

11 PEACHTREE HILLS AVENUE

A generational redevelopment opportunity with existing cash flow and SAP approvals at the gateway to Peachtree Hills - one of Atlanta's most sought after and charming Buckhead neighborhoods.





THE OFFERING

City Realty Advisors, LLC has been retained as the exclusive advisor to offer for sale 11 Peachtree Hills Avenue NE ("**11 Peachtree Hills**"), a legacy 20-unit leased multifamily apartment community on 0.71 acres at the gateway to the Peachtree Hills neighborhood in Buckhead, Atlanta. This property produces existing cash flow and has received SAP approvals allowing for the future redevelopment of an apartment or condo project comprising up to 44-units

This irreplaceable property is located just off Peachtree Road with signaled access and close to one of Atlanta's premier medical districts, including Piedmont Hospital and the Shepherd Center. Over 10,000 healthcare professionals are employed within a mile radius of **11 Peachtree Hills**, while nearby SCAD's Atlanta campus supports over 2,000 students.

With a walk score of 86, **11 Peachtree Hills** is next door to Peachtree Battle Shopping Center, along with easy access to Peachtree Hills Park, many neighborhood restaurants, and the Atlanta BeltLine.

This high barrier-to-entry submarket has no other available zoned land for additional apartment/condo development, with **11 Peachtree Hills** providing true irreplaceability and solid long term capital appreciation potential.

11 Peachtree Hills is being offered on an "as-is" basis.



ASSET OVERVIEW

Parcel Address 11 Peachtree Hills Ave NE,
Atlanta, GA 30305

Land Size 30,831 sqft (0.708 ac)

Building Size Legacy 20-unit Apartment
Building

T12 NOI \$215,000

**Redevelopment
Opportunity** SAP and Zoning in place
for 44 Units (Apartments/
Condos)

**Potential
Density** See **SAP Drawings Set
by TSW Architecture**

**Street
Frontage** Peachtree Hills Ave: 171.12 ft
Fairhaven Cir: 269.87 ft

County Fulton County

Submarket Peachtree Hills, Buckhead

Walk Score 86 (Very Walkable)

REDEVELOPMENT OPPORTUNITY

Project Summary (SAP) 7/2/2024

Existing Zoning	RC-3 / BellLine/BPO
Total Number of Units	44
Maximum Building Height	Transitional Height Plane
Gross Land Area (lots plus half ROW)	45,877 sq. ft.
Net Lot Area (NLA) (lots only)	30,831 sq. ft.

Floor Area Ratio (FAR)

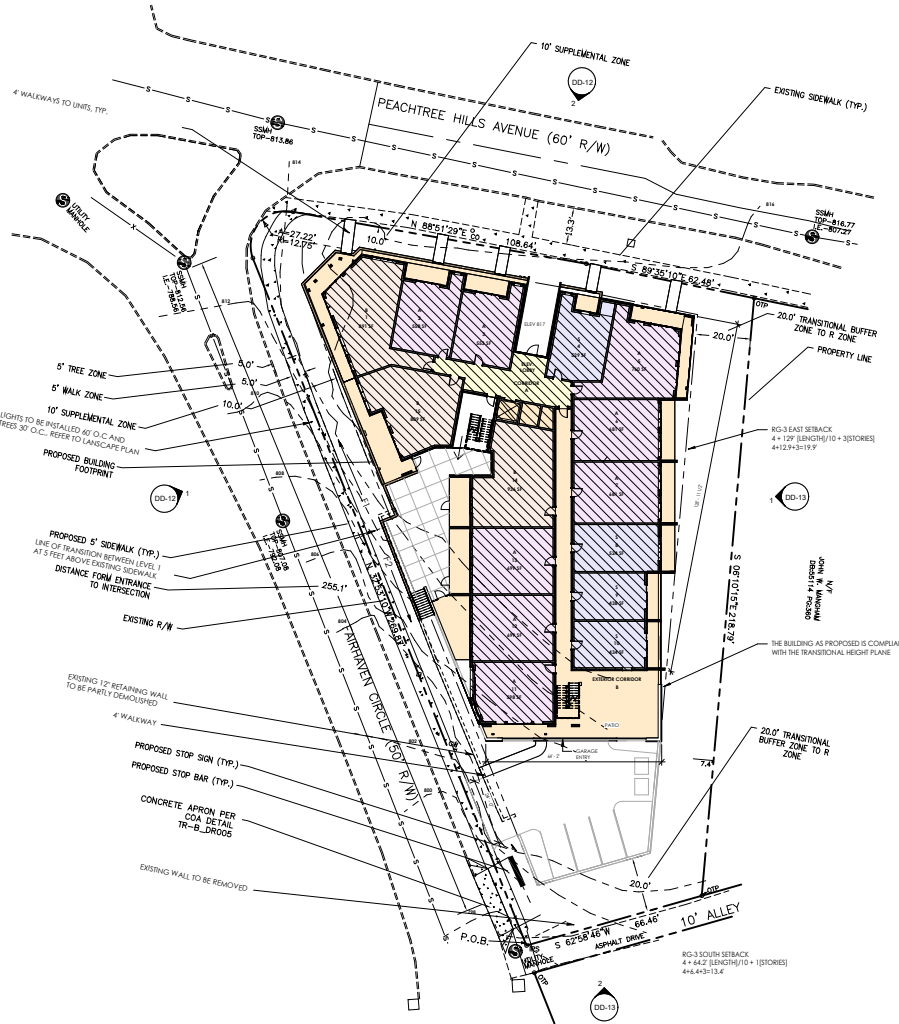
Area	Area
Residential Base Allowed	31,930 sq. ft.
Allowed FAR (Pre-bonus)	0.696
Residential Base Allowed (15% affordable bonus)	36,720 sq. ft.
Allowed FAR (15% affordable bonus)	0.800
Residential Base Provided	35,325 sq. ft.
Provided FAR	0.770

Open Space

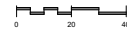
Balconies	3,560 sq. ft.
Rooftop Terraces	767 sq. ft.
Impervious plazas and walkways	1,080 sq. ft.
PerVIOUS landscaped areas	12,590 sq. ft.
Portions of Sidewalk on Private Property	677 sq. ft.
Portions of Landscaped Areas in ROW	1,161 sq. ft.
Total Usable Open Space Provided	19,835 sq. ft.
UOSR Provided	0.00
Minimum Usable Open Space Required	18,351 sq. ft.
UOSR Required	0.40
Total Open Space Provided	31,935 sq. ft.
TOSR Provided	0.68
Minimum Total Open Space Required	31,196 sq. ft.
TOSR Required	0.68
Building Coverage	49%

Parking

Requirement	Requirement
Residential Requirement per Affordable Housing/BPO	0
Maximum Parking per BPO	66
Residential Provided	48
Bicycle Parking Requirement	5 fixed, 5 enclosed
Bicycle Parking Provided	5 fixed, 5 enclosed



1 SITE PLAN
1" = 20'-0"



11 Peachtree Hills

PROJECT ADDRESS
11 PEACHTREE HILLS AVE

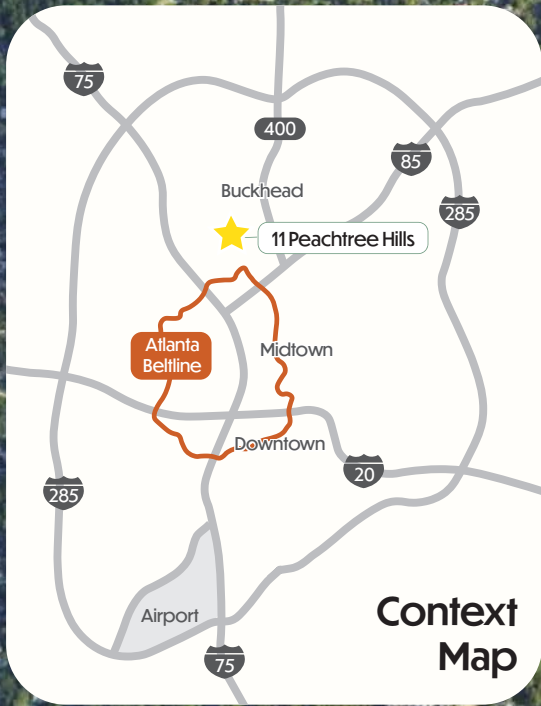
CLIENT INFORMATION
11 PEACHTREE HILLS HOLDINGS, LLC

DRAWING INFORMATION
PROJECT NUMBER: 20170
DATE: 07/02/2024
DRAWN BY: Author
CHECKED BY: Checker

DRAWING DATE
07/02/2024

SITE PLAN

SHEET NUMBER



Lindbergh Center
marta

Lindbergh Dr NE

Peachtree Rd

Peachtree Battle Shopping Center

Peachtree Hills Park

Peachtree Hills Ave NE

11 Peachtree Hills

Atlanta Decorative Arts Center

Peachtree Hills Place

Peachtree Hills

Bobby Jones Golf Course

Future Beltline

Shepherd Center

INTERSTATE
85

Piedmont Atlanta Hospital

Brookwood Hills

Armour Yards



Midtown

Downtown

Atlantic Station

Piedmont Atlanta Hospital

West Midtown

Armour Yards

Shepherd Center

11 Peachtree Hills

Fairhaven Circle NE

Peachtree Rd NW

Peachtree Hills Ave

Peachtree Creek

Piedmont Atlanta
Hospital

Shepherd
Center

Bobby Jones
Golf Course

E. Rivers
Elementary
School

Peachtree Creek

Peachtree Creek

11 Peachtree Hills

Peachtree Hills Ave

Peachtree Rd. NW



North Buckhead

Peachtree Battle Shopping Center

Peachtree Hills Ave

11 Peachtree Hills

Peachtree Creek

Fairhaven Circle NE

Peachtree Rd NW





Peachtree Creek

E. Rivers
Elementary
School

Peachtree Rd NW

Fairhaven Circle NE

11 Peachtree Hills

Peachtree Hills Ave

EMPLOYMENT OVERVIEW

Nestled in the South side of Buckhead, directly North of Midtown, **11 Peachtree Hills** is just over a mile away from Piedmont Atlanta Hospital. The newly renovated hospital is surrounded by various other medical facilities and residences including the Shepherd Center for Rehabilitation, the Marcus Center for Advanced Rehabilitation, the Arthur M Blank Family Residences, and Heartis Buckhead, a premier senior assisted living facility.



Shepherd Center

- Newly renovated leading hospital specializing in neuromuscular conditions such as spinal cord injuries
- Recently broke ground on two new buildings part of the \$350M “Pursuing Possible” campaign
- Arthur M. Blank Family Residences will add 160 new units
- Marcus Center for Advanced Rehabilitation will add 48 more beds and a 30K SF Innovation Institute
- Employs more than 1,735 people

Piedmont Atlanta Hospital

- Award winning flagship hospital of Piedmont Healthcare, which was started in 1905
- Located on 26 acres with 643 beds
- 905K SF, 16 story Marcus Tower opened to the public in April 2020 and was constructed with help of \$75M grant
- Employs over 4,000 healthcare professionals with over 1,100 experienced physicians

Peachtree Hills Place

About half a mile east of **11 Peachtree Hills** is Peachtree Hills Place, an Isakson Living community, that features luxury condominiums and custom homes for adults 55 and older. The award-winning community offers an unprecedented model of carefree home ownership that fills an unmet demand. After opening in 2020, Peachtree Hills Place sold out its first phase within the same year despite the pandemic.

20 ac

Site Size

283

Custom Units

39

Staff Members

1-4K sf

Custom Unit Sizes

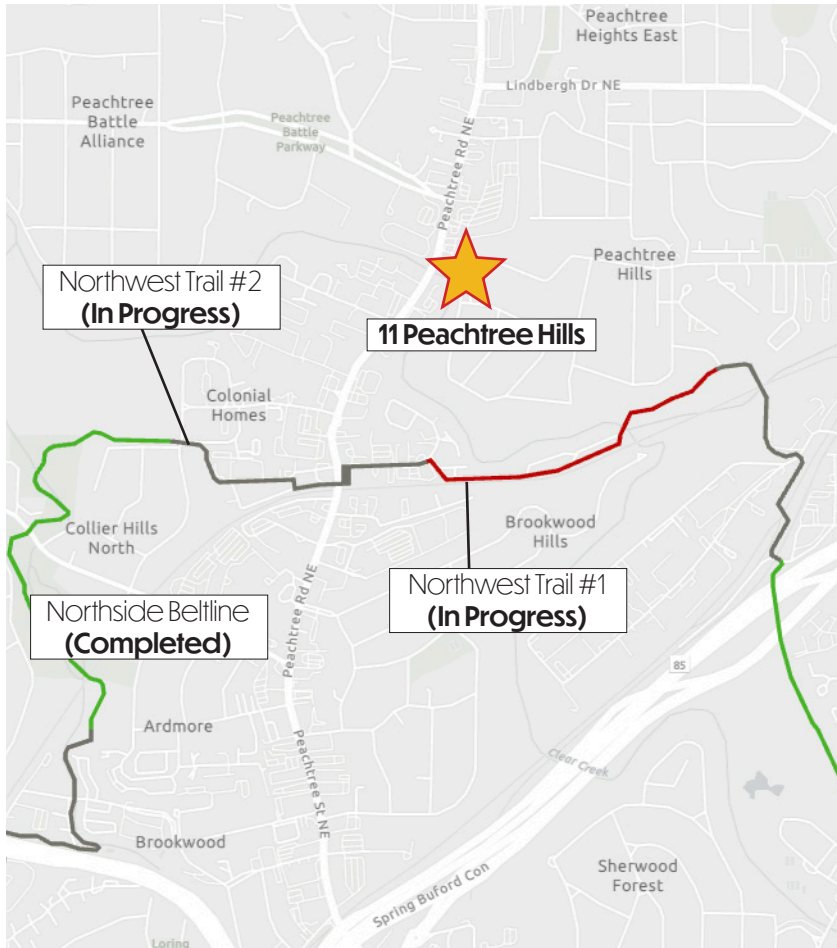
\$1-2M+

Condo and Standalone Home Prices



Access to Greenspace

The BeltLine's recently completed Northside trail is an easy walk or bike from **11 Peachtree Hills**. The one mile trail offers provides a picturesque, secluded feel perfect for escaping city life.



Northside Trail



Bobby Jones Golf Course



Betsy Grant Tennis Center



Northside Trail

Beltline Connection

- Northside Trail connects Ardmore Park and Atlanta Memorial Park through Tanyard Creek Park and links to the Northwest BeltLine Connector Trail.
- Connector Trail links the revolutionary reversible Bobby Jones Golf Course and the Betsy Grant Tennis Center, Atlanta's largest Tennis Center
- Northwest Trail Segment #1 (0.8 mi) is under construction and expected to be completed in 2027. Parts of Northwest Trail Segment #2 (0.7 mi) are expected to be put out to bid for construction in 2026.



LOT AREA:
30,831 sf.
0.708 ACRES

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 15121C 0234F, DATED 05/18/13

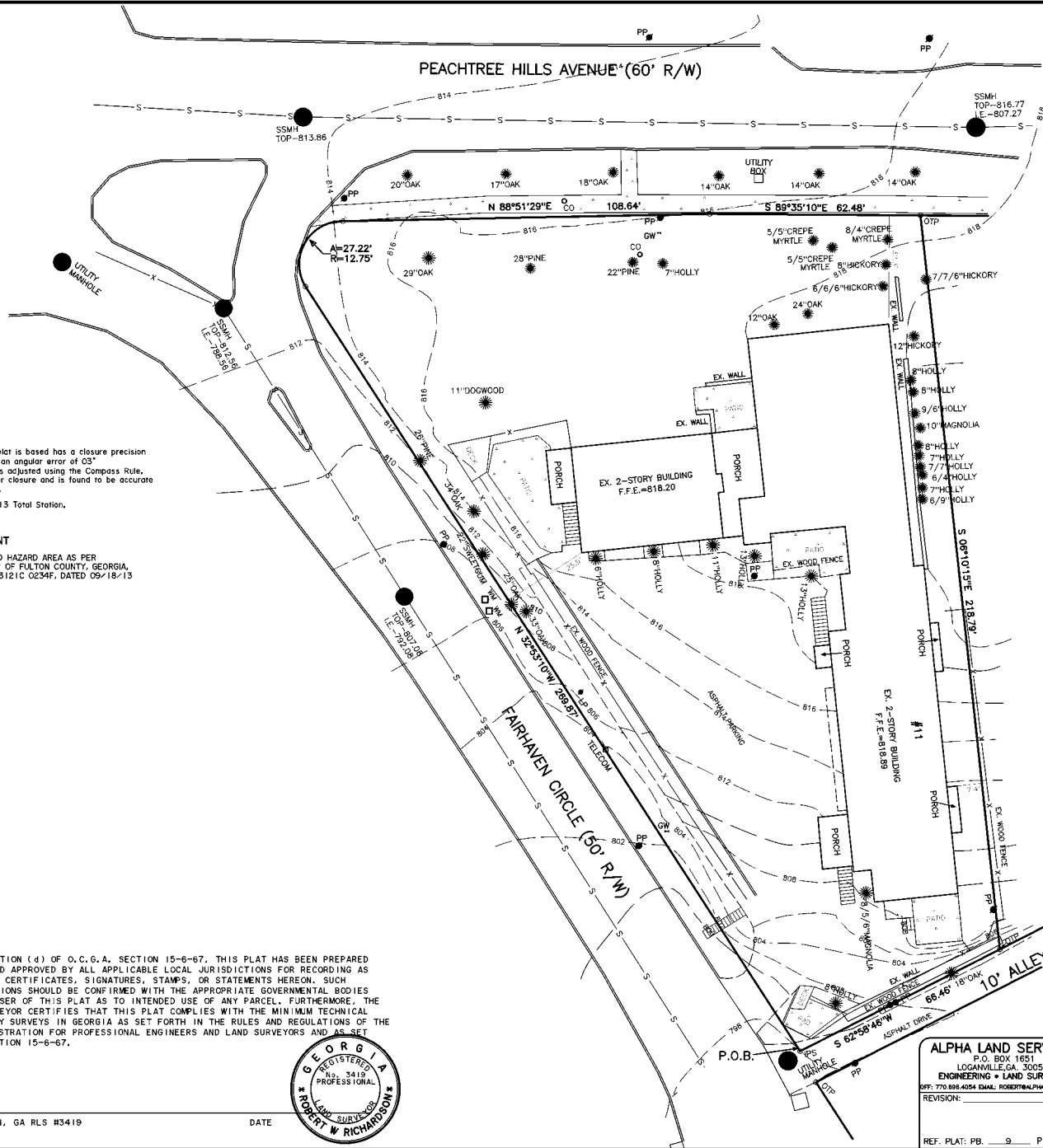
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



ROBERT W. RICHARDSON, GA RLS #3419

DATE

PEACHTREE HILLS AVENUE* (60' R/W)



LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- S-S- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

N/F
JOHN W. MANGHAM
DB585114 PG:580



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OFF: 770.896.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM

REVISION: _____
REF. PLAT: PB 9 P. 129

SURVEY FOR:
11 PEACHTREE HILLS AVENUE
TAX PARCEL: 17 0111 0006 0061

LAND LOT: 111	LOT: ABB BLOCK: .3
DISTRICT: LCTR	SUB: PEACHTREE HILLS
FULTON COUNTY	
FIELD DATE: 02/03/22	AREA = 0.708 ACRES
PLAT DATE: 05/10/22	JOB No: 22-05-269



11 PEACHTREE HILLS AVE NE, ATLANTA, GA 30305

For additional questions, please contact:

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