



AUBURN AVE NE
AIRLINE ST NE

KROG ST NE

EDGEWOOD AVE

AIRLINE ST NE



**ENTITLED RESIDENTIAL
DEVELOPMENT SITE**
STEPS TO THE EASTSIDE BELTLINE TRAIL



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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PROPERTY OVERVIEW

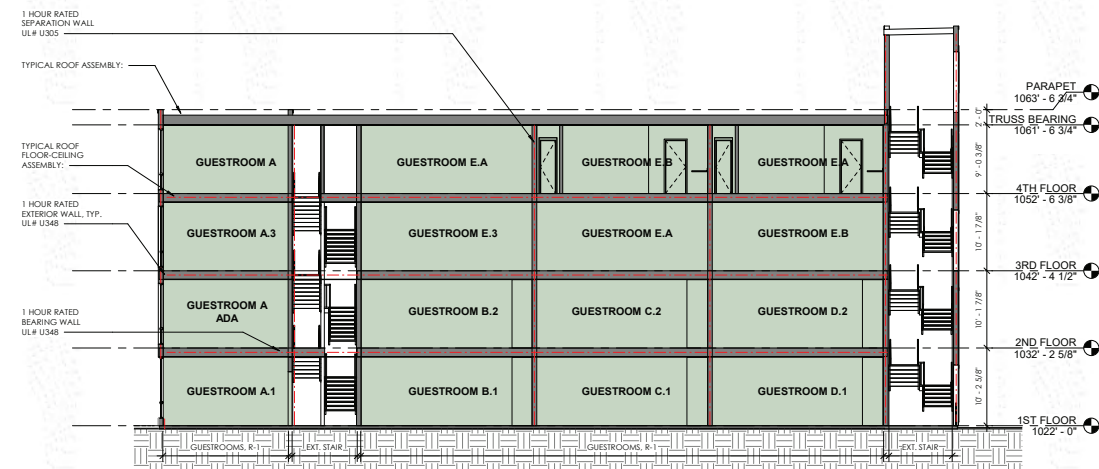
- Fully entitled 16-unit boutique hotel/short-term rental development opportunity, designed as a distinctive 4x4 concept (four units wide, four units tall)
- Same plans could alternatively be used for condos or traditional apartments
- Site also usable for two luxury townhomes
- Short walk to the Atlanta Beltline, placing future guests within immediate reach of one of the city's most heavily trafficked recreational and mixed-use corridors
- Zoned and entitled with a full set of plans available
- Stormwater management (SWM) infrastructure already constructed
- Adjacent paid parking available in the deck
- Ideal opportunity for a boutique hospitality operator, build-to-rent/STR investor, or developer seeking a small-scale, high-design infill project near the Beltline

ADDRESS:	49 Airline Street NE, Atlanta, GA 30312
COUNTY:	Fulton
MUNICIPALITY:	Atlanta
SITE SIZE:	±0.075 AC
ZONING:	<u>PD-MU</u> Planned Development Mixed Use District
IDEAL USE:	Residential
POSSIBLE SUB-USES:	Hotel, short-term-rental, condos, apartments, townhomes
PARCEL ID:	14 001900102582
PARKING:	On-Street & Parking Deck
TOPOGRAPHY:	Flat
UTILITIES:	All Available
CROSS STREETS:	DeKalb Ave. & Auburn Ave.
SALE PRICE:	\$899,000

PROPOSED BUILDING PLAN

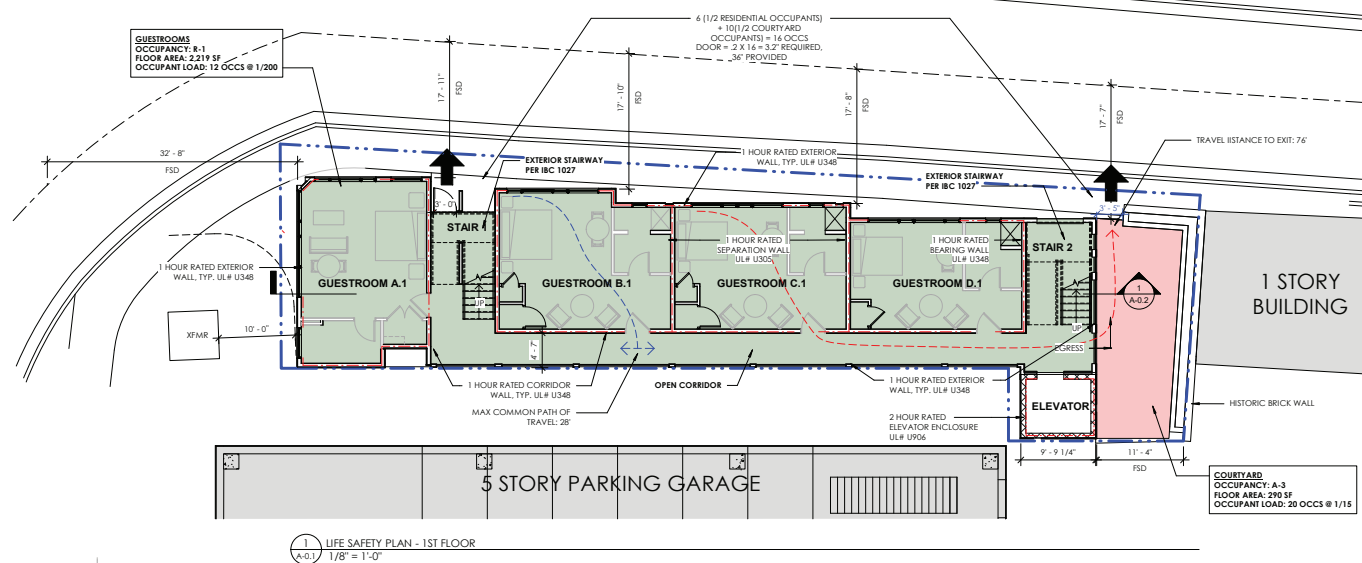
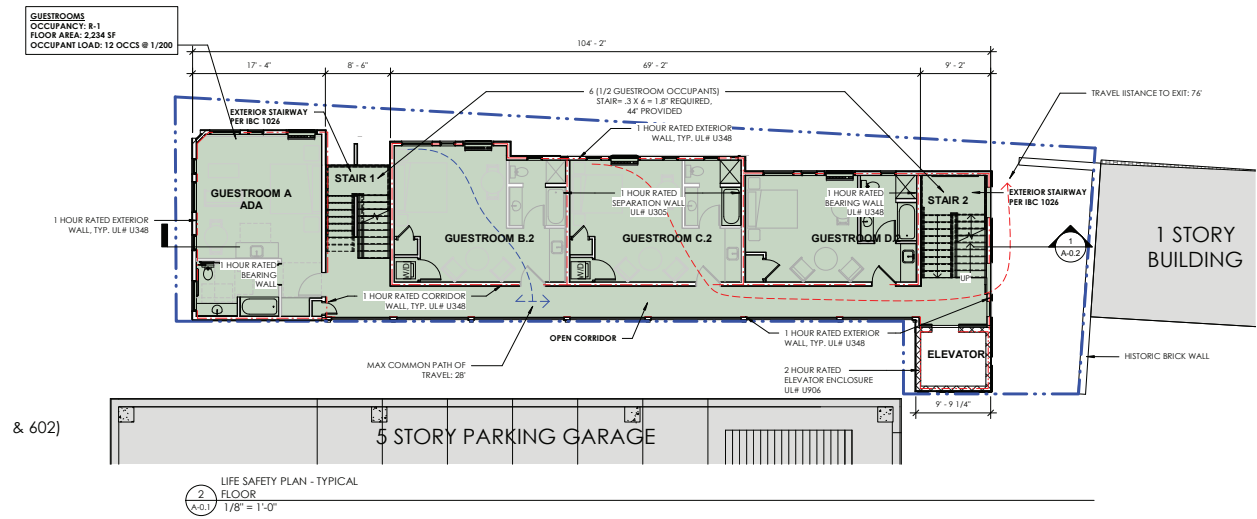


WEST ELEVATION.
1/8" = 1'-0"

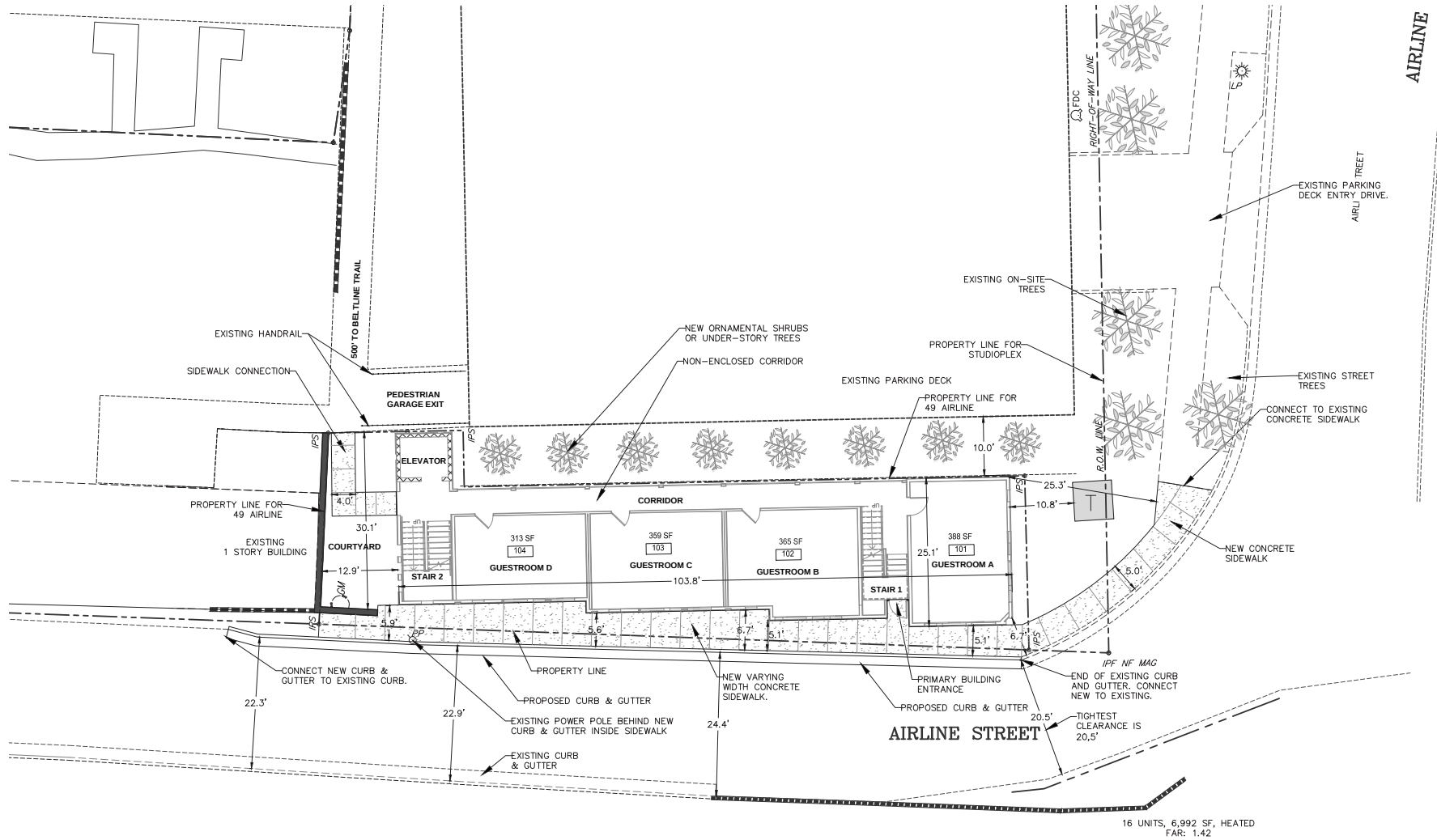


1 LIFE SAFETY SECTION
1/8" = 1'-0"

PROPOSED BUILDING PLAN



PROPOSED LAYOUT



NORTHWEST AERIAL



PONCE CITY

RANDOLPH STREET

AUBURN AVE NE

AIRLINE STREET NE



NORTHEAST AERIAL



PONCE CITY MARKET



Inman Park



Atlanta
Beltline

AUBURN AVE NE

AIRLINE ST NE

KROG ST NE

EDGEWOOD AVE



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



TC
WORLD REAL ESTATE

EAST AERIAL RIVIAN

AUBURN AVE NE

AIRLINE STREET NE

THE JAMES ROOM

KROG ST MARKET

Superica

Jen's ICE CREAMS

Ticonderoga Club

eclipse di luna Restaurant & Tapas Bar

PLAYA BOWLS

Red Bull ADVANCED TECHNOLOGIES

HAWKERS ASIAN STREET FOOD

Atlanta Beltline

Pour TAPROOM

PopUp Bagels



SOUTH AERIAL



Atlanta
Beltline



HAWKERS
ASIAN STREET FOOD



AIRLINE STREET





49 AIRLINE STREET NE BENEFITS FROM ONE OF ATLANTA'S MOST POWERFUL DEMAND DRIVERS:

Direct exposure to the Eastside Beltline Trail and the Krog District. The Atlanta Beltline reports approximately 2.5 million annual visits, with 60% of visits coming from City of Atlanta locals, creating a steady stream of repeat neighborhood users, destination visitors, walkers, runners, cyclists, and weekend leisure traffic.

The Eastside Trail is the Beltline's most established and commercially activated segment, connecting Inman Park, Old Fourth Ward, Poncey-Highland, Virginia-Highland, Piedmont Park, Krog Street Market, and Ponce City Market. Krog Street Market is positioned just steps from the Eastside Trail and serves as a major destination within the corridor, surrounded by dining, entertainment, retail, and hospitality offerings.

For a boutique hotel concept, this pedestrian exposure and immediate neighborhood connectivity create meaningful value beyond traditional vehicle traffic. The property sits within a proven walkable district where guests can easily access dining, shopping, entertainment, parks, and Atlanta's premier Intown neighborhoods. This creates an opportunity to capture leisure travelers, weekend visitors, and experiential guests seeking a distinctive stay with direct access to one of Atlanta's most active and recognizable destinations.



NEIGHBORHOOD & AREA

Experience the Best of Atlanta's Eastside

From dynamic mixed-use destinations to historic neighborhoods and expansive parks, the area surrounding Inman Park offers unmatched connectivity, lifestyle and growth.



MIDTOWN



Midtown Atlanta is one of the city's most vibrant urban districts, combining a major business center with high-rise residences, restaurants, retail, arts and entertainment. Home to Piedmont Park, the Fox Theatre and leading cultural institutions, Midtown offers a highly walkable environment with convenient access to MARTA, the Atlanta Beltline and Downtown Atlanta.



PONCEY-HIGHLAND



Poncey-Highland is a vibrant intown Atlanta neighborhood known for its historic character, walkability and eclectic mix of restaurants, shops and entertainment. Ideally situated between Virginia-Highland and Old Fourth Ward, the neighborhood offers convenient access to the Atlanta Beltline, Ponce City Market, Freedom Park and nearby Midtown Atlanta.



OLD FOURTH WARD



Old Fourth Ward is one of Atlanta's most vibrant intown neighborhoods, known for its historic character, modern residences and lively dining, retail and entertainment scene. The neighborhood offers exceptional walkability and convenient access to the Atlanta Beltline Eastside Trail, Ponce City Market, Historic Fourth Ward Park and surrounding intown communities.



VIRGINIA-HIGHLAND



Virginia-Highland is one of Atlanta's most desirable intown neighborhoods, known for its historic homes, tree-lined streets and vibrant village atmosphere. The neighborhood features a walkable mix of locally owned restaurants, cafés, boutiques and nightlife, with convenient access to Piedmont Park, the Atlanta Beltline and Midtown Atlanta.



BELTLINE EASTSIDE



The Atlanta Beltline Eastside Trail is one of the city's most popular pedestrian and bicycle corridors, connecting some of Atlanta's most vibrant intown neighborhoods. The trail provides direct access to destinations including Ponce City Market, Krog Street Market, Historic Fourth Ward Park, restaurants, retail and public art, creating a highly walkable and connected urban environment.



DOWNTOWN ATL



Downtown Atlanta is the city's historic and civic core, home to major attractions, government institutions, universities, hotels and entertainment venues. The district features destinations including Centennial Olympic Park, Mercedes-Benz Stadium, State Farm Arena and the Georgia World Congress Center, with convenient access to MARTA and Atlanta's major interstate corridors.

DEMOGRAPHIC OVERVIEW



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



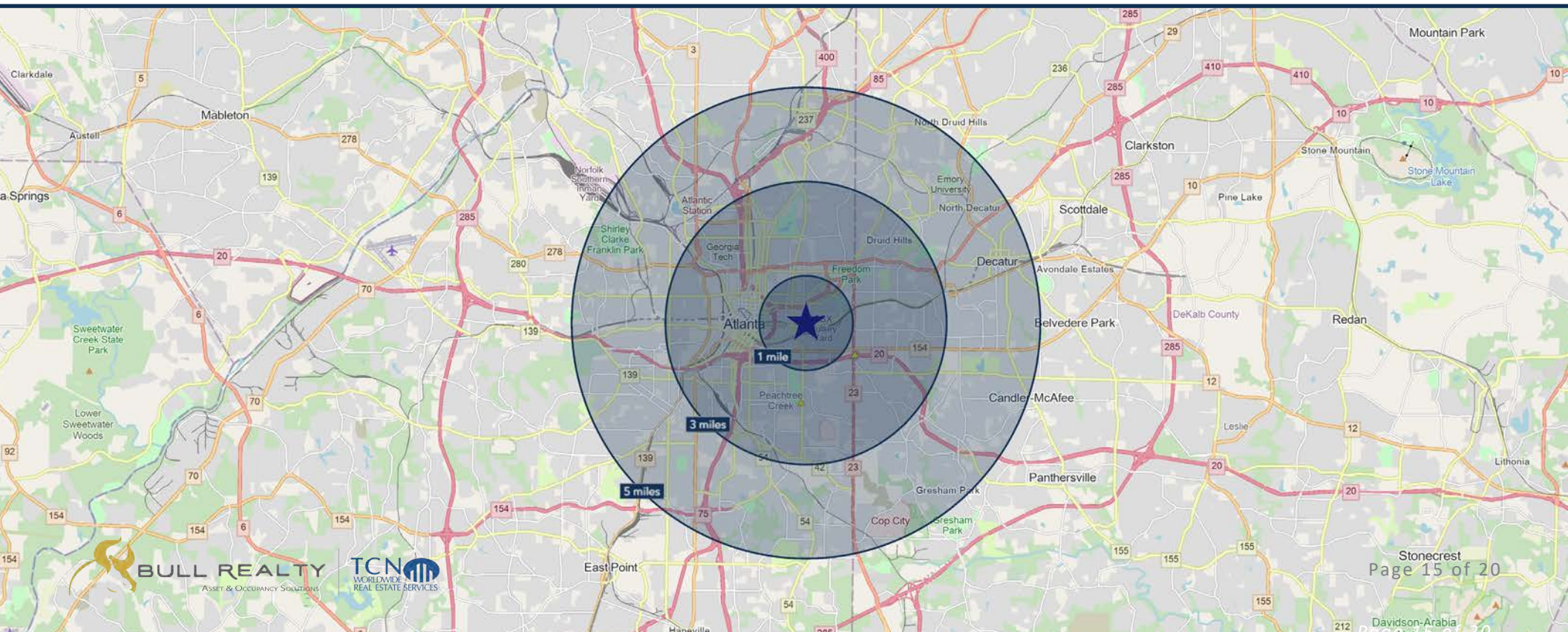
TOTAL BUSINESSES



TOTAL SALES

1 MILE-	40,886	\$151,045	1,568	\$2.96B
3 MILES-	289,982	\$171,732	12,000	\$35.2B
5 MILES-	484,445	\$163,726	20,400	\$51.3B

Source: Esri 2026



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 suburban 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 and Universities, 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 Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$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 BUSIEST
AIRPORT IN THE WORLD**



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



**16 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



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

HOME TO 16 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- Brands.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's 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.

9TH

LARGEST U.S. METRO

2024 U.S. Census

1.8%

**PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)**

Esri 2025

46%

**Gen Z
Population**

#6

BEST CITIES FOR JOBS IN U.S.

WalletHub 2024

#3

**FASTEST GROWING
U.S. METRO**

Freddie Mac 2024

34%

**Millennial
Population**

3.9%

**Unemployment
Rate**

(Data based on 1 mile radius of Downtown- Esri 2024)

MAJOR EMPLOYERS

KING & SPALDING



accenture

Honeywell



TRUIST



facebook

**EMORY
UNIVERSITY**



Mercedes-Benz

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#1 TOP EMERGING TECH HUB

-Business Facilities magazine, Georgia Department of Economic Development 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Atlanta is home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, so getting to and from the city is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes-Benz USA, Newell Brands. The city is also home to the world-renowned Centers for Disease Control and Prevention (CDC).



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

BROKER PROFILES



MICHAEL WESS, CCIM

Partner

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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 #4 nationally ranked 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 and playing on the University's rugby team.

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 closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team has earned prior 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 on its ability to close transactions that have proved complicated during previous selling attempts.



ANDY LUNDSBERG

Partner

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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 over a decade with gross sales exceeding \$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, for 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 experience 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.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERS

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through mergers, acquisitions, and the addition of experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

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

