



## PRIME BROOKHAVEN REDEVELOPMENT SITE



Pineland  
Road  
Partners

1424 WINDSOR PKWY NE  
BROOKHAVEN, GA 30319



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## PROPERTY SUMMARY

Offering Price	Call for Pricing
Lot Size (acres)	1.56
Parcel ID	18 275 07 085
Zoning Type	RS-75
County	DeKalb
Frontage	440'
Coordinates	33.880590,-84.339259

## INVESTMENT SUMMARY

Prime  $\pm 1.56$  Acre Development Opportunity in Brookhaven, GA

Presented by Pineland Road Partners LLC – Exclusive Broker

Pineland Road Partners LLC is pleased to present a rare opportunity to acquire a prime  $\pm 1.56$ -acre development site located in the heart of Brookhaven, Georgia. Situated at 1424 Windsor Parkway, Atlanta, GA 30319, at the prominent intersection of Windsor Parkway and Silver Lake Drive, this site offers exceptional potential in one of Atlanta's most desirable submarkets.

Property Highlights:

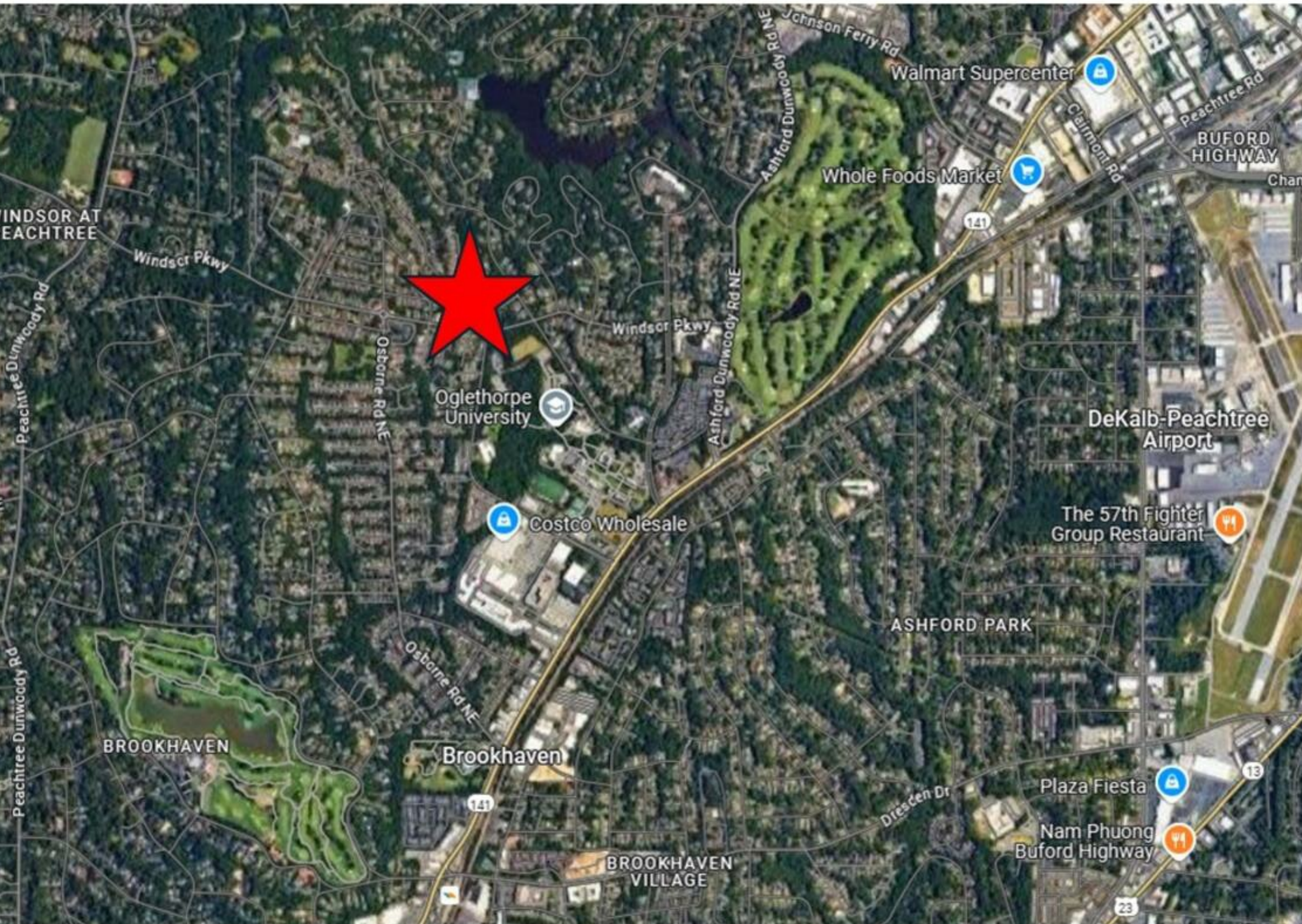
Size:  $\pm 1.56$  acres

Zoning: RS-75



Prime Brookhaven Redevelopment Site | BROOKHAVEN





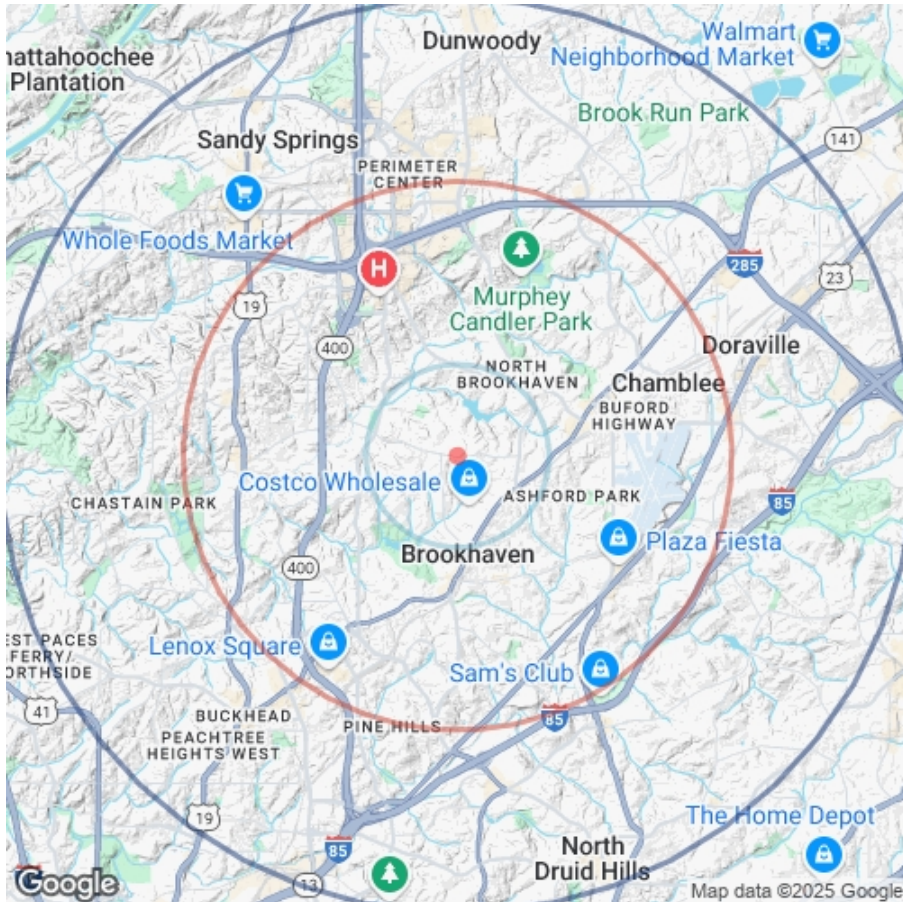


TOTAL TRACT AREA = 1.562 ACRES (68,056.27 S.F.)



## DEMOGRAPHICS

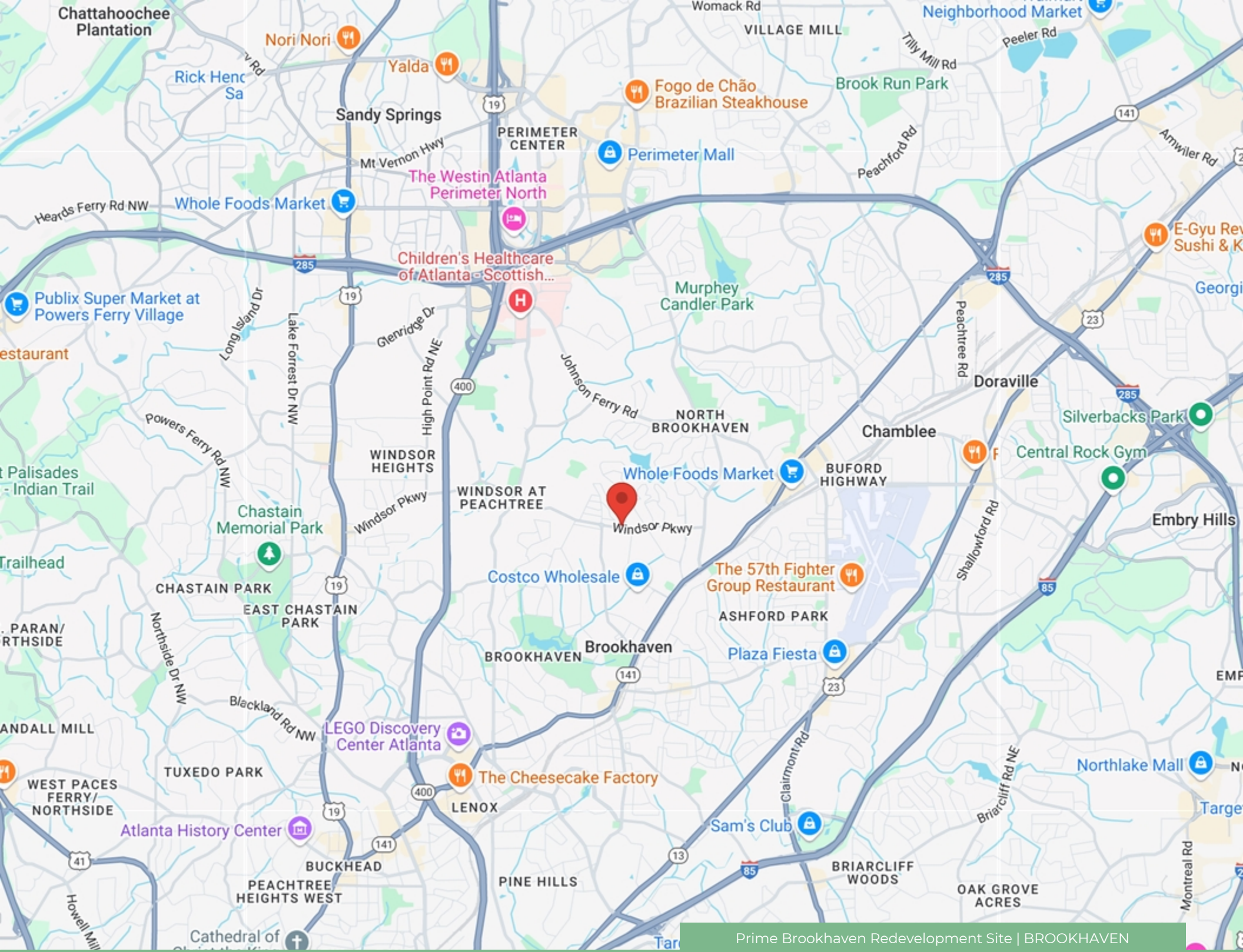
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,587	94,139	237,664
2010 Population	8,341	104,263	263,326
2024 Population	11,055	123,606	313,589
2029 Population	10,838	126,650	319,613
2024-2029 Growth Rate	-0.4 %	0.49 %	0.38 %
2024 Daytime Population	9,646	221,265	452,825



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	97	2,658	8,263
\$15000-24999	140	2,112	5,664
\$25000-34999	67	1,713	6,479
\$35000-49999	179	3,281	9,505
\$50000-74999	392	7,256	19,588
\$75000-99999	260	6,262	16,659
\$100000-149999	765	10,473	25,439
\$150000-199999	622	6,664	16,467
\$200000 or greater	2,103	16,526	37,995
Median HH Income	\$ 179,986	\$ 119,985	\$ 109,980
Average HH Income	\$ 238,133	\$ 177,894	\$ 166,681

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,659	39,347	104,011
2010 Total Households	3,441	44,788	118,663
2024 Total Households	4,625	56,946	146,059
2029 Total Households	4,556	59,146	150,893
2024 Average Household Size	2.28	2.14	2.13
2024 Owner Occupied Housing	2,870	25,745	67,049
2029 Owner Occupied Housing	2,877	26,811	69,664
2024 Renter Occupied Housing	1,755	31,201	79,010
2029 Renter Occupied Housing	1,679	32,335	81,229
2024 Vacant Housing	357	5,820	13,753
2024 Total Housing	4,982	62,766	159,812





## ABOUT BROOKHAVEN

Brookhaven, formerly North Atlanta, is a city in the northeastern suburbs of Atlanta that is located in western DeKalb County, Georgia, United States, directly northeast of Atlanta. On July 31, 2012, Brookhaven was approved in a referendum to become DeKalb County's 11th city. Incorporation officially took place on December 17, 2012, on which date municipal operations commenced.



## CITY OF BROOKHAVEN

COUNTY DEKALB

### AREA POPULATION

CITY	11.9 SQ MI	POPULATION	56,795
LAND	11.7 SQ MI	ESTIMATE (NULL)	57,945
WATER	0.1 SQ MI		



## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from PINELAND ROAD PARTNERS and it should not be made available to any other person or entity without the written consent of PINELAND ROAD PARTNERS.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PINELAND ROAD PARTNERS. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. PINELAND ROAD PARTNERS has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, PINELAND ROAD PARTNERS has not verified, and will not verify, any of the information contained herein, nor has PINELAND ROAD PARTNERS conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE PINELAND ROAD PARTNERS ADVISOR FOR MORE DETAILS.

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