



540 NORTHSIDE DRIVE, NW

ATLANTA, GA 30318

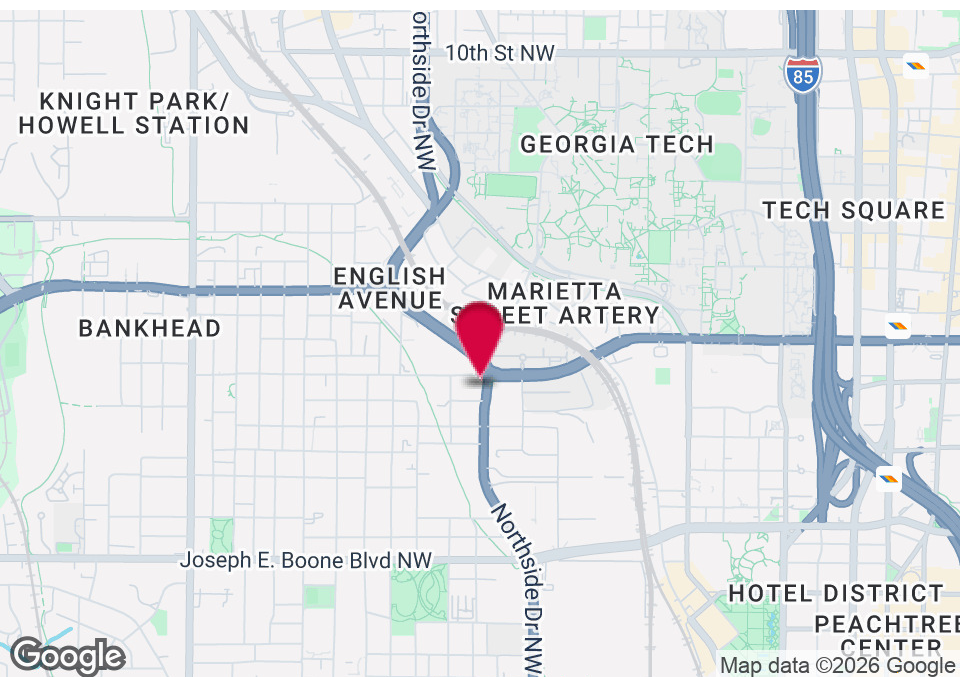
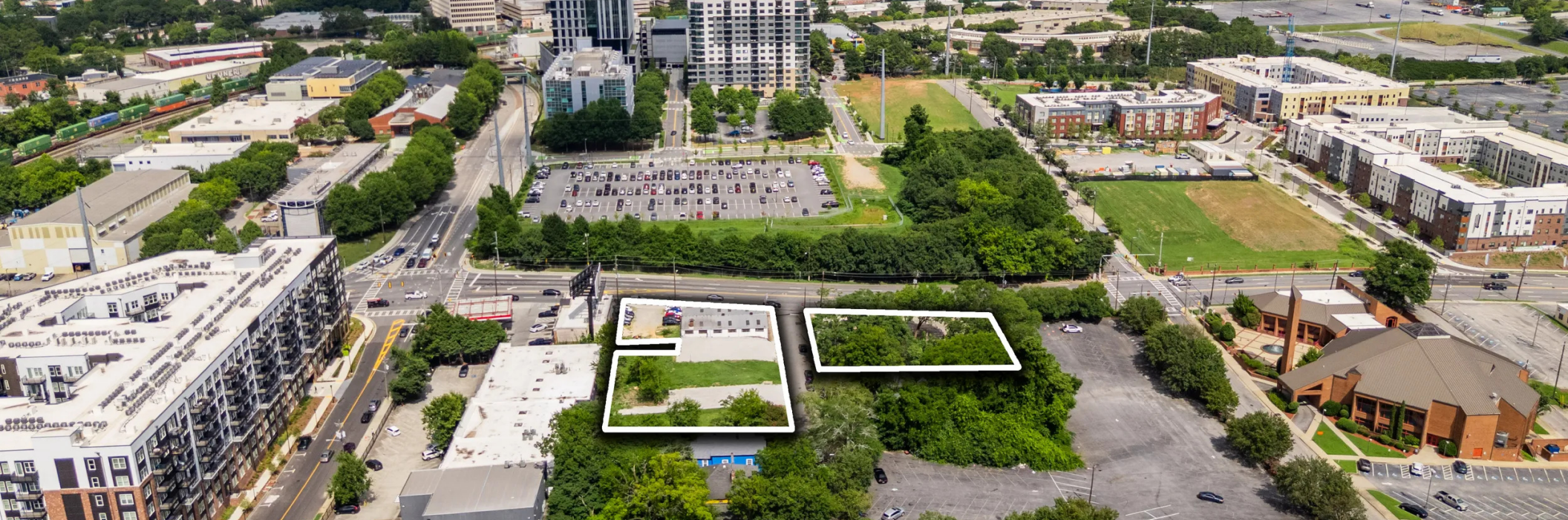
Land For Sale
0.92± Acre Redevelopment Opportunity

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PROPERTY HIGHLIGHTS

- 10 Lots Totaling 0.92± Acres
- **Prime West Midtown / Urban Core Location:** 1.0± Acre Assemblage with 188± feet of High-Visibility Frontage Along the Heavily Traveled Northside Drive NW Corridor
- **Directly Opposite Georgia Tech's Science Square:** Positioned Directly Across Northside Drive from Georgia Tech and Trammell Crow Company's Science Square an 18± Acre, 1.8 Million SF Premier Life Sciences, Lab, and Innovation District
- **Near By Atlanta Attractions:** 0.6± Miles to Georgia World Congress Center, 0.9± Miles to Mercedes-Benz Stadium
- **Favorable High-Density Zoning (SPI-3 SA7):** Zoned Special Public Interest District 3, Subarea 7 (Northside Village High Density Mixed Use), Providing Maximum Flexibility for Urban Density, Mixed-Use Floor-Area Ratios (FAR), and Street-Level Activation.
- **Federal Opportunity Zone Location:** Eligible for Significant Tax Incentives, Including Capital Gains Tax Deferral, Basis Step-Up, and Tax-Free Appreciation for Long-Term Hold Developments

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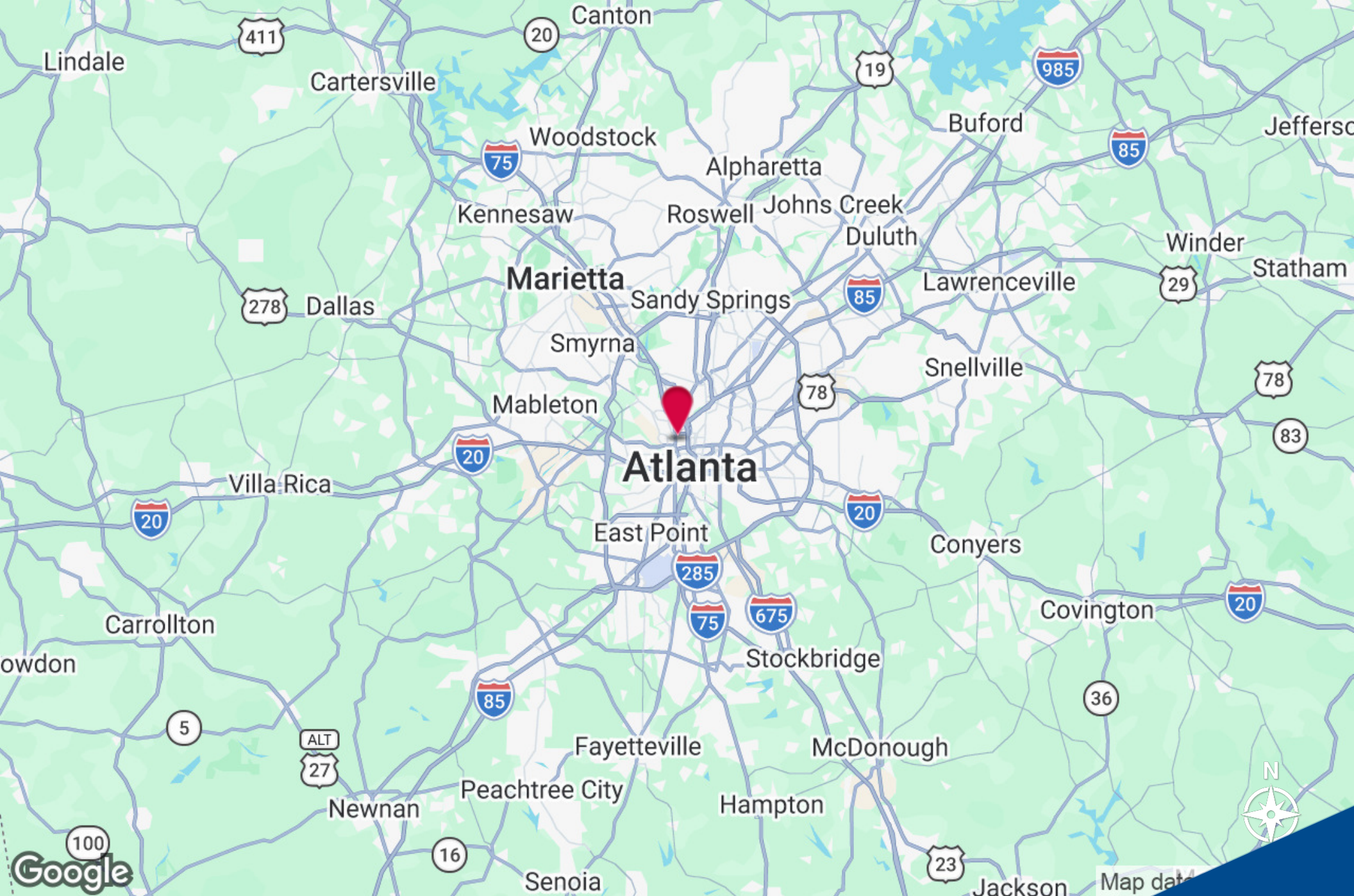
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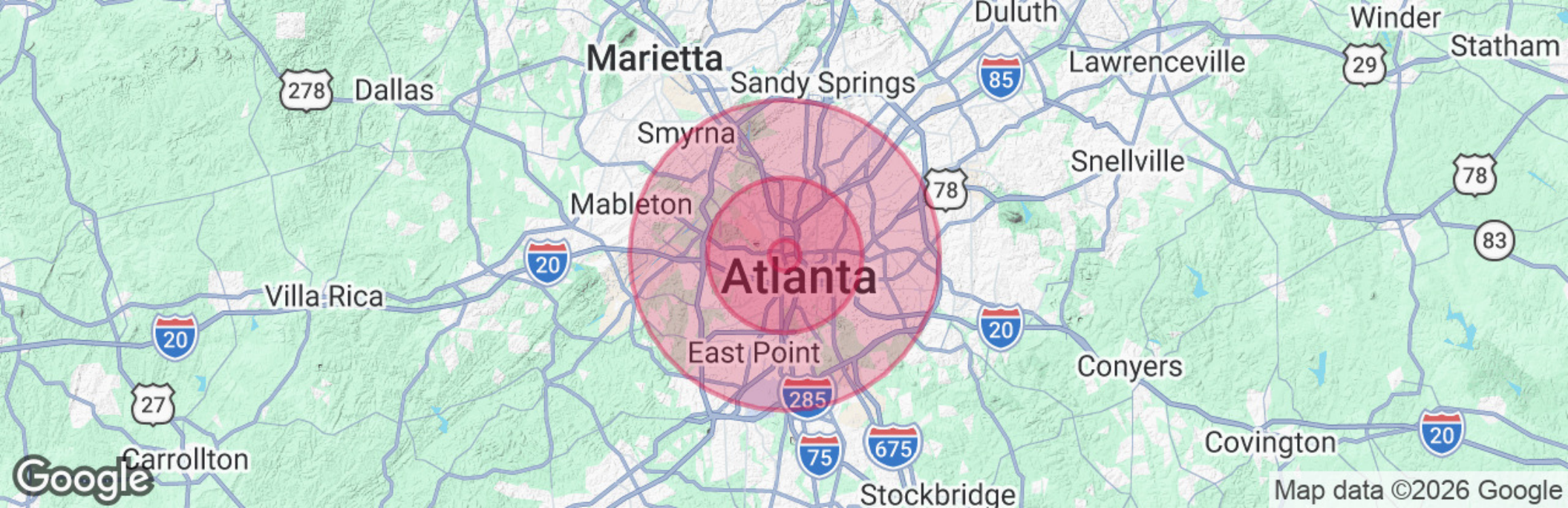
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	23,196	348,008	983,727
Average Age	28.7	35.1	36.0
Average Age (Male)	28.8	35.0	35.2
Average Age (Female)	29.1	34.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,820	180,922	476,740
# of Persons per HH	3.0	1.9	2.1
Average HH Income	\$49,249	\$95,007	\$95,389
Average House Value	\$130,217	\$319,376	\$305,985

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