OFFERING MEMORANDUM

Tenure
LAND GROUP

±15.67 Acres in City of Atlanta

Approved for 115 Residential Lots with LDP in Process

Pryor Rd SE, Meldon Ave SE & Benjamin Weldon Bickers Dr | Atlanta, GA 30315 | Fulton County





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Offering Summary

Contact Broker

± 15.67 AC

Current Zoning: PD-H

Planned Development – Housing

Phase 1: Partially Developed and Entitled for 115 Residential lots with LDP in Process with the ability to obtain quickly

All Utilities Available

Including Sewer

Road Access

On both Meldon Ave SE and Benjamin Weldon Bickers DR SE

Traffic

Pryor Rd – 13,600 VPD

School District

Slater Elementary School

Luther J. Price Middle School

Carver High School



PBSA
PURPOSE BUILT SCHOOLS ATLANTA

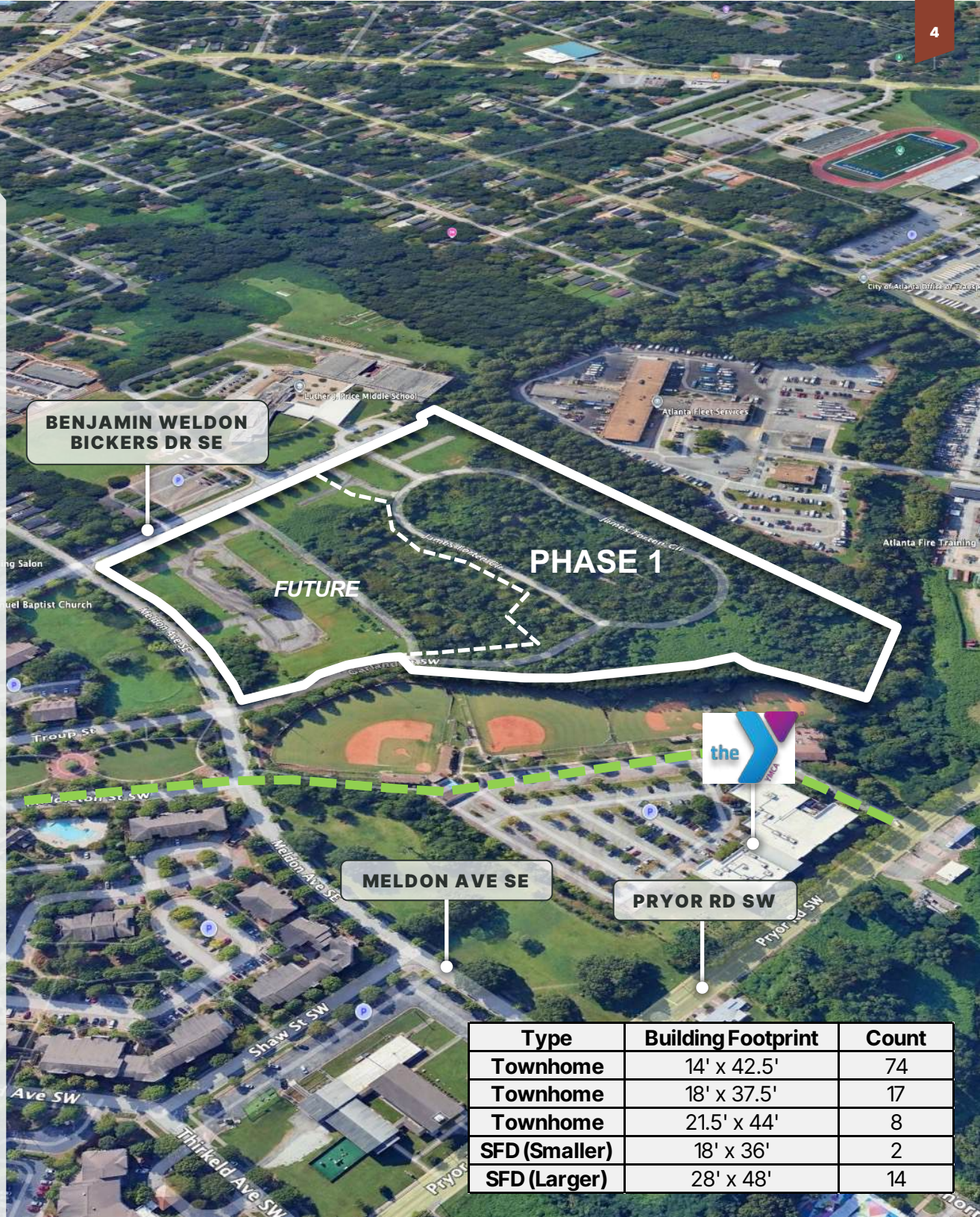
Property Overview

This offering consists of ±15.67 acres located along Pryor Road, Garland Street, Meldon Avenue and Benjamin W. Bickers Drive in Atlanta, Georgia.

The property is zoned PD-H (Planned Development–Housing) within the city limits of Atlanta, with permits currently being pursued for Phase 1 consisting of a **115-unit residential community** featuring a mix of attached townhomes and detached single-family homes. A Land Disturbance Permit is projected to be +/- 30 days from approval upon Purchaser reengaging LDP pursuit. Future Phase II LDP drawings are complete but not yet submitted to the City. There is significant infrastructure already in place initially constructed in 2007 including roads and utilities. *Seller can provide Cost to Completes at buyer request and is open to selling as is or final platted lots with a development deposit.*

All utilities are available to the property, including public water and sanitary sewer. With substantial acreage, established infrastructure and residential planning already underway, the site presents a unique opportunity to bring new housing to an intown Atlanta community experiencing continued investment and redevelopment.

PATH Lakewood Trail (Proposed/Planning):



Type	Building Footprint	Count
Townhome	14' x 42.5'	74
Townhome	18' x 37.5'	17
Townhome	21.5' x 44'	8
SFD (Smaller)	18' x 36'	2
SFD (Larger)	28' x 48'	14

Location Overview

Located just south of Downtown Atlanta, the property offers convenient access to the city's major employment centers, universities, entertainment venues and cultural attractions.

The site is less than one mile from the Atlanta BeltLine's Southside Trail, providing nearby access to the expanding network of trails, parks and neighborhoods throughout the city.

The rapidly developing neighborhoods of Summer Hill, Grant Park, Cabbage Town are just a couple miles away and development is continuing southward towards the subject property. Mercedes-Benz Stadium, Zoo Atlanta, Georgia Aquarium and Centennial Olympic Park are all within approximately 15 minutes. This combination of BeltLine proximity, educational access and connectivity to Atlanta's leading destinations strengthens property's potential as a well-connected residential community.

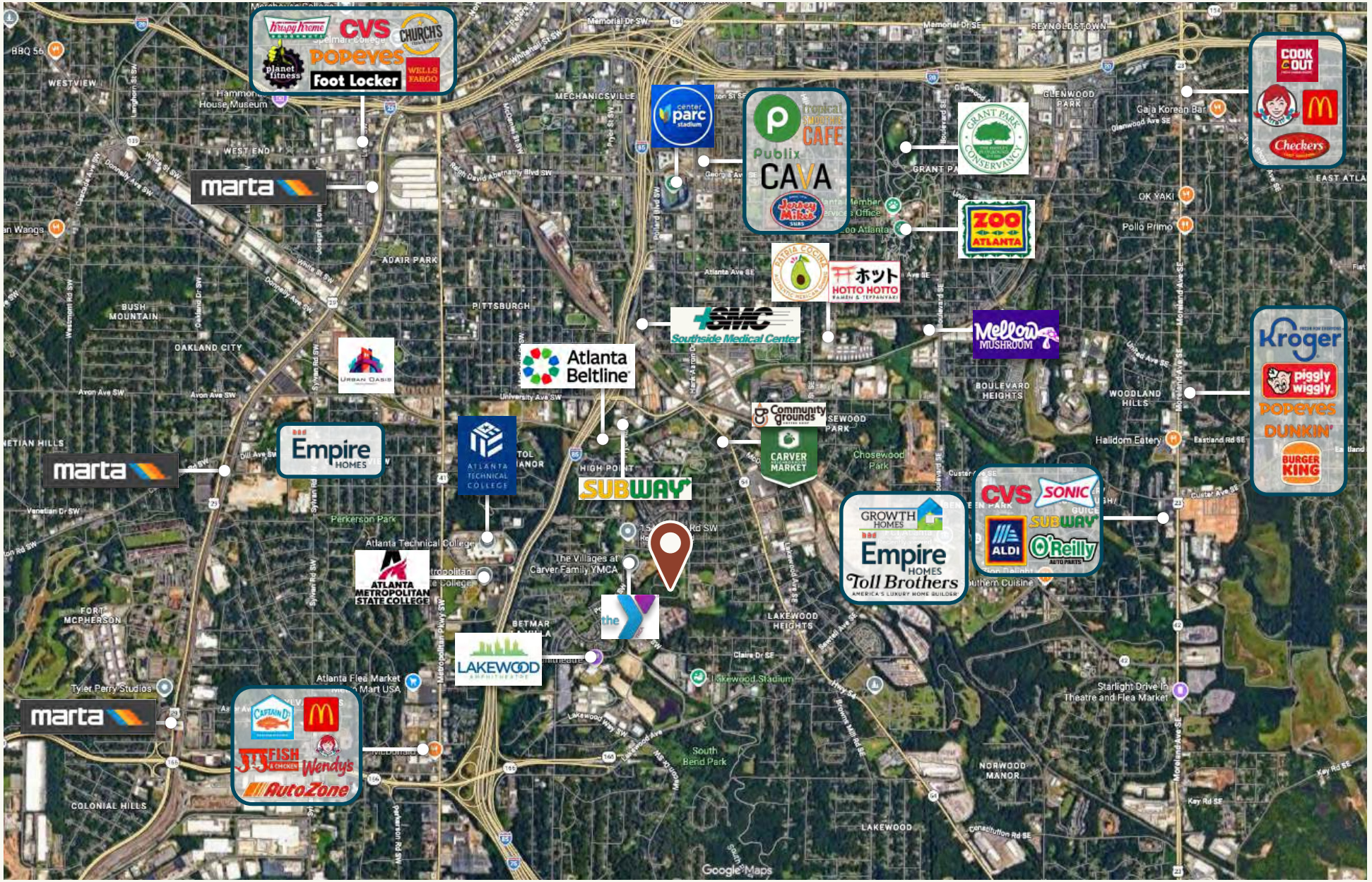
Beltline Southside Trail (Under Construction):

PATH Lakewood Trail (Proposed/Planning):

CITY OF ATLANTA

6.1%	22 mi	70+
Population Growth Since 2020	Atlanta BeltLine Loop	Colleges Throughout Metro Atlanta

Retailers / Home Builders Map



Current Zoning



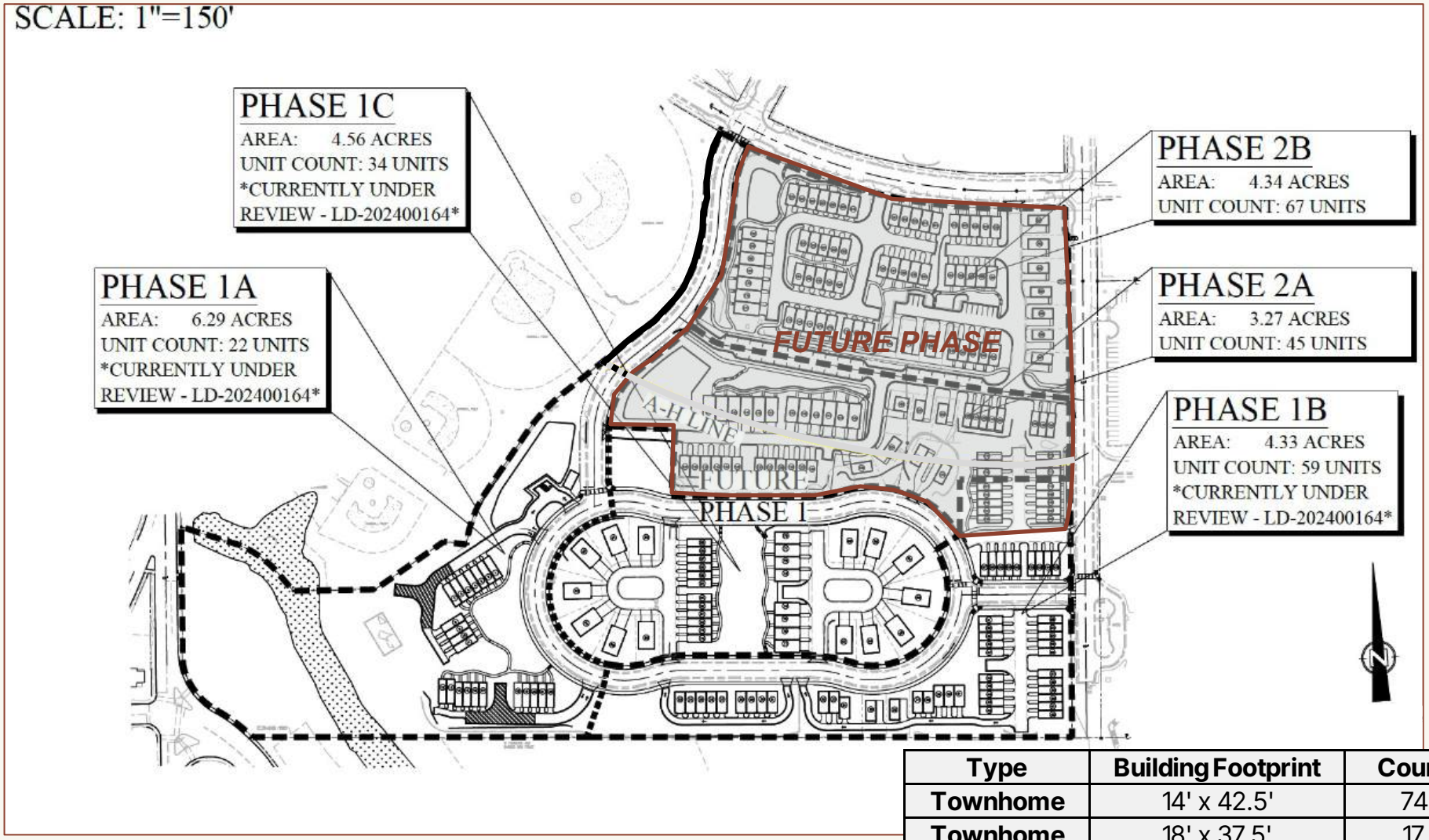
PD-H
Planned Development - Housing

Property Outline: _____

Topography Map



Site Plan



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Community Highlights



Atlanta Beltline – Southside Trail

The Atlanta Beltline is one of the city's most significant redevelopment and connectivity projects, and its proximity provides an important advantage for the property. The recently completed Southside Trail connects Atlanta's east and west sides, linking a growing network of intown neighborhoods, parks, restaurants, entertainment and employment centers. With nearly 17 miles of continuous mainline trail now complete, the Beltline continues to influence investment throughout the surrounding corridor. Nearby access also provides convenient opportunities for walking, biking and recreation while connecting the area to many of Atlanta's most active intown destinations.



Zoo Atlanta & Grant Park

Located just minutes from the property, Zoo Atlanta and historic Grant Park provide a major recreational and cultural destination on Atlanta's southside. Zoo Atlanta is one of the city's longest-standing attractions, welcoming visitors year-round with wildlife exhibits, educational programs and conservation initiatives. Surrounding the Zoo, Grant Park offers expansive greenspace, walking paths, recreation and community gathering areas within one of Atlanta's best-known historic neighborhoods. Convenient connections to the Atlanta Beltline's Southeast Trail further link the area with nearby neighborhoods and destinations, adding another significant lifestyle and recreational amenity close to the property.

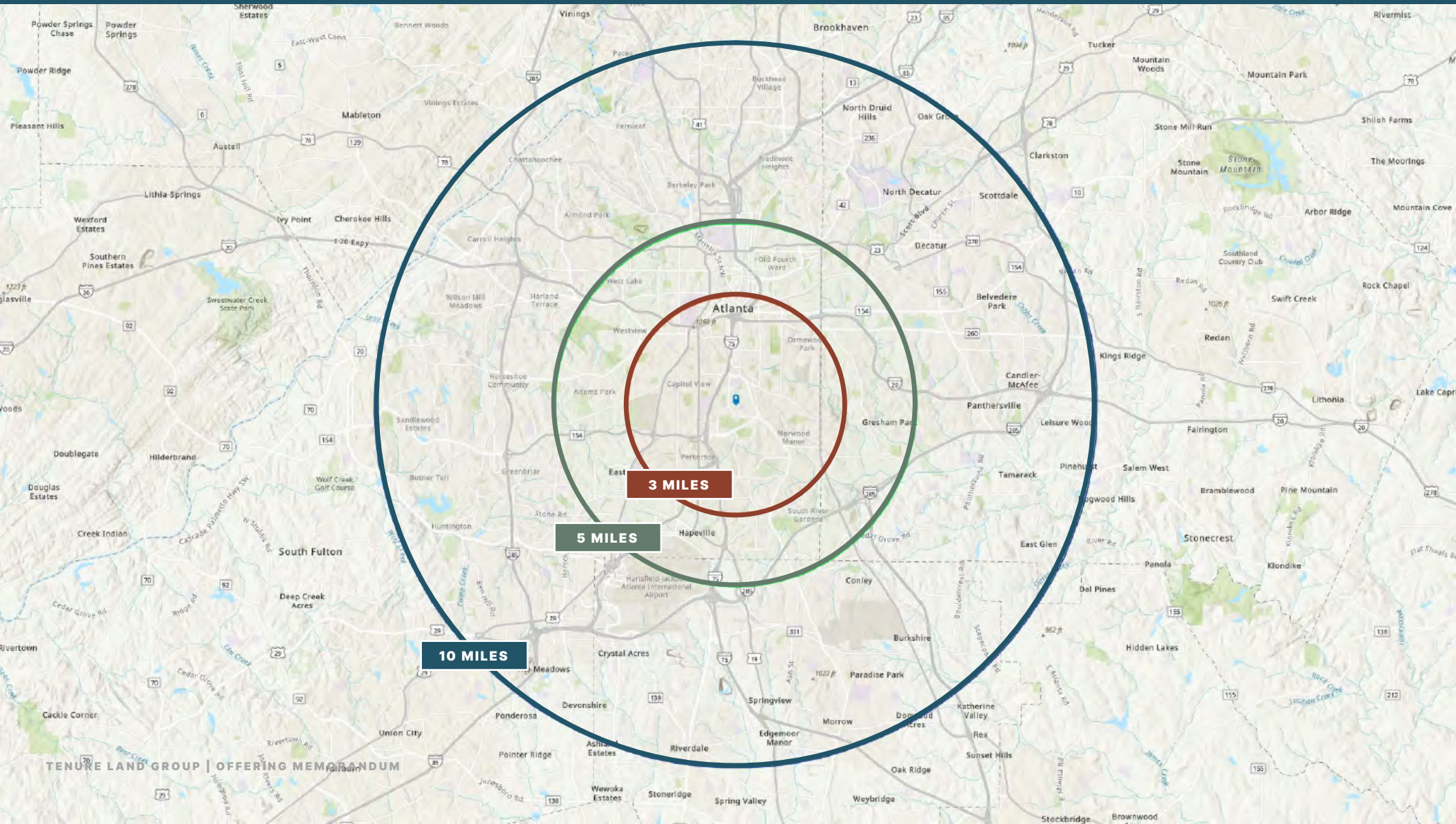


Mercedes-Benz Stadium

Mercedes-Benz Stadium is one of Atlanta's premier sports and entertainment destinations and a major regional attraction located just minutes from the property. Home to the Atlanta Falcons and Atlanta United FC, the stadium draws visitors throughout the year for professional football and soccer, major concerts, championship events and other nationally recognized programming. Its central location and year-round event activity make the stadium an important driver of tourism and entertainment within the city. Proximity to Mercedes-Benz Stadium places the property within convenient reach of one of Atlanta's most recognizable destinations and the broader activity of the urban core.

LOCATION MAP

0.9 miles	3.9 miles /15 min	8.1 miles/12 min	297,765	$120,697
Walk to Southside Beltline Trail	Drive to Centennial Olympic Park	to Hartsfield-Jackson Atlanta International Airport	Population within 5 miles	Average Household Income (5 miles)



Other Available Sites – Inquire for Detail



Demographics

Executive Summary

1509 James Forten Cir, Atlanta, Georgia, 30315

Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	97,790	276,081	919,394
2020 Male Population	49.4%	50.0%	48.2%
2020 Female Population	50.6%	50.0%	51.8%
2026 Population	106,938	297,765	976,290
2026 Male Population	49.7%	50.4%	48.8%
2026 Female Population	50.3%	49.6%	51.2%
2031 Population	112,286	311,879	1,006,871
2031 Male Population	49.5%	50.2%	48.7%
2031 Female Population	50.5%	49.8%	51.3%
2010-2020 Annual Rate	0.87%	1.11%	1.18%
2020-2026 Annual Rate	1.44%	1.22%	0.97%
2026-2031 Annual Rate	0.98%	0.93%	0.62%

In the identified area, the current year population is **976,290**. In 2020, the Census count in the area was **919,394**. The rate of change since 2020 was **0.97%** annually. The five-year projection for the population in the area is **1,006,871** representing a change of **0.62%** annually from 2026 to 2031. Currently, the population is **48.8%** male and **51.2%** female.

Median Age			
2026 Median Age	35.5	34.3	35.5

The median age in this area is **35.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	21.4%	29.9%	30.0%
2026 Black Alone	68.0%	56.5%	54.4%
2026 American Indian Alone	0.4%	0.3%	0.4%
2026 Asian Alone	1.6%	3.7%	4.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.0%	3.2%	4.2%
2026 Two or More Races	5.5%	6.4%	6.2%
2026 Hispanic Origin	6.9%	7.2%	8.3%
2026 Diversity Index	55.3	64.0	66.6

Persons of Hispanic origin represent **8.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **66.6** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1509 James Forten Cir, Atlanta, Georgia, 30315 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	69	78	94
2010 Total Households	34,595	100,644	337,251
2020 Total Households	40,185	120,836	396,652
2026 Total Households	46,493	135,982	432,029
2031 Total Households	49,793	144,841	451,999
2010-2020 Annual Rate	1.51%	1.85%	1.64%
2020-2026 Annual Rate	2.36%	1.91%	1.38%
2026-2031 Annual Rate	1.38%	1.27%	0.91%
2026 Average Household Size	2.13	2.01	2.17

The household count in this area has changed from **396,652** in 2020 to **432,029** in the current year, a change of **1.38%** annually. The five-year projection of households is **451,999**, a change of **0.91%** annually from the current year total. Average household size is currently **2.17**, compared to **2.21** in the year 2020. The number of families in the current year is **201,376** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	34.4%	30.5%	27.6%

Median Household Income			
2026 Median Household Income	$66,029	$79,908	$85,451
2031 Median Household Income	$80,749	$97,528	$103,011
2026-2031 Annual Rate	4.11%	4.07%	3.81%

Average Household Income			
2026 Average Household Income	$105,635	$120,697	$134,334
2031 Average Household Income	$123,655	$140,351	$154,515
2026-2031 Annual Rate	3.20%	3.06%	2.84%

Per Capita Income			
2026 Per Capita Income	$46,049	$55,846	$59,662
2031 Per Capita Income	$54,842	$65,949	$69,575
2026-2031 Annual Rate	3.56%	3.38%	3.12%

Income Equality			
2026 Gini Index	53.6	51.6	50.9

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Tenure

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***Disclosure**: Information is believed reliable but is not guaranteed and is subject to independent verification. All acreage, boundaries, dimensions, zoning, utilities, development concepts, financial information, maps, plans, and other property information are approximate and subject to change. Prospective purchasers and tenants should conduct their own due diligence and consult appropriate professional advisers. This material is for informational purposes only, does not constitute an offer or contract, and is subject to errors, omissions, prior sale or lease, changes in price or terms, and withdrawal without notice.*