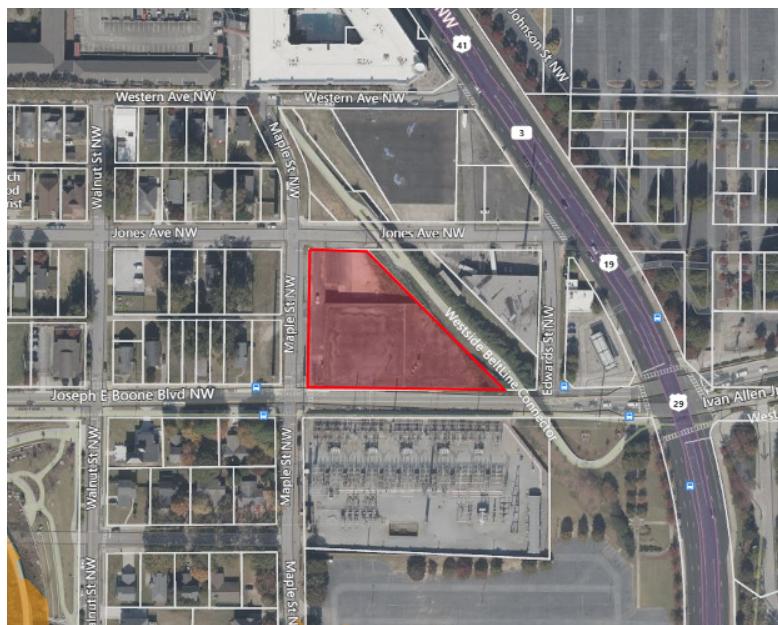




For Sale

523 Joseph E. Boone Boulevard
Atlanta, GA 30314



Property Features

Site Acreage: ± 1.1936 AC

Building Area: $\pm 35,597$ SF

Current Zoning: SPI-3 SA5

FLU Designation: Medium Density Mixed Use

Opportunity Zone

Westside TAD



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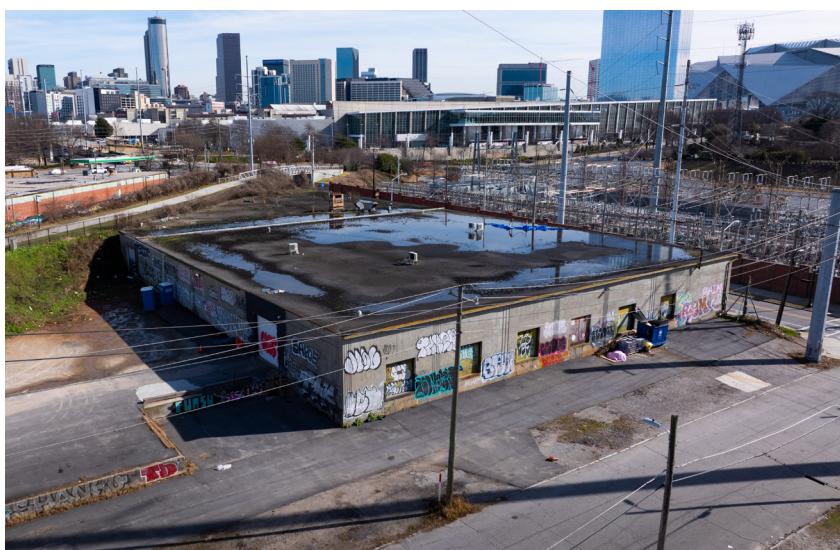
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Property Overview

523 Joseph E. Boone Boulevard, Atlanta, GA 30314

523 Joseph E. Boone Blvd offers a rare dual-path opportunity in one of Atlanta's fastest-evolving urban corridors, well-suited for an industrial owner-user or a future redevelopment. Situated directly along the Atlanta BeltLine and less than one mile from Mercedes-Benz Stadium, the property offers exceptional proximity to some of the city's most powerful drivers of growth, including Downtown Atlanta, Vine City, Castleberry Hill, and major sports and entertainment venues. The surrounding area has seen significant public and private investment, positioning the site squarely within the path of continued expansion and revitalization.

The subject property is located in an Opportunity Zone, a Special Public Interest (SPI) zoning district, and the Westside Tax Allocation District (TAD). The current zoning is SPI-SA5 which allows for a multitude of uses. The property is in NPU L and carries a Future Land Use Designation of Medium Density Mixed Use in the latest Atlanta Comprehensive Plan. With BeltLine access, transit connectivity, and walkable proximity to employment centers, dining, and cultural destinations, the site is well suited for a range of mixed-use, residential, or creative redevelopment concepts. For buyers seeking a strategic foothold in Atlanta's urban core, 523 Joseph E. Boone Blvd offers a rare chance to capitalize on location, zoning, and momentum, where future value is driven by what surrounds the property as much as what can be built upon it.



Property Summary

- Opportunity Zone
- Westside TAD
- Beltline Frontage
- Ideal location for mixed-use, multi-family, hospitality, and retail
- Redevelopment opportunity or owner/occupier

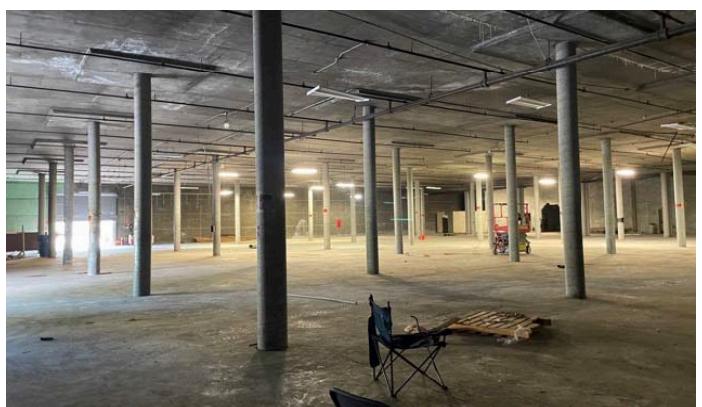
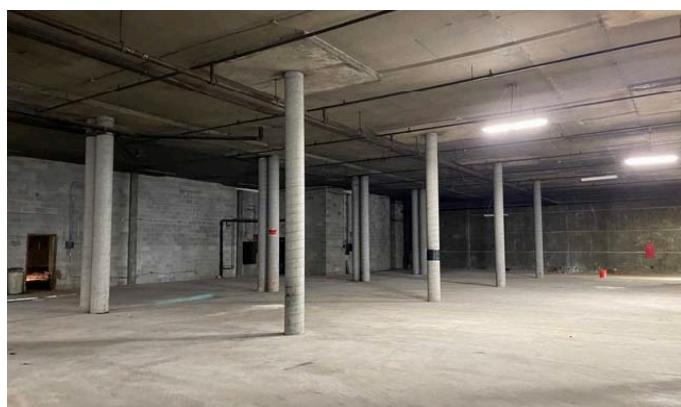
Property Overview

523 Joseph E. Boone Boulevard, Atlanta, GA 30314



Building Overview

- Building Area: 35,597 SF
- Dock Doors: 6
- Drive Ins: 2 (12'5" x 11'6")
- Ceiling Height: 15'8"
- Column Spacing: 20'
- Sprinklered



Atlanta Overview

Nearby Attractions



Atlanta, GA

Atlanta, Georgia is the economic and cultural hub of the Southeast, anchored by a dynamic downtown that serves as a regional destination for business, tourism, and major events. Downtown Atlanta is home to some of the city's most recognizable and high-traffic attractions, including Mercedes-Benz Stadium, State Farm Arena, the Georgia World Congress Center, and Centennial Olympic Park, together forming one of the largest contiguous sports, entertainment, and convention districts in the country.

The area also draws millions of annual visitors to world-class attractions such as the Georgia Aquarium, World of Coca-Cola, College Football Hall of Fame, and CNN Center, creating consistent foot traffic and demand for hospitality, retail, and mixed-use development. With direct access to MARTA, multiple interstate connectors, and proximity to Midtown and the Atlanta BeltLine, downtown offers exceptional connectivity and visibility.

For commercial property owners and investors, downtown Atlanta presents a compelling opportunity at the intersection of tourism, employment, and long-term urban growth, supported by ongoing public and private investment, strong institutional anchors, and a diversified economic base.

Atlanta Overview

Nearby Attractions



Mercedes-Benz Stadium

Mercedes-Benz Stadium is a premier, state-of-the-art sports and entertainment venue that anchors downtown Atlanta. Home to the NFL's Atlanta Falcons and MLS's Atlanta United, the stadium hosts year-round events including major concerts, college football championships, international soccer matches, and global events such as the Super Bowl and World Cup matches. Its ability to attract large, consistent crowds drives significant economic activity and supports sustained demand for nearby commercial, hospitality, and mixed-use assets.



State Farm Arena

State Farm Arena is a leading indoor sports and entertainment venue and the home of the NBA's Atlanta Hawks. Located within the Georgia World Congress Center campus, the arena hosts a high volume of concerts, touring shows, and marquee sporting events throughout the year. Its steady event schedule and proximity to other downtown attractions make it a strong generator of foot traffic and a key contributor to the area's vibrant live-event economy.



Centennial Olympic Park

Centennial Olympic Park serves as the central gathering space for downtown Atlanta and a defining legacy of the 1996 Olympic Games. The 22-acre urban park connects the city's major attractions and venues, hosting festivals, concerts, and public events year-round. As a walkable green space surrounded by hotels, museums, and entertainment destinations, the park enhances the appeal of adjacent commercial properties and supports long-term value through placemaking and sustained visitation.

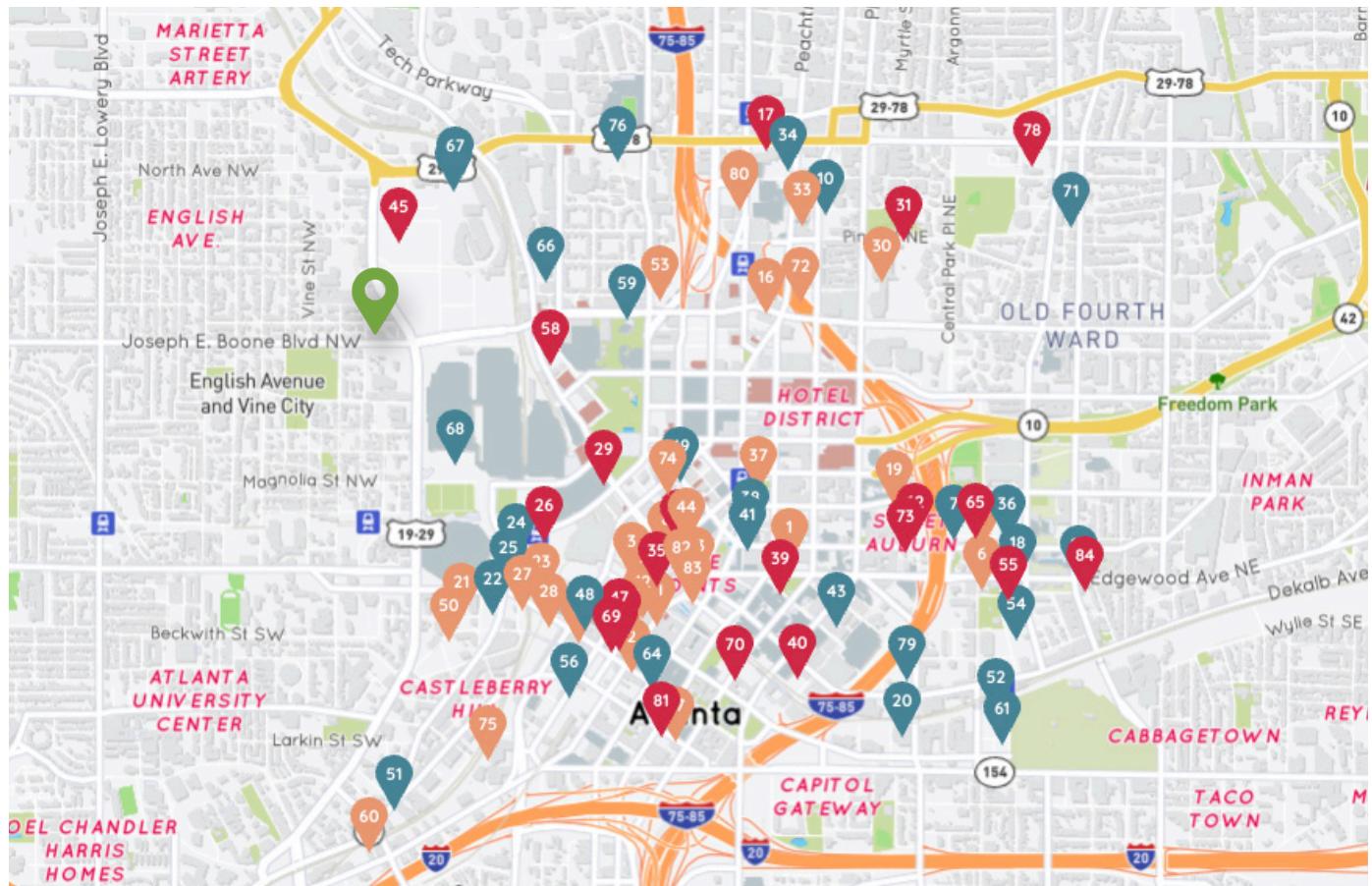


World of Coca-Cola

The World of Coca-Cola is one of Atlanta's most visited tourist attractions, drawing millions of domestic and international visitors annually. Located adjacent to Centennial Olympic Park and the Georgia Aquarium, the attraction benefits from and contributes to a dense cluster of high-traffic destinations. Its global brand recognition and consistent visitor volume reinforce downtown Atlanta's position as a premier tourism and convention market, supporting strong demand for nearby retail, office, and hospitality uses.

Atlanta Overview

Area Developments



Map Key

- Subject Property
- Completed Developments
- Planned Developments
- Under Construction

Atlanta Overview

Area Developments Details

DEVELOPMENT	DETAILS	STATUS	INVESTMENT
1 Herndon Square – Phase 2	Mixed-use community	Anticipated 2026	\$50M
2 The Grace Residences	280-unit apartment w/ retail	Completed 2024	-
3 Salvation Army – Center of Hope	Temporary housing & education	Anticipated 2025	\$20M
4 National Center for Civil & Human Rights Expansion	Cultural / institutional expansion (20,000 SF)	Anticipated 2026	\$56M
5 Marriott Residence Inn	Hotel	Anticipated 2026	-
6 Moxy Atlanta by Marriott	183-room hotel	Anticipated 2026	\$28M
7 Signia by Hilton – GWCC Campus	4-star convention hotel	Completed / Delivering	\$400M
8 Atlanta First United Methodist Church Redevelopment	Affordable housing, school, church expansion	Anticipated 2027	\$114M
9 CNN Center Renovation	Dining, retail & entertainment	Anticipated 2026	-
10 Legacy at Centennial	32-story student housing	Completed 2023	\$80M
11 Teachers Village	Affordable housing (teachers & seniors)	Anticipated 2027	\$100M
12 41 Marietta	Office-to-residential conversion	Anticipated 2026	\$32M
13 Grant Building	165-room hotel	Anticipated 2025	-
14 55 Park Place Renovation (GSU)	University / institutional	Anticipated 2026	\$55M
15 Student Success Center (GSU)	Education / student services	Anticipated 2025	\$37.8M
16 100 Edgewood Renovation	Office renovation	Anticipated 2027	-
17 Big Bethel Redevelopment	Parking + residential + church offices	Anticipated 2027	\$130M
18 Odd Fellows Tower Renovation	Retail + transitional housing	Anticipated 2025	\$13.3M
19 Sweet Auburn Grande	Mixed-use development	Anticipated 2026	\$56M
20 Grady Memorial Hospital – Correll Pavilion	Medical outpatient expansion	Completed 2023	\$151M
21 Science Park Complex – Phase III (GSU)	Laboratory / research facility	Anticipated 2026	\$100M
22 One Peachtree – Senior Housing	Senior housing	Anticipated 2027	\$25M
23 Two Peachtree Redevelopment	Office-to-residential mixed-use	Anticipated 2028	-
24 Five Points MARTA Station Renovation	Transit infrastructure & public space	Anticipated 2027	\$206M
25 Underground Atlanta Redevelopment	Mixed-use community	TBD	-
26 State Capitol Complex Renovation	Government / civic renovation	Anticipated 2026	\$392M
27 Trinity United Methodist Church Redevelopment	Affordable housing	Anticipated 2027	-
28 Trinity Central Flats	Mixed-income housing	Anticipated 2026	\$68M
29 Origin Hotel	Adaptive reuse hotel	Completed 2024	\$16.5M
30 South Downtown Redevelopment – Phase 1	Mixed-use development	Anticipated 2026	\$200M
31 Hotel Row (Adaptive Reuse)	Retail, restaurant & office	Completed 2023	\$18.5M
32 The Melody	Micro-unit residential	Completed 2024	\$5M
33 Centennial Yards South – G.2	Mixed-use development	TBD	-
34 Centennial Yards – C.5	500-unit residential & mixed-use	Anticipated 2026	-
35 Centennial Yards – G.1 (Hospitality)	Mixed-use hospitality	TBD	-
36 Centennial Yards – Entertainment District	Entertainment, F&B, hotel	Anticipated 2026	-
37 Centennial Yards – Hotel	292-room hotel	Anticipated 2025	\$155M
38 Centennial Yards – The Mitchell	304-unit residential	Anticipated 2025	\$145M
39 Castleberry Park Residential	Residential (mixed-use component)	Completed 2022	\$50M

Preliminary Survey

523 Joseph E Boone Blvd, Atlanta, GA 30314

