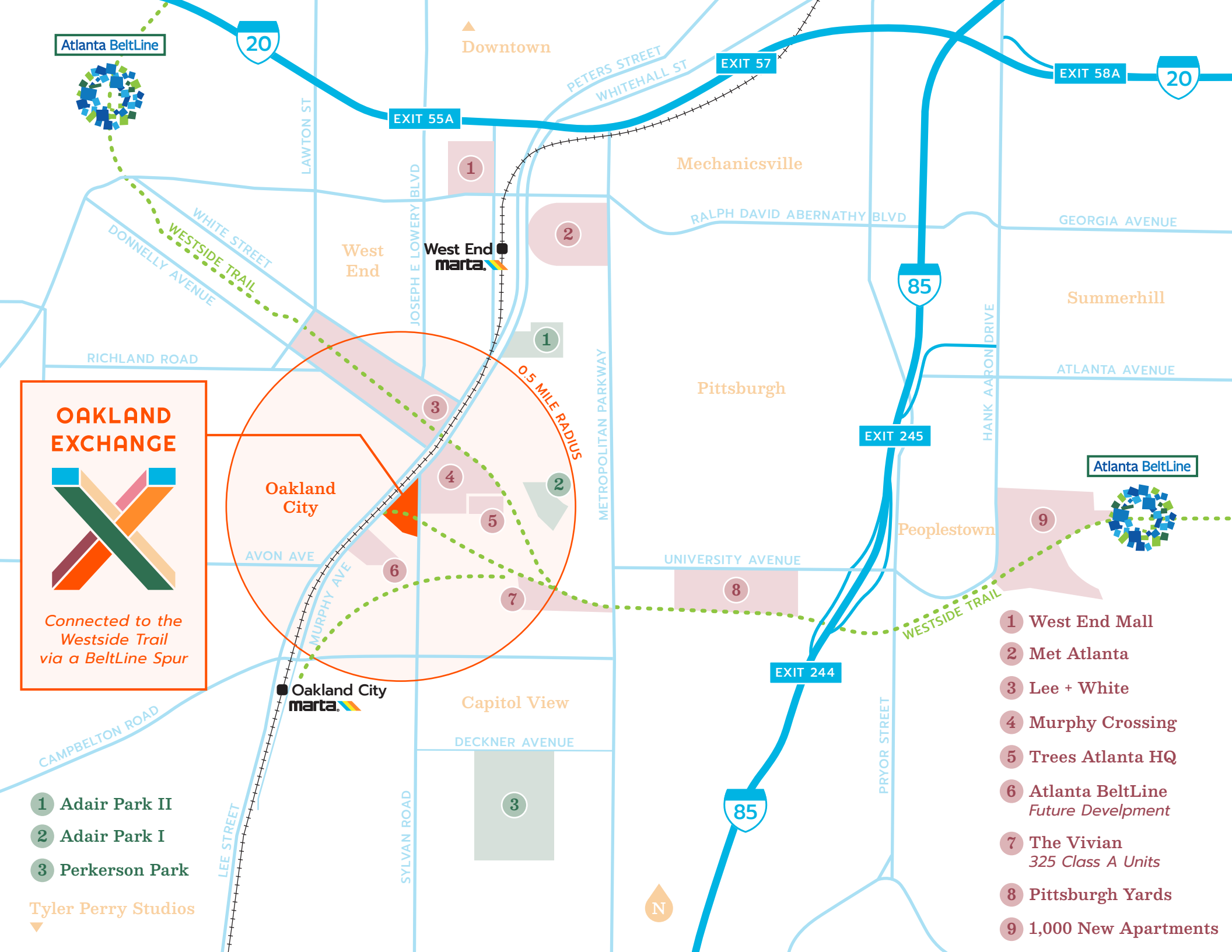
Private real estate fund manager Origin Investments and developer Kaplan Residential have acquired the 40-acre parcel for \$31.5 million in hopes of building a master-planned “village” across multiple phases. The site is located about a half-mile south of the BeltLine corridor landing developers with tall ambitions for the property.

Once finished, the Chosewood Park redevelopment will be the “largest mixed-use destination” around the expanding southern BeltLine corridor—comparable to a southside version of Atlanta Dairies, Echo Street West, or Inman Park’s commercial core.

The grand plan calls for building 2,000 multifamily residences at the 500 Sawtell Avenue site, along with up to 150,000 square feet of commercial space, an adaptive-reuse “village center,” and several parks between buildings.



“A MIX OF LOCAL EATERIES WITH OUTDOOR SEATING, DEDICATED SPACE FOR FOOD TRUCKS, COFFEE SHOPS, COWORKING HUBS, A WELLNESS CENTER, AND AN INNOVATIVE ENTERTAINMENT SPACE.”



Atlanta BeltLine

20

EXIT 55A

EXIT 57

EXIT 58A

20

Downtown

Mechanicsville

West End

West End marta

Summerhill

85

Pittsburgh

ATLANTA AVENUE

OAKLAND EXCHANGE



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Atlanta BeltLine

Oakland City

Peoplestown

9

AVON AVE

UNIVERSITY AVENUE

- 1 West End Mall
- 2 Met Atlanta
- 3 Lee + White
- 4 Murphy Crossing
- 5 Trees Atlanta HQ
- 6 Atlanta BeltLine Future Development
- 7 The Vivian 325 Class A Units
- 8 Pittsburgh Yards
- 9 1,000 New Apartments

- 1 Adair Park II
- 2 Adair Park I
- 3 Perkerson Park

Tyler Perry Studios



1

2

1

0.5 MILE RADIUS

2

3

4

5

6

7

8

3

Capitol View

DECKNER AVENUE

EXIT 244

85

PRYOR STREET



LEE STREET

Oakland City marta

SYLVAN ROAD

METROPOLITAN PARKWAY

HANK AARON DRIVE

RALPH DAVID ABERNATHY BLVD

GEORGIA AVENUE

PETERS STREET
WHITEHALL ST

LAWTON ST

JOSEPH E. LOWERY BLVD

WHITE STREET
WESTSIDE TRAIL

DONNELLY AVENUE

RICHLAND ROAD

CAMPBELTON ROAD

OVERVIEW

URBAN REALTY | PARTNERS

Urban Realty Partners (“Urban”) is an Atlanta based real estate development organization that is committed to creating well planned, mixed-use urban developments that enhance their neighborhoods while providing exceptional places to live, work, and shop. Urban strives to produce high quality residential and office spaces with supporting retail where appropriate. Urban’s developments have a pedestrian orientation, often incorporate historic buildings, and cultural centers.

Urban’s focus is developing mixed use projects in outstanding, emerging, walkable urban locations. They seek to work in communities that have long-term focus, celebrate and protect their historic assets and value a rich diversity of people and opportunities. Above all, they pledge to pursue our business with a steadfast focus on high ethical standards, continued relationships based on respect, and development inspired by a vision for a better community.

**“ENHANCING NEIGHBORHOODS BY
PROVIDING EXCEPTIONAL PLACES FOR
PEOPLE TO LIVE, WORK AND SHOP.”**



Puritan Mill



The George

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