



Echo Street West



## 2 acre site

741 Donald Lee Hollowell Parkway  
and 691 James P Brawley Drive  
(sold separately)

# BANKHEAD TO BELTLINE

- QOZ (Qualified Opportunity Zone)
- Westside TAD (Tax Allocation District)
- 317 linear feet on Westside BeltLine Connector links to Mercedes-Benz Stadium, Centennial & Westside Parks
- Full perimeter access:  
Hollowell, Griffin, Brawley and the Beltline Westside Connector
- Zoning SPI-3 Subarea 8:  
English Avenue  
Special Public Interest District



## Bankhead to Beltline

**Zoning Designation:** SPI-3 English Avenue Special Public Interest District, Subarea 8 (SA8)

**Residential FAR Ratio:** 1.3

**Non Residential FAR Ratio:** 2.0

**Combined FAR Ratio:** 3.3

**Max Coverage:** 85%

**Max Bldg Height:** 45 ft

**Federal Opportunity Zone  
Westside TAD**

English Avenue Yards

Echo Street West  
(next phase)

Vibe at Echo  
Street West

James P Brawley Dr NW

691 James P  
Brawley  
Dr NW  
0.9057  
acres

10' Alley (closed)

741 Donald  
Lee Hollowell  
Parkway  
1.098  
acres

Donald Lee Hollowell Dr NW

Griffin St NW

Echo Street West  
(next phase)

Westside  
Motor  
Lounge

Westside Beltline Connector Trail



Bankhead to Beltline

West Midtown

Buckhead

Atlantic Station

Midtown

Vibe at Echo Street

Echo Street West

Northside Dr NW

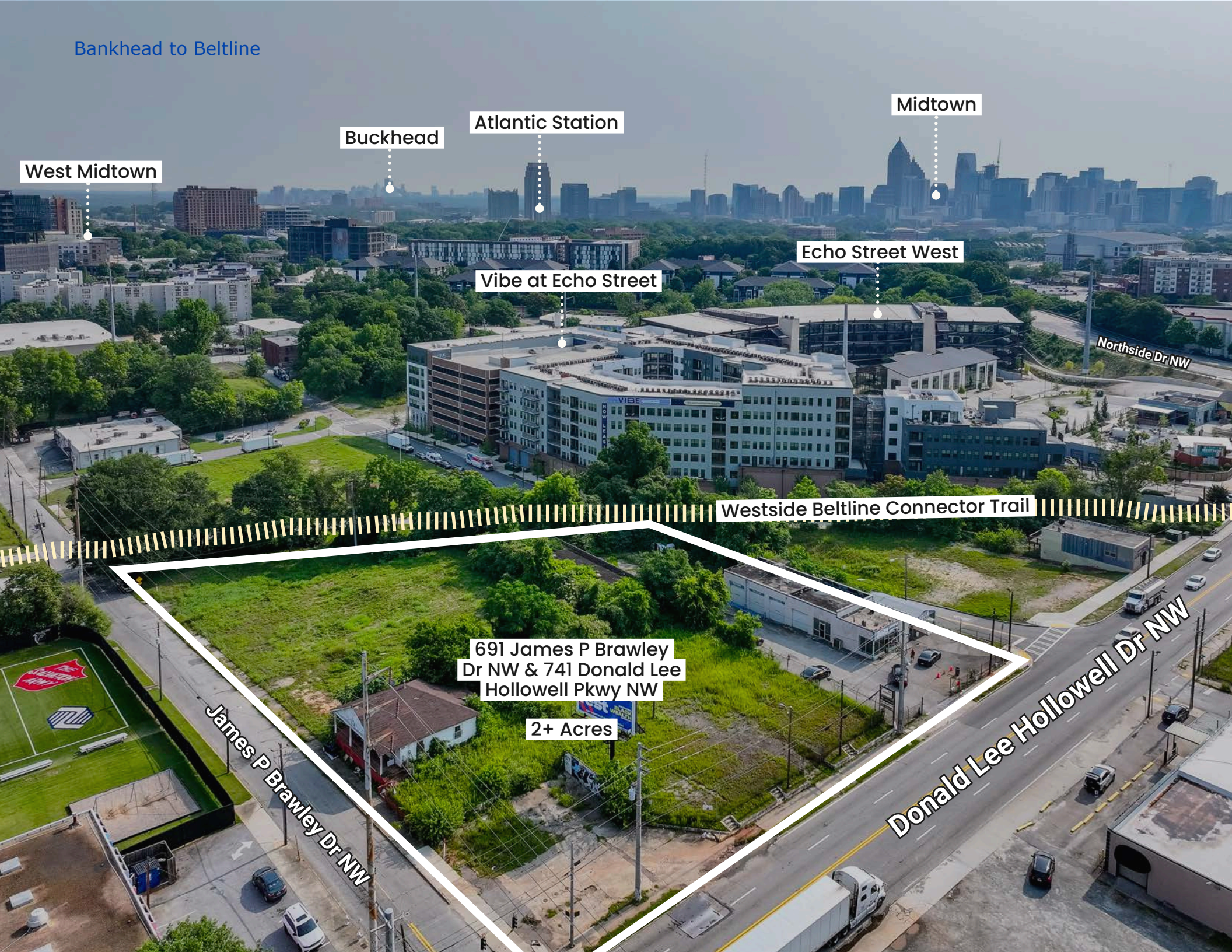
Westside Beltline Connector Trail

691 James P Brawley  
Dr NW & 741 Donald Lee  
Hollowell Pkwy NW

2+ Acres

James P Brawley Dr NW

Donald Lee Hollowell Dr NW







**Georgia Tech  
Creative Quarter**



**Bankhead  
Bridge**



**Westside Motor Lounge**



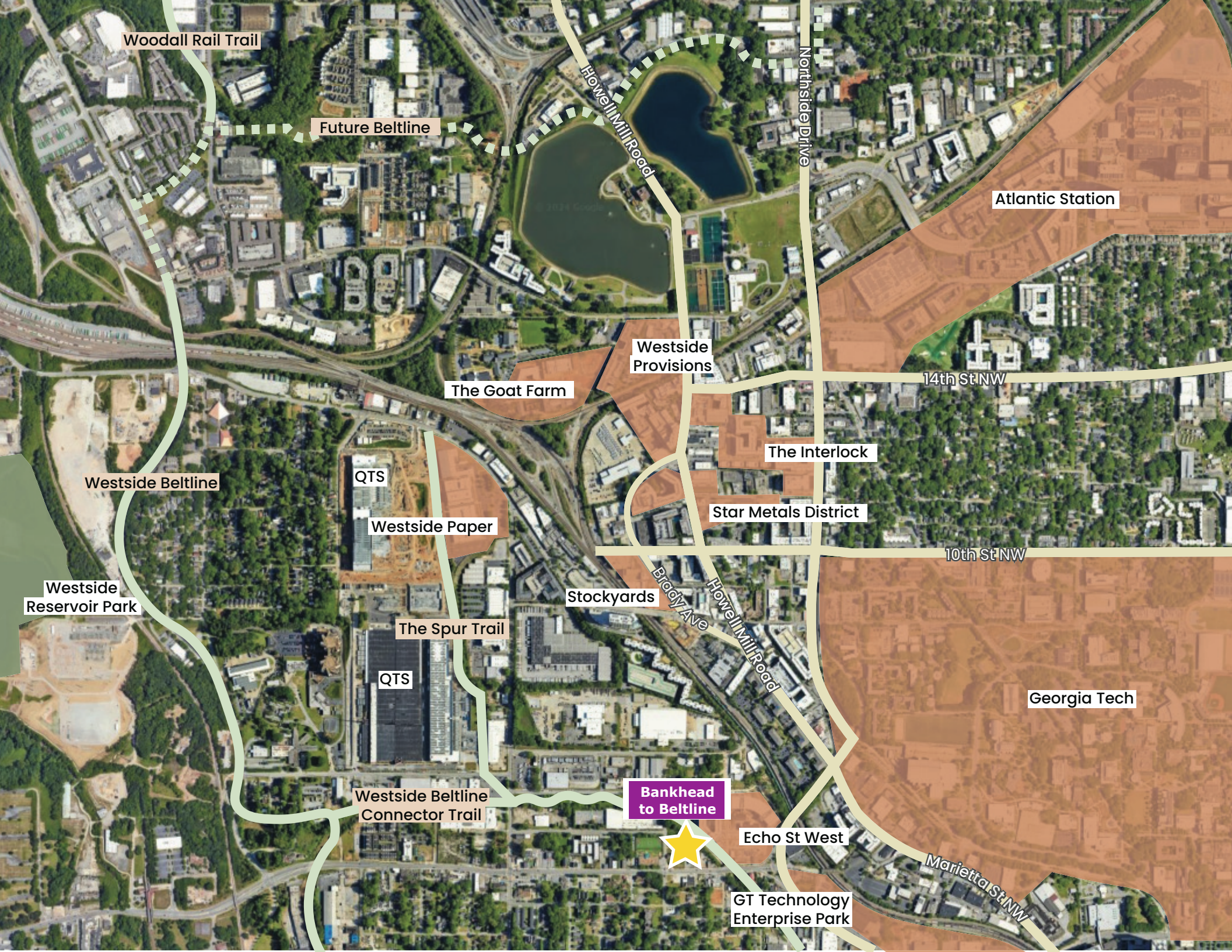
## UPPER WESTSIDE

improvement district

Creating green space, improving transportation infrastructure and cultivating public space, the Community Improvement District's boundary is just on the other side of the tracks.

[upperwestsideatl.org](http://upperwestsideatl.org)





Woodall Rail Trail

Future Beltline

Howell Mill Road

Northside Drive

Atlantic Station

Westside Provisions

The Goat Farm

14th St NW

The Interlock

Westside Beltline

QTS

Westside Paper

Star Metals District

10th St NW

Westside Reservoir Park

Stockyards

Brook Ave

Howell Mill Road

The Spur Trail

QTS

Georgia Tech

Westside Beltline Connector Trail

Bankhead to Beltline

Echo St West

Marietta St NW

GT Technology Enterprise Park





Mercedes-Benz  
Stadium

Downtown

Midtown

Georgia Tech

Echo Street West

Vibe at Echo Street

Northside Dr NW

Donald Lee Hollowell Dr NW

Griffin St NW

Westside Beltline Connector

691 James P Brawley  
Dr NW & 741 Donald Lee  
Hollowell Pkwy NW

2+ Acres

James P Brawley Dr NW

English Avenue Yards



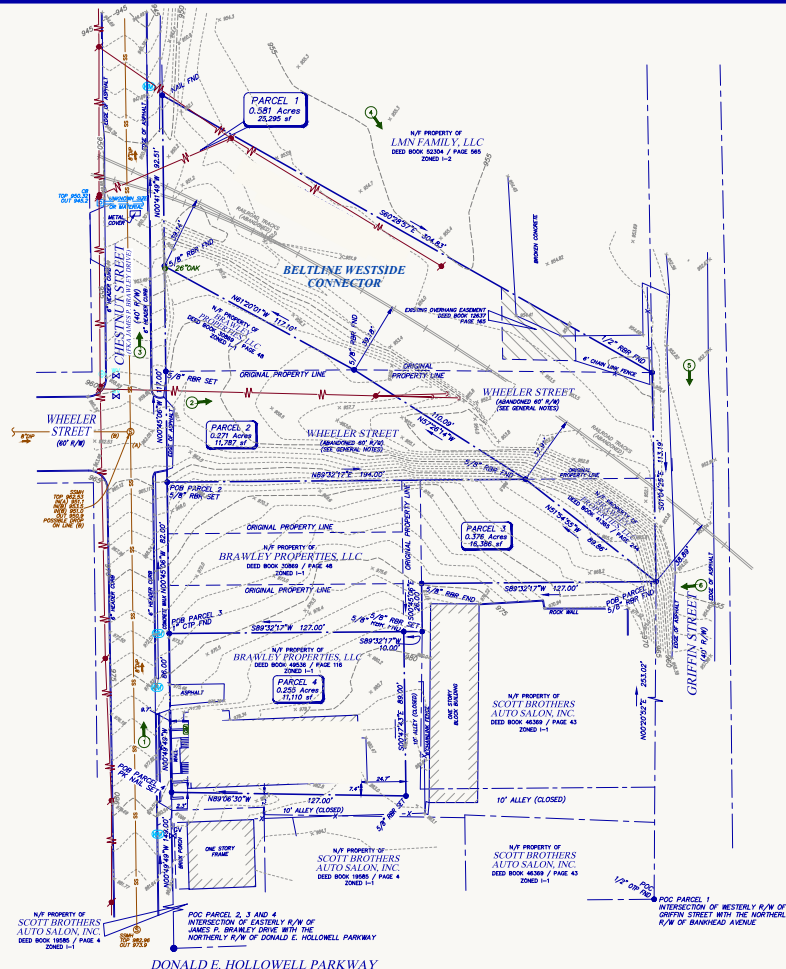
# SITE SURVEY

## PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in The City of Atlanta in Lot 142 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the northern right of way line of Donald E. Hollowell Parkway lying a westerly right of way and the eastern right of way of Chestnut Avenue lying a 40° right of way and thence run along said eastern right of way North 00 degrees 49 minutes 49 seconds West a distance of 148.31 feet to a pin near the Point of Beginning; thence from said Point of Beginning and continue along said eastern right of way line the following bear (1) south North 00 degrees 49 minutes 49 seconds West a distance of 86.00 feet to a 1-inch iron top found; thence North 00 degrees 45 minutes 06 seconds West a distance of 87.00 feet to a 5/8-inch rebar set; thence North 00 degrees 45 minutes 06 seconds West a distance of 17.00 feet to a 5/8-inch rebar found; thence North 00 degrees 41 minutes 49 seconds West a distance of 82.51 feet to a call found; thence leaving said right of way and run South 00 degrees 28 minutes 57 seconds East a distance of 304.83 feet to a 1/2-inch rebar found on the western right of way of Griffin Street lying a 40° right of way; thence run along said right of way South 01 degrees 04 minutes 25 seconds East a distance of 113.18 feet to a 5/8-inch rebar found; thence leaving said right of way and run South 89 degrees 32 minutes 17 seconds West a distance of 127.00 feet to a 5/8-inch rebar found; thence South 00 degrees 45 minutes 06 seconds East a distance of 26.00 feet to a 5/8-inch rebar set; thence South 89 degrees 32 minutes 17 seconds West a distance of 10.00 feet to a 5/8-inch rebar found; thence South 00 degrees 47 minutes 43 seconds East a distance of 88.00 feet to a 5/8-inch rebar set; thence North 89 degrees 06 minutes 30 seconds West a distance of 127.00 feet to a 5/8-inch rebar on said eastern right of way and the Point of Beginning.

Sold tract or parcel contains 1.483 Acres



NORTH (SEE GENERAL NOTES)



## TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 12710660000, EFFECTIVE DATE MARCH 30, 2015.

### 9. (INTENTIONALLY DELETED)

Right-of-Way Occupancy Agreement between CSX Transportation, Inc. (successor by merger to The Baltimore and Ohio Railroad Company and The Chesapeake and Ohio Railway Company, and formerly known as Seaboard System Railroad, Inc., successor to the Louisville and Nashville Railroad Company and Seaboard Coastline Railroad Company), and MCI Telecommunications Corporation, dated as of September 21, 1996, filed in the Clerk's Office of the State of Georgia, recorded in Deed Book 12391, Page 84, Records of Fulton County, Georgia, DOES NOT AFFECT SITE BASED ON MAPS ATTACHED TO DOCUMENT.

### 10. (INTENTIONALLY DELETED)

Right-of-Way Occupancy Agreement by and between CSX Transportation, Inc. (successor by merger to The Baltimore and Ohio Railroad Company and The Chesapeake and Ohio Railway Company, and formerly known as Seaboard System Railroad, Inc., successor to the Louisville and Nashville Railroad Company and Seaboard Coastline Railroad Company), and MCI Telecommunications Corporation, dated as of November 28, 1994, filed for record August 16, 1995 at 10:23 a.m., recorded in Deed Book 12923, Page 321, aforesaid Records.

### 11. (INTENTIONALLY DELETED)

Right-of-Way Occupancy Agreement by and between CSX Transportation, Inc. (successor by merger to The Baltimore and Ohio Railroad Company and The Chesapeake and Ohio Railway Company, and formerly known as Seaboard System Railroad, Inc., successor to the Louisville and Nashville Railroad Company and Seaboard Coastline Railroad Company), and MCI Telecommunications Corporation, dated as of November 28, 1994, filed for record August 16, 1995 at 10:23 a.m., recorded in Deed Book 12923, Page 321, aforesaid Records.

### 12. (INTENTIONALLY DELETED)

All matters disclosed by Plot recorded in Plot Book 306, Page 83, aforesaid Records.

13. Restrictions contained in Quitclaim Deed between CSX Transportation, Inc. a Virginia corporation, and Brawley Properties, LLC (a Georgia limited liability company), dated October 31, 2005, filed for record November 17, 2005 at 2:23 p.m., recorded in Deed Book 41365, Page 244, aforesaid Records.

14. Easement contained in Quitclaim Deed between CSX Transportation, Inc. a Virginia corporation, to The State Fabricating Co., Inc., dated June 18, 1998, filed for record July 7, 1998 at 3:40 p.m., recorded in Deed Book 12627, Page 244, aforesaid Records.

## SURVEYOR CERTIFICATION

To: The Shilpo Organization and Commonwealth Land 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-11, 16, 18, 19, 20(a), and 21 of that Act thereof. The field work was completed on March 11, 2015.

Date: March 11, 2015.



Craig A. Jennings  
Georgia Registered  
Land Surveyor #3543

This survey has been prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 86-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act, C.C.G.A. 15-6-67.

N/F PROPERTY OF  
**BRAWLEY PROPERTIES, LLC**  
DEED BOOK 41365 / PAGE 244  
DEED BOOK 30669 / PAGE 48  
DEED BOOK 41365 / PAGE 244  
DEED BOOK 49036 / PAGE 119

TOTAL SITE AREA  
1.483 Acres  
64,578 sq ft  
ZONED I-1

## SITE PHOTOGRAPHS



## CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 10,000, AND HAS ADJUSTED USING THE LEAST SQUARES METHOD, A TYPICAL MEAN SQUARE ERROR OF 1/10,000. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 22,886 FEET - 1/22,886.

## IF YOU DIG

Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



## AREA TABLE

PARCEL	ACRES	SQUARE FEET
PARCEL 1	0.581	25,295
PARCEL 2	0.271	11,787
PARCEL 3	0.255	11,115
PARCEL 4	0.255	11,115
TOTAL AREA	1.483	64,578

## GRAPHIC SCALE







Mercedes-Benz Stadium

Vine City

The Salvation Army  
Bellwood Boys and Girls Club

691 James P Brawley  
Dr NW & 741 Donald Lee  
Hollowell Pkwy NW

2+ Acres

English Avenue Yards

Westside Beltline Connector Trail



741 Donald Lee Hollowell Parkway, Atlanta, Georgia 30318

**listed for \$3,300,000 by Mandelis LLC firm #62516**

Taryn Bell 404-905-1501 taryn@BellLibertyGroup.com

Max Mandelis 404-583-0828 max@mandelis.com



691 James P. Brawley Drive, Atlanta, Georgia 30318

**listed for \$3,300,000 by City Realty Advisors #30964**

Nik Hatzis 404-662-8344 tim@cityrealty.net

Tim Holdroyd 404-606-0322 tim@cityrealty.net

