

**Atlanta Beltline**  
1.5 Miles | 5 Min

**Inman Park**  
1.6 Miles | 6 Min

**LITTLE FIVE POINTS**  
1.2 Miles | 4 Min

**Edgewood Retail District**  
0.5 Miles | 2 Min

Hardee St NE

Mayson Ave NE



**Townhome Development Site | Edgewood Neighborhood**  
±1.3 Acres | 30 to 37 Townhomes | Zoned, Cleared, Plans

# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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# Property Overview

Fully entitled and cleared  $\pm 1.30$ -acre intown townhome development opportunity offering density arrangements of 30 to 37 units.

## Highlights:

- $\pm 1.30$ -Acre infill development site in Atlanta's intown core neighborhood of Edgewood
- Zoned MRC-3, allowing townhome development by right | Ready for immediate development
- Fully cleared site | Horizontal development risk significantly reduced
- LDP quotes from three service providers at \$0.85M, \$1.01M, and \$1.10M (avg. = \$987k)
- Plans for 30 townhomes (3 bed/3.5 bath,  $\pm 1,600$  SF) featuring two-car garages
- Generous 20' x 36' footprints with 4 guest parking spaces
- 3-bedroom / 3.5-bath product designed for today's intown buyer
- Alternative layout supports up to 37 townhomes (16' & 18' wide product, all 38' deep):
  - 1 car garage, 2 bed/2.5 bath,  $\pm 1,400$  SF
- Efficient site layout maximizing density while maintaining garage parking
- Infill location surrounded by established residential neighborhoods
- Next door to the best neighborhood dining, entertainment, and retail districts
- Inman Park, Little Five Points, East Atlanta Village, Kirkwood, Cabbagetown, Reynoldstown
- Comparables in 30307 have median price around \$675k but range from \$500's to \$800's+

## Location:

- 3 Minutes to nearest MARTA rail station at Edgewood-Candler
- 5 Minutes to Eastside Beltline Trail access
- 9 Minutes to Ponce City Market
- 11 Minutes to Decatur Square
- 13 Minutes to Midtown and Downtown Atlanta
- 13 Minutes to Emory University and VA Campus
- 16 Minutes to Hartsfield-Jackson Atlanta International Airport
- 20 Minute walk to the nearest MARTA rail station at Inman Park

**Sale Price: \$3,900,000**



# Property Information

Hardee St NE

Wesley Ave NE



**County**  
DeKalb



**City**  
Atlanta



**Size**  
±1.30 Acres



**Zoning**  
MRC-3



**Topography**  
Flat & Cleared



**Proposed Use**  
Townhomes



**Utilities**  
All Available

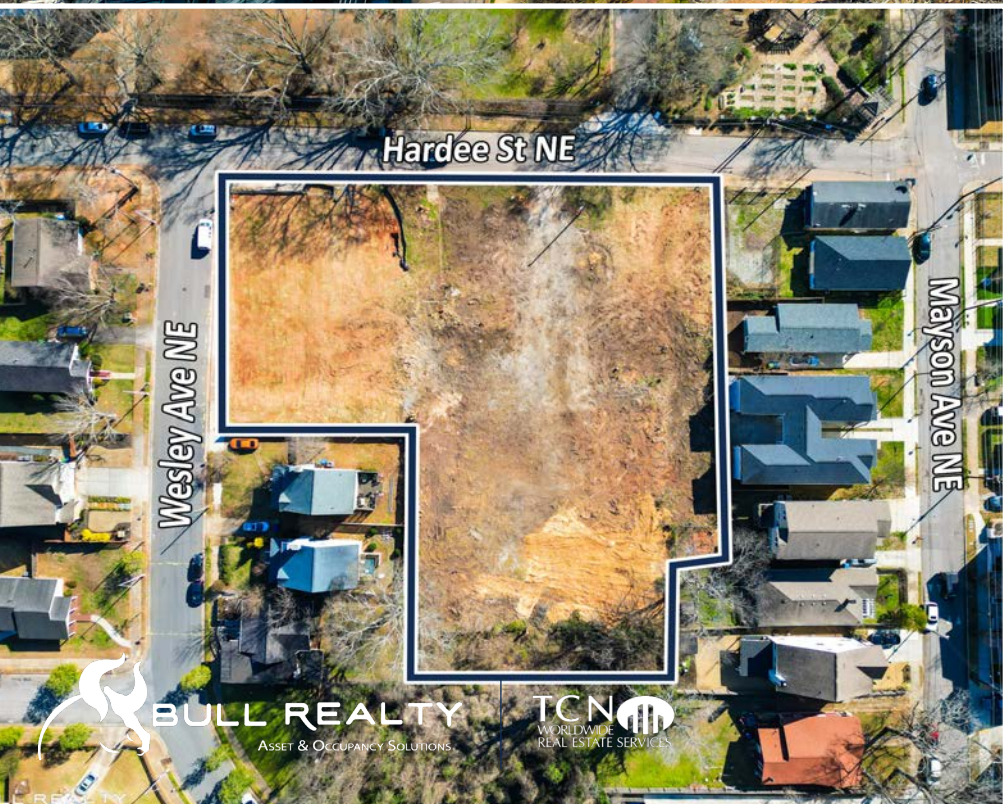


**Density**  
30-37 Townhomes



**Sale Price**  
\$3,900,000  
30 Unit Price: \$130K  
37 Unit Price: \$105K







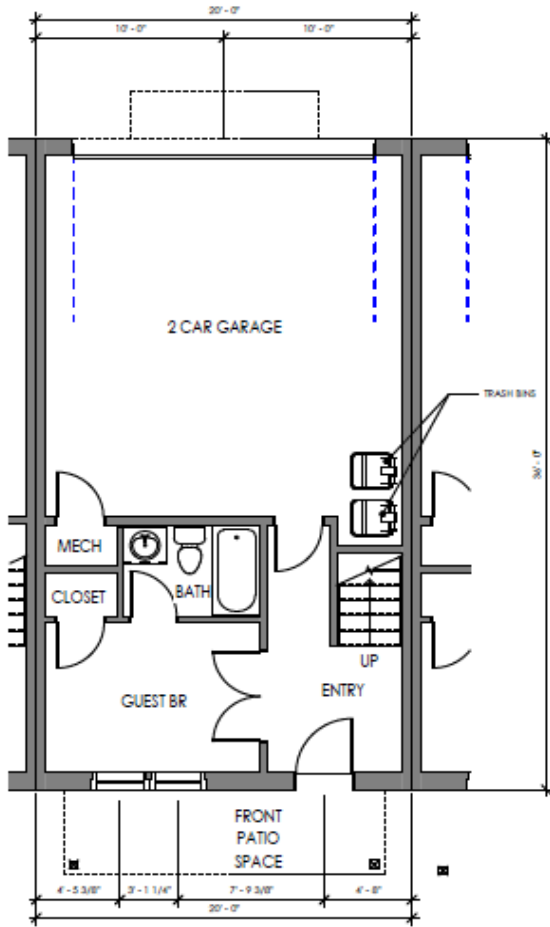
# Rendering | 30 Units



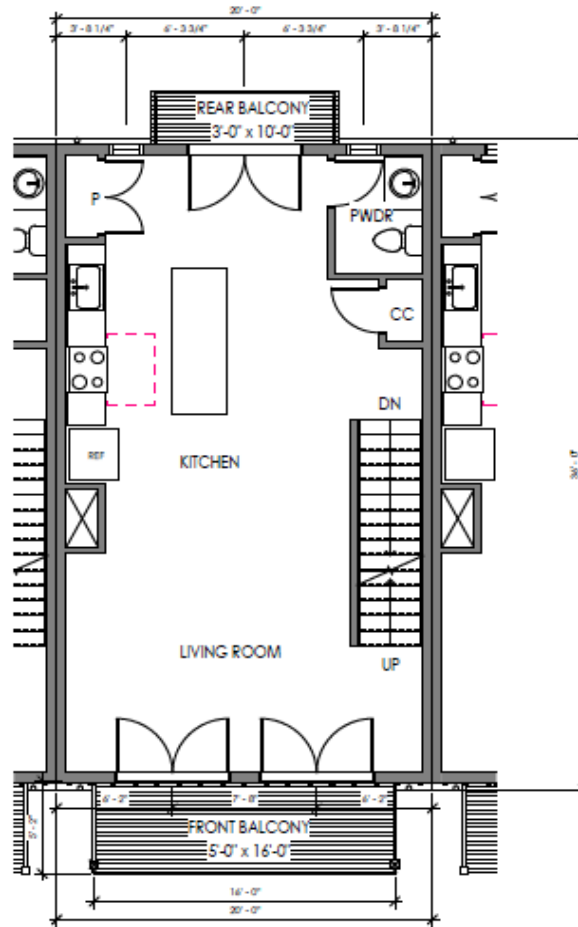
# Site Plan | 30 Units



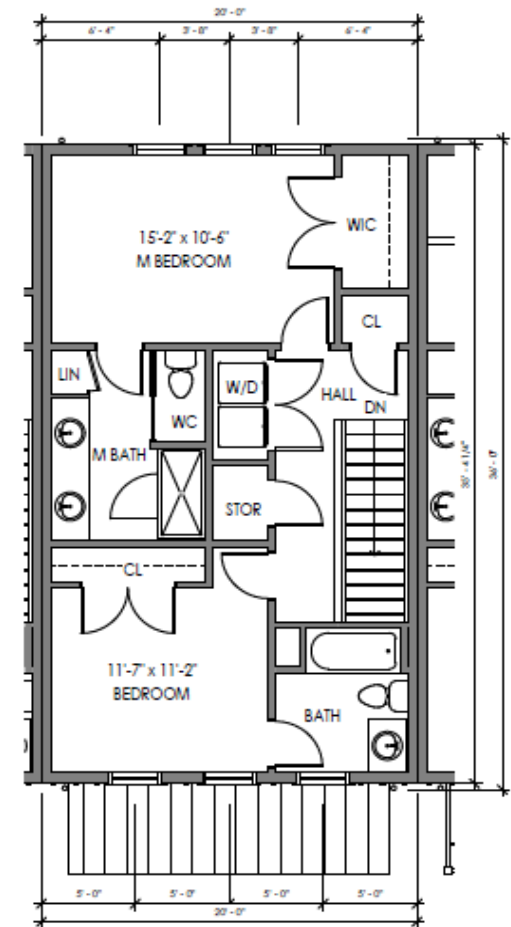
# Floor Plan | 30 Units



2 FIRST FLOOR TOWNHOUSE  
SCALE 1/4" = 1'-0"



1 SECOND FLOOR TOWNHOUSE  
SCALE 1/4" = 1'-0"



3 THIRD FLOOR TOWNHOUSE  
SCALE 1/4" = 1'-0"



# West



 ATLANTA DOWNTOWN  
3.9 Miles | 13 Min

 MIDTOWN  
Atlanta  
4.8 Miles | 16 Min

LITTLE FIVE POINTS  
1.2 Miles | 4 Min

  
PONCE CITY MARKET  
2.8 Miles | 11 Min

  
Inman Park  
1.6 Miles | 6 Min

  
OLD FOURTH WARD  
3.3 Miles | 11 Min


 Atlanta Beltline<sup>®</sup>  
1.5 Miles | 5 Min

  
EDGEWOOD  
NEIGHBORHOOD

Hardee Street



# East



City of Decatur®  
4.0 Miles | 12 Min



Pullman Yards  
1.3 Miles | 5 Min



Kirkwood  
EST 1899  
0.9 Miles | 3 Min

# North



# South





The Atlanta Beltline



Cabbagetown

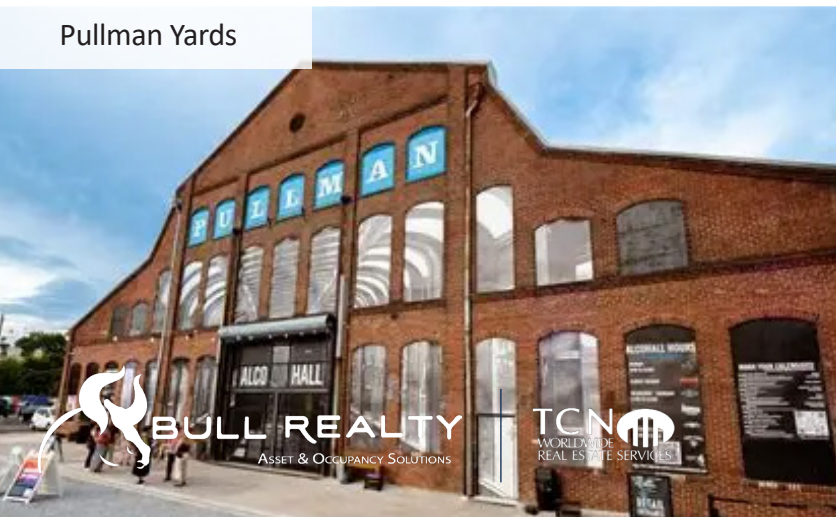
# In the Area

Positioned in the heart of Atlanta’s vibrant eastside, **1526 Hardee Street** offers immediate access to some of the city’s most dynamic neighborhoods and lifestyle amenities. Located near the Atlanta Beltline’s Eastside Trail, the property sits minutes from Cabbagetown, Reynoldstown, Inman Park, and Old Fourth Ward—placing residents at the crossroads of Atlanta’s top dining, entertainment, and cultural destinations.

The location provides seamless connectivity to downtown Atlanta, major employment hubs, and key transportation corridors, while maintaining the character and charm of an established intown community. Residents benefit from walkability to parks, local restaurants, breweries, and neighborhood retail, along with quick access to Ponce City Market and Krog Street Market.

Blending neighborhood authenticity with urban convenience, 1526 Hardee Street is truly “at the center of everything”—offering unmatched proximity to Atlanta’s most sought-after live, work, and play environments.

Pullman Yards



Downtown & Midtown



# In the Area



**EMORY UNIVERSITY**



**PONCE CITY MARKET**



**FREEDOM PARK**



**DECATUR**



**OLD FOURTH WARD**



**INMAN PARK**



**KIRKWOOD**



**REYNOLDSTOWN**



**CANDLER PARK**



**EAST ATLANTA GOLF CLUB**



**EAST ATLANTA VILLAGE**



# In the Area

## CANDLER PARK



Candler Park is a neighborhood on the east side of Atlanta, Georgia. It is known for its historic homes, green spaces, and the large park it is named after. The area also hosts the annual Candler Park Music and Food Festival and has a relaxed, community-focused atmosphere.

## THE ATLANTA BELTLINE



The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

## EAST LAKE GOLF CLUB



East Lake Golf Club is one of Atlanta's most historic and prestigious golf courses, founded in 1904 and known as the home course of legendary golfer Bobby Jones. Located just east of downtown, it hosts the PGA Tour's annual Tour Championship and is recognized for its strong community and philanthropic impact in the surrounding neighborhood.

## PONCE CITY MARKET



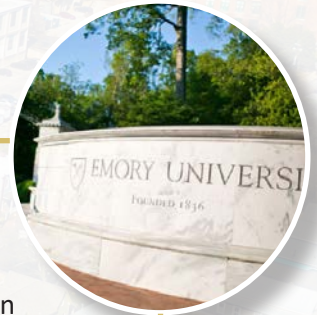
Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.

## FREEDOM PARK



Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.

## EMORY UNIVERSITY



Emory University is a private research university in Atlanta, Georgia, founded in 1836. It is known for strong programs in medicine, public health, business, and research, and it operates a large healthcare system through Emory Healthcare.

# In the Area

## INMAN PARK

Inman Park is one of Atlanta's oldest and most sought-after neighborhoods, originally developed in the late 1800s as the city's first planned suburb just east of downtown. Known for its historic Victorian homes, tree-lined streets, and proximity to the BeltLine, it blends historic charm with a vibrant dining and cultural scene. Today, it remains a highly walkable community with parks, festivals, and easy access to intown attractions.



## EAST ATLANTA VILLAGE

East Atlanta Village (EAV) is a lively, eclectic neighborhood in southeast Atlanta known for its artistic vibe, local music scene, and diverse food and nightlife options. The area features a mix of historic homes and newer developments, with walkable streets and frequent community events like festivals and markets. EAV is popular with young professionals and creatives seeking a vibrant, close-knit neighborhood with a strong sense of local culture.



## KIRKWOOD

Kirkwood is a historic intown neighborhood in Atlanta, located just east of downtown, known for its charming bungalows, tree-lined streets, and strong community spirit. It has a growing arts and dining scene, with local shops, restaurants, and events that foster a neighborhood-centered atmosphere. Kirkwood combines small-town charm with convenient access to the city, making it popular among families and young professionals alike.



## OLD FOURTH WARD

Old Fourth Ward (O4W) is a historic and rapidly evolving neighborhood in Atlanta, famous as the birthplace of Martin Luther King Jr. It blends historic charm with modern development, featuring renovated lofts, trendy restaurants, and the popular Beltline and Ponce City Market nearby. The area is highly walkable and vibrant, attracting young professionals and families who enjoy a mix of culture, history, and urban living.



## DECATUR

Decatur is a city just east of Atlanta, Georgia. It's known for its walkable downtown, restaurants, and historic neighborhoods, and it is home to Agnes Scott College. It is also known for its community events and small-town feel while still being close to a major city.



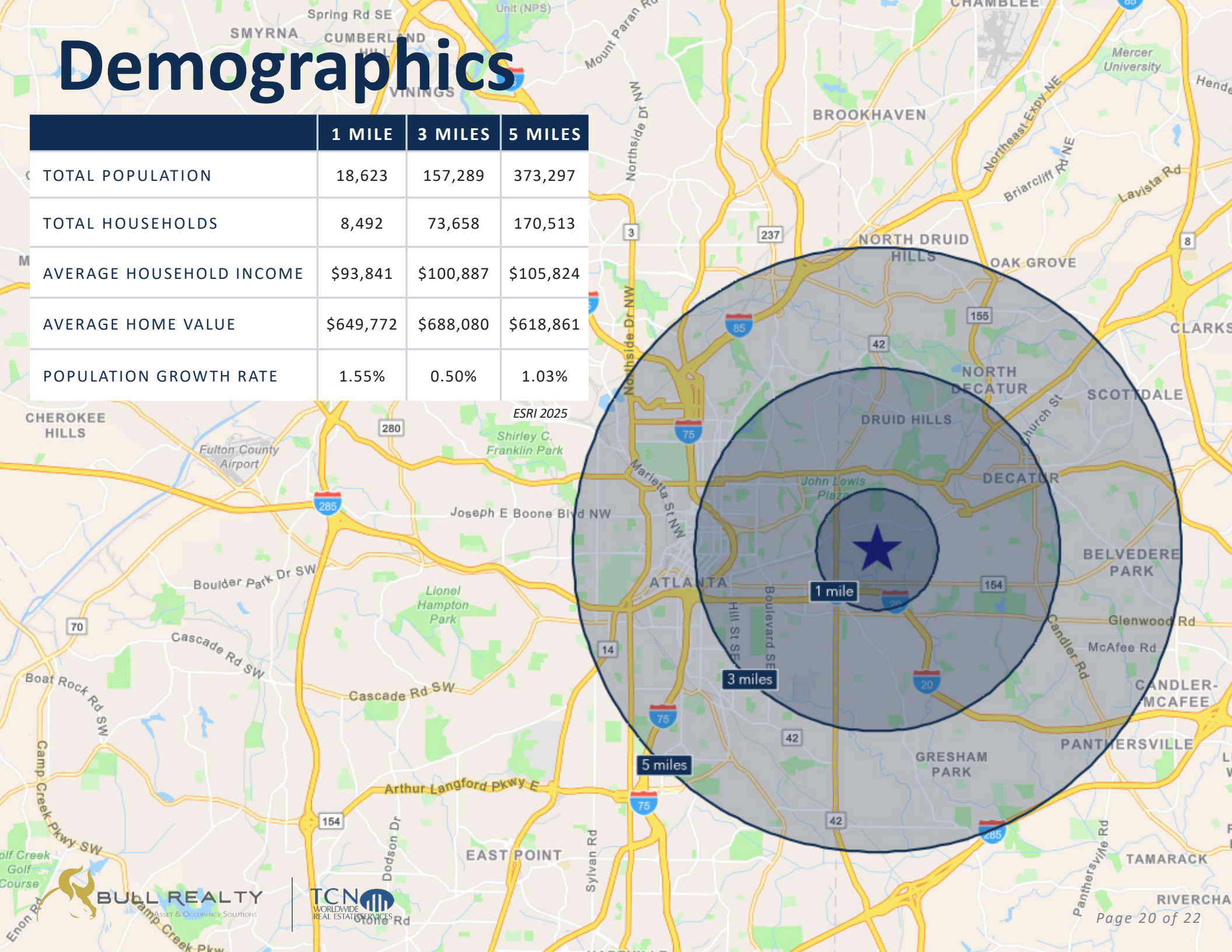
## REYNOLDSTOWN

Reynoldstown is a historic intown neighborhood in Atlanta, located just east of downtown and adjacent to the BeltLine. Known for its early 20th-century bungalows and strong sense of community, it has a mix of longtime residents and newcomers drawn to its walkability and proximity to shops, restaurants, and parks. Reynoldstown offers a blend of historic charm and modern conveniences, making it a popular choice for young professionals and families.



# Demographics

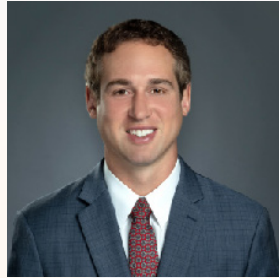
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,623	157,289	373,297
TOTAL HOUSEHOLDS	8,492	73,658	170,513
AVERAGE HOUSEHOLD INCOME	\$93,841	\$100,887	\$105,824
AVERAGE HOME VALUE	\$649,772	\$688,080	\$618,861
POPULATION GROWTH RATE	1.55%	0.50%	1.03%



# Team Profile



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# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

<https://www.bullrealty.com/>



28  
YEARS IN  
BUSINESS



ATL  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
8  
SOUTHEAST  
STATES

