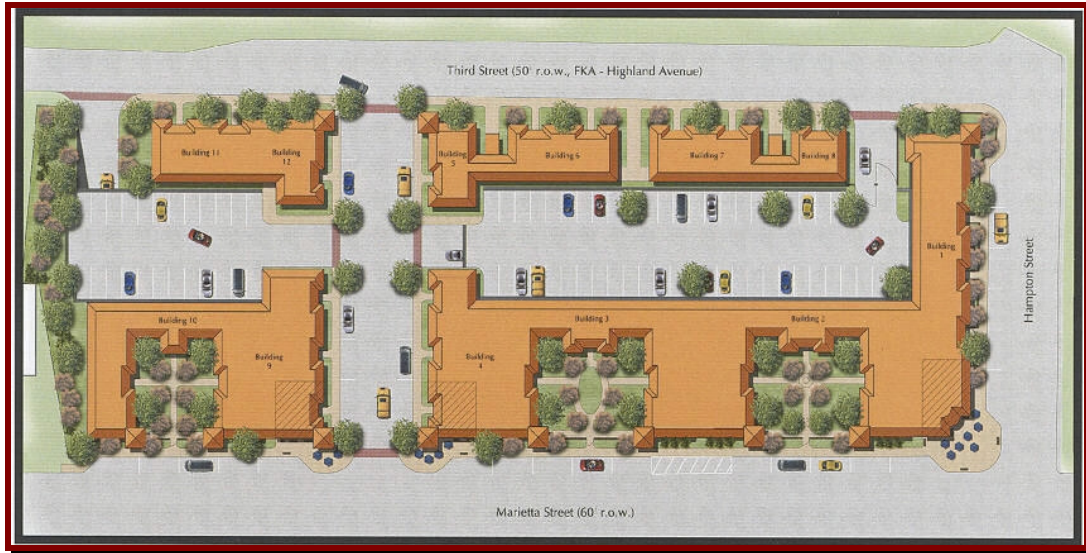


Midtown Residential Site



919-927, 935, 945 & 953 Marietta Street Atlanta, Fulton County, Georgia 30318

LOCATION:	<p>The property is located on the northeast corner of Marietta Street, Third Street and Hampton Street approximately ½ block north of the intersection at Northside Drive and Marietta Street. The property is located one block west of Georgia Tech.</p> <p>The site is a 2.5 acre, market rate, in-town Atlanta residential and retail development located on the northwest side of Marietta Street, one block northwest of Northside Drive, and directly across the street from the M-Street Apartments. The site is one block from Georgia Tech, and in the center of the "Marietta Street Artery", a residential, business and arts neighborhood that is undergoing economic rebirth.</p>
SIZE:	2.4559 +/- Acres, 106,977 Square Feet
PRICE:	\$4,800,000 – All Cash at Closing
ZONING:	PD-MU (Planned Development–Mixed-Use)
PARCEL:	Land Lot 112, 14 th District, Atlanta, Fulton County, Georgia 30318.
UTILITIES:	All utilities are available in quantities sufficient to service the property.
TOPO:	The property is mostly level, with the northeast portion of the property slightly dropping off towards Third street.
FRONTAGE & SHAPE:	530 +/- square feet along Marietta Street 551 +/- square feet along Third Street 192 +/- square feet along Hampton Street. Property is rectangular in shape.
IMPROVEMENTS:	The property has no improvements currently on the site.
SCHOOL DISTRICT:	Centennial Place Elementary, Inman Middle School, Grady High School
FLOOD PLAIN:	None
2004 TRAFFIC COUNTS:	East @ intersection of Marietta Street & Northside Drive -14,150/vpd West @ intersection of Marietta Street & Northside Drive -12,531/vpd North @ intersection of Marietta Street & Northside Drive -20,775/vpd South @ intersection of Marietta Street & Northside Drive -12,531/vpd
NEIGHBORHOOD N.P.U. :	Marietta Street Artery