



Atlanta BeltLine

LEE + WHITE  
COSTA COFFEE  
VEGAN WINGS  
OVERLOOK  
BEST END BE

MIDTOWN Atlanta

ATLANTA DOWNTOWN

WILD HEAVEN BEER  
WEST END BREWERY & GARDENS  
TESORO

BOXCAR AT HOP CITY

PRIMARY NIGHT Garage

LEE STREET SW

**SUBJECT PROPERTY**

ADJACENT FOR-SALE  
TOWNHOME DEVELOPMENT

# Development Site | Adaptive Reuse Project

West End Neighborhood | ±0.79 AC | ±8,000 SF

1121 Tucker Avenue SW  
Atlanta, GA 30310

 **BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



**SUBJECT PROPERTY**



ADJACENT FOR-SALE TOWNHOME DEVELOPMENT

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# Property Overview

## HIGHLIGHTS

- ±0.79-acre potential development site
- ±8,000 SF, two-level building in shell condition
- Zoned C-1-C/HC20M/BL: Community Business District Conditional/Oakland City Historic District/BeltLine Overlay
- Zoning allows for most C1 uses
- Townhomes or Multifamily Development also allowed
- Site is adjacent to new for-sale townhome development (see page 6)
- Located blocks from BeltLine and mixed-use development Lee + White



Sale Price | **\$695,000**

## BUILDING:

ADDRESS:	1121 Tucker Ave SW, Atlanta, GA 30310
COUNTY:	Fulton
BUILDING SIZE:	±8,000 SF
SITE SIZE:	±0.79 AC
ZONING:	C-1-C/HC20M/BL (Contact Broker for Details)
IDEAL USE:	Commercial or Residential Development
NUMBER OF BUILDINGS:	1
BUILDING LEVELS:	2

## FINANCIAL:

SALE PRICE:	\$695,000
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ADJACENT FOR-SALE TOWNHOME  
DEVELOPMENT



EXISTING ±3,888 SF STRUCTURE





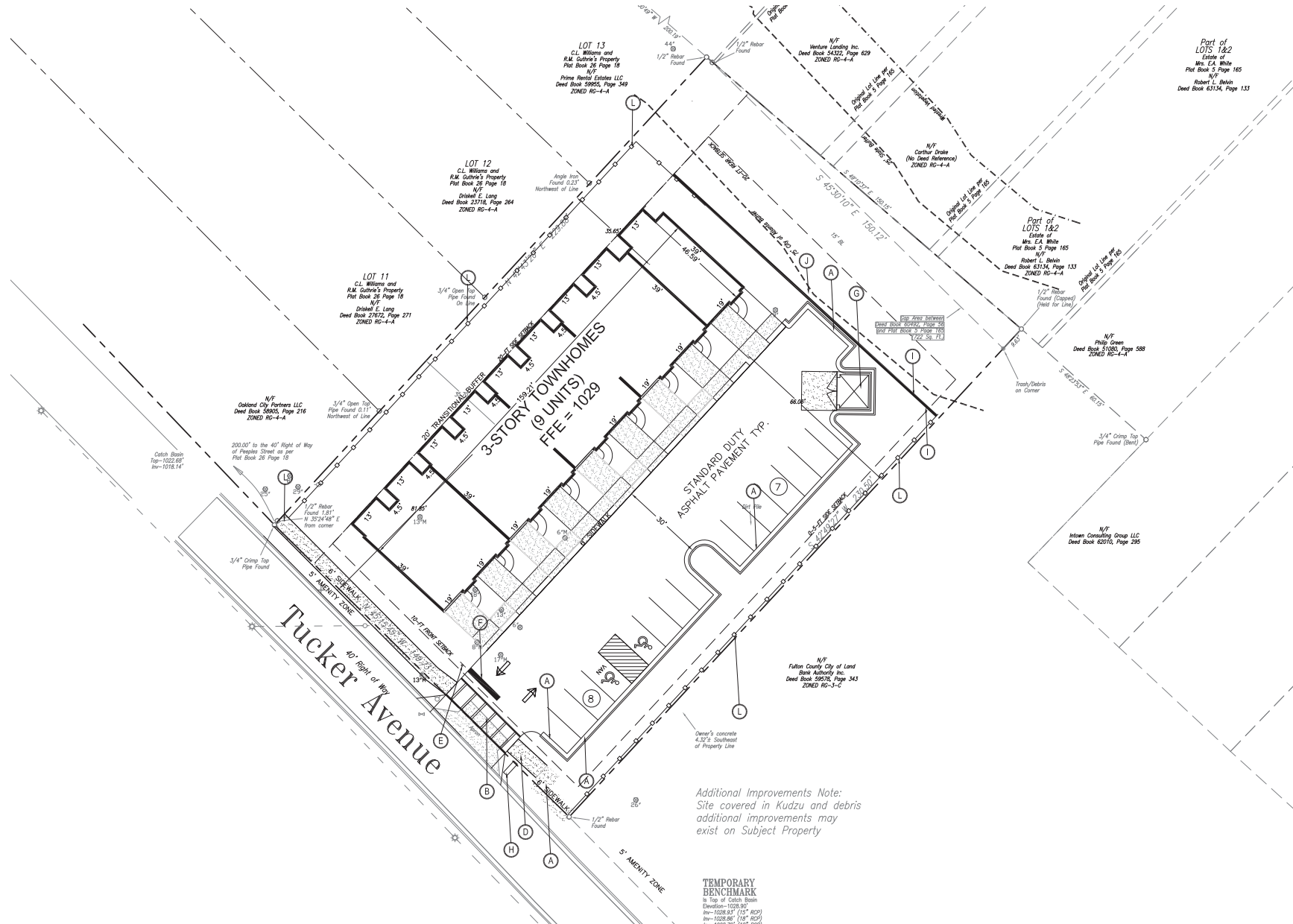
NEW TOWNHOME DEVELOPMENT  
ADJACENT TO SUBJECT PROPERTY



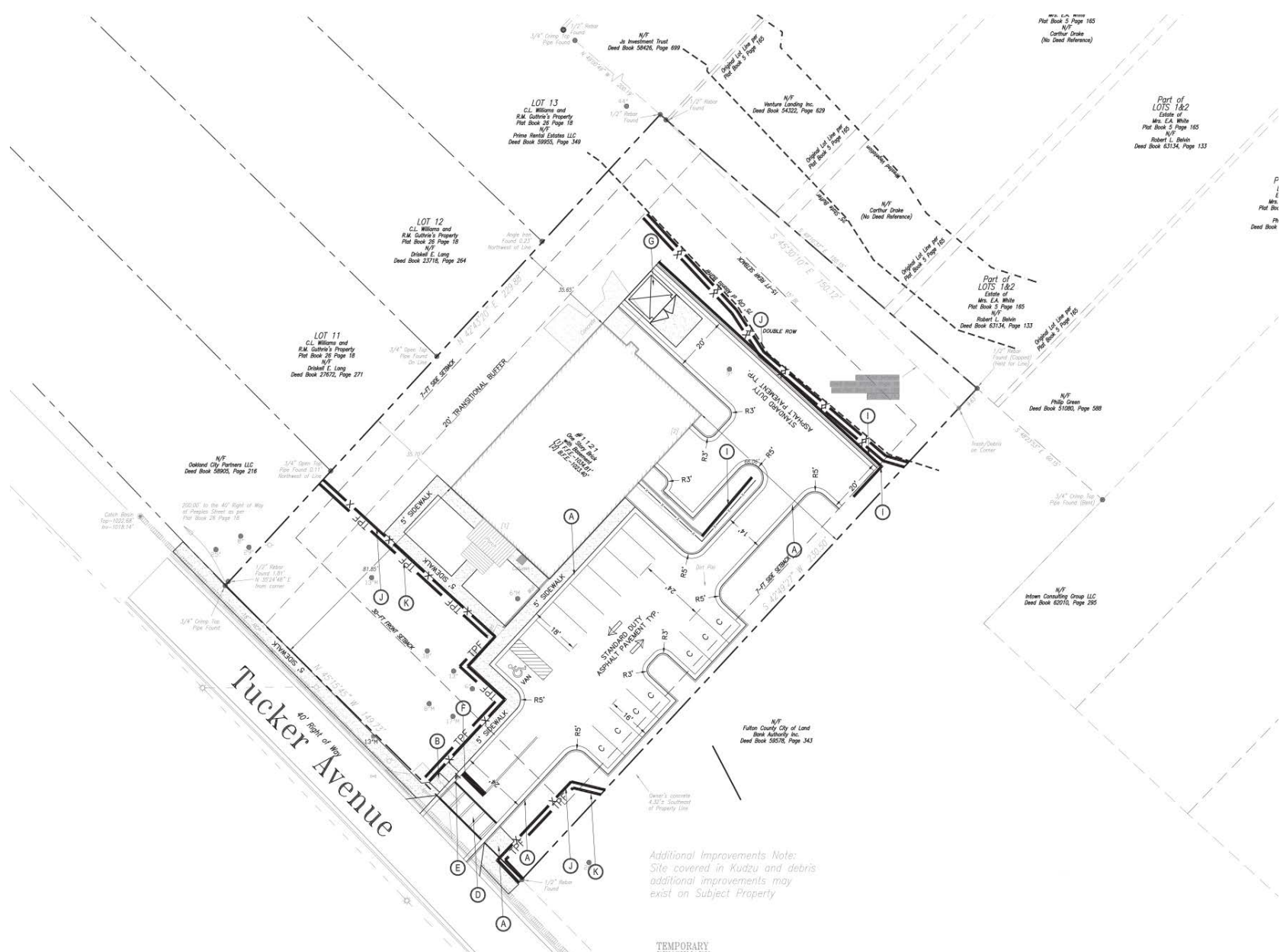
ADJACENT FOR-SALE TOWNHOME  
DEVELOPMENT

SUBJECT PROPERTY

# Proposed Townhome or Multifamily Site Plan



# Proposed Neighborhood Market Site Plan



Additional Improvements Note:  
 Site covered in Kudzu and debris  
 additional improvements may  
 exist on Subject Property

TEMPORARY  
 DEVELOPMENT



# Historic WEST END

since 1835



The West End is a historic neighborhood located in the southwest part of Atlanta, Georgia. It is known for its rich history, historic architecture, and cultural diversity.

**History:** The West End has a significant historical background, dating back to the late 19th century. It was initially a streetcar suburb, and many of its homes were built between the 1870s and the 1920s. The neighborhood has gone through various phases of development and has played a role in Atlanta's growth and history.

**Architecture:** The West End is characterized by a mix of architectural styles, including Victorian, Queen Anne, Colonial Revival, and Craftsman homes. The area is known for its tree-lined streets and historic charm.

**Historic West End District:** In recognition of its historical significance, the West End has been designated as a historic district. This designation helps preserve the character and architectural integrity of the neighborhood.

**Auburn Avenue:** Auburn Avenue, a prominent street in the West End, has historical importance as it was a center of African-American business and culture in the early 20th century. The area was home to many successful black-owned businesses and played a crucial role in the development of Atlanta's African-American community.

**Cultural and Educational Institutions:** The West End is home to several cultural and educational institutions, including the Atlanta University Center (AUC), which is a consortium of historically black colleges and universities. The AUC includes institutions such as Morehouse College, Spelman College, and Clark Atlanta University.

**Green Spaces:** The West End is home to several parks and green spaces, providing residents with recreational opportunities. One notable park is West End Park, which features playgrounds, sports facilities, and open spaces for community gatherings.

**Transportation:** The neighborhood is accessible by public transportation, including MARTA (Metropolitan Atlanta Rapid Transit Authority) buses and the West End MARTA station, providing convenient access to other parts of Atlanta.

Community efforts and ongoing revitalization projects have contributed to its continued vibrancy and appeal. The neighborhood's historical significance and diverse cultural heritage make it a unique and interesting part of Atlanta.

# New Area Developments

## WESTLINE STUDIOS



A brick-built, circa-1930 warehouse complex at 715 W. Whitehall St. is set to be converted into commercial spaces called “WestLine Studios” that could benefit from proximity to the Atlanta BeltLine and public transit. The nearly century-old structure will offer ±47,867 SF of leasable space once finished. It includes two drive-in bays for entry, five exterior dock doors, and 30 parking spaces.

## MET ATLANTA



Located adjacent to the West End MARTA station, The MET is a significant adaptive reuse project. It offers creative office spaces, retail opportunities, and event venues within a historic industrial complex. MET Atlanta offers 2,000 – 100,000+ SF spaces that can be connected and combined to meet the needs of growing companies.

## LEE + WHITE



Lee + White has emerged as one of Atlanta’s most exciting mixed-use destinations. The redevelopment of the West End community’s former “Warehouse Row” showcases a mix of cutting-edge breweries, restaurants, retailers and food manufacturers. The ongoing redevelopment continues in a spirit that recognizes the West End’s rich history while seeking community input to create an authentic urban experience. This development philosophy is expanding an already diverse roster of tenants who are proud to be a part of the West End community and one of Atlanta’s trendsetting mixed-use developments.

## WEST END HEIGHTS



The latest concept from nonprofit organization City of Refuge calls for a broad range of uses in a three-story, 37,000-square-foot building that would rise at 1343 Joseph E. Boone Boulevard, claiming what’s currently a large vacant lot. Development plans call for 25 units of affordable housing. The building, as designed by Rickman Architecture + Design, would also see ±7,640 SF of commercial and amenity space at the ground level.

## FORT MAC



96-acre redevelopment proposal has been submitted for a major redevelopment of the remaining land at Fort McPherson, located five miles south of downtown Atlanta.

The proposal outlines the following future uses:

- 105,000 square feet of commercial and retail space
- 36,000 square feet of restaurant and food service
- 84,300 square feet of office space
- 85,000 square-foot senior living facility
- 270 hotel and rental units
- 901 multifamily dwelling units
- 200 townhomes
- 181 single-family residences
- 30,000 square foot primary charter school

These plans underscore the project’s ambition to create a vibrant, mixed-use community that integrates residential, commercial, and educational facilities within the historic Fort McPherson site.

# About the Area

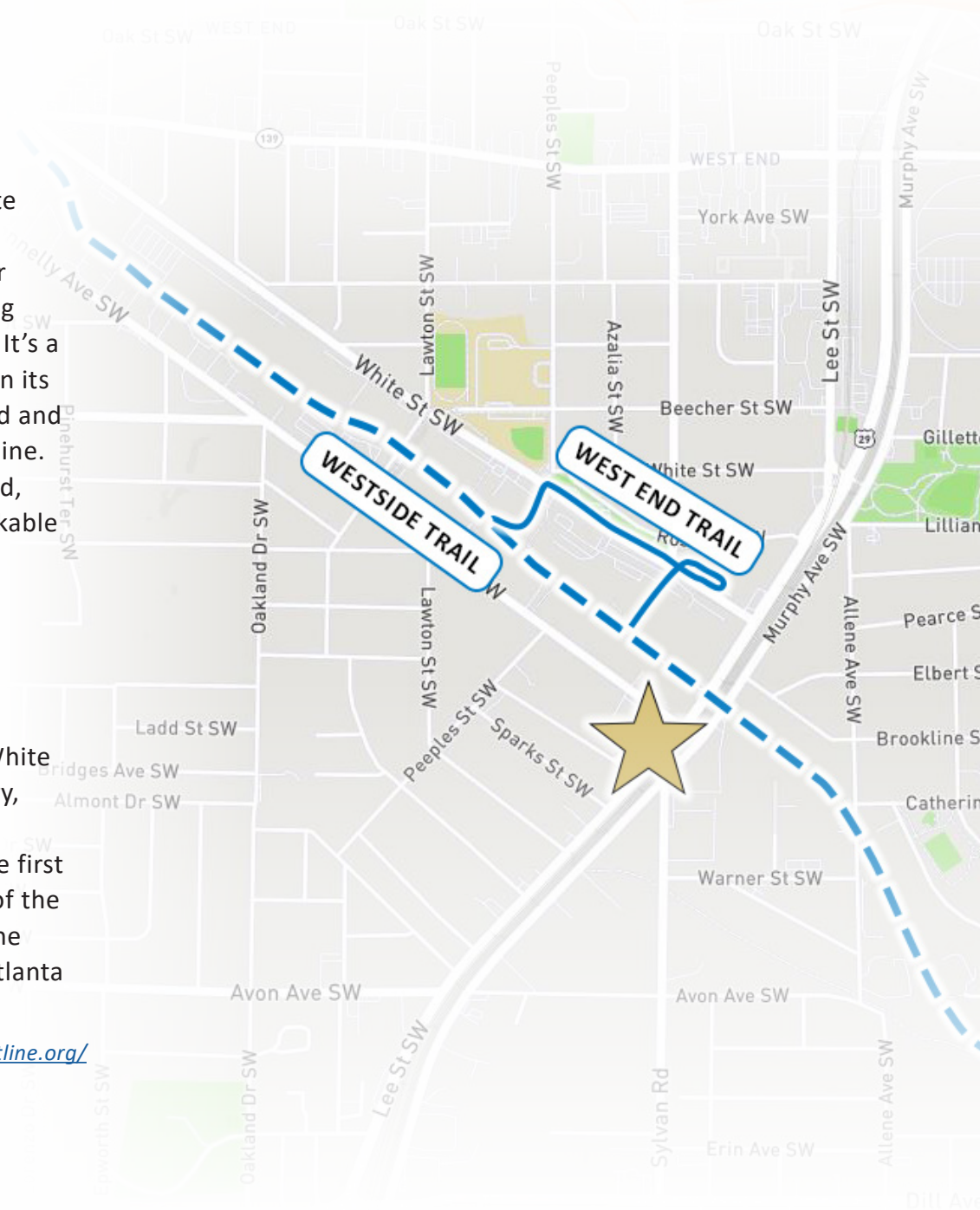
## WESTSIDE TRAIL

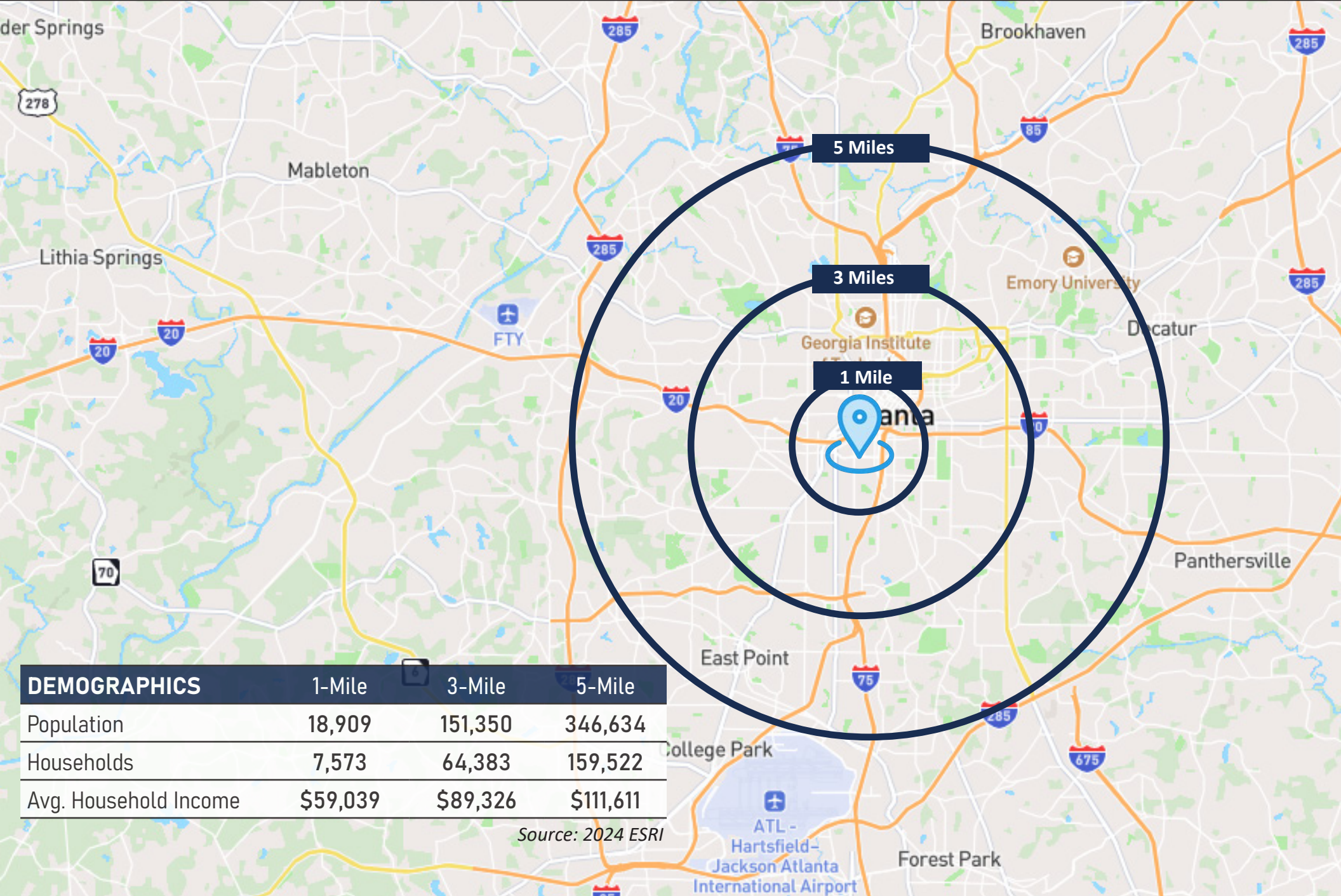
The Westside Trail is currently open and accessible in two separate multi-use trails, with the connecting segment – Segment 4 – now under construction. The 3-mile southern section stitches together some of Atlanta’s oldest and most historic neighborhoods, running from Washington Park at Lena Street south to University Avenue. It’s a short walk from the Ashby MARTA station on the East-West line on its northern end, and the southern end is minutes from the West End and Oakland City MARTA rail stations on the North-South (Red/Gold) line. The northern section runs 1.22 miles from Law Street to Huff Road, mostly along Marietta Street. The southern end of the trail is walkable from the Bankhead MARTA station and connects to the Westside BeltLine Connector into downtown.

## WEST END TRAIL

The West End Trail stretches 2.4 miles from Rose Circle Park on White Street, through Gordon White Park, and on to Westview Cemetery, seamlessly connecting several Southwest Atlanta neighborhoods, including historic West End, Mozley Park and Westview. It was the first completed segment of the Atlanta BeltLine trail system, the site of the first plantings for the Atlanta BeltLine Arboretum, and home to the 0-mile marker, symbolizing the jumping-off point for the entire Atlanta BeltLine project.

Source: <https://beltline.org/>





DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	18,909	151,350	346,634
Households	7,573	64,383	159,522
Avg. Household Income	\$59,039	\$89,326	\$111,611

Source: 2024 ESRI

# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED AIRPORT IN THE WORLD**



**\$270 BILLION GDP IN METRO-ATLANTA**



**13 FORTUNE 500 HQ IN ATLANTA**



**TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.\***

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN THE U.S. 2020**

- U.S. CENSUS BUREAU POPULATION DIVISION

## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**8TH**  
**LARGEST U.S. METRO**  
*2020 U.S. Census*

**1.18%**  
**PROJECTED 5-YEAR**  
**POPULATION GROWTH (2023-2028)**  
*ESRI 2023*

**#6**  
**BEST CITIES FOR JOBS IN U.S.**  
*WalletHub 2024*

**#4**  
**FASTEST GROWING**  
**U.S. METRO (2010-2019)**  
*Freddie Mac 2021*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2023)*

## MAJOR EMPLOYERS



# Broker Profiles



## ANDY LUNDSBERG

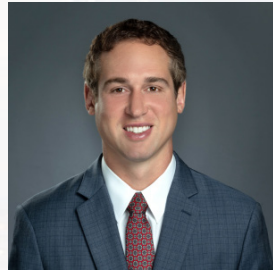
Partner  
Andy@BullRealty.com  
404-876-1640 x 107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:  
National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club (2008 - Present)



## MICHAEL WESS, CCIM

Partner  
MWess@BullRealty.com  
404-876-1640 x 150

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**26**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES





# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1121 Tucker Avenue SW, Atlanta, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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