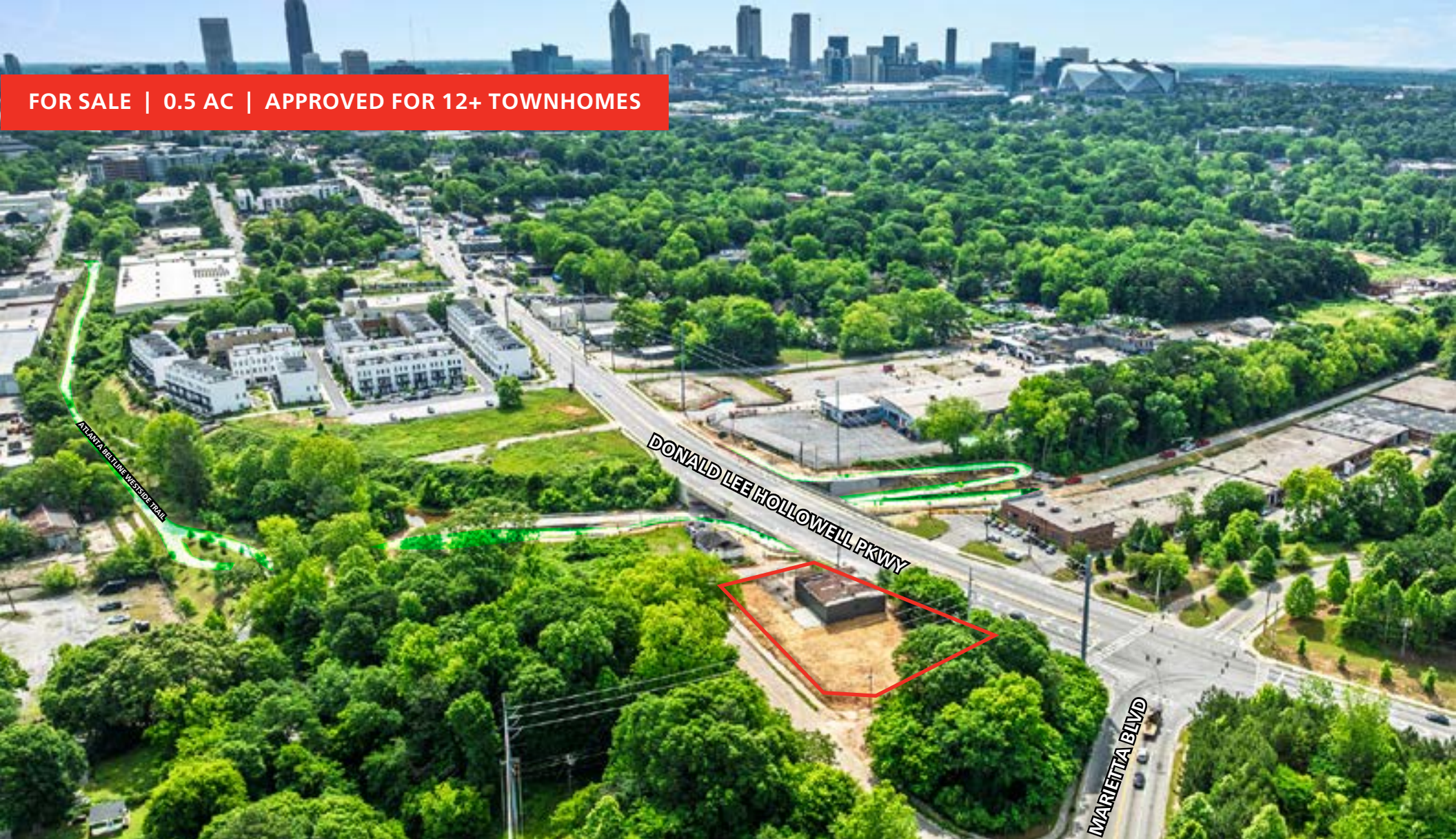


FOR SALE | 0.5 AC | APPROVED FOR 12+ TOWNHOMES



684 Law Street | Atlanta, GA

A BELTLINE RESIDENTIAL DEVELOPMENT OPPORTUNITY

EDGAR HERNANDEZ
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TY WARBINGTON
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Ackerman & Co.

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **684 Law Street, approximately 0.5 acres in Atlanta, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

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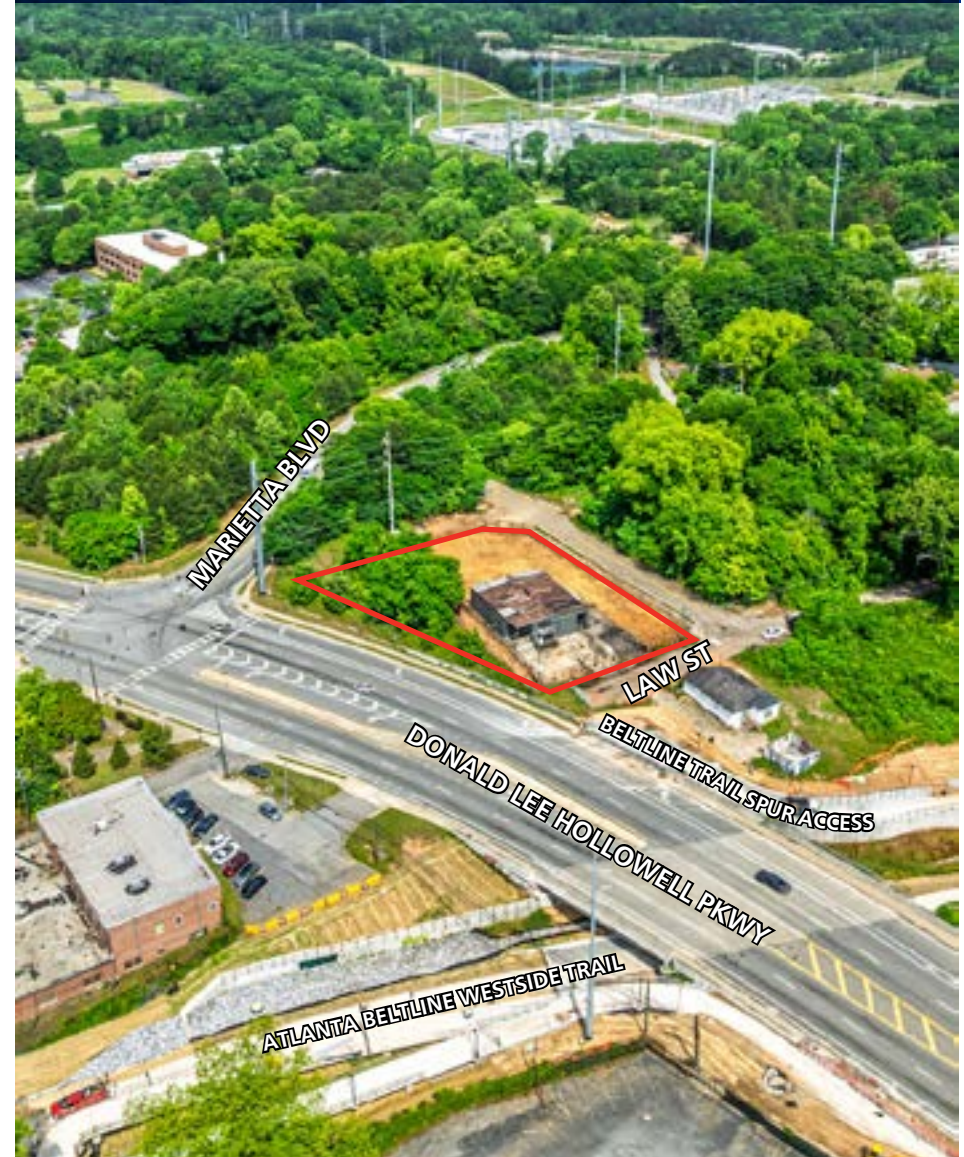


BeltLine-Positioned Residential Development Opportunity

- **Premier BeltLine-Oriented Residential Development Opportunity**
684 Law Street offers a rare opportunity to develop residential product in one of Atlanta's most closely watched growth corridors, positioned to benefit from continued housing demand along the Atlanta BeltLine.
- **Residential Zoning in Place**
The property has been rezoned MR-3, providing entitlement clarity for a medium-density residential development program in one of Atlanta's most active in-town growth corridors.
- **Approved Townhome Development Program**
The site has been approved for at least 12 townhomes, providing developers with a defined residential path in a high-demand in-town Atlanta location near the Westside BeltLine.
- **Direct Exposure to BeltLine Growth Dynamics**
The site is well positioned to capture demand generated by the BeltLine's continued investment in mobility, greenspace, trail connectivity, and neighborhood redevelopment.
- **Strong Infill Housing Fundamentals**
Atlanta continues to experience significant demand for new housing in walkable, connected, in-town neighborhoods, particularly near major public infrastructure and lifestyle amenities such as the BeltLine.
- **Located in an Emerging Westside Growth Corridor**
The property benefits from its location near Donald Lee Hollowell Parkway and the Westside BeltLine corridor, an area experiencing continued public and private investment.
- **Amenity-Rich Urban Location**
Future residents will benefit from proximity to BeltLine access, Westside neighborhoods, parks, retail nodes, employment centers, and major transportation corridors.
- **Scarcity of BeltLine-Adjacent Development Sites**
Well-located residential development sites near the BeltLine remain limited, making 684 Law Street a compelling opportunity for developers seeking exposure to Atlanta's continued urban growth.

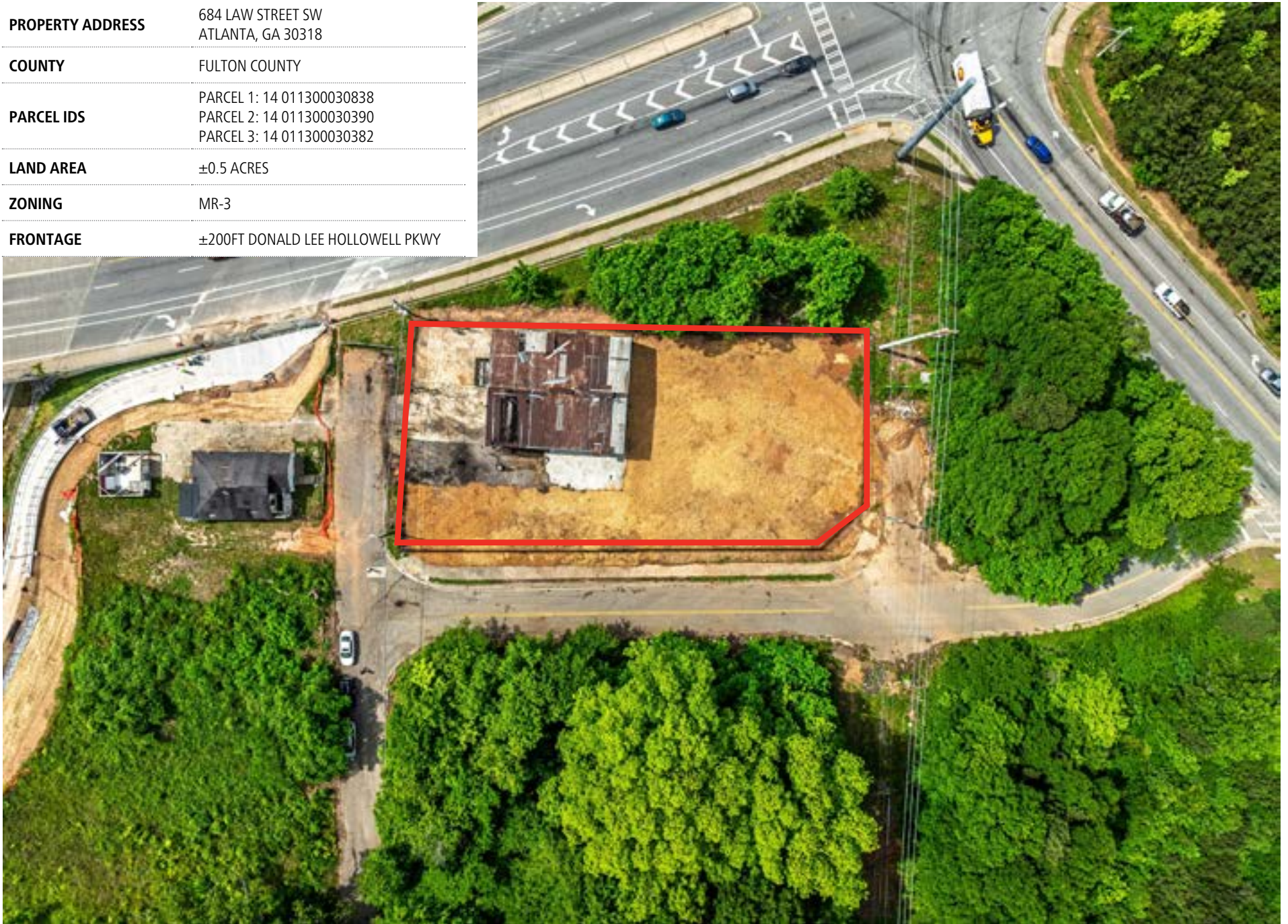
ASKING PRICE

\$900,000

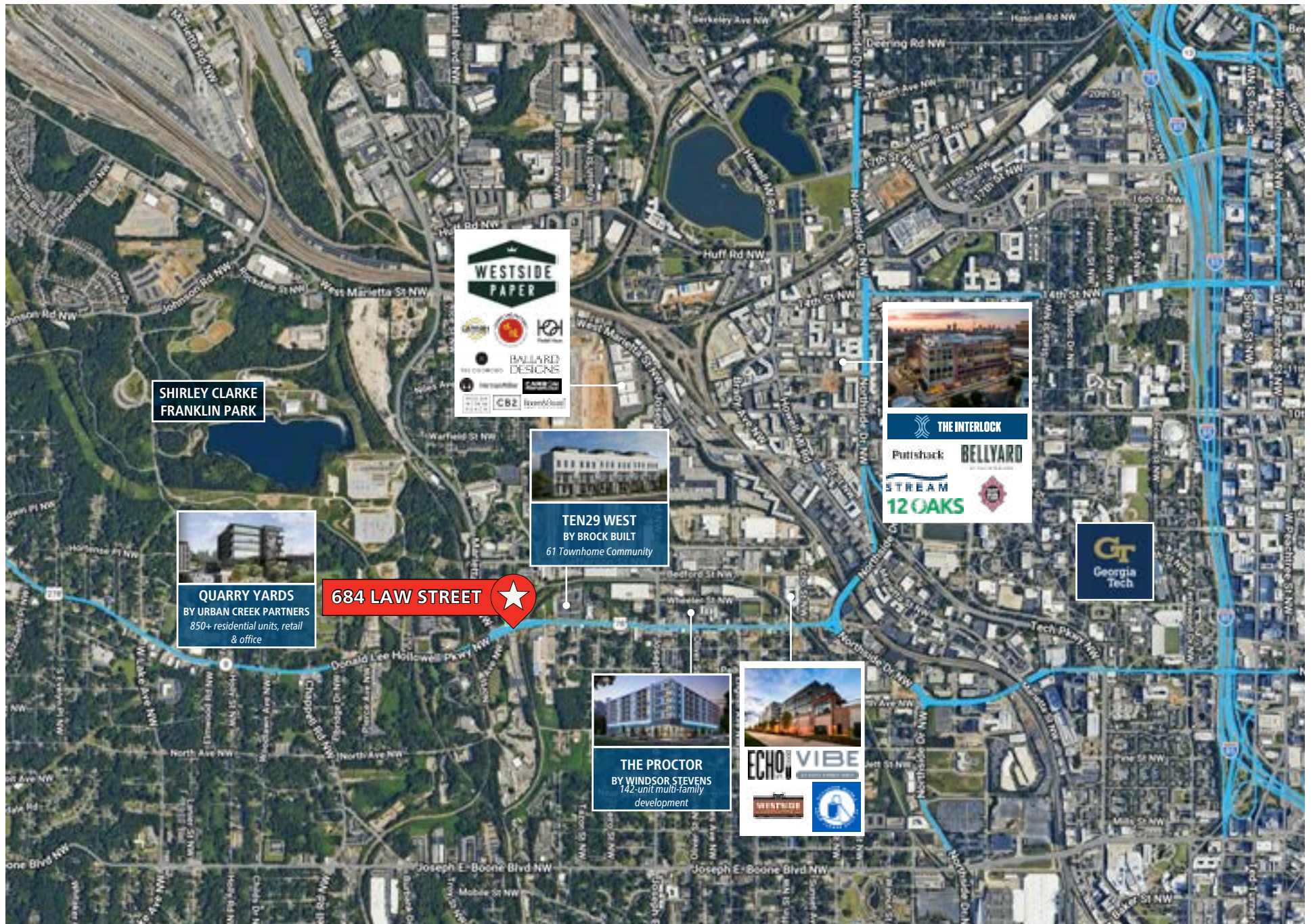


Property Summary

PROPERTY ADDRESS	684 LAW STREET SW ATLANTA, GA 30318
COUNTY	FULTON COUNTY
PARCEL IDS	PARCEL 1: 14 011300030838 PARCEL 2: 14 011300030390 PARCEL 3: 14 011300030382
LAND AREA	±0.5 ACRES
ZONING	MR-3
FRONTAGE	±200FT DONALD LEE HOLLOWELL PKWY



Area Developments & Amenities



Market Overview - West Midtown Atlanta, GA

The 684 Law Street development opportunity is located in one of Atlanta's most dynamic infill growth corridors, positioned along the Westside BeltLine and near Donald Lee Hollowell Parkway. The surrounding area has become a focal point for public infrastructure investment, adaptive reuse, residential redevelopment, and new housing activity as the Atlanta BeltLine continues to reshape mobility, neighborhood connectivity, and land-use patterns across the city.

The Atlanta BeltLine remains one of the Southeast's most significant urban infrastructure initiatives, designed to connect neighborhoods through trails, parks, transit-oriented planning, greenspace, and mixed-use redevelopment. The BeltLine's long-term implementation plan targets completion of the broader project by 2030, and the Westside corridor has become increasingly important as trail segments are completed and surrounding neighborhoods benefit from improved access to parks, employment centers, and in-town amenities.

Westside Atlanta continues to benefit from strong housing fundamentals driven by limited in-town land supply, population and employment growth, and persistent demand for attainable urban housing. Metro Atlanta's long-term housing need remains substantial, with regional planning groups identifying the need for hundreds of thousands of new homes over the next decade to support projected household and job growth. This demand is particularly acute in walkable, infrastructure-rich locations where new residential supply can provide access to employment, recreation, and transportation corridors.

The immediate submarket surrounding Law Street is transitioning from legacy industrial and commercial uses toward a more residential and mixed-use development pattern. The property's anticipated MR-3 / BeltLine Overlay zoning aligns with this shift by supporting medium-density residential development in a location where infill housing, townhomes, and compact residential formats are increasingly sought after. Nearby new-construction townhome activity further validates buyer demand for higher-value residential product along the Westside BeltLine corridor.

The site also benefits from proximity to major Westside amenities and redevelopment anchors, including the Westside BeltLine Trail, Donald Lee Hollowell Parkway, Westside Park / Shirley Clarke Franklin Park, Georgia Tech, Midtown, Downtown Atlanta, Microsoft's Grove Park assemblage, and the broader West Midtown employment and lifestyle corridor. These demand drivers support a compelling residential development thesis for builders seeking scarce BeltLine-adjacent land with zoning momentum and direct exposure to Atlanta's continued in-town housing demand.

As Atlanta continues to prioritize housing production, connectivity, and redevelopment around major infrastructure corridors, 684 Law Street is well positioned to capture demand from buyers and renters seeking new residential product in a BeltLine-oriented Westside location.



Atlanta by the Numbers

54

Fortune 500 & 1000
Companies

#1

City for Young
Professionals

#3

Metro Region for
Population Growth

#5

Move-in Destination
in the Country



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