COLDWELL BANKER COMMERCIAL METRO BROKERS

OFFERING MEMORANDUM | FOR SALE

English Avenue BeltLine Assemblage

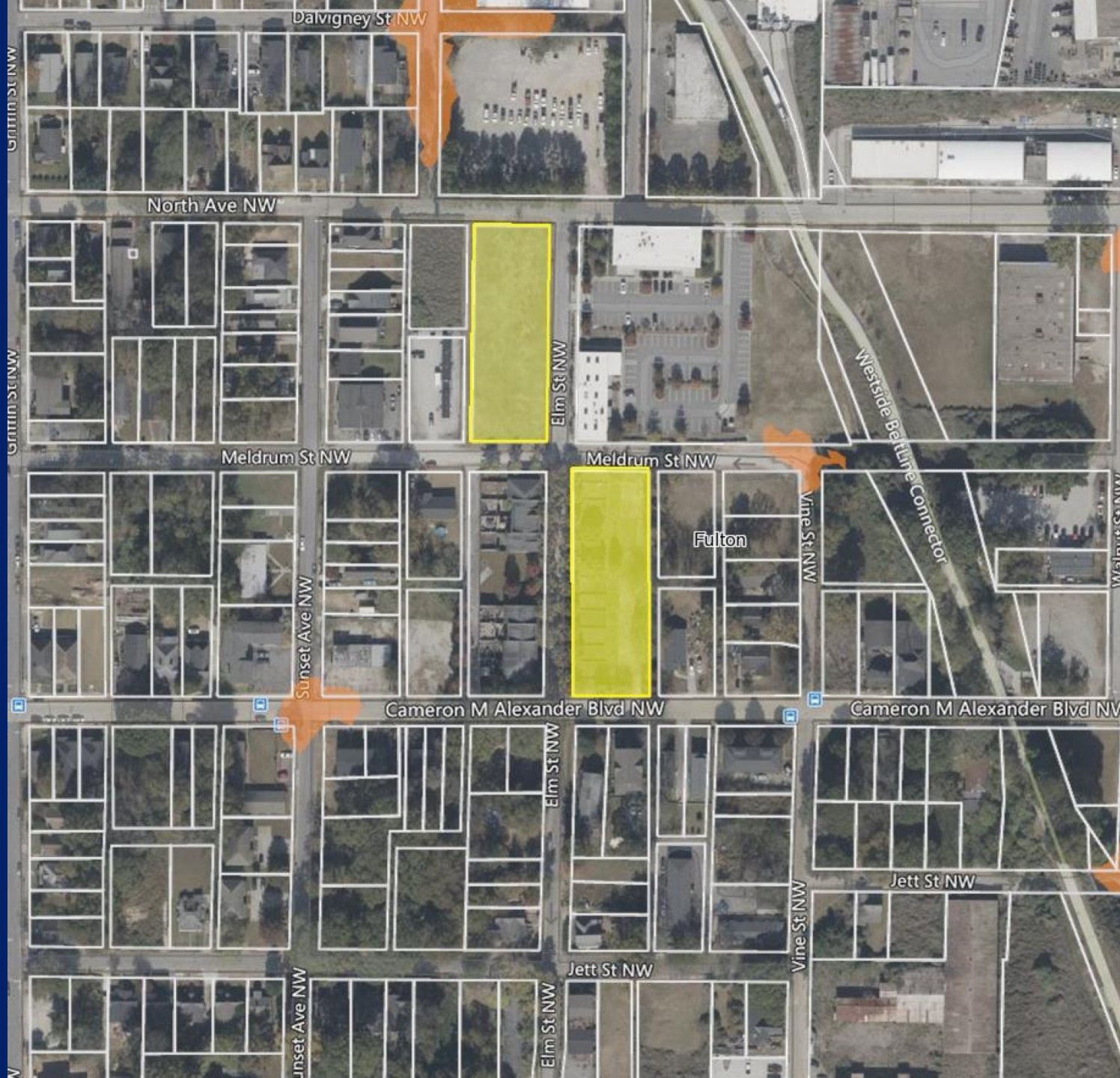
Townhome & Duplex Development Site · One Block to the Westside BeltLine Connector

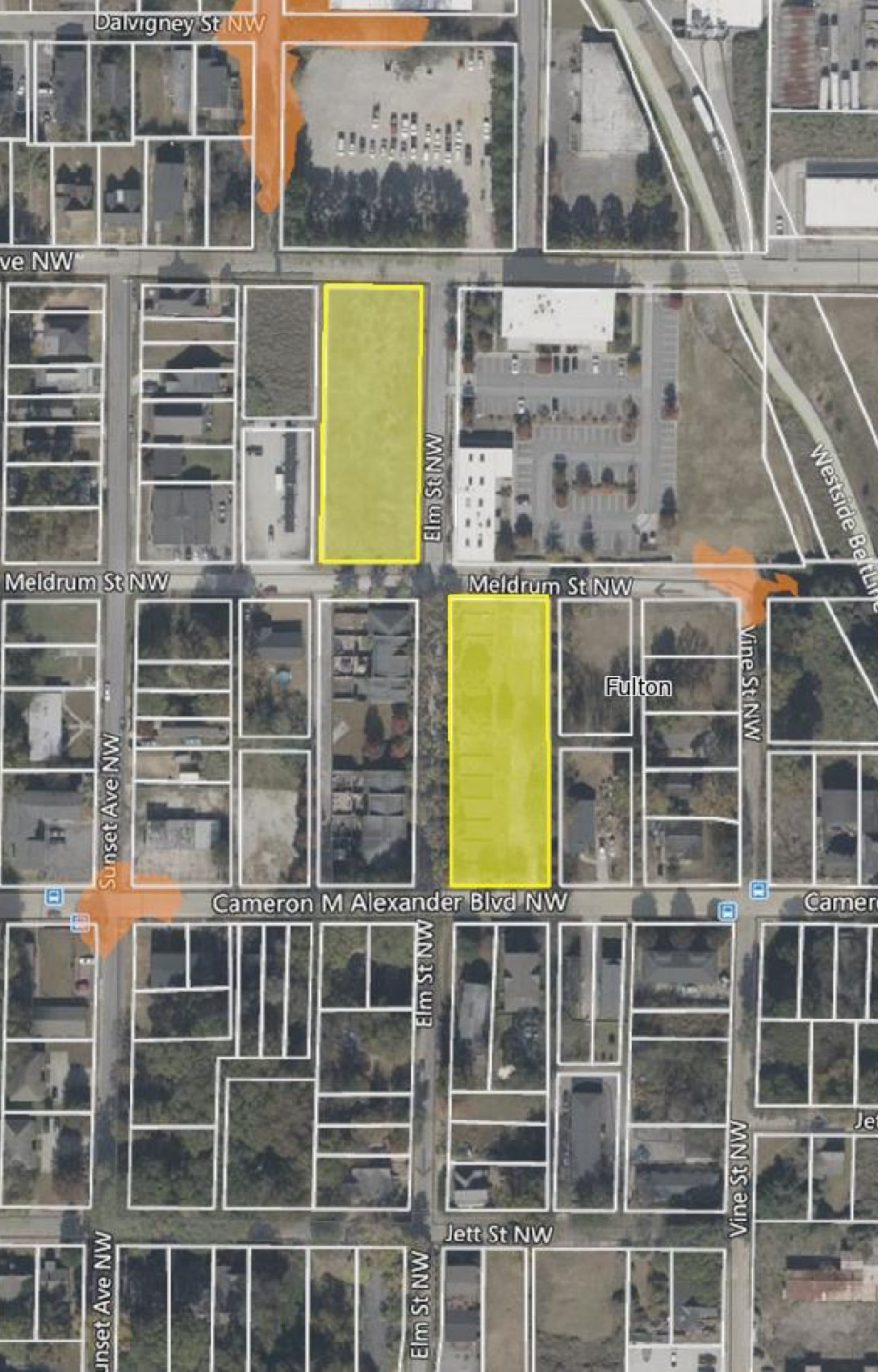
511 & 0 Elm St NW · Atlanta, GA 30318

±1.35 AC • SPI-3 SA3 / SA2 • FAR 1.0 / 0.696

OFFERED AT $4,000,000

Coldwell Banker Commercial Metro Brokers | Jelani Linder





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Two Parcels, Two Subareas, One Closing

The English Avenue BeltLine Assemblage is two parcels on Elm St NW totaling ±1.35 acres in the SPI-3 English Avenue district. Based on FAR, the site can potentially support 40 to 50 units. The site runs from North Ave NW to Cameron M Alexander Blvd NW, one block west of the Westside BeltLine Connector.

511 Elm St NW is zoned SPI-3 SA3, which permits multifamily, single family and duplex use at a 1.0 FAR. The second parcel is zoned SPI-3 SA2, which permits single family and duplex use at a 0.696 FAR.

[Water, sewer and power are in place.] A builder can take both parcels in one purchase and one closing, for for-sale or build-to-rent product.



511 Elm St NW · SA3



0 Elm St NW · SA2

THE OFFERING

$4,000,000

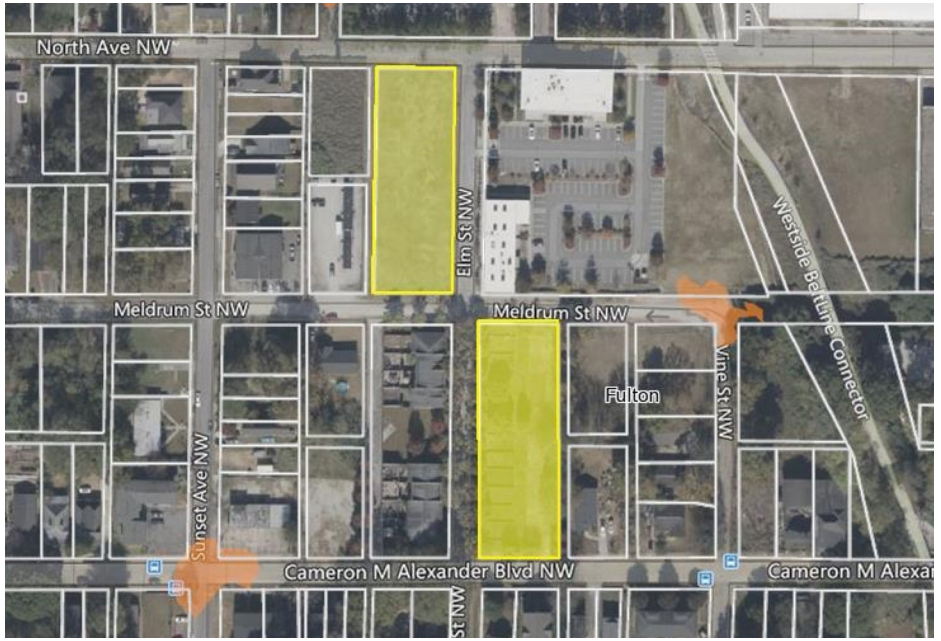
Offering	**Land assemblage, 2 parcels**
Potential units	**40–50 (based on FAR)**
Land	**±1.35 AC / 58,608 SF**
Zoning	**SPI-3 SA3 / SA2**
FAR	**1.0 (SA3) / 0.696 (SA2)**
Utilities	**[Confirm]**
APNs	**14 011100030988** **14 011100030434**
County	**Fulton**

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Why This Site Works for Builders

±1.35	40–50	1.0	0.696	1 Block
Acres	Potential Units (FAR)	FAR · SA3 Parcel	FAR · SA2 Parcel	To BeltLine Connector

- Potentially supports 40 to 50 units based on FAR
- Two parcels zoned SPI-3 SA3 (FAR 1.0) and SPI-3 SA2 (FAR 0.696)
- SA3 permits multifamily, single family and duplex; SA2 permits single family and duplex
- [Utilities in place at both parcels]
- Two parcels, one purchase, one closing
- For-sale or build-to-rent exit
- North Ave NW and Northside Dr access to Georgia Tech, Midtown and Downtown



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Who This Site Fits

Two zoning subareas on one block give builders two product types and two exits.

01

Townhome Builders

For-sale attached product on the SA3 parcel

02

Duplex Builders

Duplex product on the SA2 parcel

03

Build-to-Rent Operators

Rental townhomes and duplexes near the BeltLine

04

Westside Infill Developers

A two-parcel site in English Avenue

05

1031 Exchange Buyers

Development land to build or hold

06

Private Land Investors

A BeltLine-area land position

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Parcel Summary

	511 Elm St NW	0 Elm St NW
APN	14 011100030988	14 011100030434
Parcel size	29,318 SF (0.67 AC)	29,290 SF (0.67 AC)
Dimensions	299' × 101'	290' × 101'
Zoning	SPI-3 SA3	SPI-3 SA2
Permitted uses	Multifamily, single family, duplex	Single family, duplex
FAR	1.0	0.696
Max floor area at FAR	29,318 SF	20,386 SF
Frontage	Elm St NW	Elm St NW

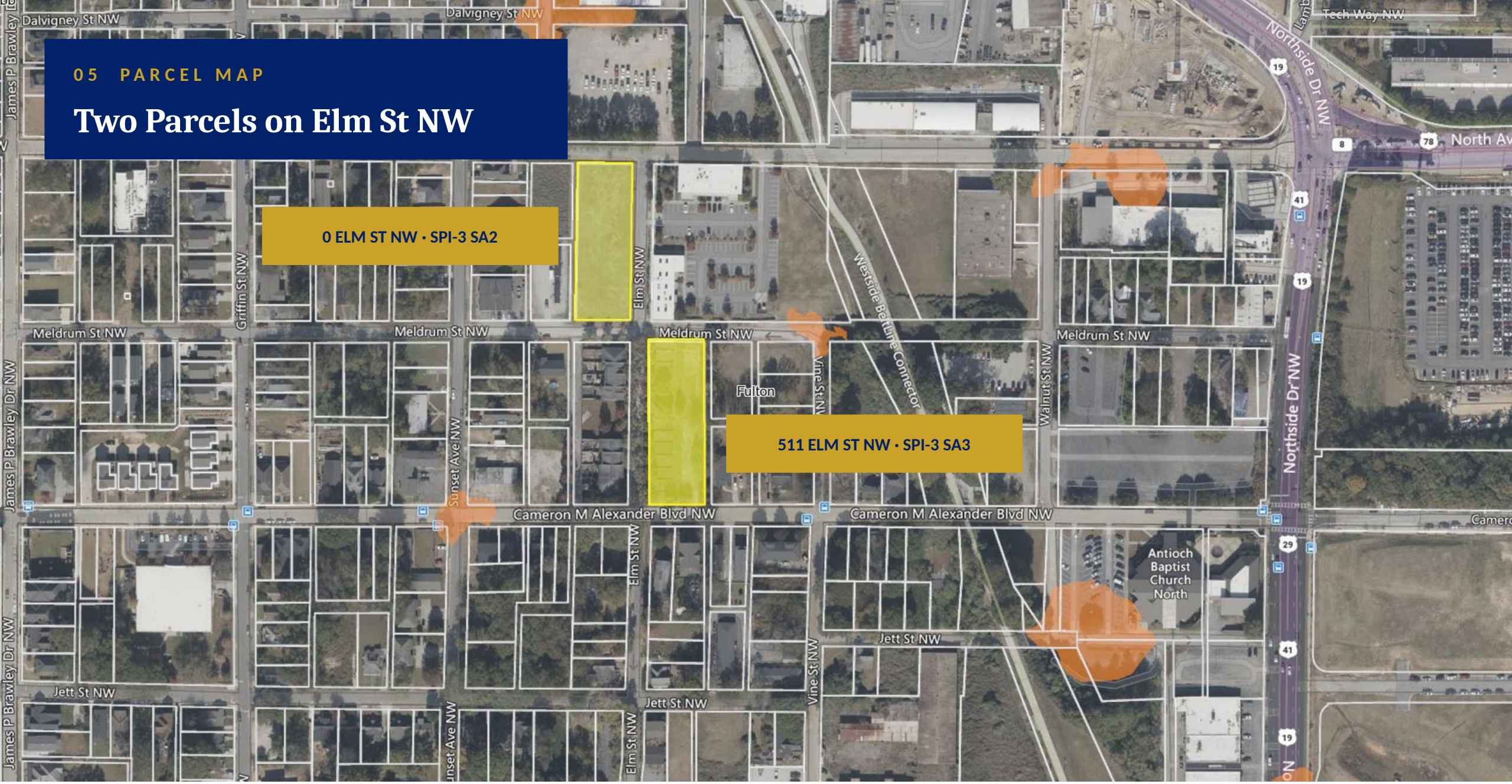
Combined: 58,608 SF (±1.35 AC)





05 PARCEL MAP

Two Parcels on Elm St NW



Parcel lines approximate. Verify against survey.

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SPI-3 English Avenue: Two Subareas

Both parcels sit in the SPI-3 English Avenue Special Public Interest District, in two subareas with different permitted uses and FAR limits. Based on FAR, the site can potentially support 40 to 50 units.

SA3

511 Elm St NW

Multifamily, single family, duplex

FAR 1.0

29,318 SF MAX FLOOR AREA

SA2

0 Elm St NW

Single family, duplex

FAR 0.696

20,386 SF MAX FLOOR AREA

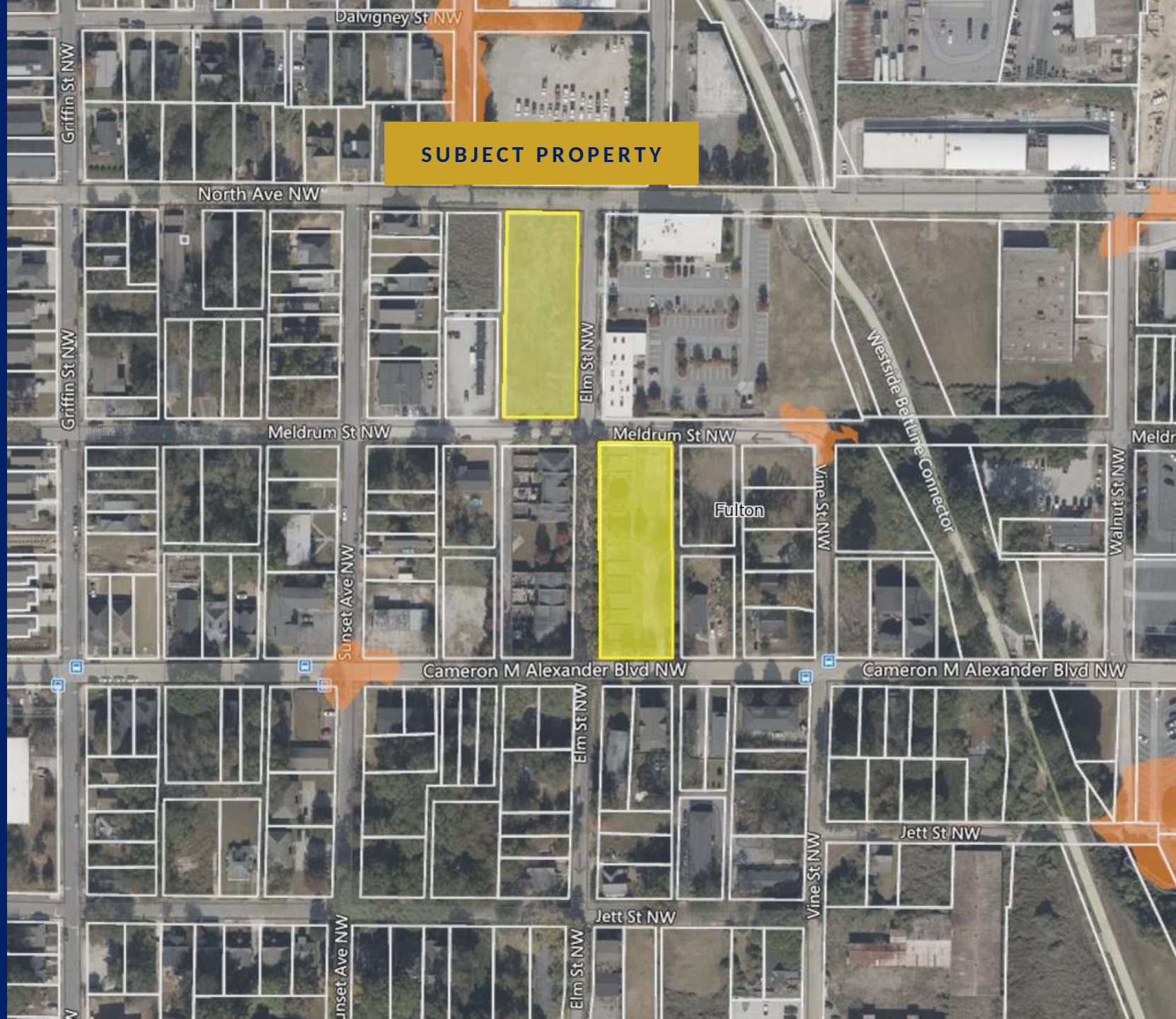
49,704 SF FLOOR AREA AT FAR • 40–50 POTENTIAL UNITS

Floor area is lot area × FAR. Unit range is based on FAR only; no site plan has been prepared. Buyer to verify with the City of Atlanta.

07 AERIAL

The Block

- Two parcels on Elm St NW, North Ave NW to Cameron M Alexander Blvd NW
- One block west of the Westside BeltLine Connector
- Northside Dr (US-41) a few blocks east
- MARTA bus stops on Cameron M Alexander Blvd NW



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Exclusively Offered By

COLDWELL BANKER COMMERCIAL METRO BROKERS

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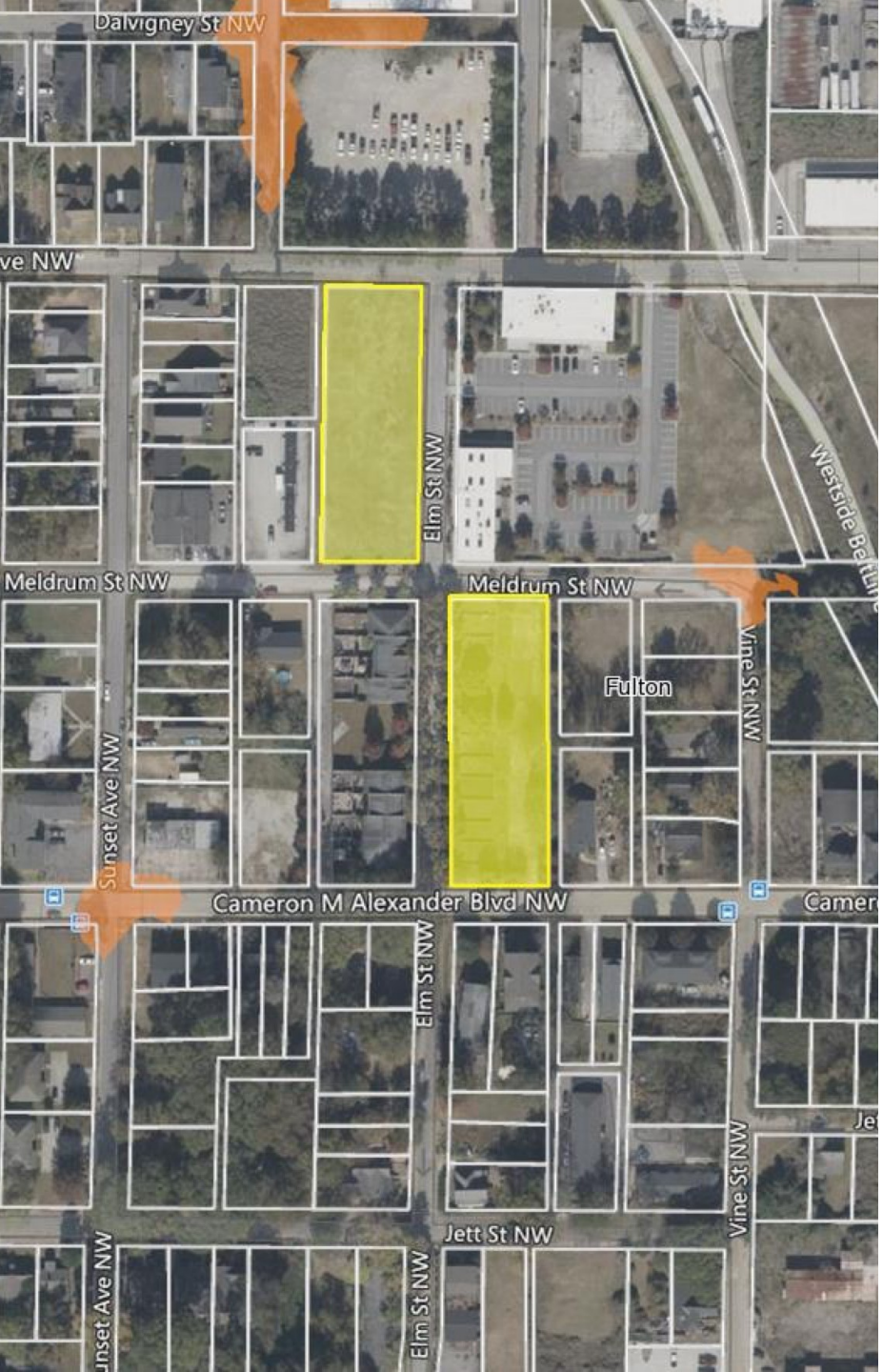
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ABOUT THE BROKER

In commercial real estate since 2014, involved in more than $200M in transactions representing owners, investors, developers and builders.

Focus: multifamily, retail and land investment sales across Metro Atlanta and the Southeast.

Master's in Urban Planning, University of Georgia. Licensed in Georgia, Florida, Tennessee and Alabama.



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Confidentiality & Disclaimer

This Offering Memorandum is provided by Coldwell Banker Commercial Metro Brokers, exclusive agent for the seller, for the recipient's evaluation of the property only. Do not copy or distribute it without the broker's written consent.

Information is from sources believed reliable but is not guaranteed. Acreage, zoning, FAR, utilities and development capacity must be independently verified by the buyer. Any projections are estimates only.

The seller reserves the right to accept or reject any offer and to withdraw the property at any time. Direct all inquiries and site visits through the broker. Do not contact the owner or walk the site without an appointment.