

330 & 334 McDANIEL ST SW

ATLANTA, GA



PRIME DEVELOPMENT SITE OPPORTUNITY
IN CASTLEBERRY HILL



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

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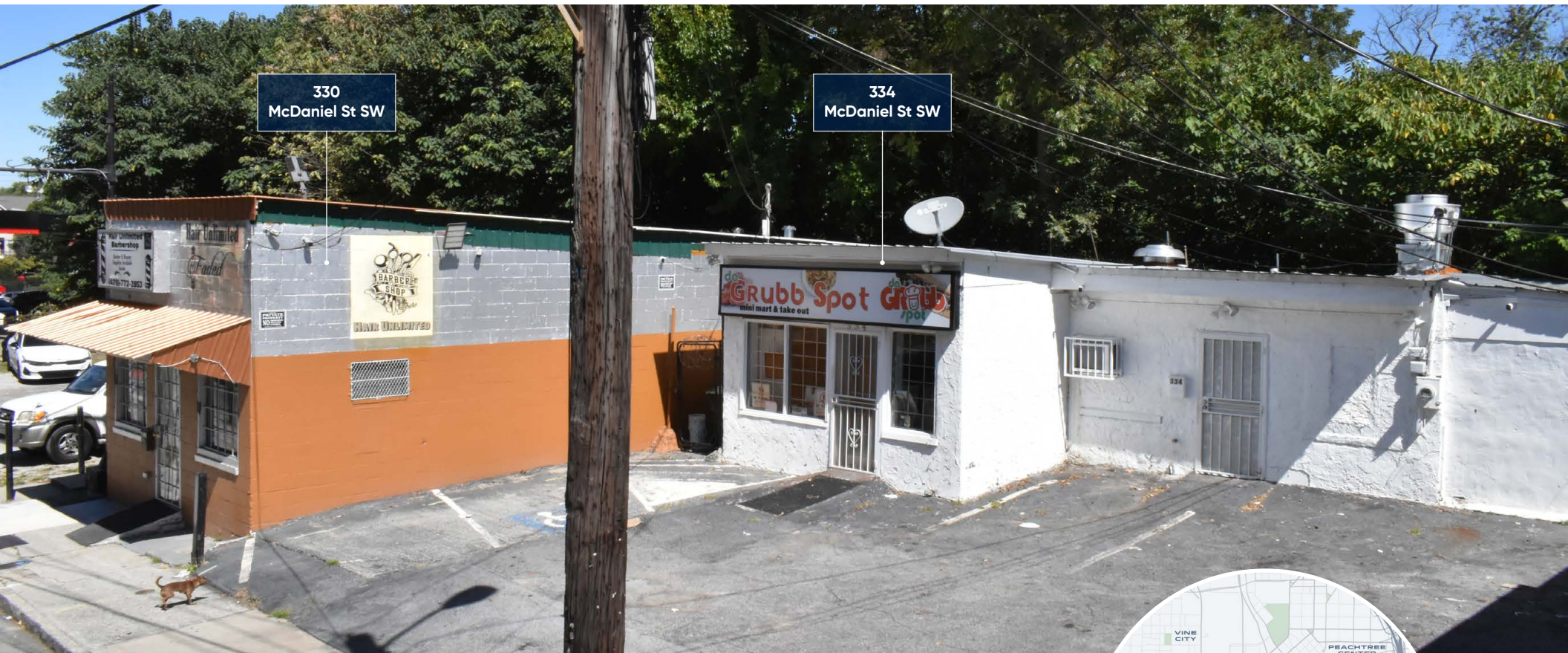
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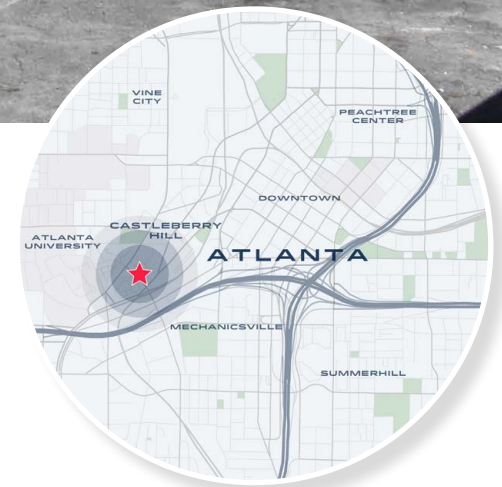
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OFFERING OVERVIEW

LOCATION LOCATION LOCATION! 330 and 334 McDaniel St. Conveniently positioned between I-20E off ramp and Northside Dr. 330 McDaniel Street is owner occupied currently operating as a barbershop. 334 McDaniel Street is temporarily occupied by a quick service restaurant tenant. These two parcels are an aggregate 4,138+/- sq ft which can result into exponential mixed-use development opportunity without the hassle of rezoning. Surrounded by over \$9.9B of institutional and private investments, this property is poised for tremendous growth.



LIST PRICE: \$676,200



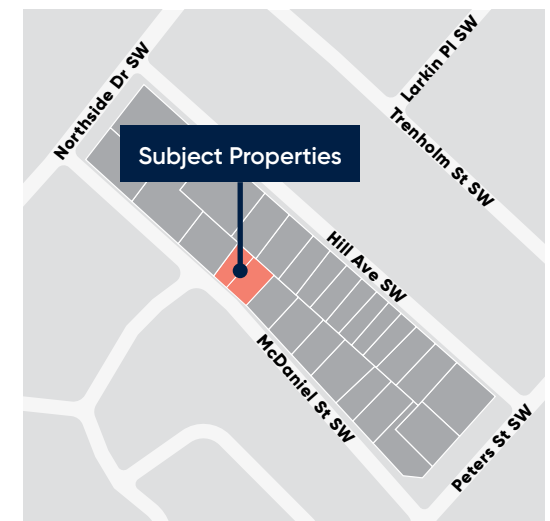
INVESTMENT SUMMARY

| | |
|-----------------|---|
| MARKET: | Castleberry Hill |
| LOT SIZE: | 334 McDaniel .0702 acres (3,058 sq ft) / 330 McDaniel .0248 acres (1,080 sq ft) |
| BUILDING SIZE: | 334 McDaniel 864 sq ft / 330 McDaniel 900 sq ft |
| YEAR BUILT: | 1955 |
| BUILDABLE FAR: | 3.196 (Mixed-Use Bonus FAR 1 sq ft of res. per every 2 sq ft comm.) (Affordable Housing Bonus FAR .5) |
| ZONING: | MRC-2-C |
| OFFERING PRICE: | \$676,200 |

INVESTMENT HIGHLIGHTS

- > Opportunity Zone Tract 13121004300
- > Mixed Residential Commercial Zoning (MRC-2)
- > MU Development Bonus FAR
- > I-20 – McDaniel St. SW = 168,782 ADV
- > I-20 – Northside Dr. SW = 75,930 ADV
- > \$9.9B of development in surrounding area

LOT MAP

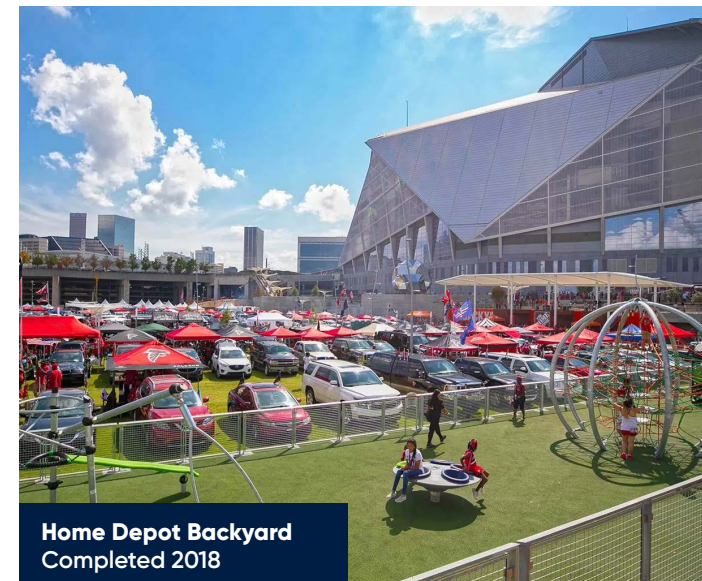
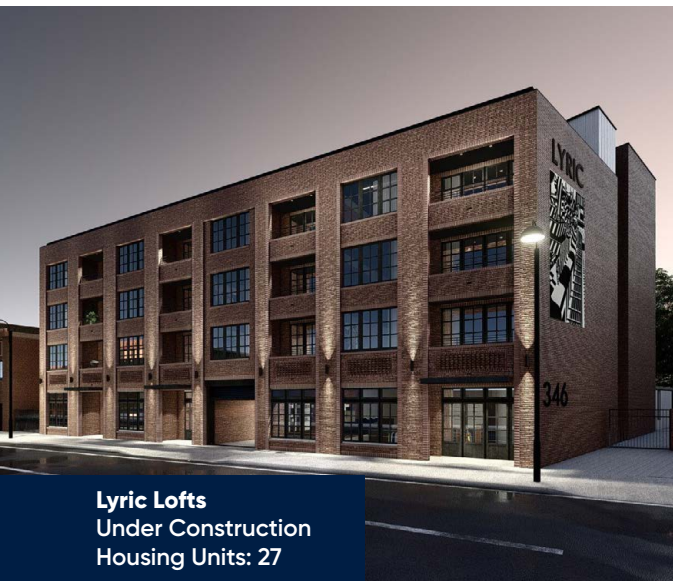


MARKET SUMMARY

Castleberry Hill is a funky, historic, mixed-use district with a burgeoning artist population who occupy much of its residential lofts and galleries. Castleberry Hill is listed among the National Register of Historic places and represents the most complete warehouse district in Atlanta. That's why it's no surprise that this neighborhood and all its character continue to draw investment interest from a variety of uses.



CASTLEBERRY HILL RECENT DEVELOPMENTS

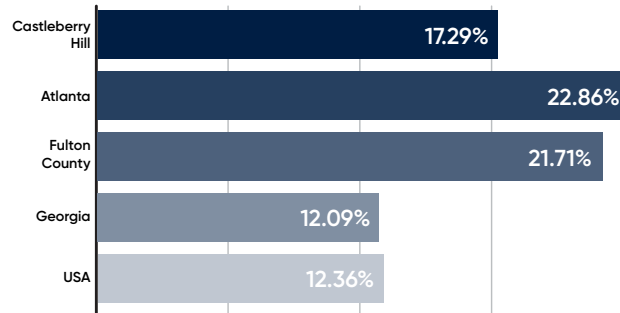


MARKET OVERVIEW

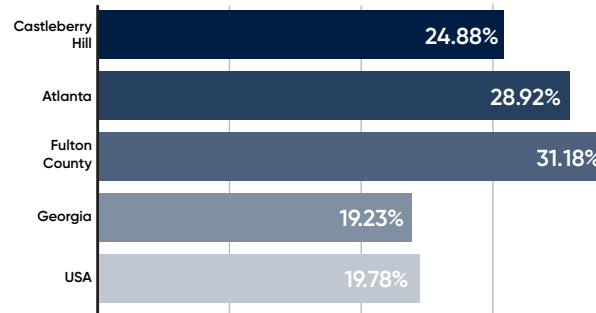


MARKET STATISTICS

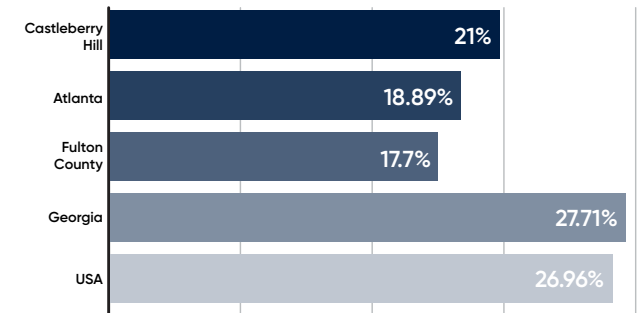
Grad/Professional Degree



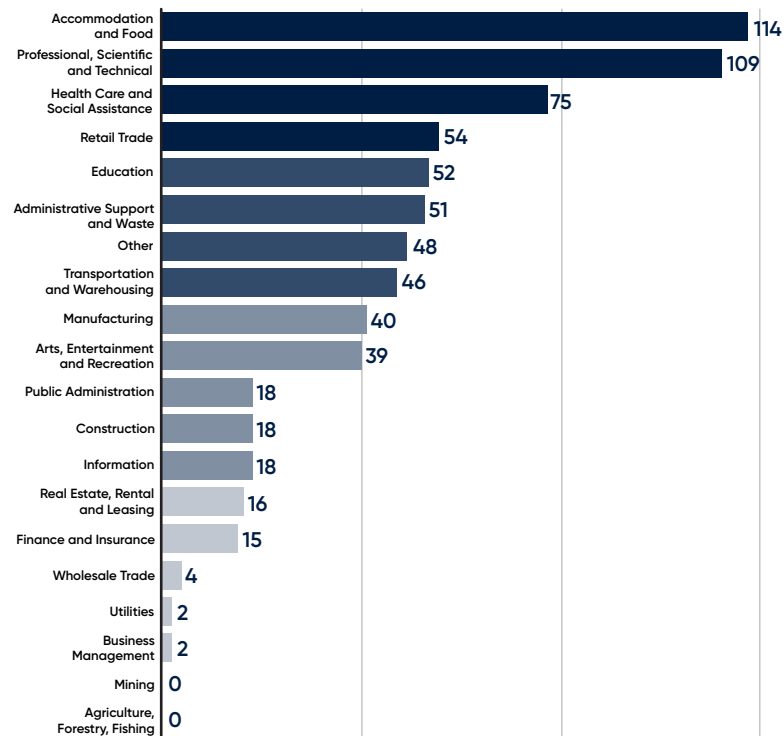
Bachelor's Degree



High School Graduate



Occupational Categories

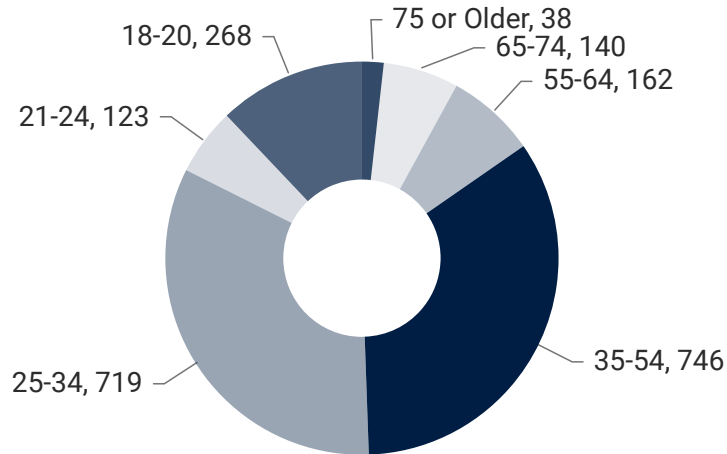


People Facts and Stats

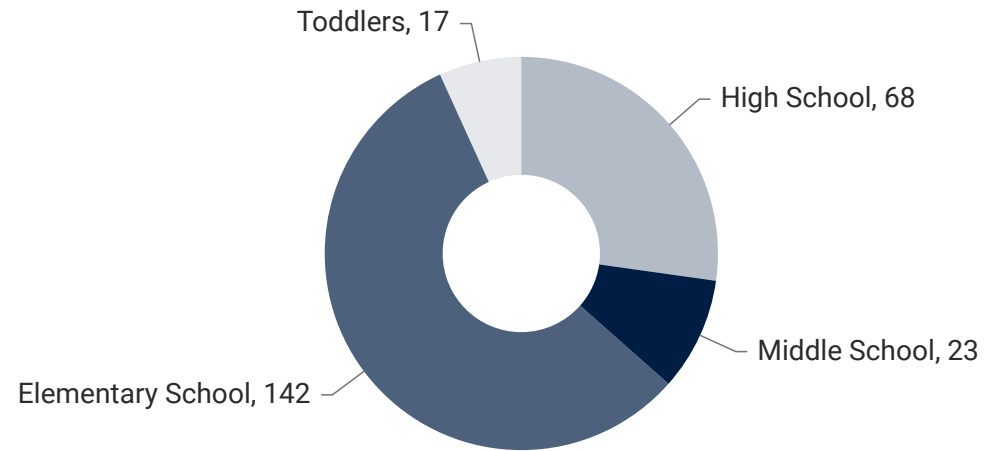
| | Castleberry Hill | Atlanta | Fulton County | Georgia | USA |
|------------------------------------|------------------|---------|---------------|---------|--------|
| Population | 2K | 489K | 1.04M | 10.4M | 324.7M |
| Population Density per Square Mile | 9.57K | 3.6K | 1.97K | 180 | - |
| Pop Change since 2010 | +22.5% | +19.3% | +18.4% | +11.6% | +8.2% |
| Median Age | 32 | 33 | 36 | 37 | 38 |
| Male / Female Ratio | 55% | 49% | 48% | 49% | 49% |

MARKET STATISTICS

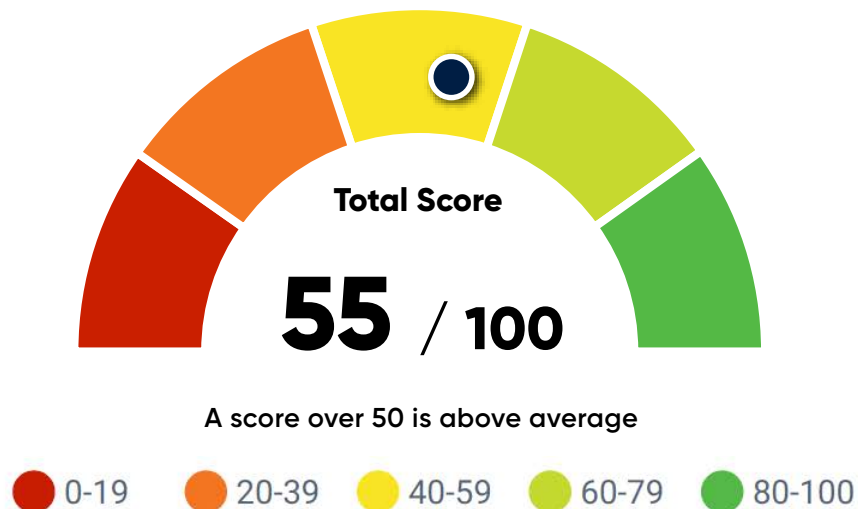
Population of Adults by Age Group



Population of Children by Age Group



AARP Livability Index



HOUSING

Affordability & Access84

HEALTH

Prevention, Access & Quality56

NEIGHBORHOOD

Access to Life, Work & Play.....65

ENGAGEMENT

Civic & Social Involvement.....56

TRANSPORTATION

Safe & Convenient Options.....64

OPPORTUNITY

Inclusion & Possibilities.....21

ENVIRONMENT

Clean Air & Water35

MARKET STATISTICS

Demographics

Total Population: 9,788

African American: 48%

Asian: 14%

Hispanic: 5%

White: 33%

Age 50+: 15%

Age 65+: 3%

Households w/Disabilities: 11%

Life Expectancy: 73 year old

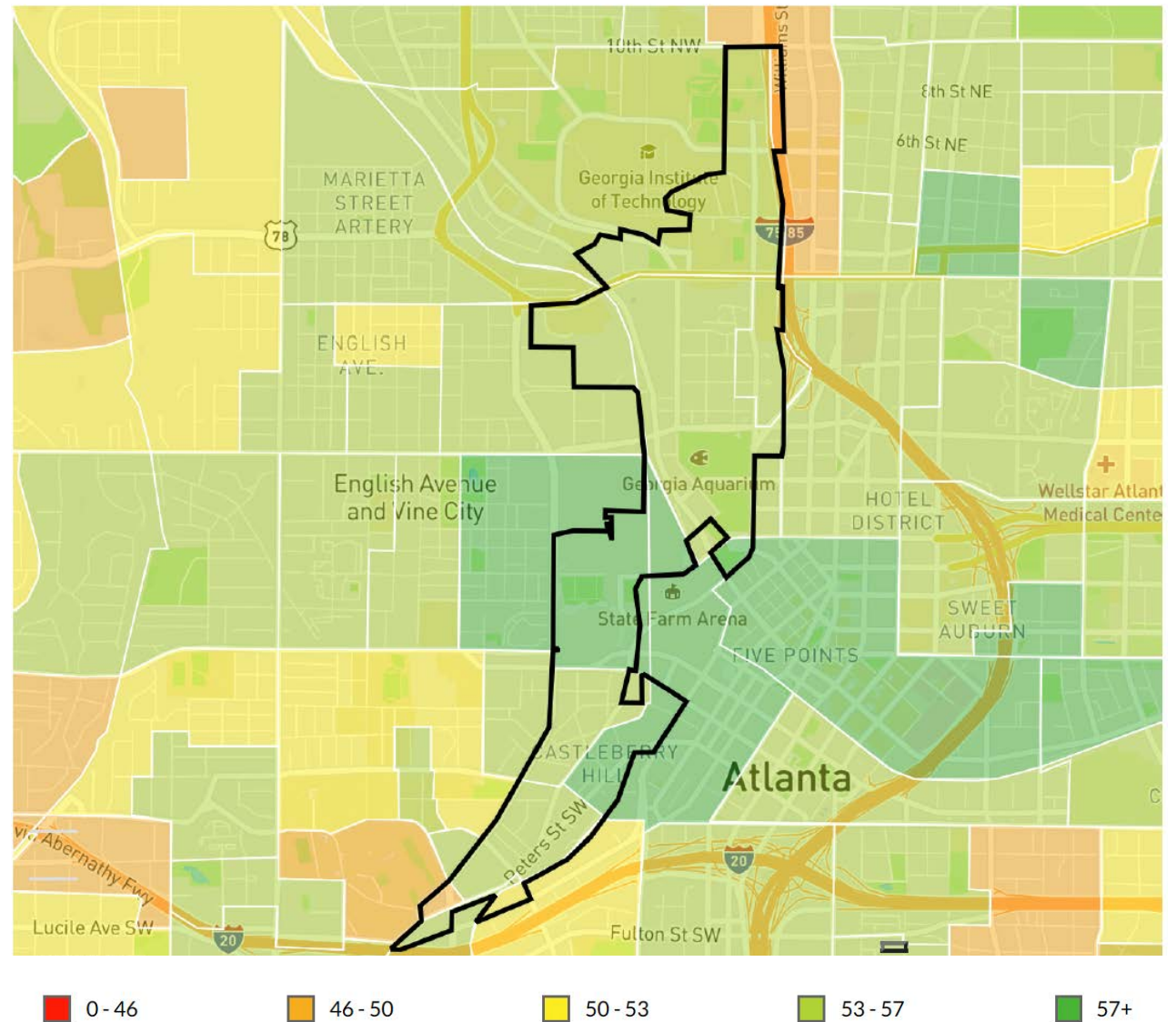
Households Without a Vehicle: 19%

Median Income: \$41,525

Poverty: 35%

Upward Mobility: 33

Area Livability



BIO



Warren J. is a U.S. Marine Corps Veteran and Commercial Real Estate Professional with an elaborate expertise in asset planning, investment sales, pro-forma modeling, and identifying value-add components. His devotion to real estate began over a decade ago executing opportunistic and value-add strategies amongst assets within his investment portfolio. Instilled over the years, Warren places extraordinary value in the following four core values; Honor, Integrity, Courage and Commitment.

Warren persistently challenges himself to remain astute in his abilities by avidly reading, attending conferences, seminars, corporate and legislative body meetings. He is a member of the Atlanta Commercial Board of Realtors and also attends Georgia State University J. Mack Robinson School of Business with a focus in Real Estate. Warren embraces a high level of compassion and often volunteers locally as well as organizes mission trips as far as Managua, Nicaragua.

EXCLUSIVELY LISTED BY



330 & 334 McDANIEL ST SW

ATLANTA, GA

WARREN JOHNSON

(678) 320-4800 OFFICE

(678) 587-4561 DIRECT

(770) 876-3623 MOBILE

warren.johnson@cbcmetrobrokers.com

www.cbcmetrobrokers.com

5775-D GLENRIDGE DRIVE

SUITE 100

ATLANTA, GA 30328



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