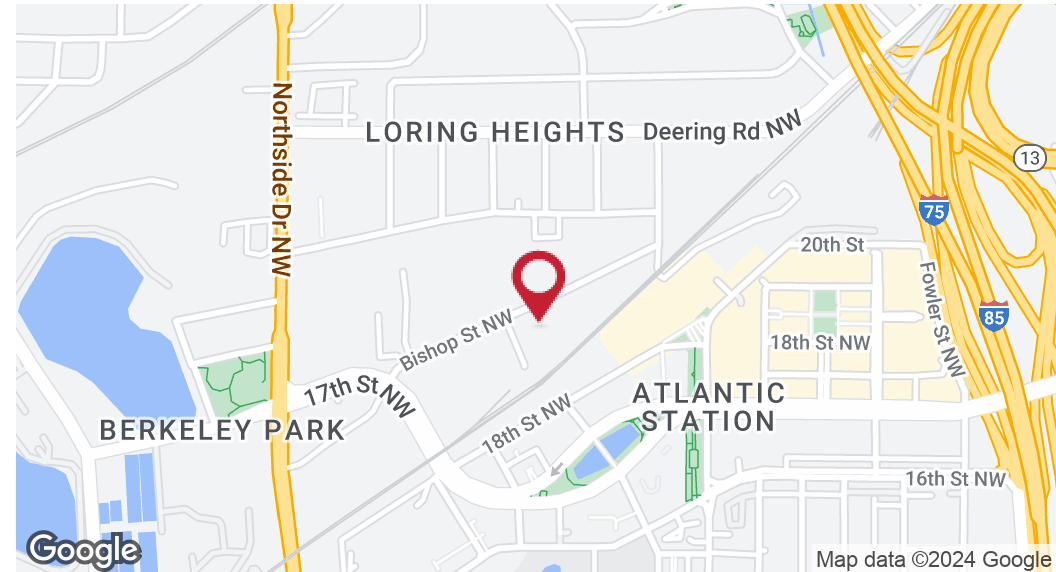


450 Bishop St | Development Land For Sale

Atlanta, GA 30318



Property Description

Rare development opportunity in Atlanta's Westside with easy access to Atlantic Station, top restaurants, health & fitness, coffee, goods & services, and more!

Infill lot over 2.25 acres, zoned MR-4A-C, offering incredible potential for investors. Only 3 miles from Downtown Atlanta, the location provides excellent accessibility and exposure, with 33,000 vehicles per day passing by on Northside Drive and 4,320 vehicles per day on Bishop St.

Notable nearby developments include The Radius, completed in 2017, and 400 Bishop, currently underway.

*Survey available upon request

Property Highlights

- +/- 2.25 acres
- Zoning MR-4A-C
- 3 miles to Downtown Atlanta
- Northside Drive 33,000 VPD
- Bishop St 4,320 VPD

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$4,750,000 |
| Lot Size: | 2.3 Acres |

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Neighboring Developments

Atlanta, GA 30318



Bishop St Properties

400 BISHOP ST | Development Project

Set to top out at 11 stories, 400 Bishop St has risen on a previously vacant, 1.4-acre site just north of Atlantic Station's Target in the Loring Heights neighborhood. The project will deliver 274 units.

450 BISHOP ST | Subject Property

Our subject property sits between The Radius, and existing multi-family property, and the future site of 400 Bishop St, currently underway. Both properties were granted rezoning from Industrial to Multi-family.

464 BISHOP ST | The Radius

The Radius is a 5 story multi-family property with a total of 232 units. The project was completed in 2017 boasting luxury finishes and resort-style amenities.



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Property Information

Tax Parcel 2023: 17 0148 LL0

Lowest Parcel Identification Number 17
Unofficial County Address 45
First Owner Name FC
LL
Full Address 450 BISHOP ST NW

Landlot & Cadastral

Landlot & District 17
Cadastral PDF [More Info](#)
City Council District 8
NPU E
Neighborhood Loring Heights

LandUse Planning

Zoning:

Zoning Classification MR-4A-C
Zoning Description [More Info](#)
Zoning Map [More Info](#)
Mylar with old Zoning [More Info](#)
Mylar with old Zoning 2

Rezoning Cases:

From Zone I-2
To Zone MR-4A-C
Docket No Z-18-026
Status COMPLETE
Ordinance 18-O-1284
Ord PDF [More Info](#)

LandUse Future:

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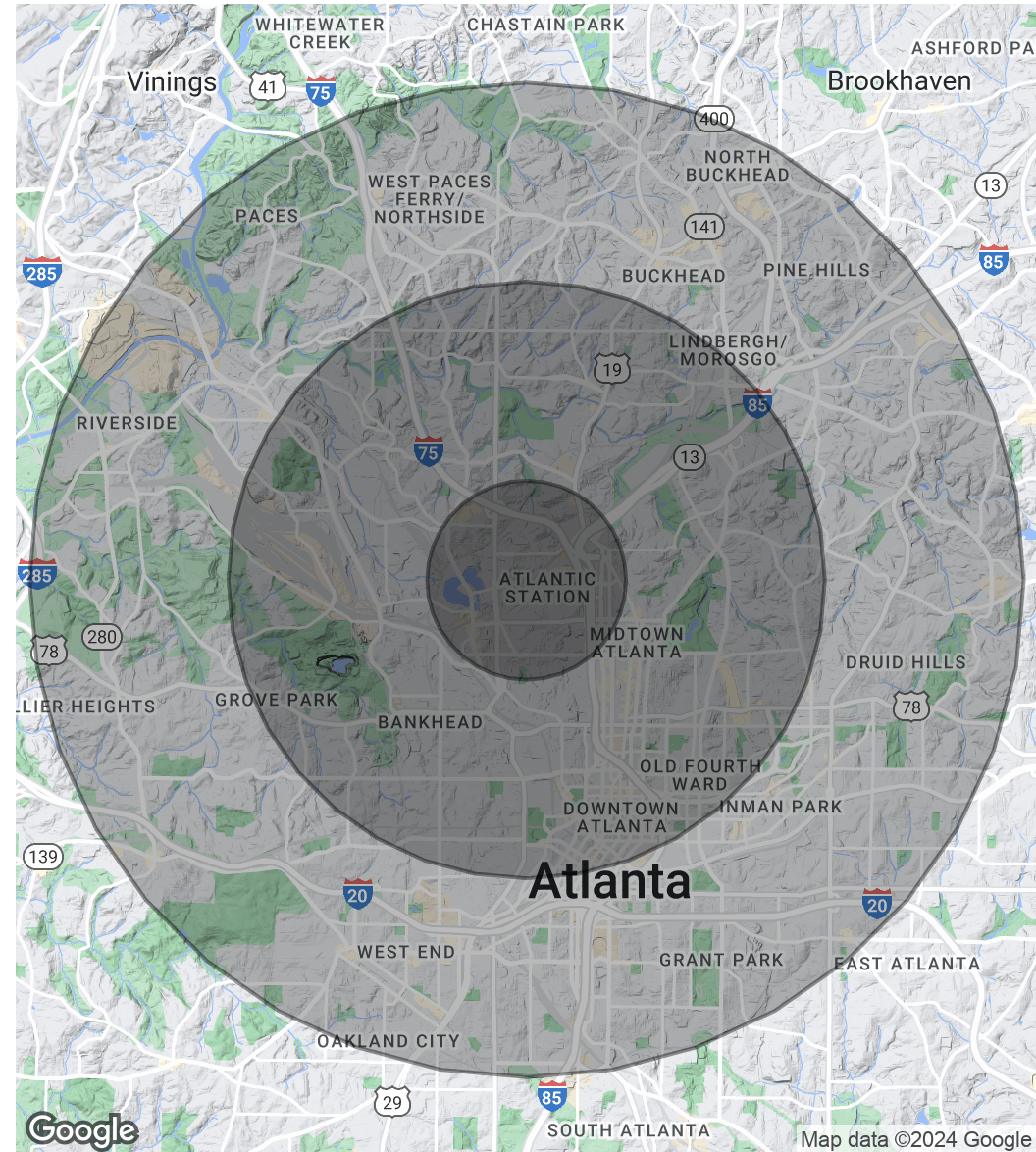
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 25,972 | 177,623 | 386,471 |
| Average Age | 32 | 36 | 37 |
| Average Age (Male) | 33 | 36 | 37 |
| Average Age (Female) | 32 | 36 | 37 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 13,832 | 87,217 | 188,832 |
| # of Persons per HH | 1.9 | 2 | 2 |
| Average HH Income | \$123,697 | \$136,150 | \$138,298 |
| Average House Value | \$588,204 | \$661,623 | \$660,084 |

Demographics data derived from AlphaMap



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