

FOR SALE OR LEASE

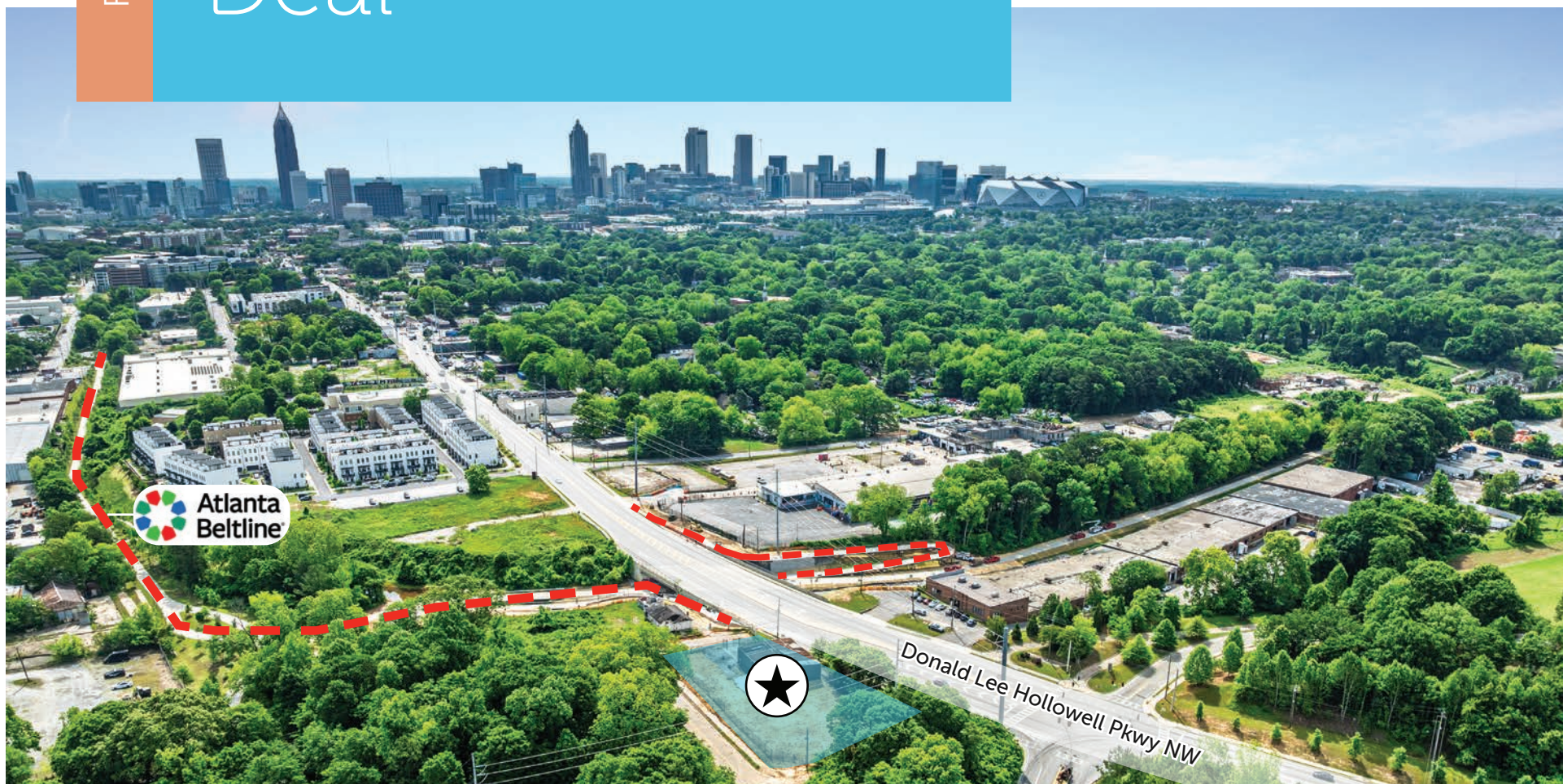
684 LAW STREET  
ATLANTA, GA 30318

# 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	MRC-3 (Rezoned before closing)
Year Built	1990
Parcel ID	14-0113-0003-083-8

## FINANCIAL SUMMARY

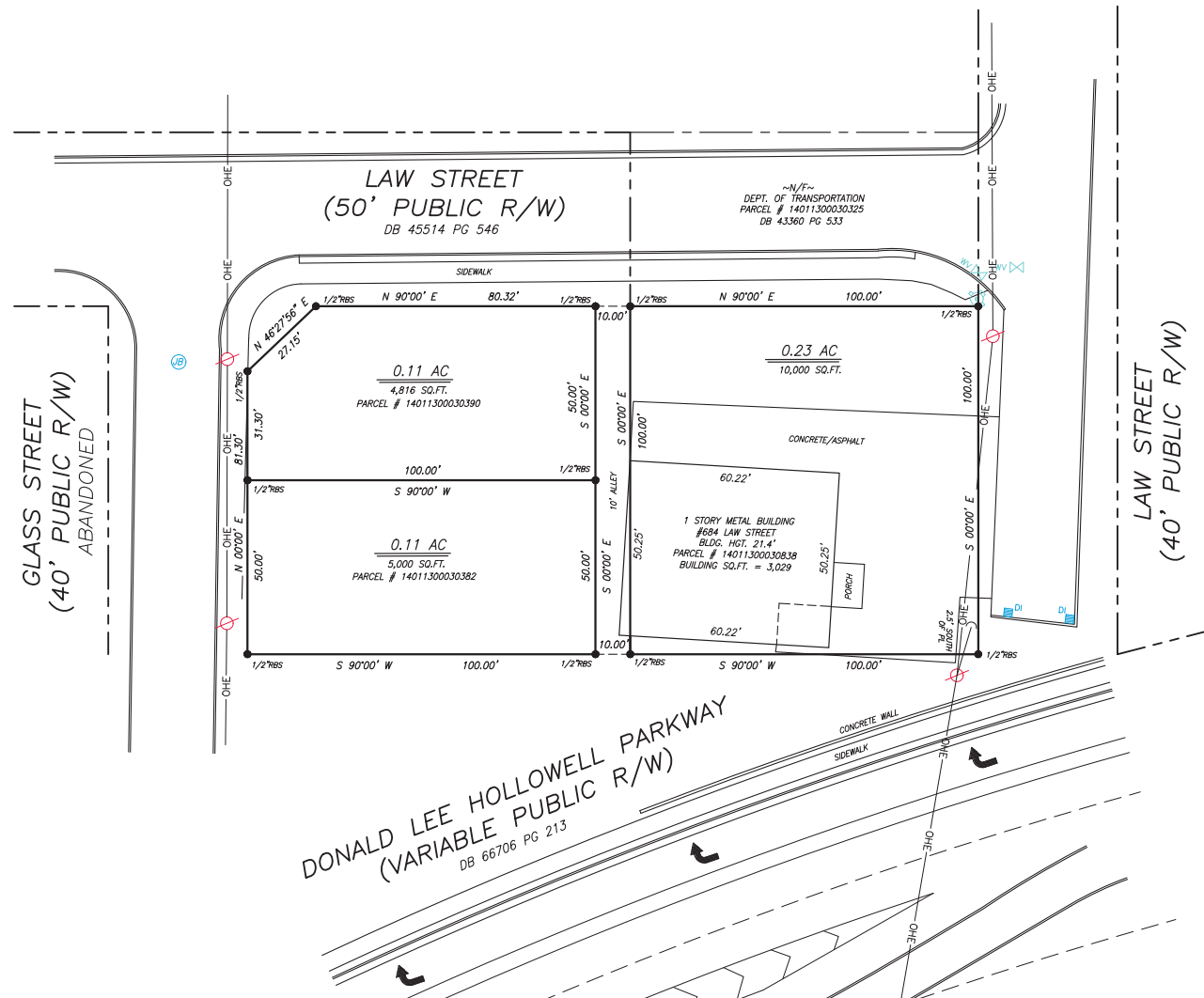
Sales Price	\$1,300,000.00
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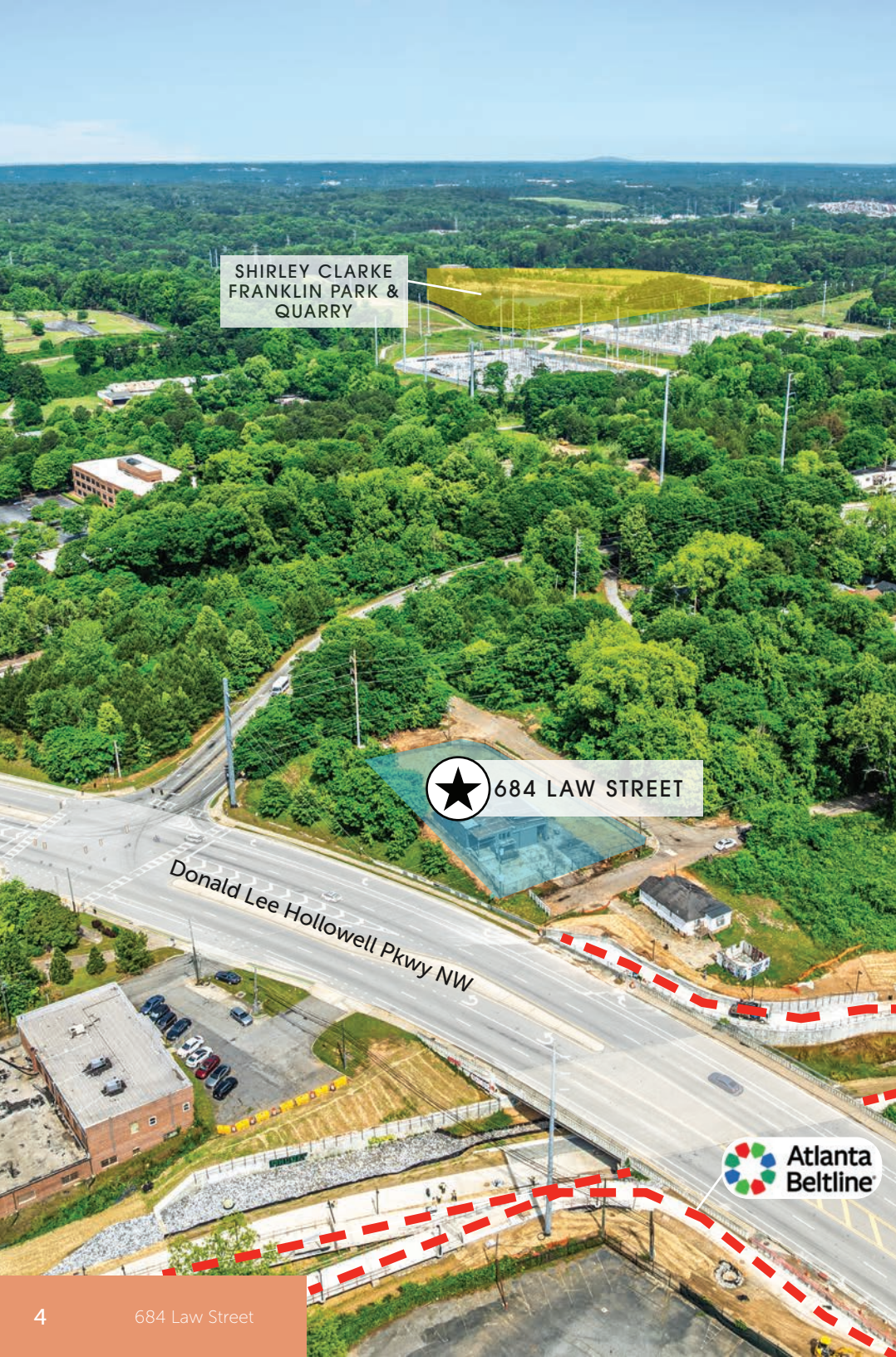




# Survey

3,000 RSF ON 0.5 ACRES





# Property Highlights

- 3,000 SF warehouse on +/- 0.5 acres, perfect for vehicle or equipment indoor/outdoor storage
- Covered land deal with potential income that will be rezoned to MRC-3 prior to closing
- Lot size allows for 10-15 town homes, on the Westside Beltline Trail
- Westside Beltline Trail entry point right in front of property
- Newly built and sold-out town homes in the \$700's next door, Ten29 West
- Less than 2 miles from Atlanta's Largest Park, Shirley Clarke Franklin Park (formerly Westside Park)
- Secure fence placed around property



# 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.

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



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.



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

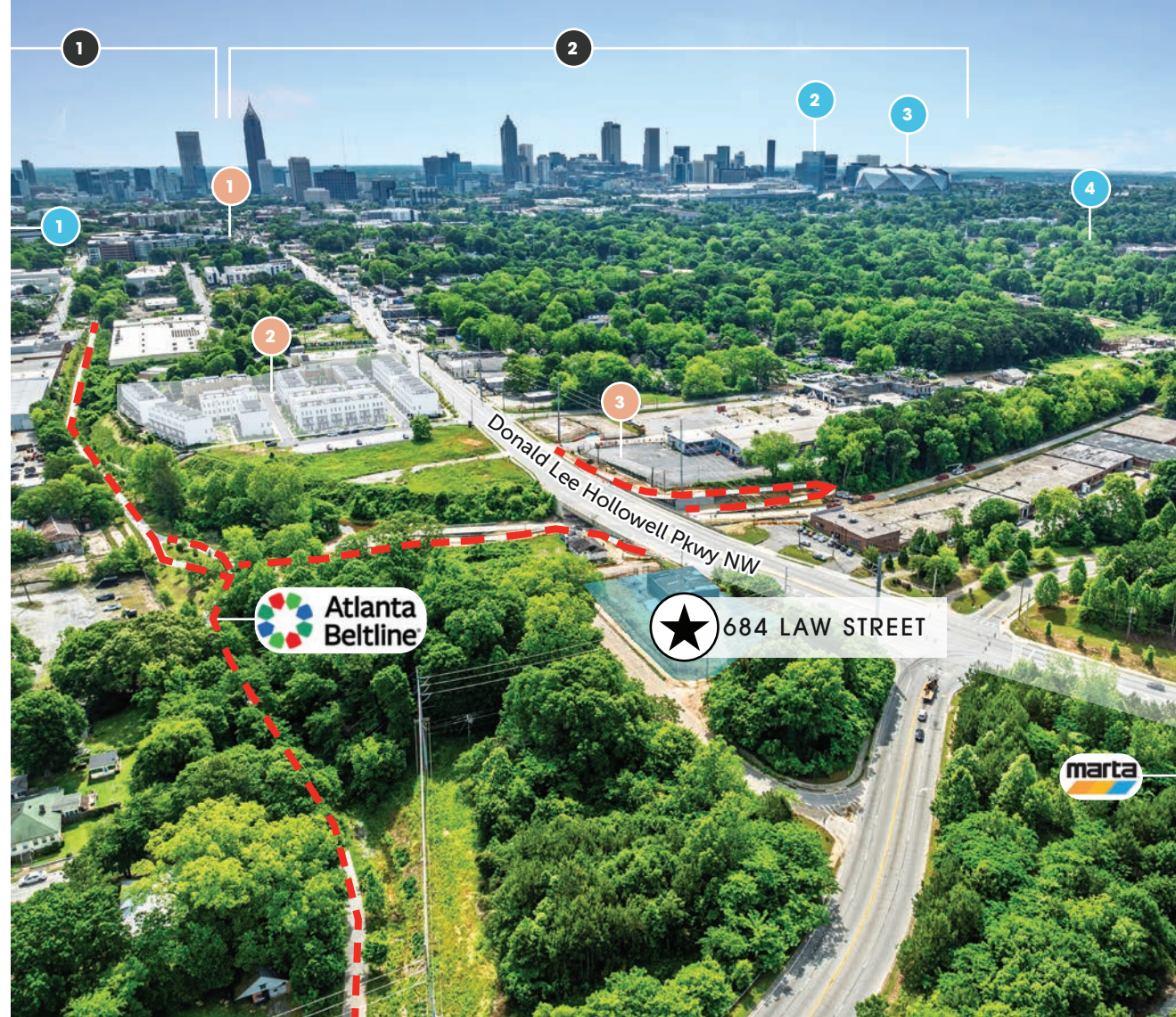
- 1 Georgia Tech
- 2 GA World Congress Center
- 3 Mercedes Benz Stadium
- 4 The AUC

## 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.



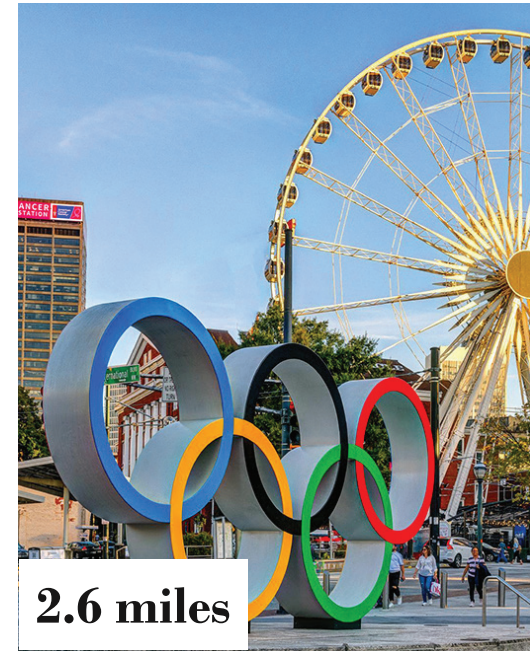
## THE ATLANTA UNIVERSITY CENTER (AUC)

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.



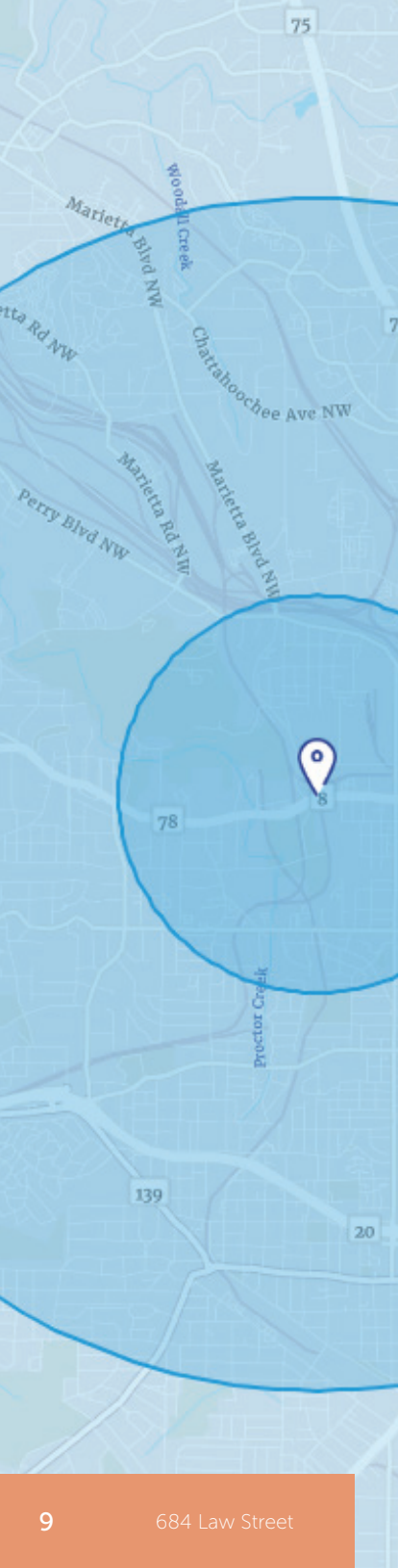
## CENTENNIAL OLYMPIC PARK

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			
2024 Estimated Population	14,376	155,590	353,170
2029 Projected Population	4,613.3	5,547.7	4,533.3
Household Summary			
2024 Estimated Households	6,014	72,482	169,221
Income and Home Value			
2024 Average Household Income	\$84,775	\$116,931	\$133,053
2029 Average Household Income	\$102,850	\$138,313	\$155,836
2024 Median Household Income	\$60,650	\$78,983	\$86,895
2029 Median Household Income	\$78,950	\$97,728	\$106,141
2024 Disposable Income, Net Worth, Wealth			
Average Disposable Income	\$63,606	\$81,093	\$89,630
Average Net Worth	\$190,354	\$546,639	\$839,345

Population by Age	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Age 18+	12,604	87.7%	137,934	88.7%	300,098	85.0%
Age 65+	995	7%	12,577	8.1%	37,828	10.7%
2024 Median Age	30.9		31.0		33.3	





# 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:



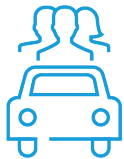
## Economy & Industry

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.





A large, dark grey metal industrial building with a gabled roof and a large open bay door. The building is situated on a dirt lot with a large pile of wood chips in the foreground. A black metal fence is visible to the left, and a utility pole stands to the right. The background shows green trees under a blue sky with light clouds.

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