

# *call for offers*

## Available for Sale

Directly across the street from the new Mercedes Stadium

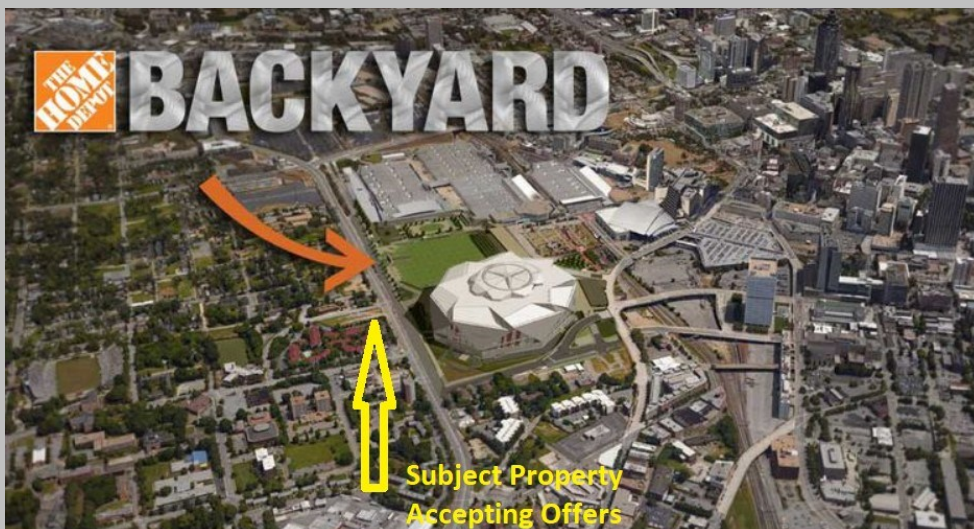


*Refer to page 7  
the potential Amazon impact*

*NOI on event parking approximately \$70,000 annually*

**Perfect for:**

- ◆ Event Parking
- ◆ Retail Store
- ◆ Hi Tech/Professional Office
- ◆ Medical
- ◆ Development Assemblage



**Call Today**



**Rick Ferguson**  
Georgia Brokers Real Estate

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*Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.*



# the parcel

[Property Zoning Link](#)

PARCEL INFORMATION TABLE	
Selected Parcel	14 008300080441
Property Class	C3
Taxing District	(05Z)
Acreeage	0.1079



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# zoning and use

## **Zoning**

**\*\*Official Zoning must be approved by the Planning Dept, Council Legislation or the Dept of Buildings\*\***

ZONING SPI-11 SA12

MUNICODE [More Info](#)

OVERLAY ZONING None

HISTORIC DISTRICT None

ZONING MAP LINK [More Info](#)

FUTURE LAND USE Mixed-Use

DENSITY

**SUPPORTIVE HOUSING:** PCH lies within 2000ft  
**NOT ELIGIBLE.**

## **Administrative Area**

NEIGHBORHOOD Vine City

CITY COUNCIL DISTRICT 3

QUADRANT NW

NPU L

NPU within 300ft M

DISTRICT AND LANDLOT

14-83

## **Economic Development**

RENEWAL COMMUNITY DISTRICT 26.00

EMPOWERMENT ZONE DISTRICT 000800

NEW MARKET TAX CREDIT DISTRICT 1

LIVABLE CENTERS INITIATIVE (LCI) Vine City

TAX ALLOCATION DISTRICT Westside

NSP ATLANTA

COMMUNITY DEVELOPMENT IMPACT AREA 65

URBAN REDEVELOPMENT AREA 1

Atlanta, Georgia - Code of Ordinances / PART III - CODE OF ORDINANCES / Part 16 - ZONING / CHAPTER 18K. - SPI-11 VINE CI...

VERSION: **OCT 23, 2017 (CURRENT)**

**CHAPTER 18K. - SPI-11 VINE CITY & ASHBY STATION SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS**

**Sec. 16-18K.001. - Scope of provisions.**

The regulations set forth in this chapter, or set forth elsewhere in this part, when referred to in this chapter, are the regulations in the SPI-11 Vine City and Ashby Station Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in [section 16-18K.003](#), except that all existing categories of historic protection designated pursuant to [Chapter 20](#) of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

The regulations set forth in sections [16-18K.001](#) through and including [section 16-18K.015](#) shall apply to all properties located within the SPI-11 Vine City & Ashby Station Special Public Interest District, including all subareas within the District. The remaining regulations set forth in section 18K.016 shall apply only to the subareas identified therein.

(Ord. No. 2004-58, § 1(Att. A), 9-15-04)

**Sec. 16-18K.002. - Statement of intent.**

The intent of the council in establishing the SPI-11 Vine City and Ashby Station Special Public Interest District is as follows:

1. To preserve, protect, and enhance the single-family residential neighborhoods in the area of the Vine City and Ashby MARTA Stations including the Vine City, Washington Park and Ashview Heights neighborhoods.

# surrounding area

## In Atlanta's Vine City, innovative YMCA project is a go; historic building to be saved

\$24-million center should boost neighborhood blocks from Atlanta Falcons' new stadium  
BY JOSH GREEN | @JOSHGREEN1234 | MAY 18, 2017, 1:50PM EDT



An updated rendering of a facility that could deliver next fall, as the Falcons enter their second season nearby. | Invest Atlanta

## On Atlanta's Westside, Vine City park has dazzling renderings, May start date

Rodney Cook Sr. Park is designed to be both functional and beautiful  
BY JOSH GREEN | @JOSHGREEN1234 | APR 24, 2017, 12:10PM EDT



The park's proximity to a Georgia Dome-less downtown. | Images: Trust For Public Land via Saporta Report; renderings courtesy of HDR Inc.



## Vine City cheers groundbreaking of Westside's first Chick-fil-A

Neighborhood leader installed as restaurant manager to oversee 90 employees.

## Georgia Dome site to become park after demolition



Leon Stafford  
2:54 p.m Friday, April 21, 2017 Filed in Atlanta News



A rendering of the 13-acre Home Depot Backyard, a park that will be constructed on a portion of the site currently occupied by the Georgia Dome.

# sample events



ATLANTA UNITED VS. LA GALAXY

SEPTEMBER 20, 7:00PM



FALCONS VS. BILLS

OCTOBER 1, 1:00PM



GARTH BROOKS

OCTOBER 12



COLLEGE FOOTBALL NATIONAL CHAMPIONSHIP

JANUARY 2018



SUPER BOWL LIII

JANUARY 2019



NCAA MEN'S FINAL FOUR

MARCH 2020

# the potential Amazon impact

Commercial Real Estate

## City filing could hint at Gulch plans for Amazon's \$5 billion HQ2



By Urvaksh Karkaria – Staff Writer, Atlanta Business Chronicle  
Nov 3, 2017, 3:00pm EDT **Updated** Nov 5, 2017, 4:53pm

The Gulch, a 120-acre site in downtown Atlanta, is the “primary site” being pushed by Atlanta in its pitch to land Amazon’s \$5 billion HQ2.

An Oct. 30 filing with the city could suggest the groundwork is being laid to prep the property for Amazon’s (Nasdaq: AMZN) mammoth development.

An undisclosed party has filed plans to develop 9.3 million square feet of office and 1 million square feet of retail space at the Gulch, near CNN Center and Philips Arena. Plans also call for a 1,500-room hotel and 2,100 apartments. This is a 9-acre property owned by the city of Atlanta, according to Fulton County property records.



# *the location in relation to the atlanta beltline*

<https://beltline.org/map-popup/>

