

THE
MCGILL CO.

FOR SALE

\$1,985,000.00

**999 Grant Street SE, Atlanta,
GA 30315**



Prepared By:

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Offered By:

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The McGill Co.

1404 Cornell Road

Atlanta, GA 30306



Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co ("McGill"). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

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Executive Summary

Address:

999 Grant Street SE, Atlanta, GA 30315

Parcel ID:

14 004200050378

Building Size:

+/- 17,118 SF

Acreage:

.89 +/-

Shape:

The total tract reflects a rectangular shape. Frontage on Grant Street SE (See Below).

Road Frontage:**Tract (+/- 0.89 Acres)**

+/- 125 LF along the side Grant Street SE, a two-lane paved city road.

Adjacent Properties:

The property is a minute walk from The Beacon Atlanta. Property is a 4 minute drive from Grant Park and Zoo Atlanta. Grant Park Farmers Market is a 3 minute walk from the property. A 15 minute walk to the Hill St Southside Trail Beltline Access Point (scheduled to be completed Q.1 of 2026).

Executive Summary

Zoning & Land Use:

Current:

The site is designated a zoning of MR-3-C. The MR-3 Zoning allows for a dynamic use of multifamily residential.

Future:

The property's future land use is envisioned as Medium-Density Residential, unlocking opportunities for a vibrant, multi-functional development. The Future Land Use (FLU) Map, highlighting this designation, is included for reference. The Future Land is designed Medium Density Residential.

Description Summary

The subject property spans approximately 0.89 acres of prime residential/commercial land.

Situated at 999 Grant Street SE in Atlanta, Georgia, this +/- 17,118 sf warehouse sits on 0.89-acres, offers a prime opportunity for development in a high-visibility area. Zoned MR-3 (Multi-Family Residential District), the property is ideal for various residential projects. It's located in the heart of Atlanta Intown Neighborhood Grant Park. Places it in a vibrant neighborhood, ensuring high traffic counts and excellent exposure.

Proximity to a bustling commercial and residential district enhances business visibility and accessibility. Located in a growing area with increasing property values and demand for both commercial and residential spaces. Detailed demographic data for 1-mile, 3-mile, and 5-mile radius is provided, along with map graphics for reference.

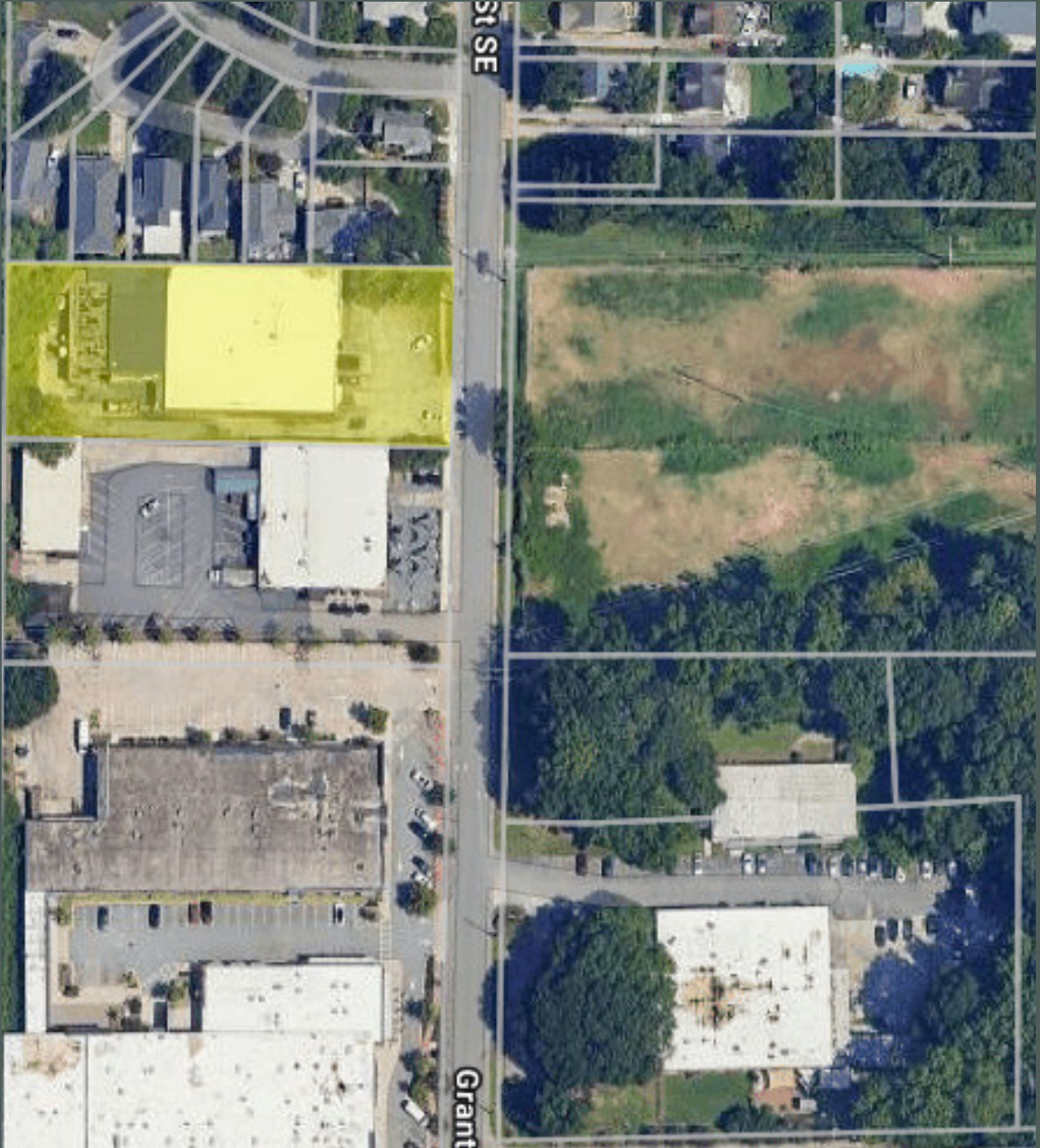
Site Plan



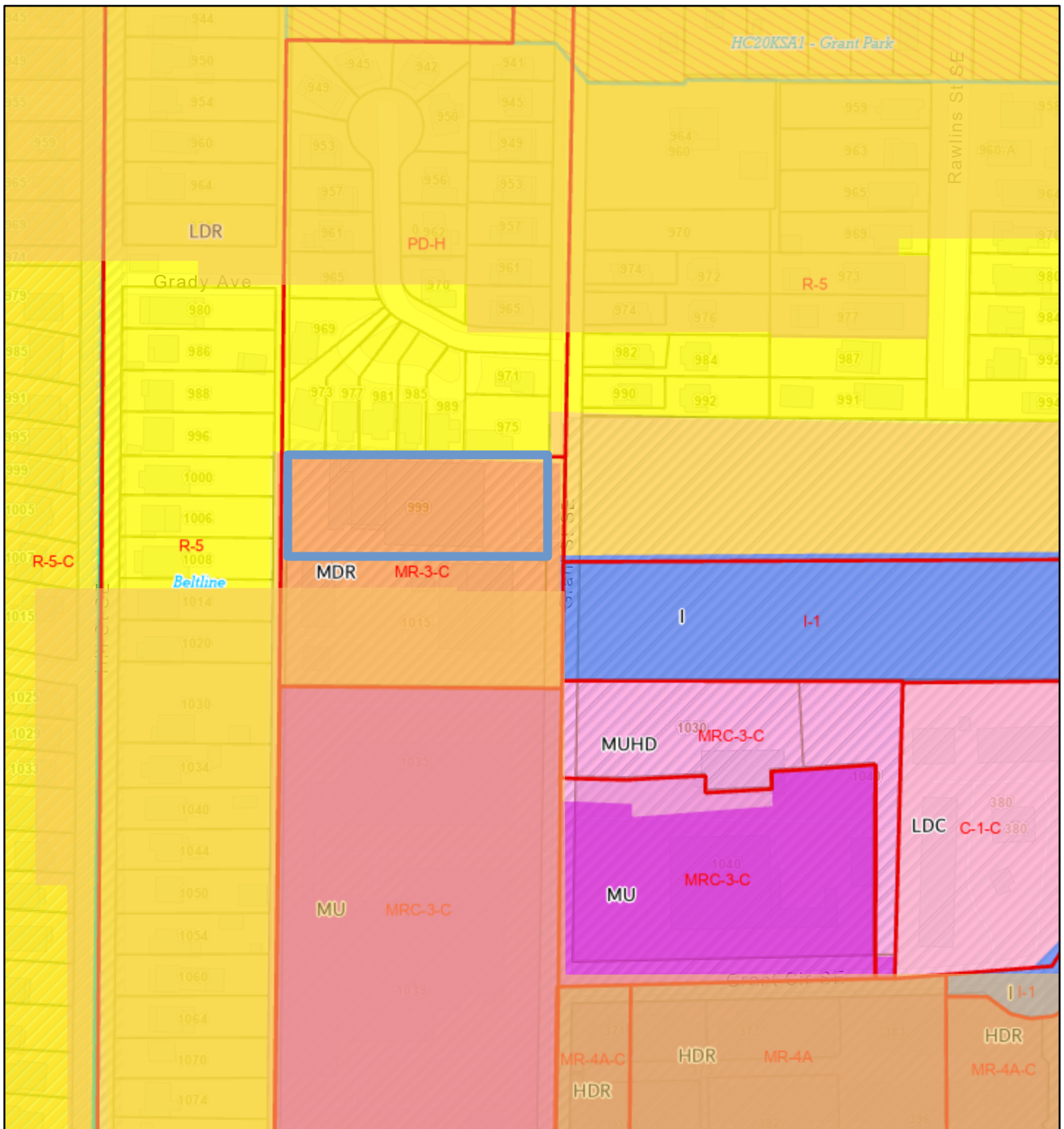
Details:

- 24 Units composed of 4 different floor plan layouts
- 29 Parking Spaces
 - 8 Garage
 - 15 Off Street
 - 4 On Street
- 16 Bike Parking Spaces

Parcel



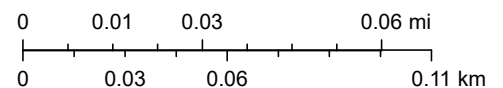
ArcGIS FLU Map



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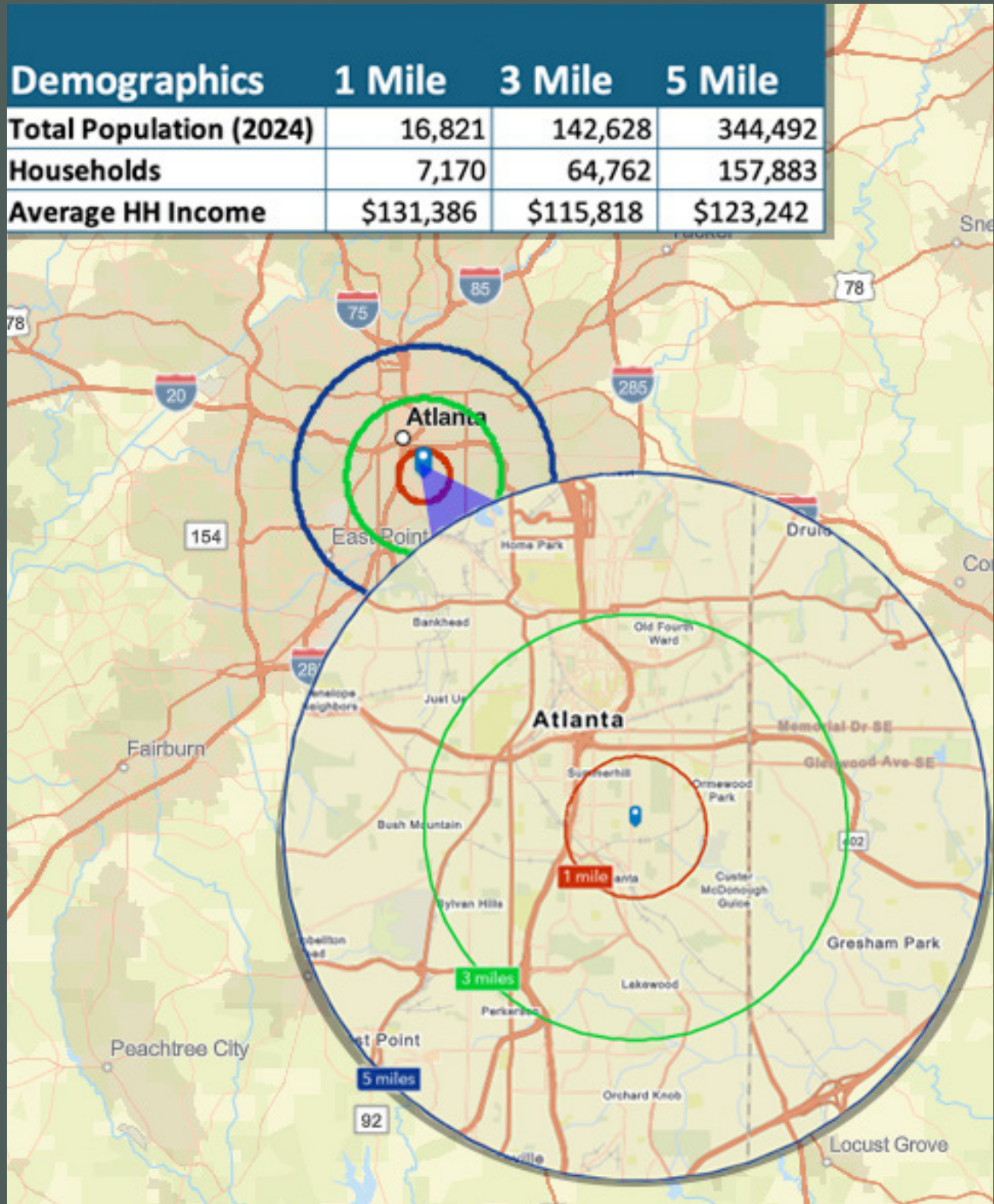
1:2,445

- Override 1
- Document Archive
- Special Administrative Permit
- Beltline
- CDP Character Areas
 - REDEVELOPMENT CORRIDOR
 - TRADITIONAL NEIGHBORHOOD EXISTING
 - TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
 - TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)
- LandUse Future
 - Low Density Residential
 - Medium Density Residential
- High Density Residential
- Low Density Commercial
- Industrial
- Mixed Use
- Zoning Map Index
 - Inclusionary Zoning
 - Zoning Overlay
 - Zoning District
 - TaxParcel
 - CDIA
 - TAD



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Atlanta - DCP

Demographics



Demographic and Income Profile

999 Grant St SE, Atlanta, Georgia, 30315
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.72711
Longitude: -84.37733

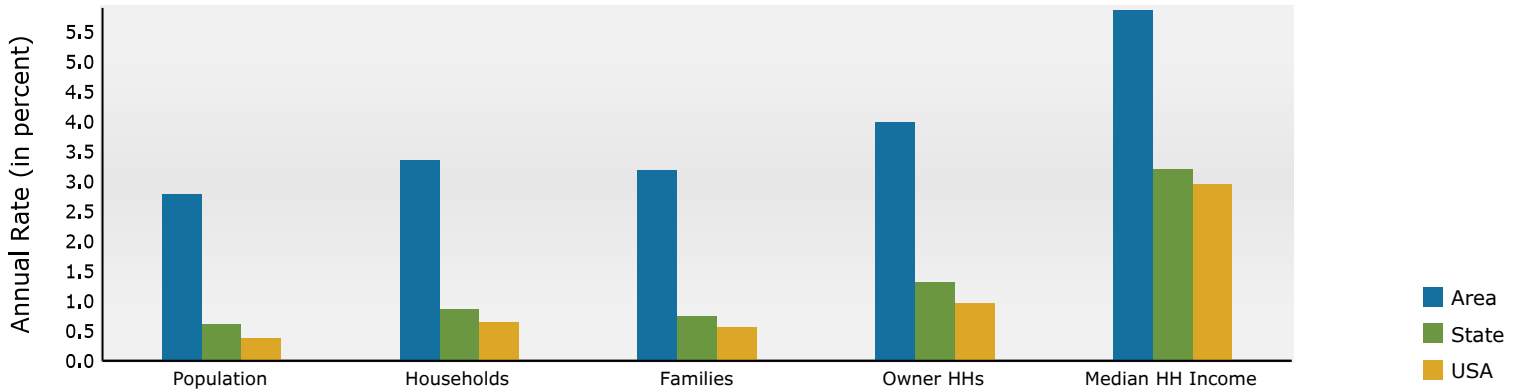
Summary	Census 2010		Census 2020		2024		2029	
Population	11,599		12,776		16,821		19,291	
Households	4,587		5,337		7,170		8,456	
Families	2,389		2,767		3,604		4,215	
Average Household Size	2.51		2.38		2.33		2.27	
Owner Occupied Housing Units	2,285		2,915		3,578		4,352	
Renter Occupied Housing Units	2,303		2,422		3,592		4,104	
Median Age	31.9		34.0		34.6		35.9	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	2.78%		0.61%		0.61%		0.38%	
Households	3.35%		0.86%		0.86%		0.64%	
Families	3.18%		0.75%		0.75%		0.56%	
Owner HHs	3.99%		1.32%		1.32%		0.97%	
Median Household Income	5.86%		3.20%		3.20%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			921	12.8%	791	9.4%		
\$15,000 - \$24,999			398	5.6%	274	3.2%		
\$25,000 - \$34,999			426	5.9%	333	3.9%		
\$35,000 - \$49,999			738	10.3%	794	9.4%		
\$50,000 - \$74,999			703	9.8%	760	9.0%		
\$75,000 - \$99,999			784	10.9%	896	10.6%		
\$100,000 - \$149,999			858	12.0%	1,049	12.4%		
\$150,000 - \$199,999			1,002	14.0%	1,505	17.8%		
\$200,000+			1,339	18.7%	2,055	24.3%		
Median Household Income			\$86,128		\$114,486			
Average Household Income			\$131,396		\$161,757			
Per Capita Income			\$57,993		\$73,258			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,032	8.9%	927	7.3%	1,128	6.7%	1,201	6.2%
5 - 9	862	7.4%	815	6.4%	1,124	6.7%	1,193	6.2%
10 - 14	696	6.0%	736	5.8%	915	5.4%	1,182	6.1%
15 - 19	695	6.0%	590	4.6%	749	4.5%	912	4.7%
20 - 24	835	7.2%	731	5.7%	1,102	6.6%	1,203	6.2%
25 - 34	2,497	21.5%	2,918	22.8%	3,567	21.2%	3,602	18.7%
35 - 44	2,028	17.5%	2,424	19.0%	3,224	19.2%	3,616	18.7%
45 - 54	1,369	11.8%	1,611	12.6%	2,150	12.8%	2,621	13.6%
55 - 64	944	8.1%	1,056	8.3%	1,411	8.4%	1,756	9.1%
65 - 74	394	3.4%	685	5.4%	944	5.6%	1,228	6.4%
75 - 84	172	1.5%	213	1.7%	404	2.4%	626	3.2%
85+	76	0.7%	69	0.5%	104	0.6%	150	0.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,719	32.1%	5,257	41.1%	6,621	39.4%	7,184	37.2%
Black Alone	6,970	60.1%	6,019	47.1%	8,055	47.9%	9,374	48.6%
American Indian Alone	35	0.3%	39	0.3%	55	0.3%	65	0.3%
Asian Alone	171	1.5%	265	2.1%	391	2.3%	483	2.5%
Pacific Islander Alone	4	0.0%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	397	3.4%	287	2.2%	417	2.5%	588	3.0%
Two or More Races	304	2.6%	904	7.1%	1,278	7.6%	1,591	8.2%
Hispanic Origin (Any Race)	784	6.8%	796	6.2%	1,143	6.8%	1,527	7.9%

Data Note: Income is expressed in current dollars.

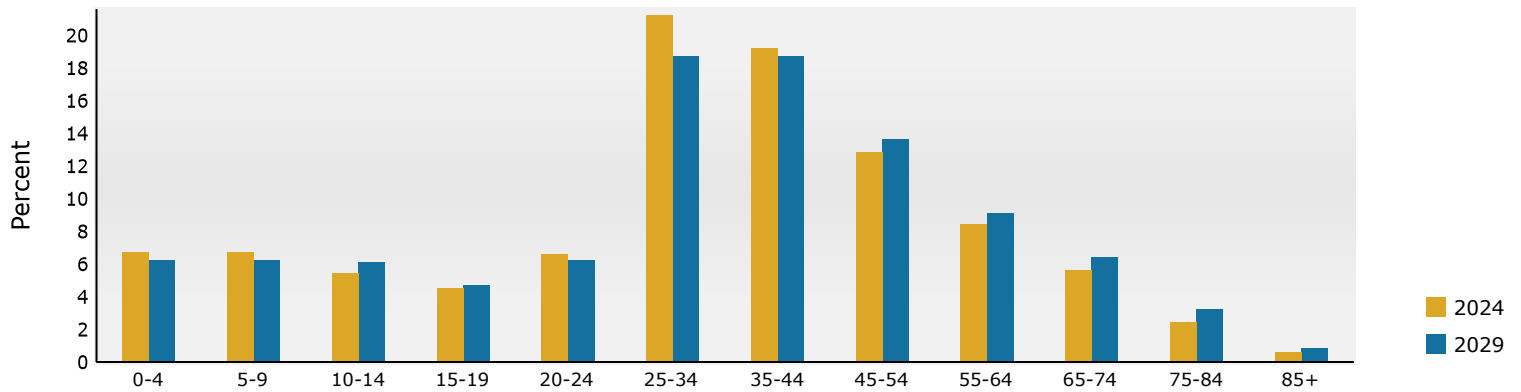
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 13, 2025

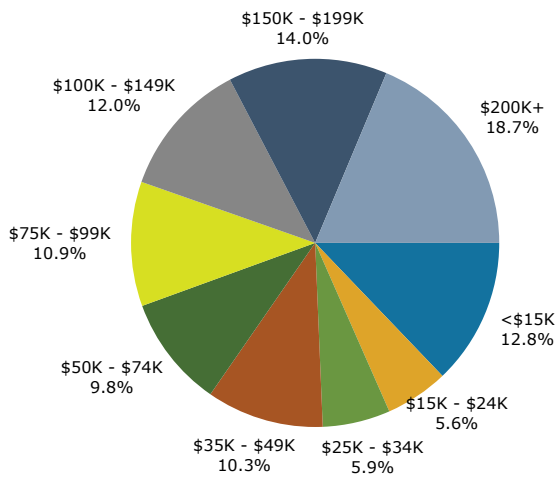
Trends 2024-2029



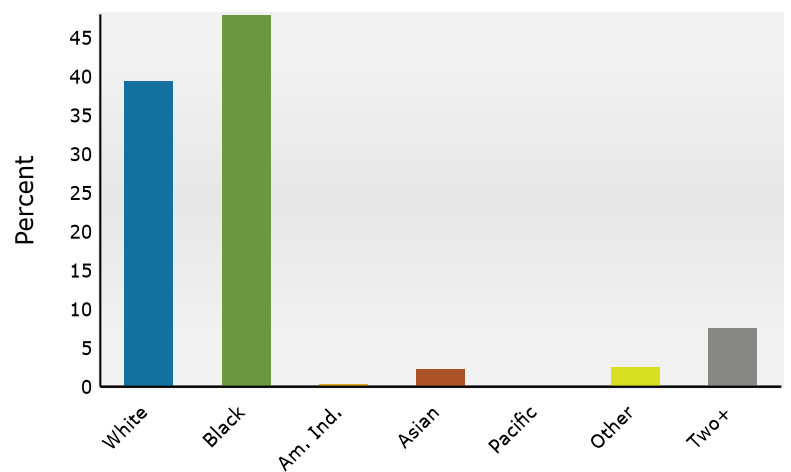
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.8%

Demographic and Income Profile

999 Grant St SE, Atlanta, Georgia, 30315
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.72711
 Longitude: -84.37733

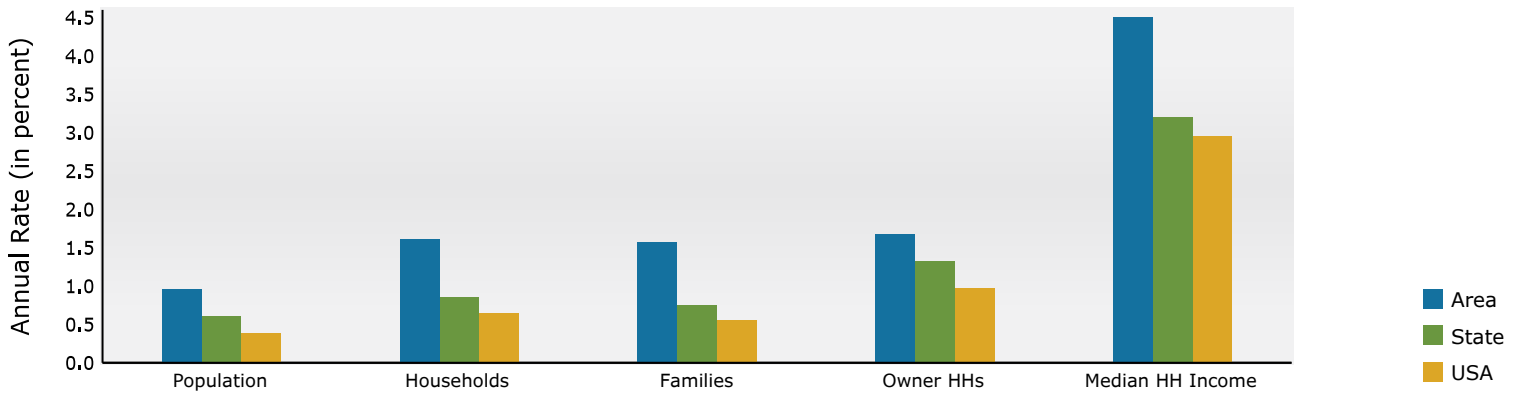
Summary	Census 2010		Census 2020		2024		2029	
Population	111,783		131,885		142,628		149,585	
Households	46,114		58,068		64,762		70,131	
Families	19,204		23,158		24,922		26,946	
Average Household Size	2.11		1.98		1.96		1.90	
Owner Occupied Housing Units	19,156		22,645		25,632		27,854	
Renter Occupied Housing Units	26,957		35,423		39,130		42,277	
Median Age	31.8		32.7		33.6		35.2	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.96%		0.61%		0.38%			
Households	1.61%		0.86%		0.64%			
Families	1.57%		0.75%		0.56%			
Owner HHs	1.68%		1.32%		0.97%			
Median Household Income	4.50%		3.20%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			9,987	15.4%	8,841	12.6%		
\$15,000 - \$24,999			4,290	6.6%	3,289	4.7%		
\$25,000 - \$34,999			3,791	5.9%	3,279	4.7%		
\$35,000 - \$49,999			5,559	8.6%	5,114	7.3%		
\$50,000 - \$74,999			8,100	12.5%	8,167	11.6%		
\$75,000 - \$99,999			6,778	10.5%	7,375	10.5%		
\$100,000 - \$149,999			10,515	16.2%	12,876	18.4%		
\$150,000 - \$199,999			6,493	10.0%	8,883	12.7%		
\$200,000+			9,240	14.3%	12,297	17.5%		
Median Household Income			\$76,889		\$95,824			
Average Household Income			\$115,818		\$137,969			
Per Capita Income			\$53,676		\$65,487			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,236	6.5%	6,616	5.0%	7,032	4.9%	7,035	4.7%
5 - 9	5,621	5.0%	6,079	4.6%	6,470	4.5%	6,498	4.3%
10 - 14	4,875	4.4%	5,455	4.1%	5,649	4.0%	6,315	4.2%
15 - 19	9,811	8.8%	10,250	7.8%	10,600	7.4%	11,271	7.5%
20 - 24	12,674	11.3%	12,728	9.7%	13,261	9.3%	13,652	9.1%
25 - 34	22,614	20.2%	32,280	24.5%	33,067	23.2%	29,477	19.7%
35 - 44	17,122	15.3%	20,951	15.9%	24,638	17.3%	27,171	18.2%
45 - 54	13,600	12.2%	14,533	11.0%	16,178	11.3%	18,396	12.3%
55 - 64	9,775	8.7%	11,188	8.5%	12,053	8.5%	13,245	8.9%
65 - 74	5,059	4.5%	7,962	6.0%	8,656	6.1%	9,739	6.5%
75 - 84	2,491	2.2%	2,942	2.2%	3,954	2.8%	5,371	3.6%
85+	905	0.8%	900	0.7%	1,071	0.8%	1,415	0.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,378	26.3%	42,772	32.4%	45,364	31.8%	45,542	30.4%
Black Alone	75,846	67.9%	74,512	56.5%	80,317	56.3%	85,023	56.8%
American Indian Alone	298	0.3%	360	0.3%	382	0.3%	407	0.3%
Asian Alone	1,787	1.6%	3,711	2.8%	4,382	3.1%	5,013	3.4%
Pacific Islander Alone	37	0.0%	71	0.1%	72	0.1%	76	0.1%
Some Other Race Alone	2,000	1.8%	2,740	2.1%	3,118	2.2%	3,528	2.4%
Two or More Races	2,438	2.2%	7,720	5.9%	8,995	6.3%	9,997	6.7%
Hispanic Origin (Any Race)	5,346	4.8%	7,890	6.0%	8,945	6.3%	10,047	6.7%

Data Note: Income is expressed in current dollars.

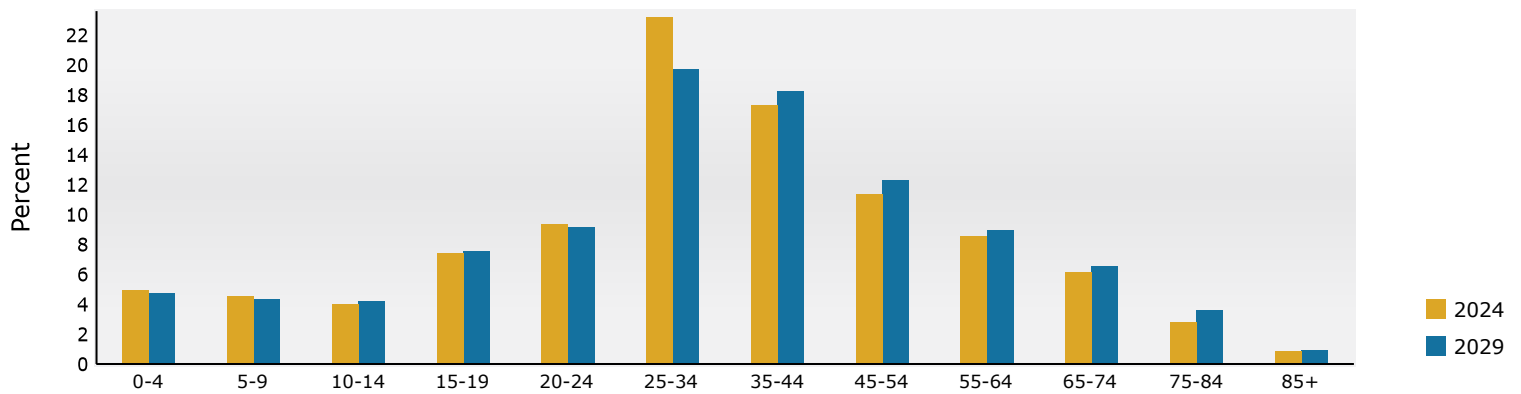
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 13, 2025

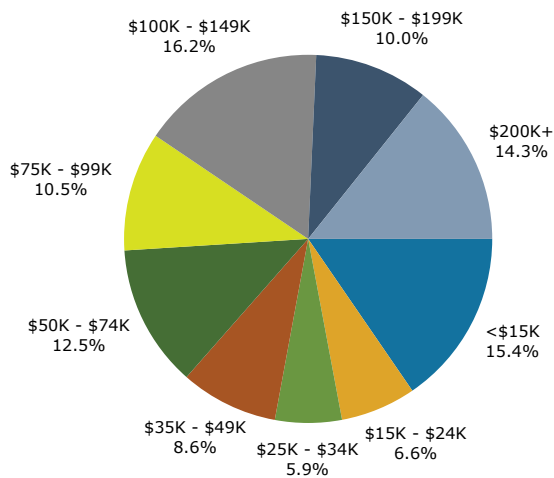
Trends 2024-2029



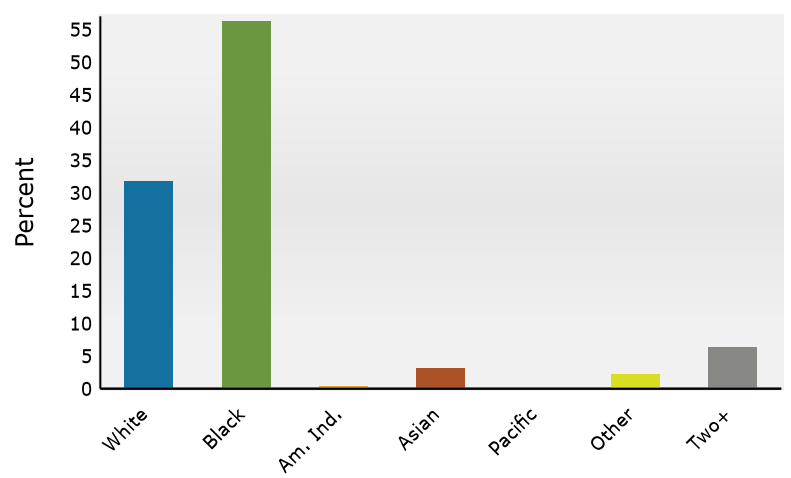
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.3%

Demographic and Income Profile

999 Grant St SE, Atlanta, Georgia, 30315
 Ring: 5 mile radius

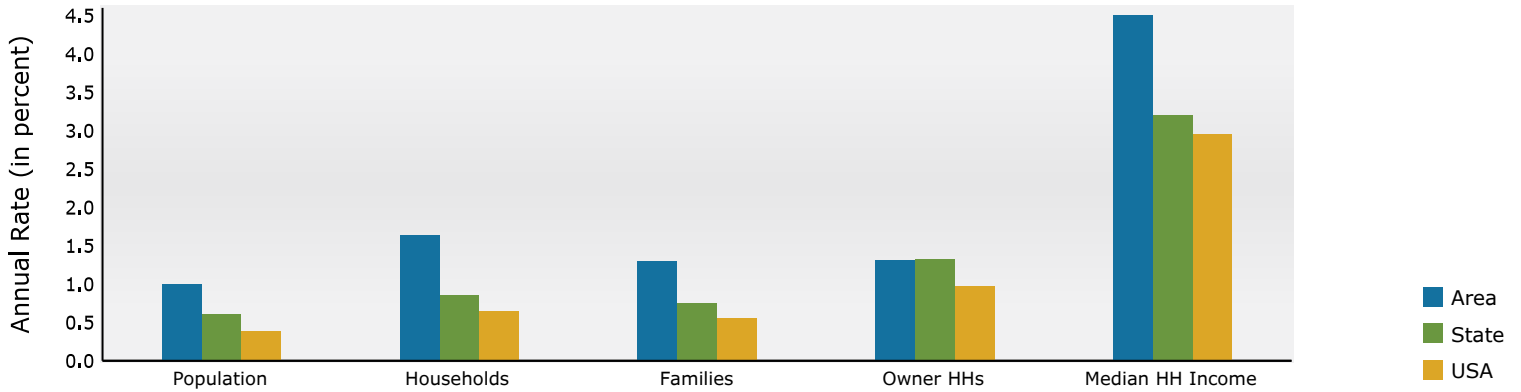
Prepared by Esri
 Latitude: 33.72711
 Longitude: -84.37733

Summary	Census 2010		Census 2020		2024		2029	
Population	284,141		326,842		344,492		362,118	
Households	118,913		145,857		157,883		171,183	
Families	50,944		60,407		62,737		66,936	
Average Household Size	2.13		2.03		2.00		1.94	
Owner Occupied Housing Units	52,598		59,611		66,916		71,430	
Renter Occupied Housing Units	66,315		86,246		90,967		99,753	
Median Age	32.4		33.1		33.8		35.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.00%		0.61%		0.38%			
Households	1.63%		0.86%		0.64%			
Families	1.30%		0.75%		0.56%			
Owner HHs	1.31%		1.32%		0.97%			
Median Household Income	4.50%		3.20%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			22,054	14.0%	19,063	11.1%		
\$15,000 - \$24,999			9,470	6.0%	7,155	4.2%		
\$25,000 - \$34,999			8,692	5.5%	7,422	4.3%		
\$35,000 - \$49,999			12,616	8.0%	11,555	6.8%		
\$50,000 - \$74,999			21,020	13.3%	20,737	12.1%		
\$75,000 - \$99,999			16,907	10.7%	18,455	10.8%		
\$100,000 - \$149,999			26,024	16.5%	31,961	18.7%		
\$150,000 - \$199,999			15,651	9.9%	21,518	12.6%		
\$200,000+			25,438	16.1%	33,303	19.5%		
Median Household Income			\$81,240		\$101,234			
Average Household Income			\$123,242		\$145,916			
Per Capita Income			\$56,995		\$69,439			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,637	6.2%	16,008	4.9%	16,502	4.8%	16,499	4.6%
5 - 9	14,156	5.0%	15,515	4.7%	15,694	4.6%	15,329	4.2%
10 - 14	12,615	4.4%	14,279	4.4%	14,479	4.2%	15,410	4.3%
15 - 19	22,278	7.8%	20,162	6.2%	20,882	6.1%	22,394	6.2%
20 - 24	32,811	11.5%	35,228	10.8%	33,361	9.7%	34,647	9.6%
25 - 34	56,195	19.8%	76,677	23.5%	80,710	23.4%	74,262	20.5%
35 - 44	42,633	15.0%	49,418	15.1%	56,341	16.4%	62,817	17.3%
45 - 54	35,486	12.5%	36,792	11.3%	39,299	11.4%	43,785	12.1%
55 - 64	27,150	9.6%	30,383	9.3%	31,294	9.1%	33,621	9.3%
65 - 74	13,876	4.9%	21,253	6.5%	22,367	6.5%	25,494	7.0%
75 - 84	6,723	2.4%	8,541	2.6%	10,568	3.1%	14,037	3.9%
85+	2,581	0.9%	2,587	0.8%	2,993	0.9%	3,823	1.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	94,310	33.2%	121,954	37.3%	124,665	36.2%	126,581	35.0%
Black Alone	169,101	59.5%	162,511	49.7%	172,094	50.0%	181,178	50.0%
American Indian Alone	731	0.3%	985	0.3%	1,009	0.3%	1,068	0.3%
Asian Alone	8,720	3.1%	13,376	4.1%	15,510	4.5%	18,410	5.1%
Pacific Islander Alone	90	0.0%	156	0.0%	155	0.0%	167	0.0%
Some Other Race Alone	5,193	1.8%	8,108	2.5%	8,875	2.6%	9,896	2.7%
Two or More Races	5,996	2.1%	19,752	6.0%	22,183	6.4%	24,817	6.9%
Hispanic Origin (Any Race)	13,501	4.8%	20,739	6.3%	22,813	6.6%	25,639	7.1%

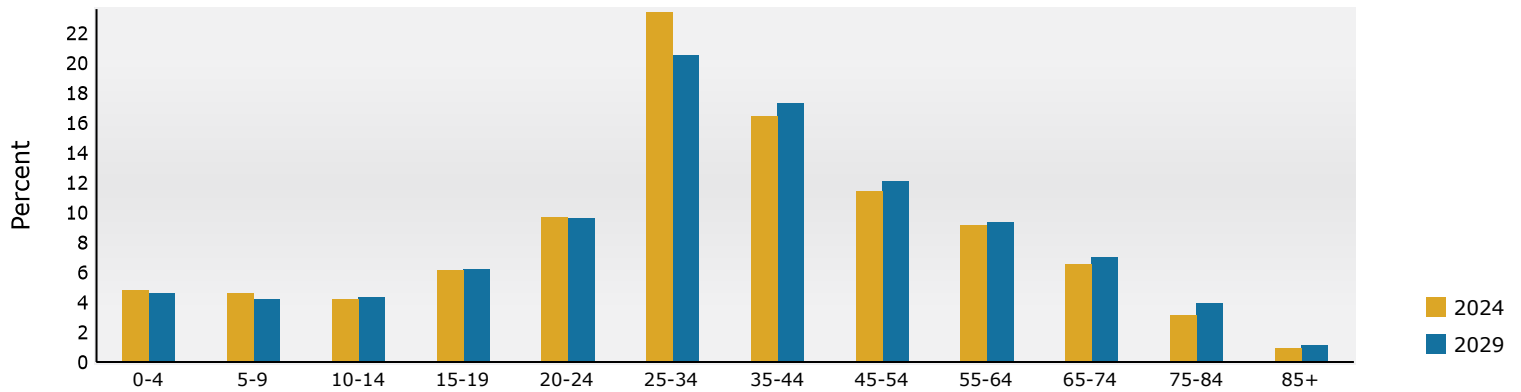
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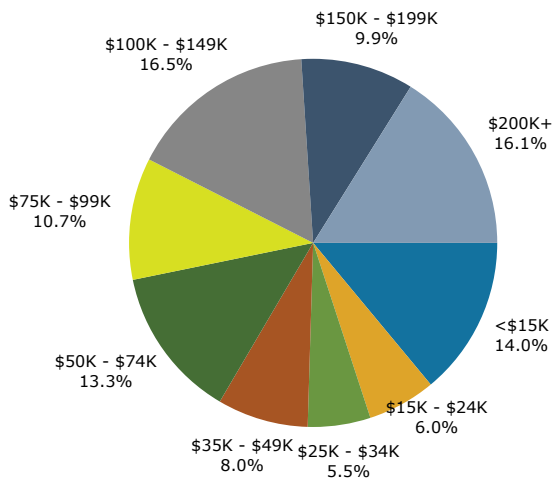
Trends 2024-2029



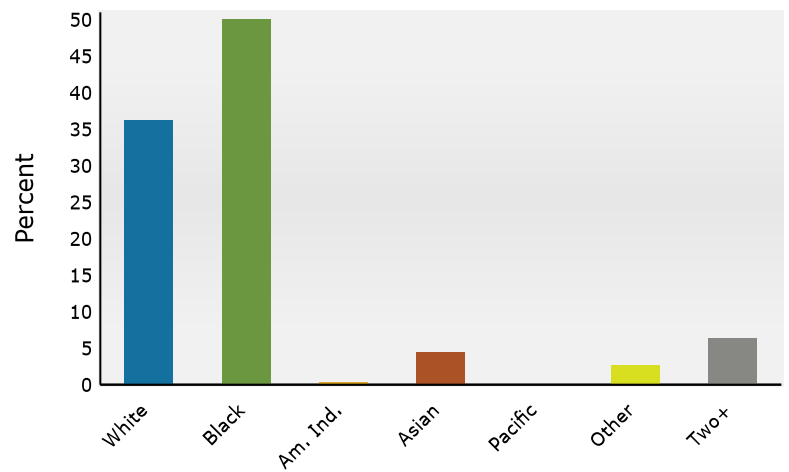
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.6%

Executive Summary

999 Grant St SE, Atlanta, Georgia, 30315
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.72711
 Longitude: -84.37733

	1 mile	3 miles	5 miles
Population			
2010 Population	11,599	111,783	284,141
2020 Population	12,776	131,885	326,842
2024 Population	16,821	142,628	344,492
2029 Population	19,291	149,585	362,118
2010-2020 Annual Rate	0.97%	1.67%	1.41%
2020-2024 Annual Rate	6.69%	1.86%	1.25%
2024-2029 Annual Rate	2.78%	0.96%	1.00%
2020 Male Population	48.2%	50.0%	50.6%
2020 Female Population	51.8%	50.0%	49.4%
2020 Median Age	34.0	32.7	33.1
2024 Male Population	49.1%	50.6%	51.2%
2024 Female Population	50.9%	49.4%	48.8%
2024 Median Age	34.6	33.6	33.8

In the identified area, the current year population is 344,492. In 2020, the Census count in the area was 326,842. The rate of change since 2020 was 1.25% annually. The five-year projection for the population in the area is 362,118 representing a change of 1.00% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	39.4%	31.8%	36.2%
2024 Black Alone	47.9%	56.3%	50.0%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	2.3%	3.1%	4.5%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	2.5%	2.2%	2.6%
2024 Two or More Races	7.6%	6.3%	6.4%
2024 Hispanic Origin (Any Race)	6.8%	6.3%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	88	75	84
2010 Households	4,587	46,114	118,913
2020 Households	5,337	58,068	145,857
2024 Households	7,170	64,762	157,883
2029 Households	8,456	70,131	171,183
2010-2020 Annual Rate	1.53%	2.33%	2.06%
2020-2024 Annual Rate	7.19%	2.60%	1.88%
2024-2029 Annual Rate	3.35%	1.61%	1.63%
2024 Average Household Size	2.33	1.96	2.00

The household count in this area has changed from 145,857 in 2020 to 157,883 in the current year, a change of 1.88% annually. The five-year projection of households is 171,183, a change of 1.63% annually from the current year total. Average household size is currently 2.00, compared to 2.03 in the year 2020. The number of families in the current year is 62,737 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 13, 2025

Executive Summary

999 Grant St SE, Atlanta, Georgia, 30315
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.72711
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	37.9%	36.5%	35.1%
Median Household Income			
2024 Median Household Income	\$86,128	\$76,889	\$81,240
2029 Median Household Income	\$114,486	\$95,824	\$101,234
2024-2029 Annual Rate	5.86%	4.50%	4.50%
Average Household Income			
2024 Average Household Income	\$131,396	\$115,818	\$123,242
2029 Average Household Income	\$161,757	\$137,969	\$145,916
2024-2029 Annual Rate	4.25%	3.56%	3.44%
Per Capita Income			
2024 Per Capita Income	\$57,993	\$53,676	\$56,995
2029 Per Capita Income	\$73,258	\$65,487	\$69,439
2024-2029 Annual Rate	4.78%	4.06%	4.03%
GINI Index			
2024 Gini Index	43.2	44.9	43.7
Households by Income			

Current median household income is \$81,240 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,234 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$123,242 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,916 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$56,995 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$69,439 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	64	67	69
2010 Total Housing Units	5,693	57,151	147,469
2010 Owner Occupied Housing Units	2,285	19,156	52,598
2010 Renter Occupied Housing Units	2,303	26,957	66,315
2010 Vacant Housing Units	1,106	11,037	28,556
2020 Total Housing Units	5,954	64,926	165,857
2020 Owner Occupied Housing Units	2,915	22,645	59,611
2020 Renter Occupied Housing Units	2,422	35,423	86,246
2020 Vacant Housing Units	578	6,975	20,037
2024 Total Housing Units	8,127	72,840	180,244
2024 Owner Occupied Housing Units	3,578	25,632	66,916
2024 Renter Occupied Housing Units	3,592	39,130	90,967
2024 Vacant Housing Units	957	8,078	22,361
2029 Total Housing Units	9,426	77,926	193,094
2029 Owner Occupied Housing Units	4,352	27,854	71,430
2029 Renter Occupied Housing Units	4,104	42,277	99,753
2029 Vacant Housing Units	970	7,795	21,911
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.1	47.0	48.1

Currently, 37.1% of the 180,244 housing units in the area are owner occupied; 50.5%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 165,857 housing units in the area and 12.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.98%. Median home value in the area is \$455,821, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.49% annually to \$567,700.

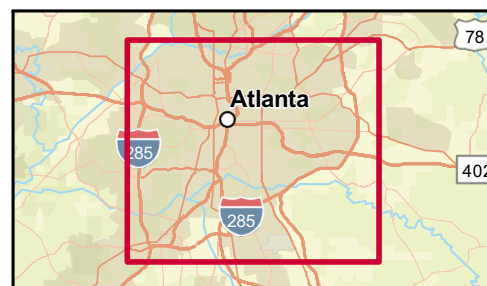
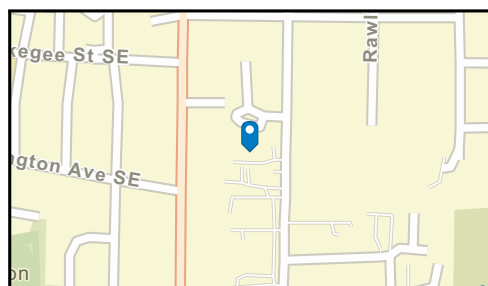
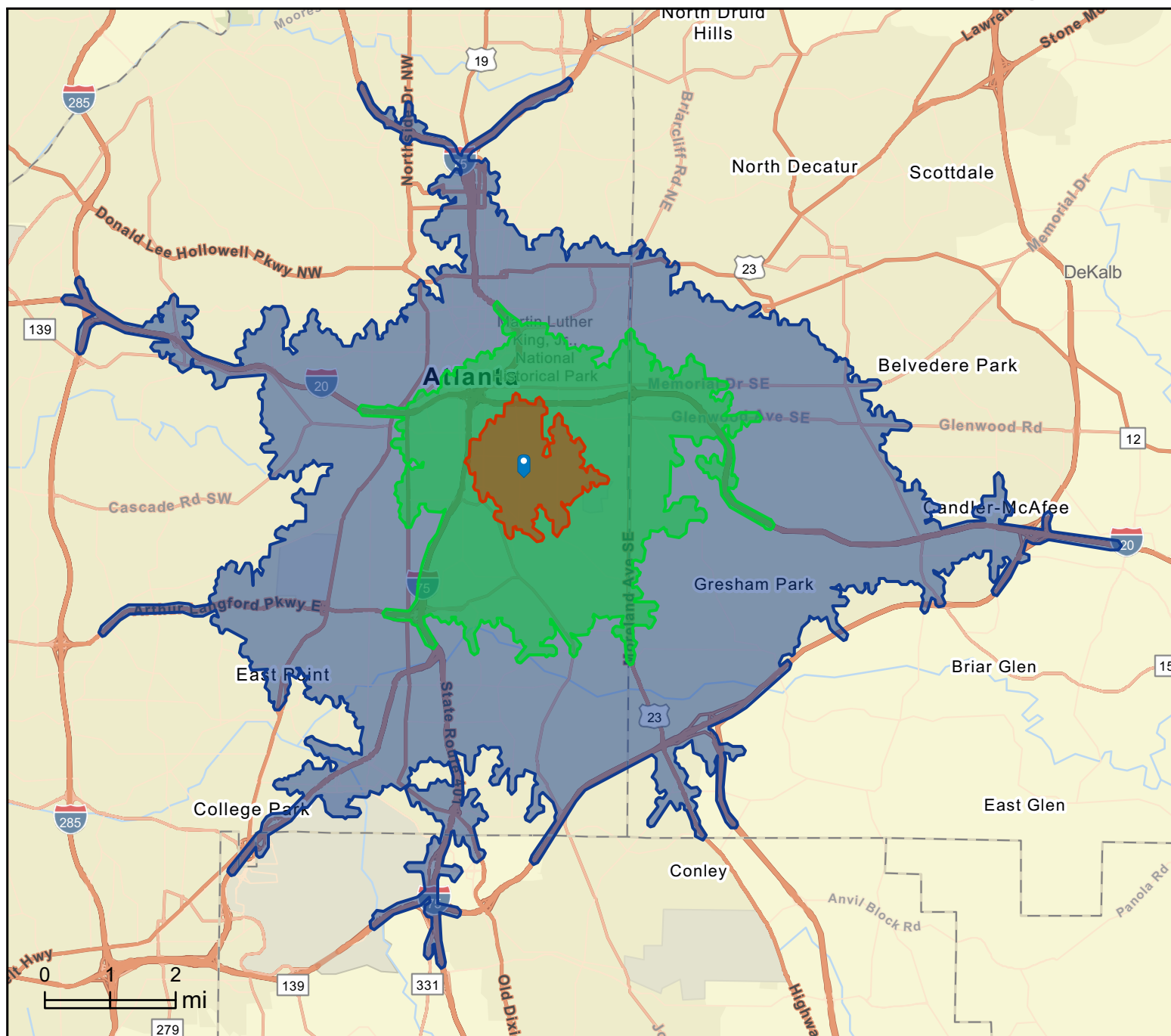
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 13, 2025



Prepared by Esri
Latitude: 33.72711
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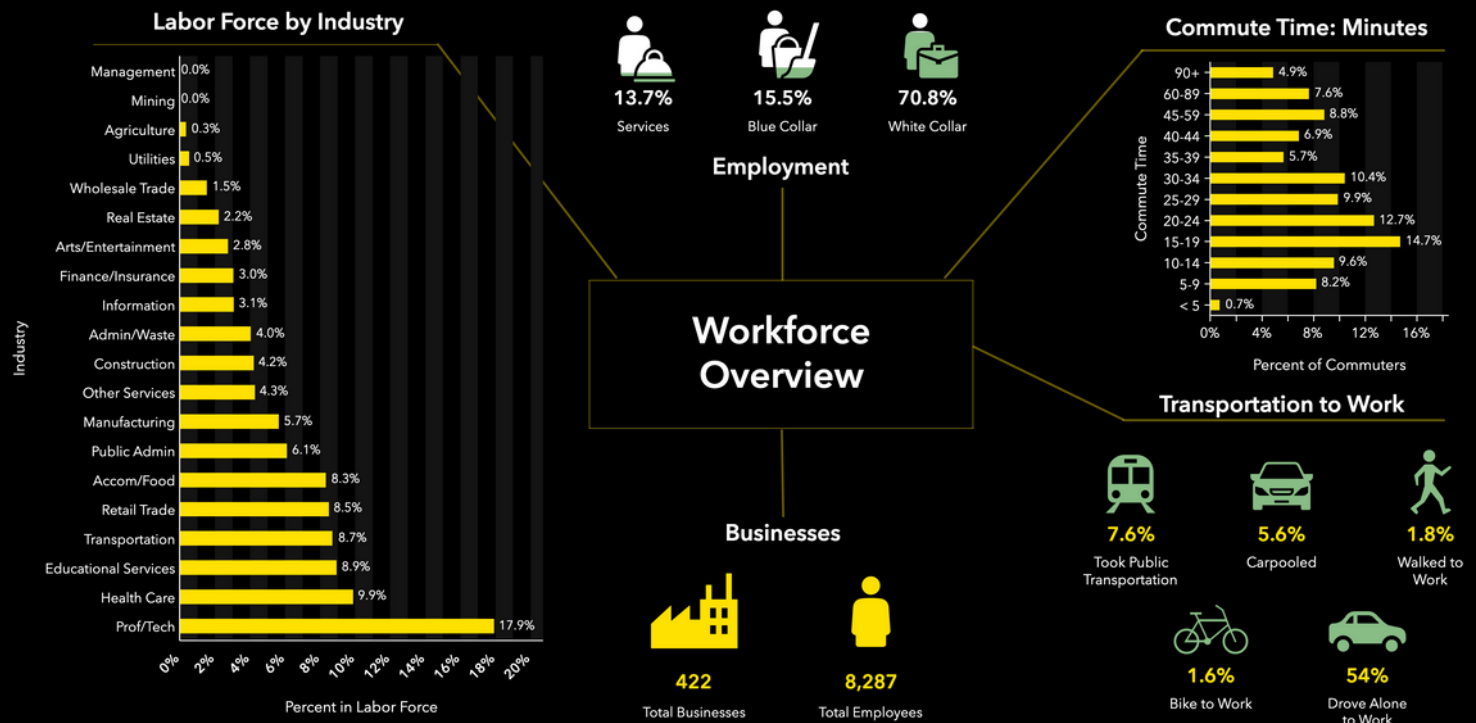


Economic Development Profile

Economic Development Profile

999 Grant St SE, Atlanta, Georgia, 30315

Ring of 1 mile

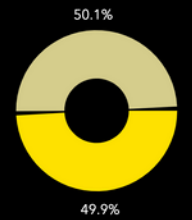


Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

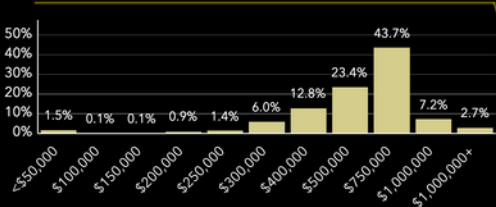
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Economic Development Profile

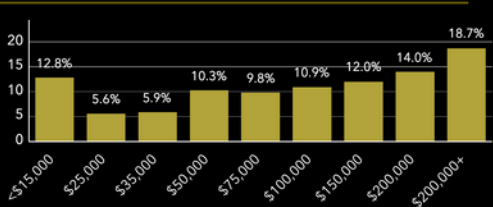
Home Ownership



Home Value

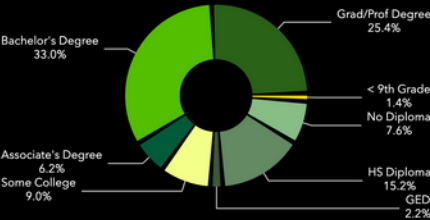


Household Income



Community Overview

Educational Attainment



Tapestry segments

	8B Emerald City 3,020 households	42.1% of Households	▼
	11E City Commons 2,854 households	39.8% of Households	▼
	8G Hometown Heritage 642 households	9.0% of Households	▼

Key Facts

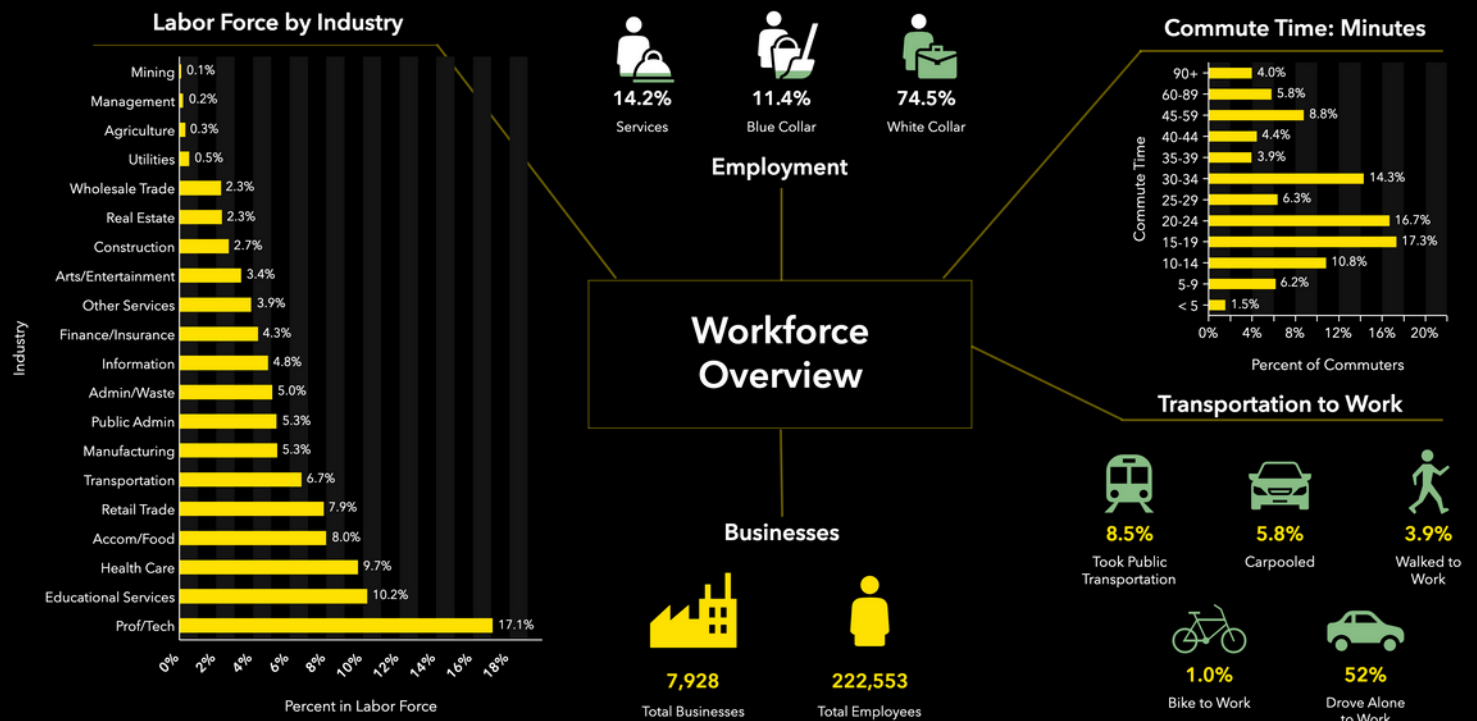
8,127 Total Housing Units	64 Housing Affordability Index	1,585 Households Below the Poverty Level
34.6 Median Age	\$68,381 Median Disposable Income	16,821 Total Population
88 Wealth Index	66 Diversity Index	195 Total Crime Index

Economic Development Profile

Economic Development Profile

999 Grant St SE, Atlanta, Georgia, 30315

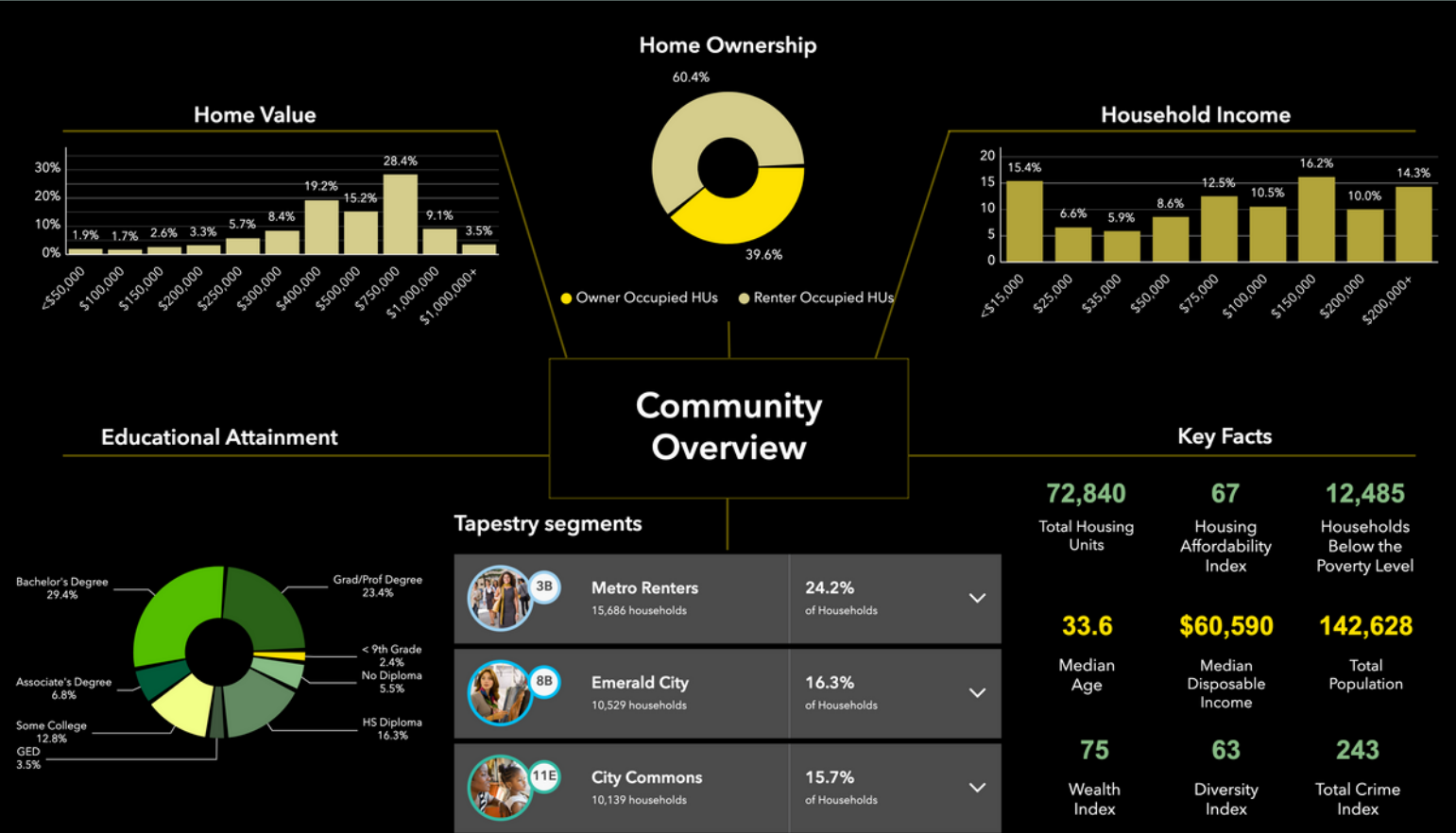
Ring of 3 miles



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Economic Development Profile



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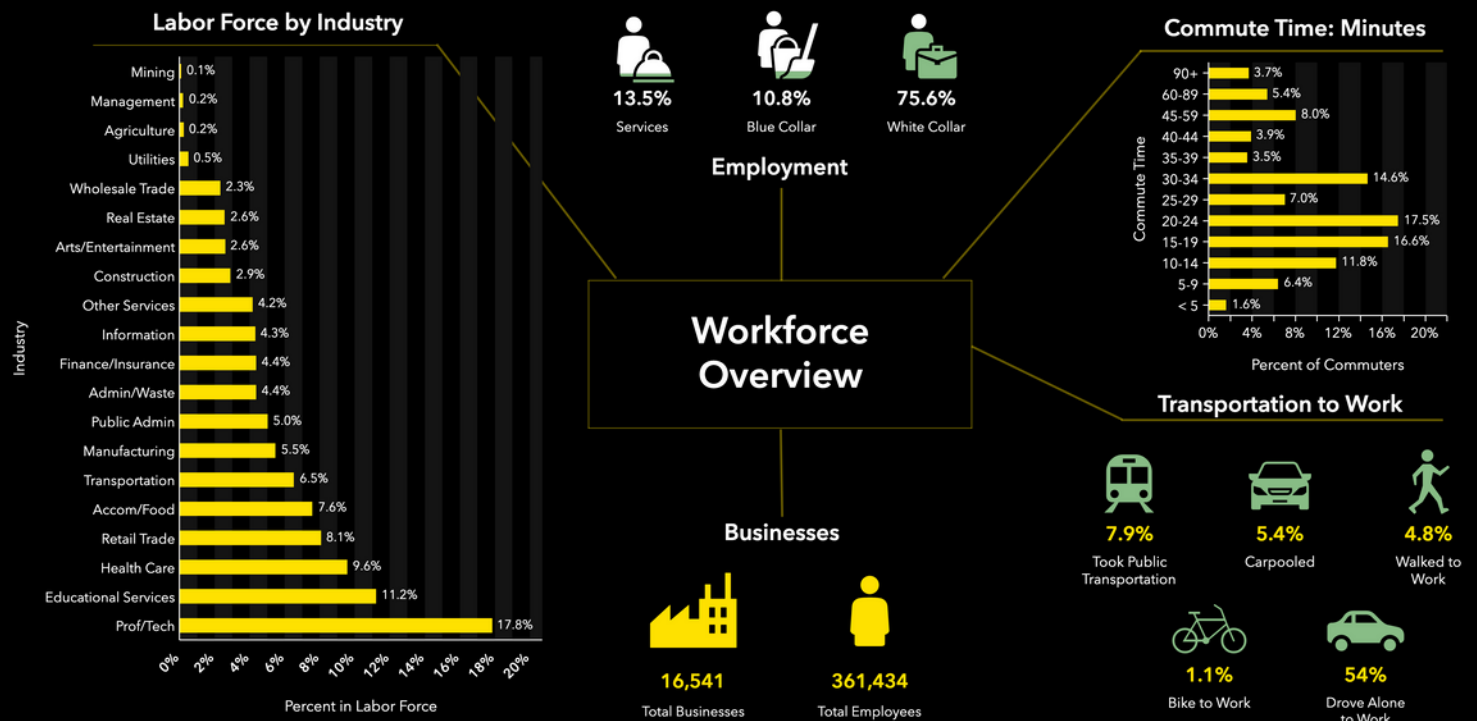
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Economic Development Profile

Economic Development Profile

999 Grant St SE, Atlanta, Georgia, 30315

Ring of 5 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

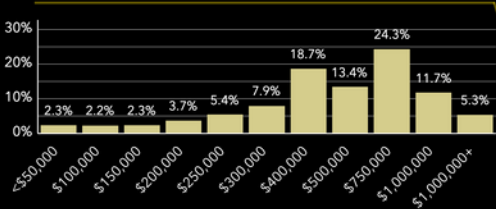
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Economic Development Profile

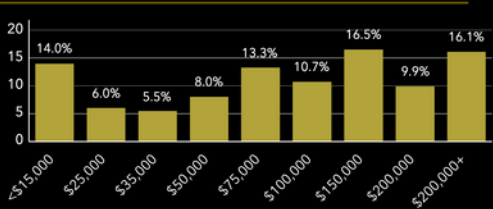
Home Ownership



Home Value

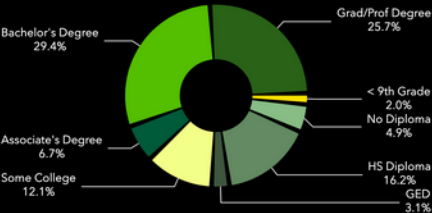


Household Income



Community Overview

Educational Attainment



Tapestry segments

	3B Metro Renters 50,646 households	32.1% of Households	▼
	11E City Commons 17,927 households	11.4% of Households	▼
	8B Emerald City 15,300 households	9.7% of Households	▼

Key Facts

180,244 Total Housing Units	69 Housing Affordability Index	26,839 Households Below the Poverty Level
33.8 Median Age	\$64,707 Median Disposable Income	344,492 Total Population
84 Wealth Index	66 Diversity Index	230 Total Crime Index

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

What's in My Community?



What's in My Community?

Places that make your life richer and community better

999 Grant St SE, Atlanta, Georgia, 30315
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

What's in My Community?



What's in My Community?

Places that make your life richer and community better

999 Grant St SE, Atlanta, Georgia, 30315
3 miles



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What's in My Community?



What's in My Community?

Places that make your life richer and community better

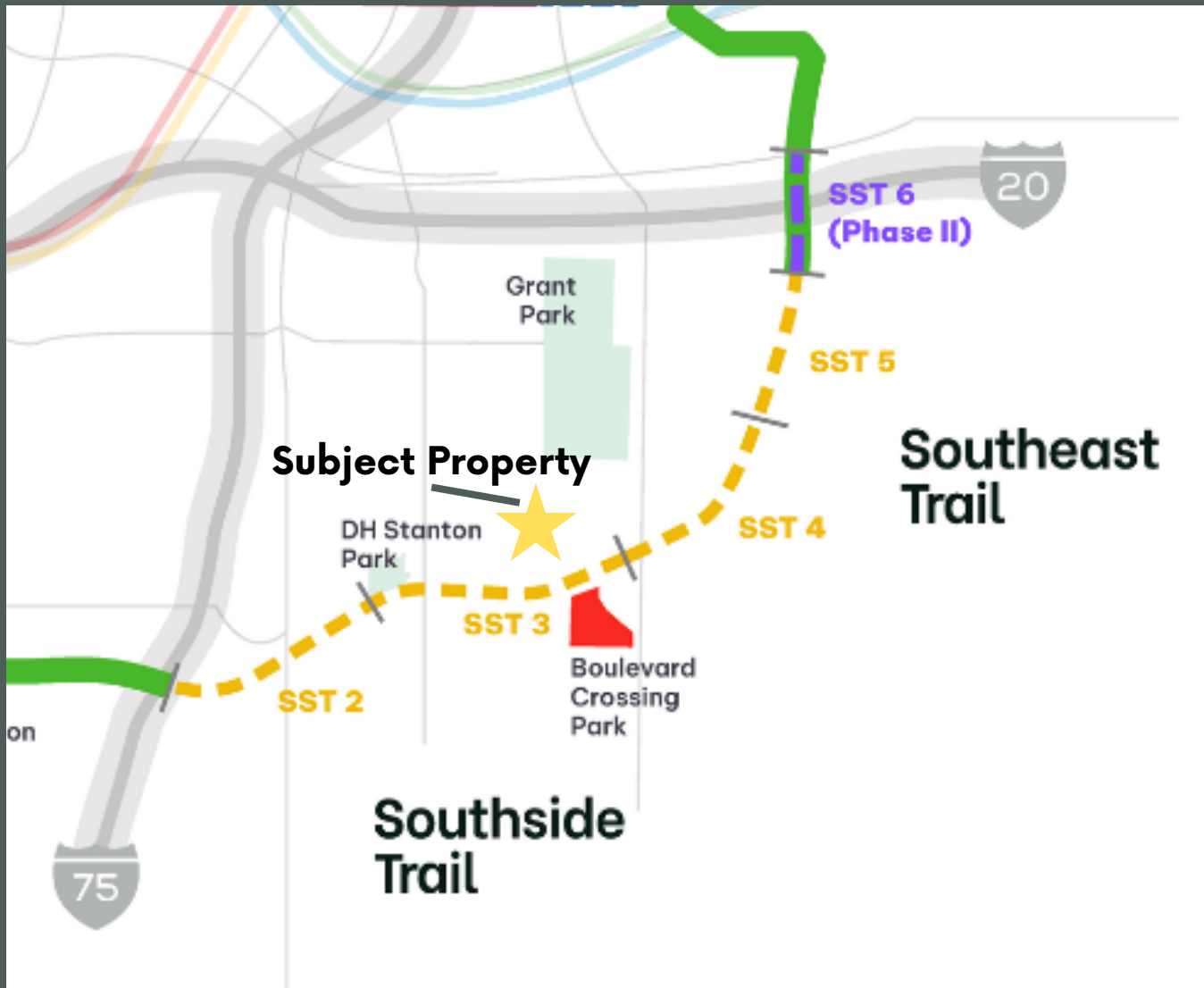
999 Grant St SE, Atlanta, Georgia, 30315
5 miles



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BeltLine Southside Trail Development



*Graphic courtesy of Atlanta BeltLine

BeltLine Southside Trail Development



*Photographs courtesy of Atlanta BeltLine

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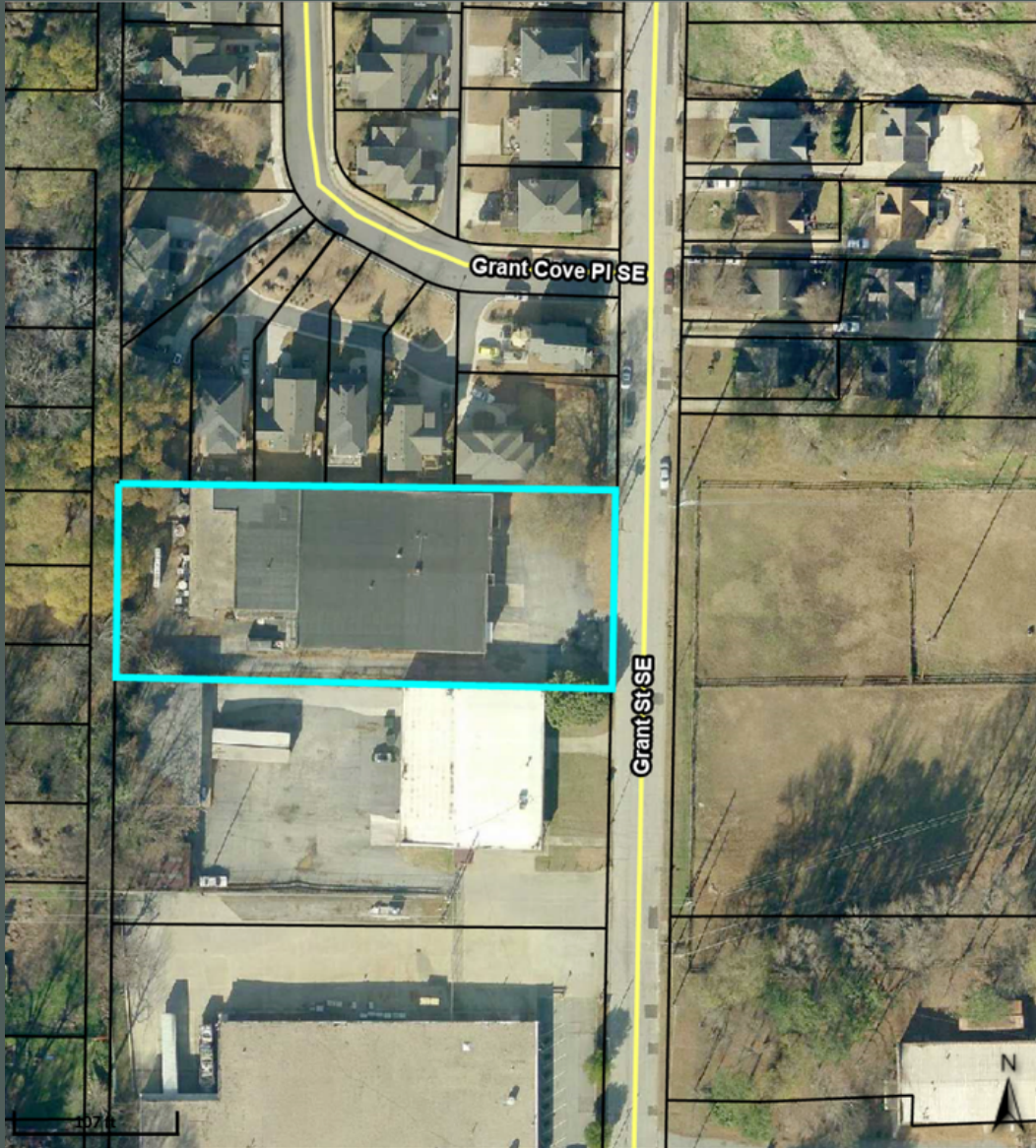
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