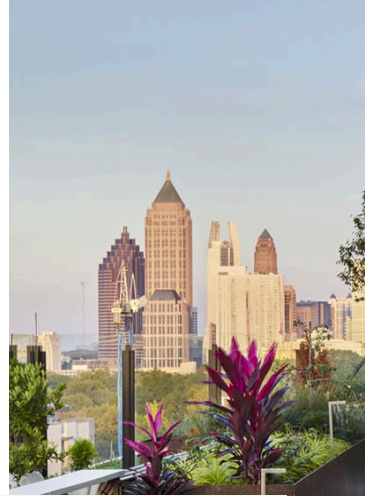


990 BRADY AVE NW

ATLANTA, GA 30318



A 1.63 acre blank canvas development opportunity in Atlanta's thriving live/work/play district — West Midtown.



OPPORTUNITY

990 Brady Ave is being offered on an “as-is” basis, and is one of the few remaining large land offerings available in West Midtown. The 1.63 acre site is surrounded by significant mixed-use developments which attract businesses, residents, and visitors alike. West Midtown is a vibrant destination and one of Atlanta’s fastest growing sub-markets.



ASSET OVERVIEW

Address: 990 Brady Avenue NW,
Atlanta, GA 30318

Size: 1.6359 Acres (71,264 square feet)

Zoning: MRC-3

Potential Density: 8.2 FAR

Non-residential FAR (4): 285,055 square feet

Residential FAR (4.2): 369,469 square feet

Street Frontage: 320 ft (Brady Avenue NW) &
236 ft (10th St NW)

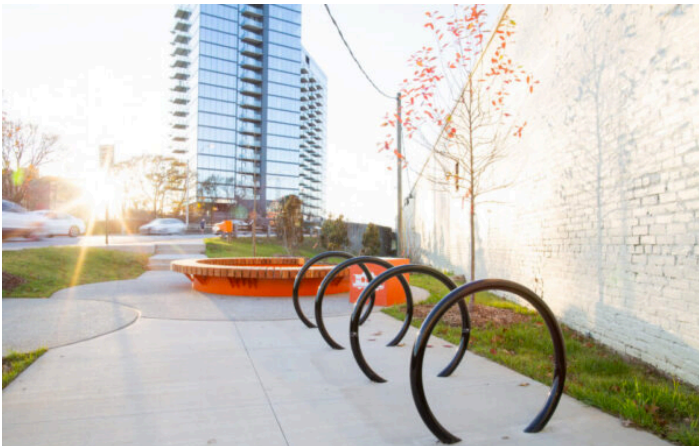
County: Fulton County

Submarket: West Midtown

Walk Score: 82 (Very Walkable)

Bike Score: 85 (Very Bikeable)





Location

Highly amenitized, dense, urban, walkable neighborhoods near major job markets are the most sought-after development areas in the US. Assembling all these characteristics into a single site is rare, but **990 Brady Ave** offers just that. With 1.63 developable acres, it presents a unique canvas for innovative mixed-use development.



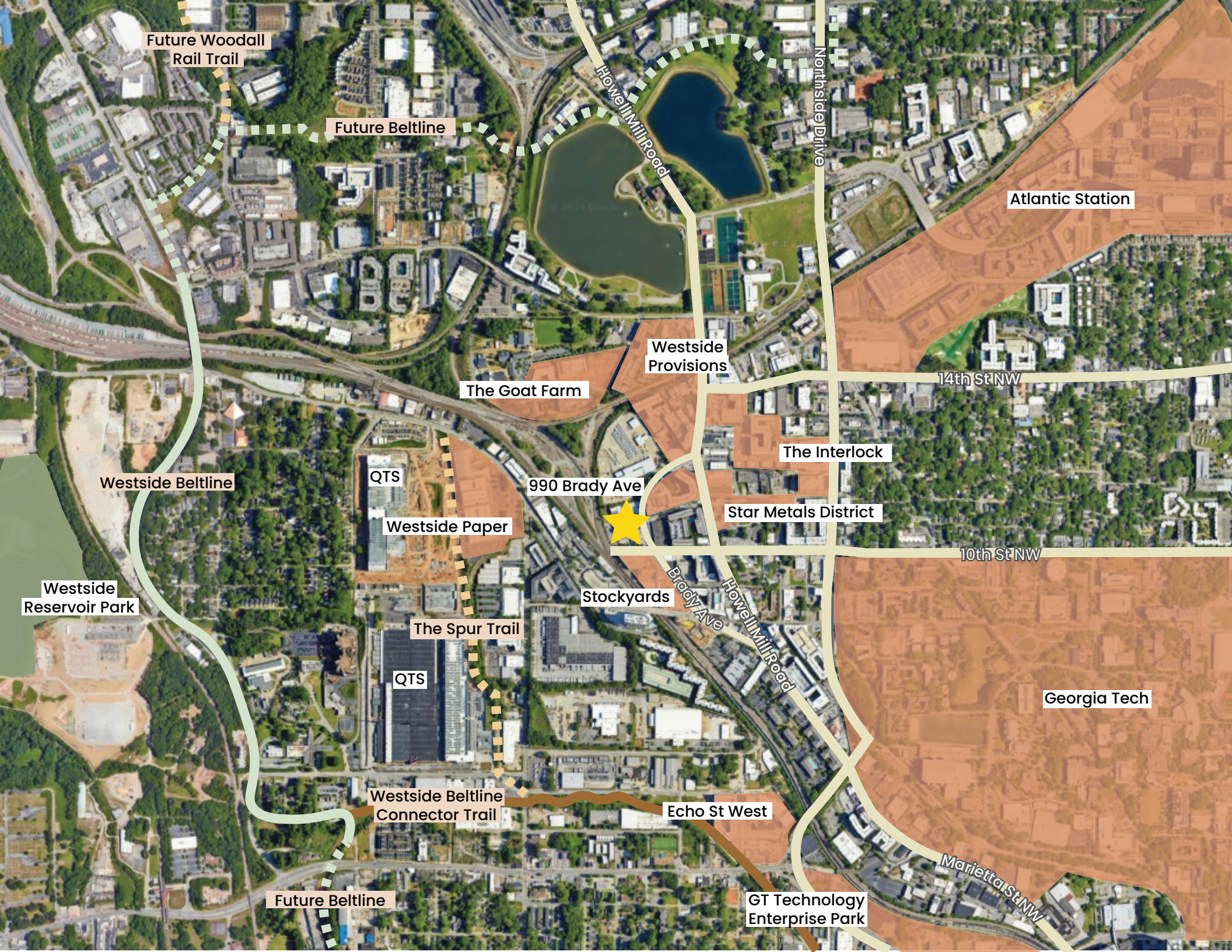
Economic Growth

Atlanta's grown to over 5.7 million residents, and has the fastest-growing job market in the US; over 65,000 jobs added annually. Businesses and residents are calling West Midtown home because of its growing walkability, proximity to Georgia Tech's skilled labor, prime retail offerings, and abundant dining scene.



Public Amenities

Growing public investment in infrastructure has underscored West Midtown's success. The Atlanta BeltLine and Westside Park are just a few of the growing number of public amenities near **990 Brady Ave**.



Future Woodall
Rail Trail

Future Beltline

Howell Mill Road

Northside Drive

Atlantic Station

Westside
Provisions

The Goat Farm

14th St NW

Westside Beltline

QTS

990 Brady Ave

The Interlock

Westside Paper

Star Metals District

10th St NW

Westside
Reservoir Park

Stockyards

Brady Ave
Howell Mill Road

Georgia Tech

The Spur Trail

QTS

Westside Beltline
Connector Trail

Echo St West

Future Beltline

GT Technology
Enterprise Park

Marietta St NW



Midtown

Georgia Tech

The Interlock
Phase II

Star Metals District

The Interlock

Westside
Provisions
District

Westside
Cultural Arts
Center

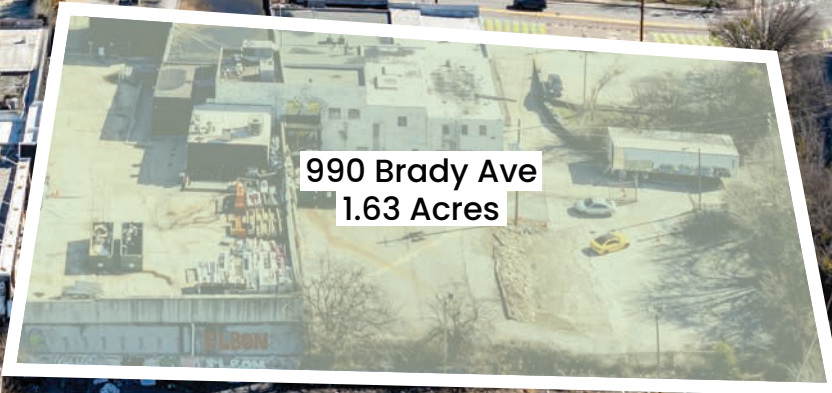
MARTA Brady
Facility

Stockyards

Brady Avenue NW

11th Street NW

10th Street NW



990 Brady Ave
1.63 Acres



Midtown

Downtown

Seven88

Georgia Tech

Osprey

1050
Brickworks

Echo Street
West

8 West
Office Lofts

1016 Lofts

Westside
Cultural Arts
Center

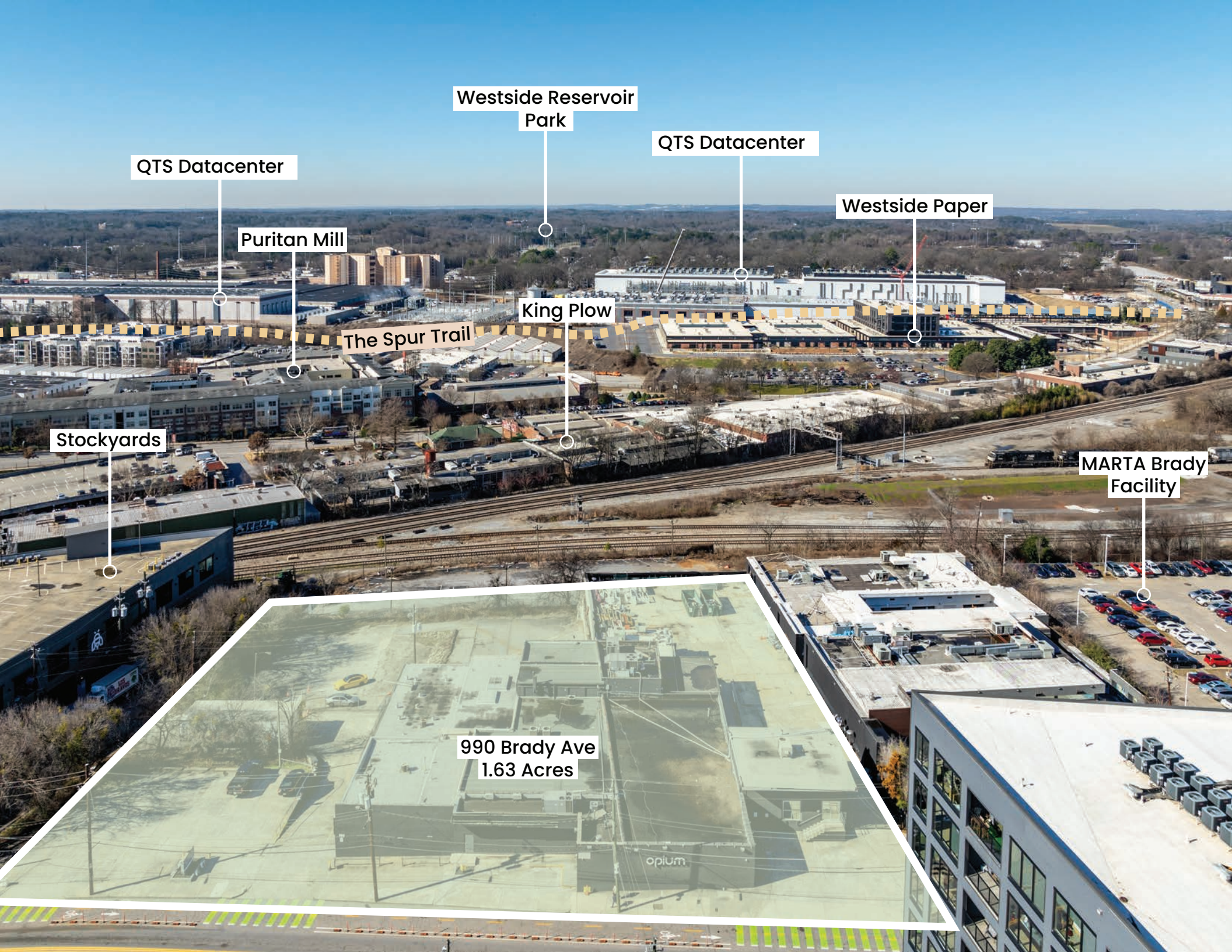
Stockyards

Star Metals District

West Marietta St NW

Brady Ave NW

990 Brady Ave



Westside Reservoir
Park

QTS Datacenter

QTS Datacenter

Westside Paper

Puritan Mill

King Plow

The Spur Trail

Stockyards

MARTA Brady
Facility

990 Brady Ave
1.63 Acres

opium



The Works
ATL

The Howard
School

The Goat
Farm

MARTA Brady
Facility

Westside Provisions
District

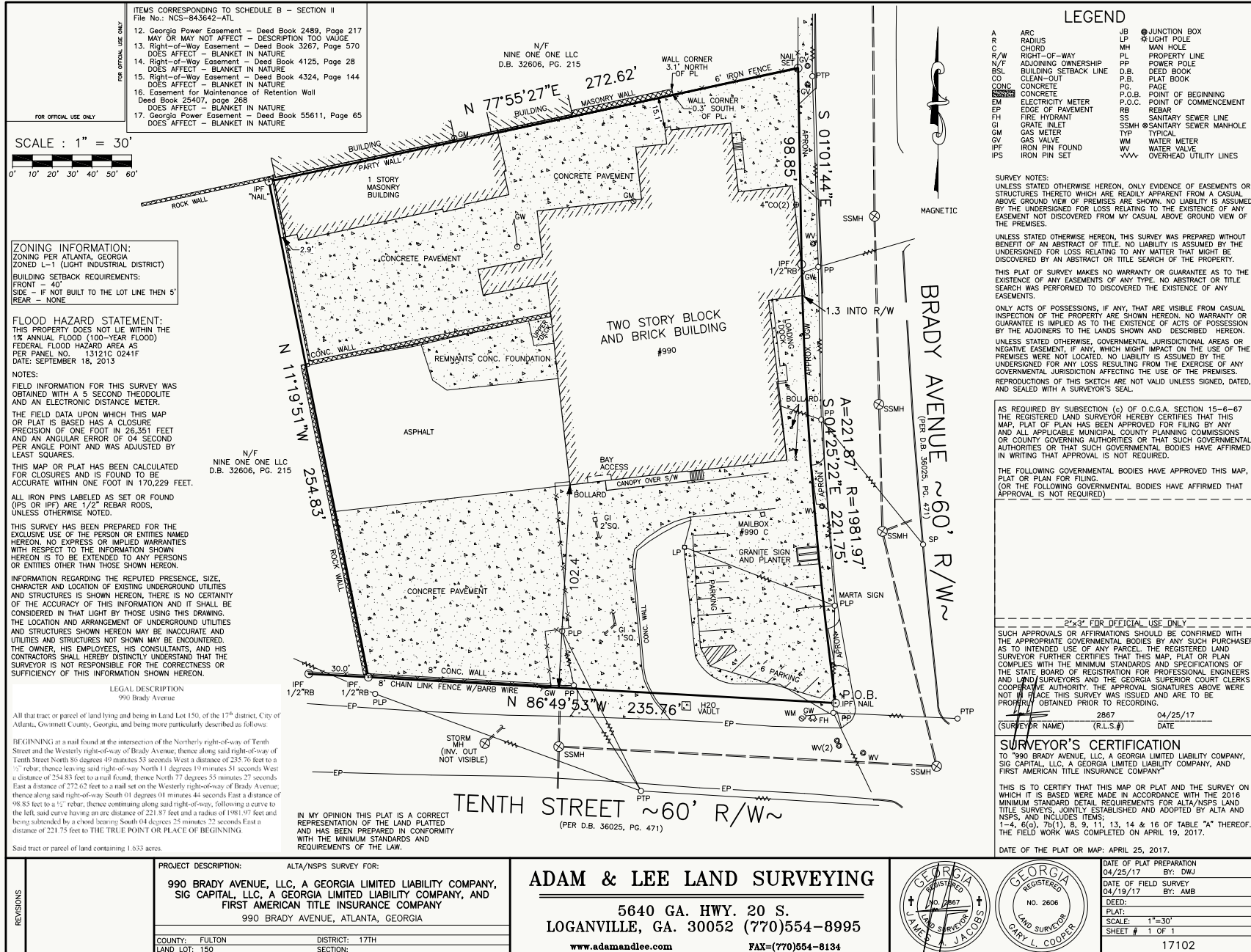
Star Metals District

The Interlock

990 Brady Ave

Brady Avenue NW

SITE SURVEY



ITEMS CORRESPONDING TO SCHEDULE B - SECTION II
File No.: NCS-843642-ATL

- Georgia Power Easement - Deed Book 2489, Page 217 MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE
- Right-of-Way Easement - Deed Book 3267, Page 570 DOES AFFECT - BLANKET IN NATURE
- Right-of-Way Easement - Deed Book 4125, Page 28 DOES AFFECT - BLANKET IN NATURE
- Right-of-Way Easement - Deed Book 4324, Page 144 DOES AFFECT - BLANKET IN NATURE
- Right-of-Way Easement - Deed Book 4324, Page 144 DOES AFFECT - BLANKET IN NATURE
- Easement for Maintenance of Retention Wall Deed Book 25407, page 268 DOES AFFECT - BLANKET IN NATURE
- Georgia Power Easement - Deed Book 55611, Page 65 DOES AFFECT - BLANKET IN NATURE

LEGEND

A	ARC	JB	JUNCTION BOX
R	RADIUS	LP	LIGHT POLE
C	CHORD	LMH	MAN HOLE
R/W	RIGHT-OF-WAY	PL	PROPERTY LINE
N/V	ADJOINING OWNERSHIP	PP	PROPERTY PIN
BSL	BUILDING SETBACK LINE	D.B.	DEED BOOK
CO	CLEAN-OUT	P.B.	PLAT BOOK
CONC	CONCRETE	P.C.	PAGE
CONC	CONCRETE	P.O.B.	POINT OF BEGINNING
EM	ELECTRICITY METER	P.O.C.	POINT OF COMMENCEMENT
EP	EDGE OF PAVEMENT	RB	REBAR THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
FH	FIRE HYDRANT	SS	SANITARY SEWER LINE
GI	GRATE INLET	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	TYP	TYPICAL
GV	GAS VALVE	WM	WATER METER
IPF	IRON PIN FOUND	WV	WATER VALVE
IPS	IRON PIN SET	XXX	OVERHEAD UTILITY LINES

SCALE: 1" = 30'

0' 10' 20' 30' 40' 50' 60'

ZONING INFORMATION:
ZONING PER ATLANTA, GEORGIA
ZONED L-1 (LIGHT INDUSTRIAL DISTRICT)

BUILDING SETBACK REQUIREMENTS:
FRONT - 40'
SIDE - IF NOT BUILT TO THE LOT LINE THEN 5'
REAR - NONE

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13121C 0241F
DATE: SEPTEMBER 18, 2013

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5" SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 26,551 FEET
AND AN ANGULAR ERROR OF 04" SECOND
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 170,229 FEET.

ALL IRON PINS LABELED AS SET OR FOUND
(IPS OR IPF) ARE 1/2" REBAR RODS,
UNLESS OTHERWISE NOTED.

THIS SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
HEREON. NO EXPRESS OR IMPLIED WARRANTIES
WITH RESPECT TO THE INFORMATION SHOWN
HEREON IS TO BE EXTENDED TO ANY PERSONS
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

LEGAL DESCRIPTION
990 Brady Avenue

All that tract or parcel of land lying and being in Land Lot 150, of the 17th district, City of Atlanta, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a nail found at the intersection of the Northerly right-of-way of Tenth Street and the Westerly right-of-way of Brady Avenue; thence along said right-of-way of Tenth Street North 86 degrees 49 minutes 53 seconds West a distance of 235.76 feet to a 1/2" rebar, thence bearing said right-of-way North 11 degrees 10 minutes 51 seconds West a distance of 254.83 feet to a nail found; thence North 77 degrees 55 minutes 27 seconds East a distance of 272.62 feet to a nail set on the Westerly right-of-way of Brady Avenue; thence along said right-of-way South 01 degrees 01 minutes 44 seconds East a distance of 98.85 feet to a 1/2" rebar; thence continuing along said right-of-way, following a curve to the left, said curve having an arc distance of 221.87 feet and a radius of 1981.97 feet and being subtended by a chord bearing South 04 degrees 25 minutes 22 seconds East a distance of 221.75 feet to the TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.633 acres.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OF PLAN HAS BEEN APPROVED FOR FILING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:
(OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

2"x3" FOR OFFICIAL USE ONLY

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT PLACED THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

(SURVEYOR NAME)	2867	04/25/17
(R.L.S.#)		DATE

SURVEYOR'S CERTIFICATION
TO 990 BRADY AVENUE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SIG CAPITAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-4, 6(c), 7(1), 8, 9, 11, 13, 14 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2017.

DATE OF THE PLAT OR MAP: APRIL 25, 2017.

REVISIONS	PROJECT DESCRIPTION:	ALTA/NSPS SURVEY FOR:	
	990 BRADY AVENUE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SIG CAPITAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY		
	990 BRADY AVENUE, ATLANTA, GEORGIA		
COUNTY:	FULTON	DISTRICT:	17TH
LAND LOT:	150	SECTION:	

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX:(770)554-8134



DATE OF PLAT PREPARATION	04/25/17	BY:	DWI
DATE OF FIELD SURVEY	04/19/17	BY:	AMB
DEED:			
PLAT:			
SCALE:	1"=30'		
SHEET #	1 OF 1		

17102



990 BRADY AVENUE NW, ATLANTA, GA, 30318

For additional questions, please contact:

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tim@cityrealty.net

Nik Hatzis

404-662-8344

nik@cityrealty.net