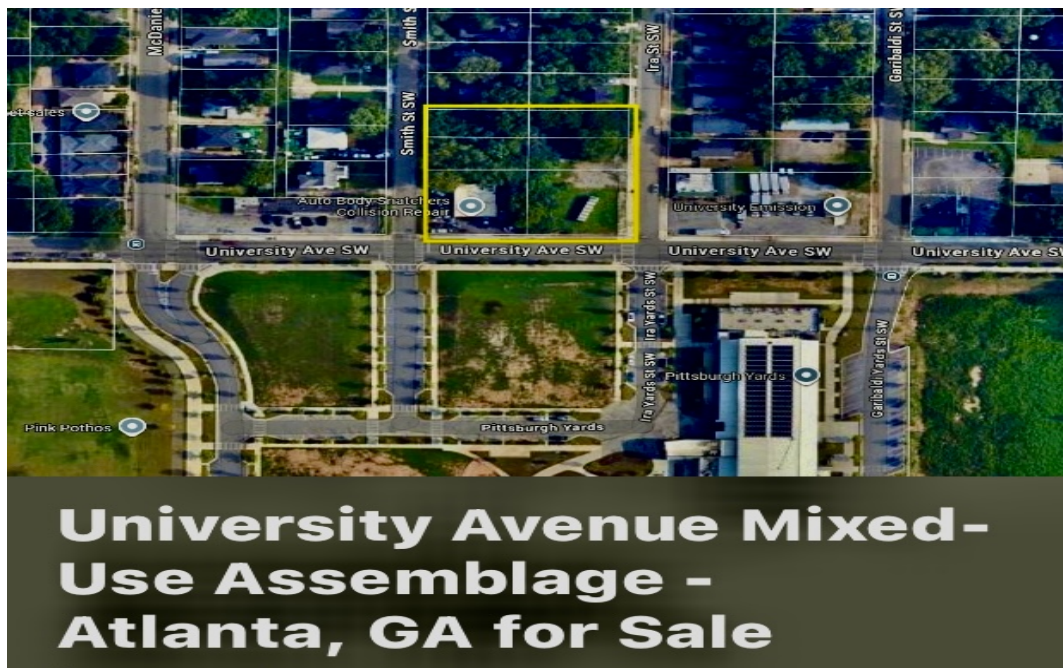




Executive Summary – ±1 Acre Assemblage 385 University Ave SW & Adjacent Parcels



■ Location Highlights

- Southwest Atlanta – West End / Pittsburgh submarket
- Near BeltLine Westside & Southside Trails
- Minutes to I-75/85, I-20, and Hartsfield-Jackson
- MARTA West End Station nearby

■ Development Catalysts

- BeltLine trail expansions through 2030
- Lee + White mixed-use destination growth
- Tyler Perry Studios expansion (2028)
- Murphy Crossing redevelopment planned (20+ acres)

■ Zoning & Opportunity Zone

- C-1 Neighborhood Commercial + Residential parcels
- Broad retail / mixed-use potential
- Assemblage totals ± 1 acre
- OZ designation for tax-advantaged investment

■ Investment Rationale

- Catchment growth from BeltLine + MARTA TODs
- Entertainment + production halo demand
- Flexible program options (retail, office, loft, services)
- Strong upside with OZ + assemblage scale

Contact:

Robby Caban Realty Direct

■ 404-547-7627

✉ ■ robbycaban@gmail.com



385 University Ave SW & Adjacent Parcels – ±1.0 Acre Assemblage

Investment Offering Memorandum



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Map

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008700091303 12/13/24

AUTO BODY SNATCHERS COLLISION & REPAIR

LLC

385 UNIVERSITY AVE SW

Acres: 0.23

Value: \$90,200

Robby Caban Realty Direct

■ 404-547-7627

✉ ■ robbycaban@gmail.com

Parcel Summary

Address	Parcel ID (APN)	Acreage (approx.)	Zoning	Opportunity Zone (Tract)
385 University Ave SW, Atlanta, GA 30310	14-0087-0009-130-3	0.23 ac	Commercial	Yes (Tract TBD)
1187 Ira St SW, Atlanta, GA 30310	14-0087-0009-207-9	0.23 ac	C-1	Yes (Tract TBD)
1180–1184 Smith St SW, Atlanta, GA 30310	14-0087-0009-134-5	0.11 ac	Residential	Yes (Tract TBD)
1179 Ira St SW, Atlanta, GA 30310	APN TBD (verify in Fulton GIS)	0.11 ac	Residential	Yes (Tract TBD)

385 University Ave SW – Parcel Highlight

FULTON COUNTY
Board of Assessors

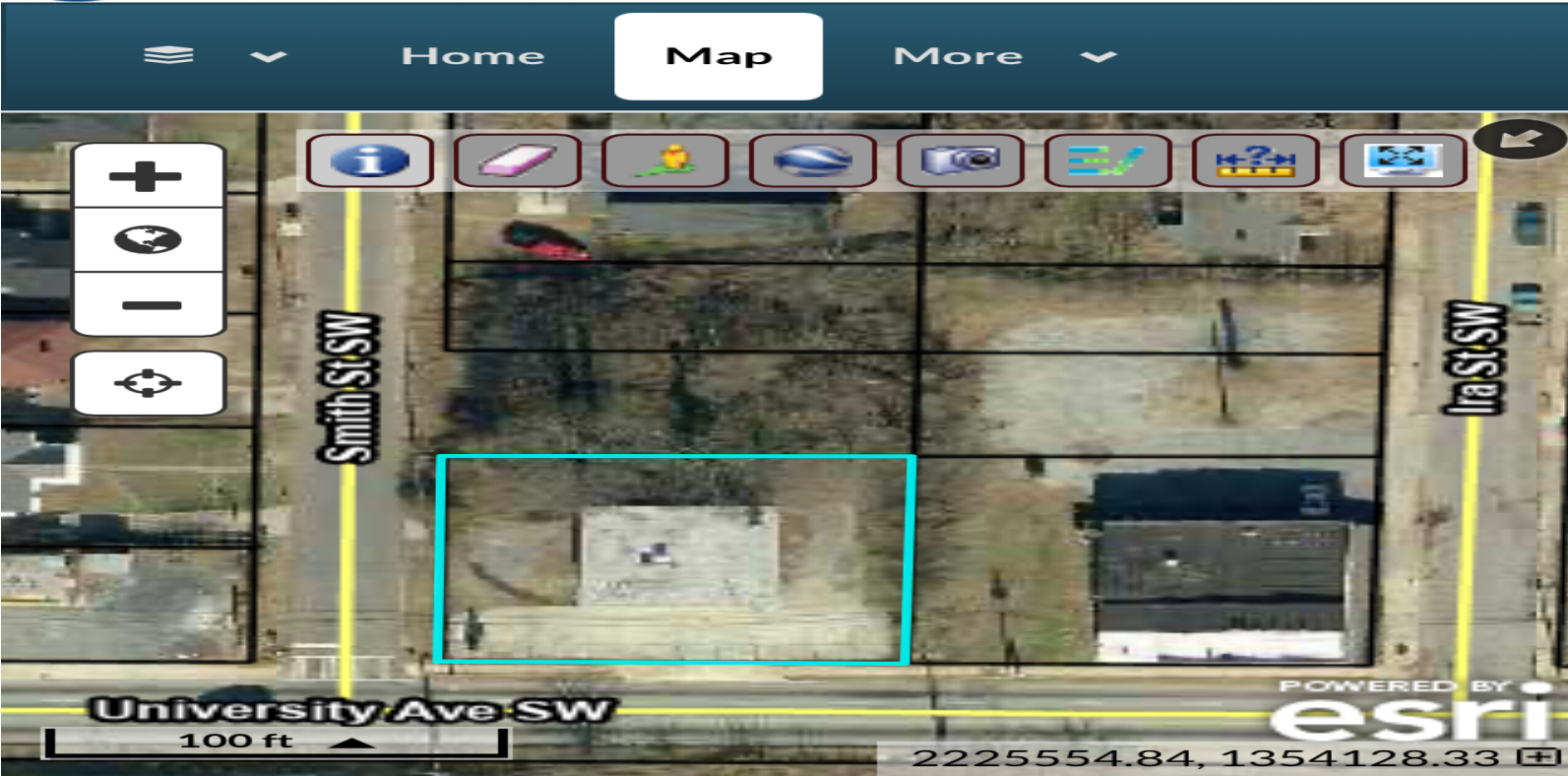
Home Map More

100 ft

2225554.84, 1354128.33

AUTO BODY SNATCHERS COLLISION & REPAIR LLC
385 UNIVERSITY AVE SW
Acres: 0.23
Value: \$90,200

008700091303 12/13/24



1187 Ira St SW – Parcel Highlight

FULTON COUNTY
Board of Assessors

Home Map More

100 ft

POWERED BY **esri**

2225560.04, 1354111.66

COMMUNITY MOVEMENT BUILDERS INC
1187 IRA ST SW
Acres: 0.23
Value: \$87,800

008700092079 12/13/24

1179 Ira St SW – Parcel Highlight (Community Movement Builders Inc)

FULTON COUNTY
Board of Assessors

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100 ft

POWERED BY **esri**

2225556.92, 1354181.45

 **COMMUNITY MOVEMENT BUILDERS INC**
IRA ST SW
Acres: 0.11
Value: \$98,800

View: [Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

1179 Ira St SW – Parcel Highlight (MDEED LLC)



1180 Smith St SW – Parcel Highlight

FULTON COUNTY
Board of Assessors

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100 ft

2225455.88, 1354227.29

POWERED BY **esri**

 **WASEY CONSULTING SERVICE LLC**
1180 SMITH ST SW
Acres: 0.11
Value: \$98,800

View: [Report](#) | [Pictometry Imagery](#) | [Google Maps](#)