

FOR SALE OR LEASE

684 LAW STREET
ATLANTA, GA 30318

Covered Land Deal

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684 Law Street

Property Overview

PROPERTY SUMMARY

| | |
|---------------|-----------------------------------|
| Address | 684 Law Street, Atlanta, GA 30318 |
| Property Type | Vacant Warehouse |
| Deal Type | Covered Land |
| Size | +/-3,000 SF |
| Lot Size | +/-0.50 AC |
| Zoning | MR3 (Rezoned before closing) |
| Year Built | 1990 |
| Parcel ID | 14-0113-0003-083-8 |

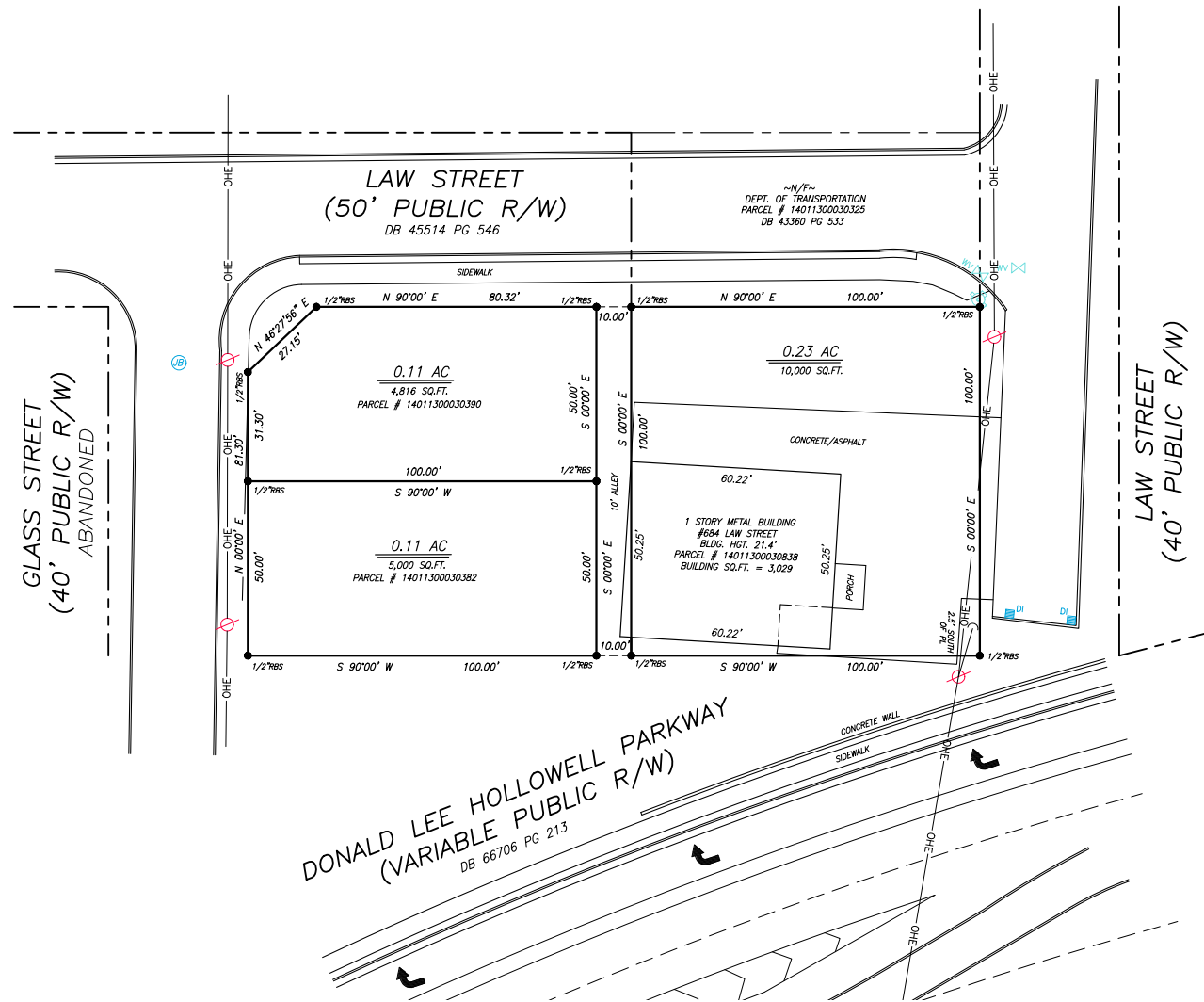
FINANCIAL SUMMARY

| | |
|-------------|------------------|
| Sales Price | \$1,000,000 |
| Rental Rate | \$4,500.00/Month |



Survey

3,000 RSF ON 0.5 ACRES



Property Highlights

- Less than 2 miles from Atlanta's largest park, Shirley Clarke Franklin Park (formerly Westside Park)
- 3,000 SF warehouse on ± 0.5 acres
- Covered land deal with potential income that was rezoned to MR-3 in January 2026
- Newly built and sold-out townhomes in the \$700's next door, Ten29 West
- Flexible site planning allows for 10-16 townhomes, on the Westside Beltline Trail
- Westside Beltline Trail entry point right in front of property
- Secure fence places around property



SHIRLEY CLARKE
FRANKLIN PARK &
QUARRY



684 LAW STREET

Donald Lee Hollowell Pkwy NW



New Surrounding Projects



The recently renamed Shirley Clarke Franklin Park (formerly Westside Park) offers over 300 acres of green space, including trails, a lake, and recreational facilities, providing residents with ample outdoor amenities.

Just a short distance away, the Echo Street project is transforming a 30-acre industrial site into a dynamic mixed-use development featuring retail, office, and residential spaces, along with a 20 acre park.



Directly across from the property, the former warehouse at 1060 Donald Lee Hollowell is undergoing redevelopment into a mixed-use space, promising to enhance the neighborhood's vibrancy.

684 LAW STREET



Ten29 West, a community of 61 town homes priced in the \$700s, has been sold out, reflecting the strong demand for quality housing along the BeltLine.

Explore the Neighborhood

PRIME WESTSIDE LOCATION
IN ATLANTA'S GROWING
URBAN CORE

10 MINUTE
walk to Bankhead MARTA station

15 MINUTE
Drive to Hartsfield Jackson International
Airport

50+ RESTAURANTS
in a 1 mile radius



ATTRACTIONS

- 1 Georgia Tech
- 2 GA World Congress Center
- 3 Mercedes Benz Stadium
- 4 The AUC

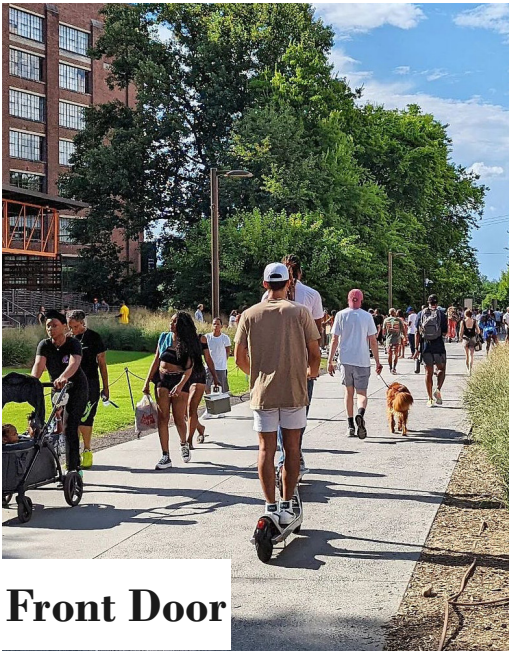
NEW PROJECTS

- 1 Echo Street Project
- 2 Ten29 West
- 3 1060 Donald Lee Hollowell

DISTRICTS

- 1 Midtown
- 2 Downtown

Nearby Attractions



THE WESTSIDE BELTLINE TRAIL

A newly opened 1.22-mile segment extends from Law Street to Huff Road, linking neighborhoods like Grove Park and English Avenue to the broader BeltLine network. This extension enhances access to key areas such as the Trap Music Museum and the Echo West development, providing safer routes for walking and biking.



GEORGIA WORLD CONGRESS CENTER

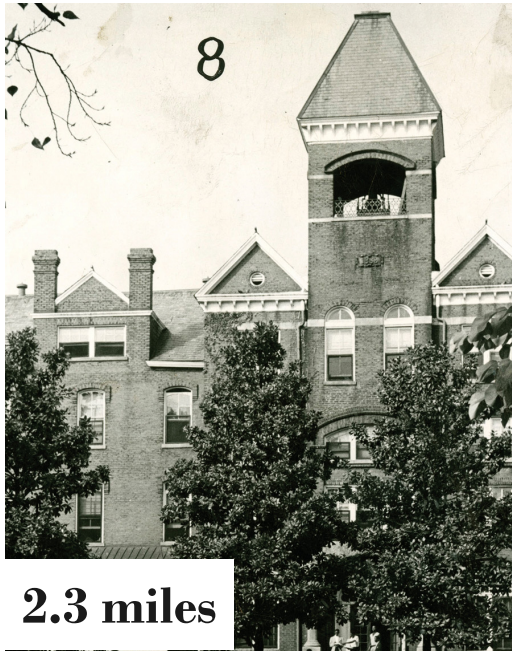
Located just minutes away, it is the 4th largest convention center in the United States. Hosting over a million visitors annually, it serves as a premier venue for major trade shows, conferences, and cultural events.



GEORGIA INSTITUTE OF TECHNOLOGY

Located approximately 1.5 miles from 685 Law Street, Georgia Tech is a leading public research university in Midtown Atlanta, renowned for its strong engineering, computing, and business programs.

Nearby Attractions Cont.



THE ATLANTA UNIVERSITY CENTER (AUC)

Home to prestigious Historically Black Colleges and Universities like Morehouse, Spelman, and Clark Atlanta. With its rich history, prominent alumni, and ongoing contributions to African American culture and academia, the AUC remains a vital hub for education, heritage, and community engagement in the city.



MERCEDES BENZ STADIUM

A world-class venue in downtown Atlanta, home to the Atlanta Falcons and Atlanta United FC. With a capacity of up to 75,000 and a retractable roof, it hosts major sporting events, concerts, and national championships year-round.

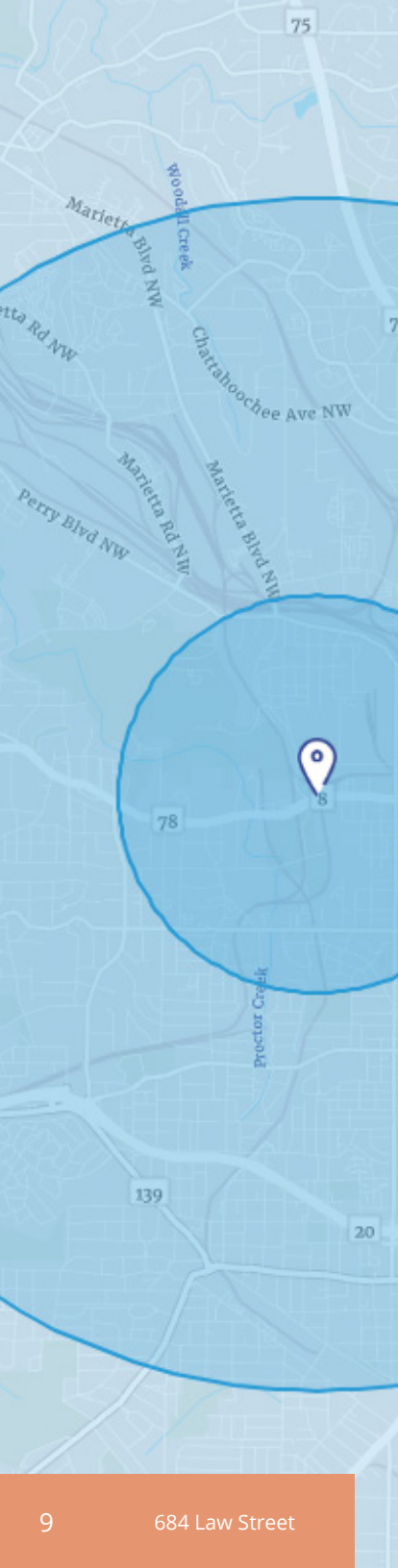


CENTENNIAL OLYMPIC PARK

A 22-acre green space in the heart of downtown Atlanta, originally built for the 1996 Summer Olympics. It now serves as a major attraction with its interactive Fountain of Rings, open-air concerts, and proximity to iconic landmarks like the Georgia Aquarium and World of Coca-Cola.

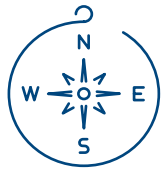


Market Area Demographics



| Demographic | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--|---------------|---------------|---------------|
| Population Summary | | | |
| 2025 Estimated Population | 14,287 | 159,202 | 360,518 |
| 2030 Projected Population | 16,035 | 172,850 | 380,696 |
| Household Summary | | | |
| 2025 Estimated Households | 5,941 | 74,841 | 173,974 |
| Income and Home Value | | | |
| 2025 Average Household Income | \$94,775 | \$126,603 | \$146,106 |
| 2030 Average Household Income | \$110,600 | \$142,703 | \$161,771 |
| 2025 Median Household Income | \$68,630 | \$84,131 | \$92,042 |
| 2030 Median Household Income | \$80,030 | \$100,779 | \$106,720 |
| 2025 Disposable Income, Net Worth, Wealth | | | |
| Average Disposable Income | \$67,221 | \$87,131 | \$98,923 |
| Average Net Worth | \$261,389 | \$601,147 | \$935,278 |

| Population by Age | 1 Mile Radius | | 3 Mile Radius | | 5 Mile Radius | |
|-------------------|---------------|-------|---------------|-------|---------------|-------|
| Age 18+ | 12,487 | 87.4% | 140,735 | 88.4% | 305,719 | 84.4% |
| Age 65+ | 1,143 | 8% | 14,169 | 8.9% | 41,099 | 11.4% |
| 2025 Median Age | 31.9 | | 31.2 | | 33.7 | |



Atlanta Overview

Atlanta, Georgia, is a major cultural and economic hub of the southeastern United States and has evolved into a modern, fast-growing city known for its dynamic mix of Southern tradition and cosmopolitan energy:



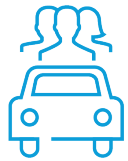
Economy & Industry

Atlanta is a national center for business and commerce, hosting the headquarters of several major corporations including Coca-Cola, Delta Air Lines, The Home Depot, and UPS. It's also a key player in logistics, technology, film production, and media.



History & Diversity

Atlanta played a key role in both the Civil War and the Civil Rights Movement. It's the birthplace of Dr. Martin Luther King. Today, Atlanta is known for its diverse population and progressive spirit.



Transportation

Atlanta is known for Hartsfield-Jackson Atlanta International Airport, one of the world's busiest airports. The city is a transportation hub for the southeastern U.S., with a major interstate network and the MARTA public transit system serving the metro area.



Sports

Atlanta has a vibrant sports scene with teams including the Atlanta Falcons (NFL), Atlanta Braves (MLB), Atlanta Hawks (NBA) and Atlanta United FC (MLS).



Culture & Attractions

Atlanta boasts a rich cultural scene, including: The Fox Theatre, High Museum of Art, Atlanta Symphony Orchestra, World of Coca-Cola and the Georgia Aquarium. It is also a major center of hip-hop and film production.



Education & Research

The city is home to several prominent colleges and universities, including Emory University, Georgia Institute of Technology (Georgia Tech), and Morehouse College. Atlanta is also a center for research and medical innovation.





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