

# 11th STREET, WEST MIDTOWN

ONE OF THE LAST TRUE LANDMARK DEVELOPMENT OPPORTUNITIES IN THE HEART OF WEST MIDTOWN, ATLANTA.



**CITY REALTY**  
ADVISORS LLC



1.69 Acres on the Howell Mill Corridor in the heart of West Midtown, Atlanta

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# 11th Street, West Midtown

City Realty Advisors, LLC is pleased to present 11th Street, West Midtown, a landmark development opportunity of four contiguous parcels totaling 1.6952 Acres (73,847 square feet) on the Howell Mill Road Corridor in West Midtown, Atlanta. This landmark site offers one of the last true large development opportunities to redevelop a key part of Atlanta's premier Work/Live/Play destination.

11th Street, West Midtown is situated centrally amongst Star Metals, The Interlock, Westside Provisions District, Stockyards Atlanta, and 8 West Midtown, proven developments highly sought after by institutional capital markets. Looking forward, significant projects including Phase 2 of Allen Morris's Star Metals and Tishman Speyer's redevelopment of Compound will cement West Midtown as Atlanta's Tech hub of the future.

The current zoning for 11th Street, West Midtown is Light Industrial (I-1) and MRC-3-C (Mixed Residential Commercial) with anticipated rezoning of the whole site to MRC-3, with a maximum FAR of 7.2 times net lot area.

The site is offered for sale without an asking price.



## ASSET OVERVIEW:

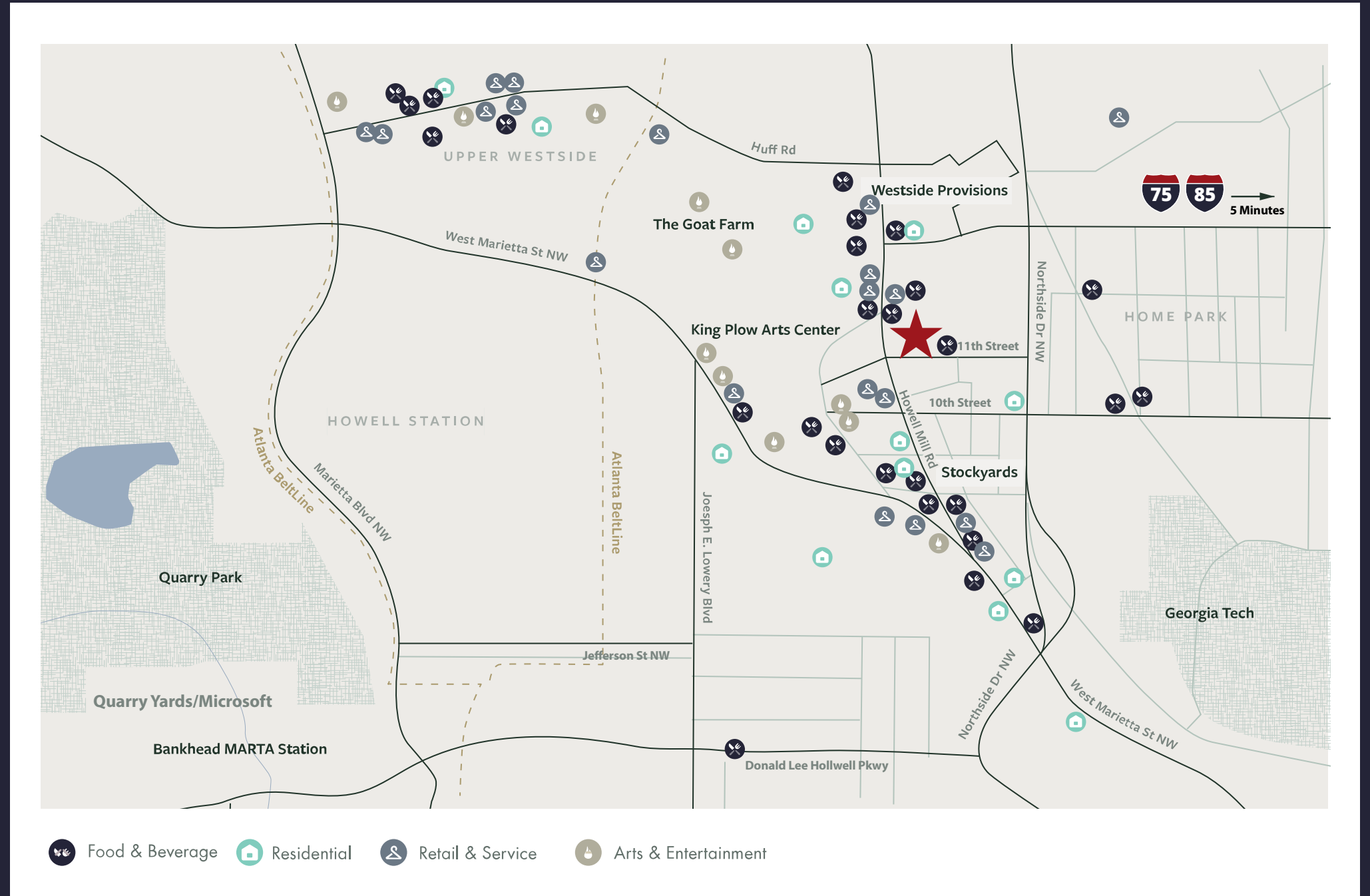
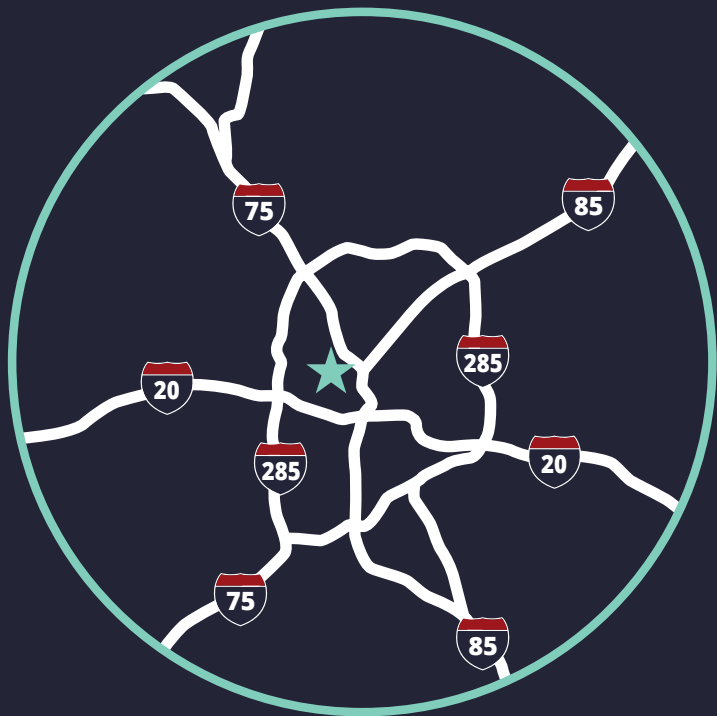
Parcel Address	Multiple: 685-699 11th Street NW, Atlanta, GA 30318
Size	1.6952 Acres (73,847 square feet)
Current Zoning	I-1 (Light Industrial) & MRC-3-C (Mixed Residential Commercial)
Potential FAR*	7.2 (3.2 Residential & 4 Non-Residential)
Potential Density*:	Up to 650,000 square feet
Street Frontage:	11th Street NW: 301 Feet
County:	Fulton County
Submarket	West Midtown
Walk Score	85 (Very Walkable)
Asking Price	Market

\*Assuming Site is Re-Zoned to MRC-3 (Mixed Residential and Commercial)

# 11th Street, West Midtown

## Drive Times:

Westside Provisions	1 minute
Georgia Tech	5 minutes
1-75 at /10th/14th	5 minutes
Midtown	6 minutes
Downtown	7 minutes
Westside Park	7 minutes
Buckhead	12 minutes
Hartsfield Jackson International Airport	20 minutes



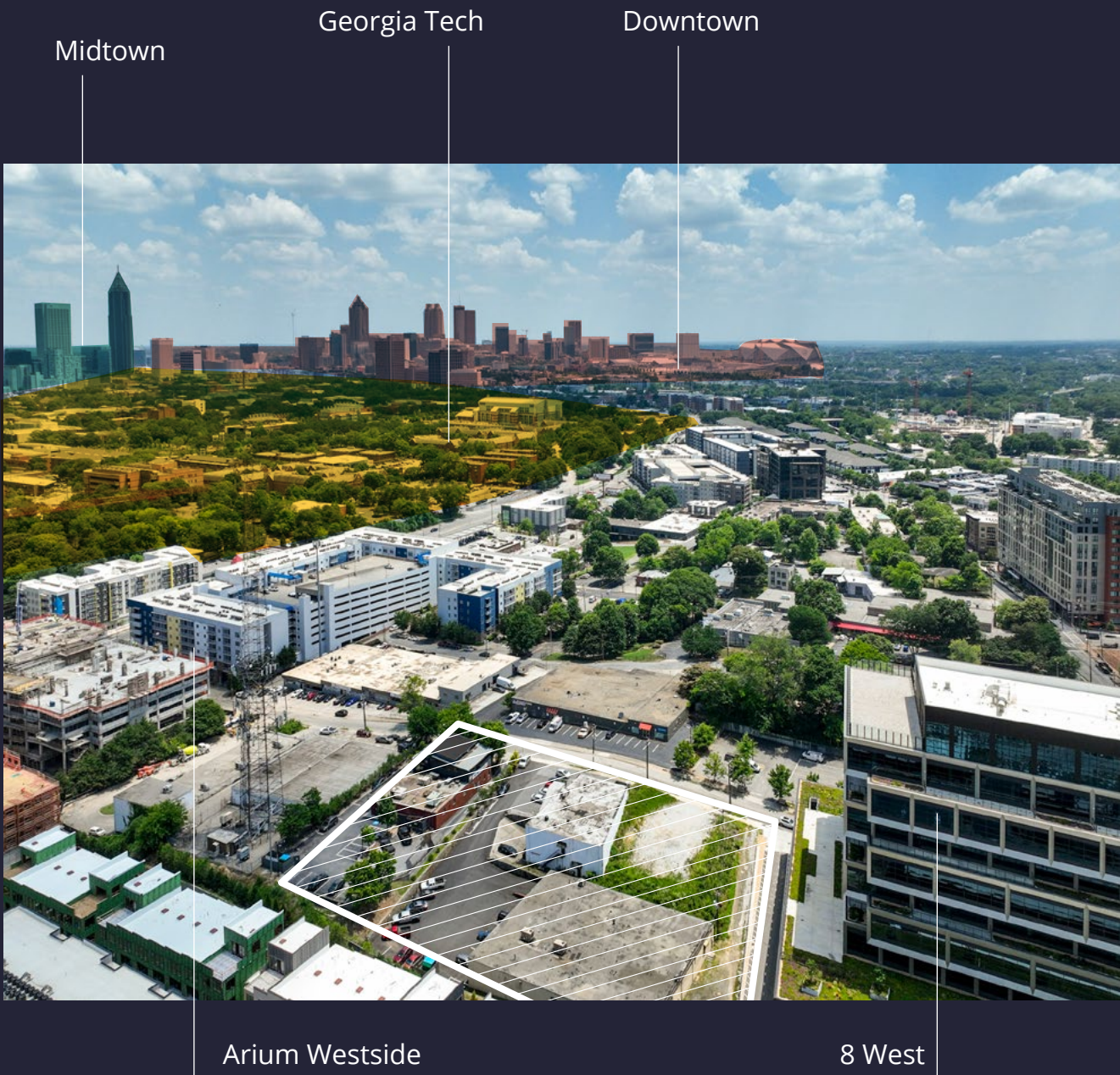
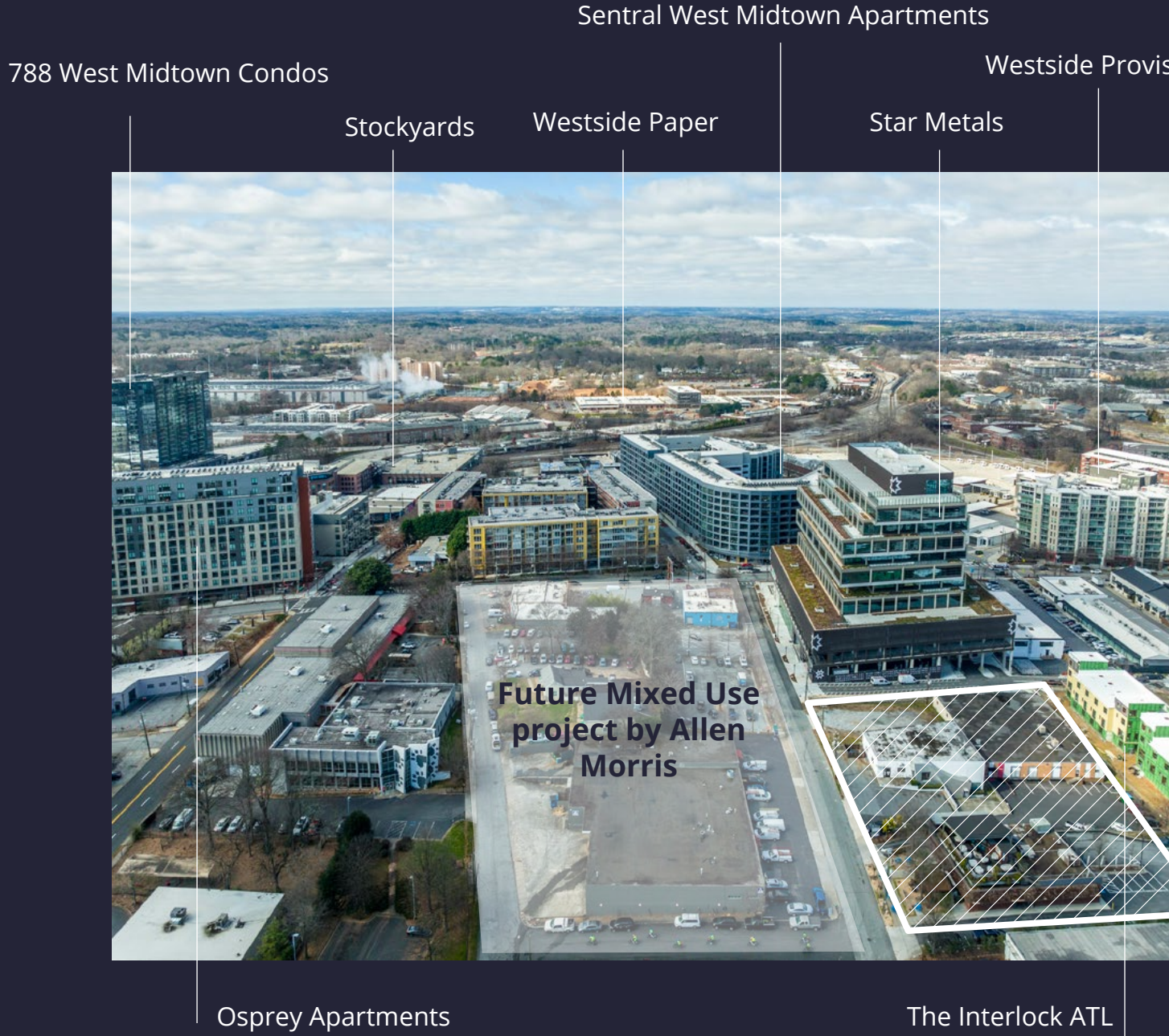


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