

FOR SALE | \$1,895,000

OFFERING MEMORANDUM - 0.68 Acre City of Decatur Development Opportunity

2661 E. College Ave., Decatur GA 30030



OAKHURST
REALTY
PARTNERS

Exclusive Offering



marta

EAST COLLEGE AVENUE - 23,639 VPD

Spyglass
Connect Decatur
378 Units

Columbia Ventures
Decatur East
Active Senior Living
80 Units

Northwood Ravin
HALO
372 Units

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OVERVIEW

2661 East College Avenue presents a rare opportunity to acquire a high-visibility commercial development site in one of Metro Atlanta's most desirable and supply-constrained submarkets. Strategically located near Downtown Decatur and directly connected to the Avondale MARTA Station pedestrian network, the property offers exceptional accessibility, strong traffic exposure, and a walkable neighborhood setting.

Surrounded by established residential communities, local retail, restaurants, and mixed-use developments, this site is ideally positioned for a range of commercial / mixed-use concepts such as Airbnb/VRBO furnished occupancy or single-story medical and retail (note: apartments and condos are not a permitted use). With flexible development potential and transit-oriented advantages, the property offers investors and developers the chance to create a high-impact project in a thriving urban corridor.

| | |
|--------------------|--|
| Address | 2661 E College Ave. Decatur, GA 30030 |
| Lot Size | 0.68 Acres 29,621 SF |
| Limitations | 80 Foot Height Restriction (Slight Variance Possible) |
| Zoning | Planned Development Mixed-Use |

- » **Prime Decatur Location** – Minutes from Downtown Decatur and approximately 20 minutes to Downtown Atlanta
- » **Transit-Oriented Site** – Immediate proximity to Avondale MARTA Station pedestrian bridge
- » **High Visibility & Access** – Frontage along East College Avenue, a major east-west corridor
- » **Rare Development Parcel** – Limited availability of commercial land in a built-out, high-demand market
- » **Flexible Development Potential** – Suitable for retail, office, hospitality, medical, or mixed-use concepts
- » **Walkable Neighborhood Setting** – Close to residential density, local amenities, and community destinations
- » **Infrastructure Availability** – Access to municipal utilities including water, sewer, power, and stormwater systems

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DECATUR

Decatur is widely recognized as one of Metro Atlanta's most vibrant and walkable communities, known for its strong demographics, thriving local economy, and high quality of life. The East College Avenue corridor connects directly to Downtown Decatur's retail, dining, and civic core while providing seamless access to MARTA rail and major transportation routes.

Located just six miles east of downtown Atlanta in DeKalb County, Decatur is a historic and vibrant city known for its small-town charm and artsy atmosphere. With walkable, tree-lined streets and a lively downtown filled with shops, restaurants, and events, it attracts a diverse mix of residents, including young professionals, families, and retirees. Furthermore, Decatur's strong school system, access to MARTA, and proximity to Emory University and Centers for Disease Control make it a very sought-after place to live. As a result, Decatur has the highest home prices in DeKalb County.

The surrounding area continues to experience steady growth driven by mixed-use development, urban infill, and transit-oriented planning initiatives — reinforcing long-term value and demand for well-located commercial projects.



Decatur Square



MARTA Pedestrian Bridge

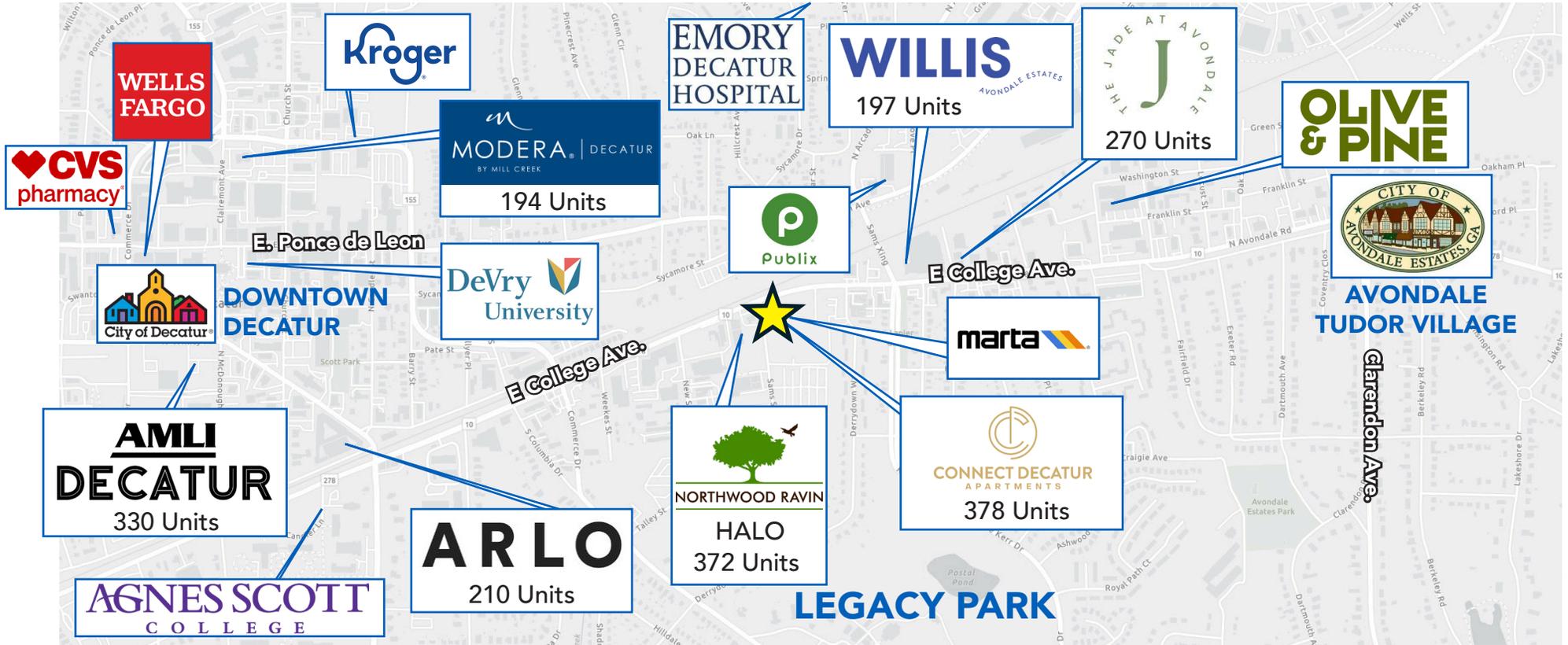
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Within 5 Miles



311,482
Population



\$116,501
Average Household Income



127,052
Total Households



10,183
Businesses



241,473
Employees



23,639
Cars Per Day

FOR SALE | \$1,895,000

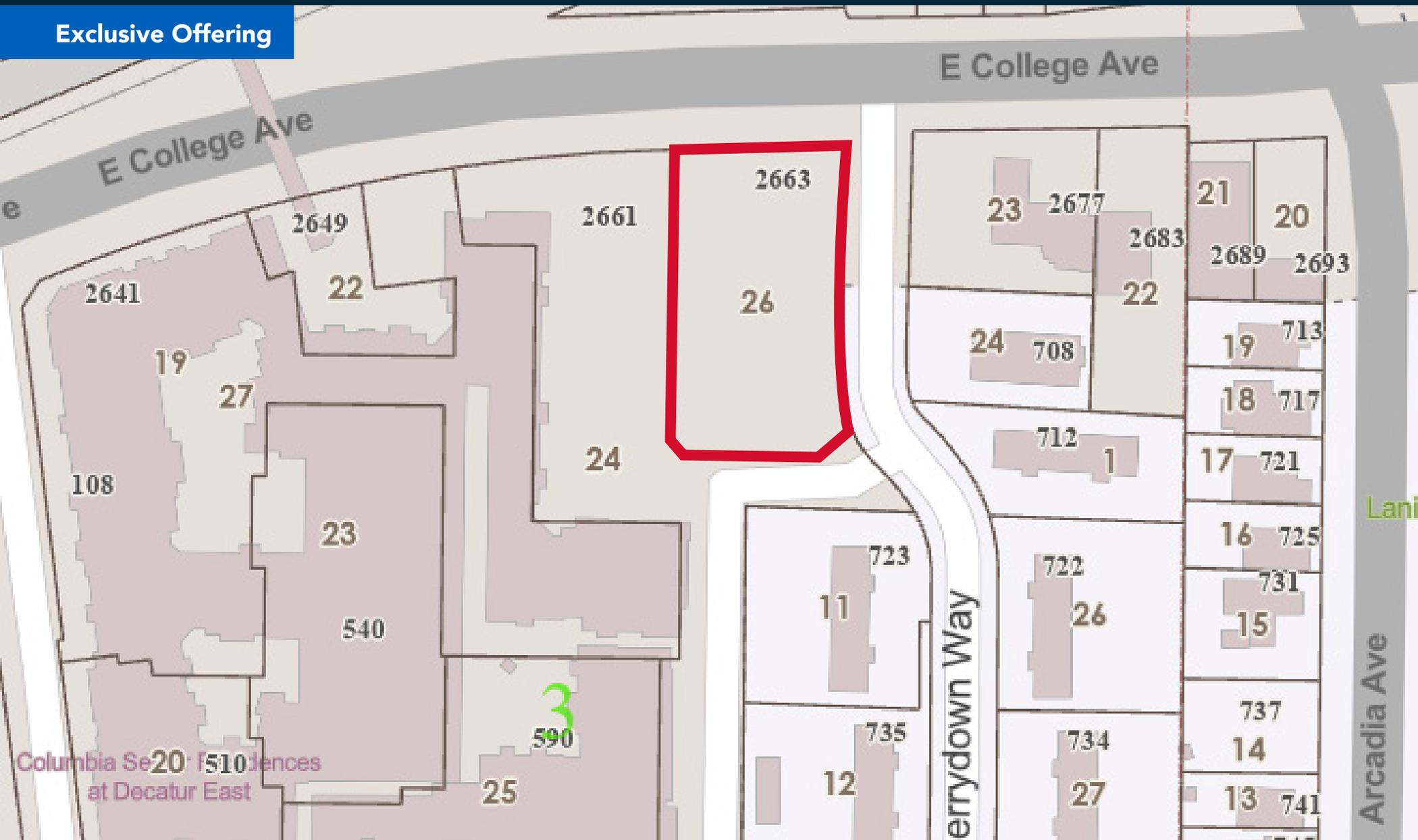
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FOR ADDITIONAL INFORMATION: Contact: Eric Carlton | 404-371-4100 | ecarlton@oakrep.com