




**NATIONAL
LAND
REALTY[®]**

OFFERING MEMORANDUM

2039 ARLINGTON | ROCKDALE COUNTY



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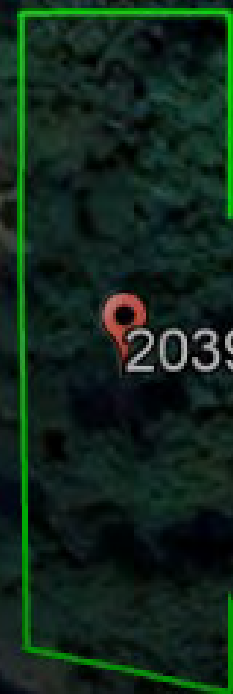


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EXECUTIVE SUMMARY

2039 ARLINGTON CIR NW | ATLANTA, GA

LAND OFFERING MEMORANDUM

INTRODUCING A UNIQUE OPPORTUNITY TO ACQUIRE A PRIME PARCEL OF LAND AT 2039 ARLINGTON CIRCLE NW. THIS 0.2975-ACRE LOT IS PERFECTLY POSITIONED IN A THRIVING RESIDENTIAL AREA, MAKING IT AN IDEAL INVESTMENT FOR THOSE LOOKING TO DEVELOP SINGLE-FAMILY HOMES OR DUPLEXES. THE PROPERTY IS ZONED R3, ALLOWING FOR LOW-DENSITY RESIDENTIAL DEVELOPMENT. SITUATED IN THE RAPIDLY GROWING NEIGHBORHOOD OF GROVE PARK WITH EASY ACCESS TO MAJOR HIGHWAYS AND CITY AMENITIES LIKE THE ATLANTA BELTLINE, THIS LOT OFFERS BOTH CONVENIENCE AND SIGNIFICANT GROWTH POTENTIAL.

SITE STATUS

2039 ARLINGTON CIRCLE NW IS AN UNDEVELOPED RESIDENTIAL LOT FEATURING LEVEL TERRAIN, WHICH IS OPTIMAL FOR CONSTRUCTION. ALL ESSENTIAL UTILITIES, INCLUDING PUBLIC WATER, SEWER, ELECTRICITY, AND GAS, ARE READILY AVAILABLE ON-SITE, FACILITATING A SMOOTH DEVELOPMENT PROCESS. THE PROPERTY IS NESTLED IN A TRANQUIL SETTING ADJACENT TO THE BELTLINE, PROVIDING A PERFECT BALANCE BETWEEN SERENE RESIDENTIAL LIVING AND PROXIMITY TO URBAN CONVENIENCES. ITS PRIME LOCATION NEAR SCHOOLS, GREENSPACE, AND SHOPPING CENTERS ENHANCES ITS ATTRACTIVENESS FOR FUTURE HOMEOWNERS OR TENANTS.

OFFERING TERMS

THE LAND AT 2039 ARLINGTON CIRCLE NW IS A BLANK CANVAS AWAITING YOUR DEVELOPMENT VISION. WHETHER YOU AIM TO BUILD A TRADITIONAL SINGLE-FAMILY HOME OR A DUPLEX, THIS PROPERTY PRESENTS ENDLESS POSSIBILITIES FOR A SMART INVESTMENT. THE ZONING ALLOWS FOR LOW-DENSITY RESIDENTIAL PROJECTS, AND THE SITE'S LEVEL TOPOGRAPHY REDUCES CONSTRUCTION COMPLEXITIES. THE ASKING PRICE FOR THIS PROMISING LOT IS \$99,500. SEIZE THIS EXCEPTIONAL OPPORTUNITY TO INVEST IN A GROWING ATLANTA NEIGHBORHOOD AND CAPITALIZE ON THE POTENTIAL FOR SUBSTANTIAL RETURNS.





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PROPERTY 2039 ARLINGTON CIRCLE NW | ATLANTA, GA DESCRIPTION

SITE OVERVIEW

EXCELLENT ACCESSIBILITY

DISCOVER 2039 ARLINGTON CIR NW, A PRIME 0.3-ACRE PARCEL SITUATED IN A HISTORIC NEIGHBORHOOD IN THE HEART OF ATLANTA, GA. THIS PROPERTY OFFERS EXCEPTIONAL CONNECTIVITY WITH ITS PROXIMITY TO MAJOR HIGHWAYS SUCH AS I-20 AND GA-280, PROVIDING EASY ACCESS TO DOWNTOWN ATLANTA AND SURROUNDING AREAS. MARTA BUSES SERVE THE AREA, ALLOWING FOR EASILY ACCESSIBLE PUBLIC TRANSPORTATION, MAKING COMMUTING STRAIGHTFORWARD FOR RESIDENTS. THIS LOT IS POSITIONED WITHIN THE VIBRANT AND HISTORIC GROVE PARK NEIGHBORHOOD THAT ENSURES CONVENIENT ACCESS TO ALL ESSENTIAL AMENITIES.

PROXIMITY TO AMENITIES

ESSENTIAL AMENITIES ARE WITHIN CLOSE REACH, WITH A VARIETY OF DINING OPTIONS, SHOPPING CENTERS, AND RECREATIONAL FACILITIES NEARBY. NOTABLE CHAINS AND BRANDS IN THE VICINITY INCLUDE WALMART, KROGER, AND SEVERAL POPULAR FAST-FOOD RESTAURANTS SUCH AS MCDONALD'S, CHICK-FIL-A, AND SUBWAY. THE AREA IS SERVED BY WOODSON PARK ACADEMY FOR ELEMENTARY EDUCATION, JOHN LEWIS INVICTUS ACADEMY FOR MIDDLE SCHOOL, AND FREDERICK DOUGLASS HIGH SCHOOL, ALL LOCATED WITHIN A SHORT DISTANCE. ADDITIONALLY, THE PROPERTY IS NEAR SEVERAL PARKS AND RECREATIONAL AREAS, NAMELY WESTSIDE PARK, ATLANTA'S 280-ACRE GREENSPACE, AND THE ATLANTA BELTLINE, ENHANCING ITS APPEAL FOR FAMILIES AND INDIVIDUALS SEEKING BOTH CONVENIENCE AND QUALITY OF LIFE.

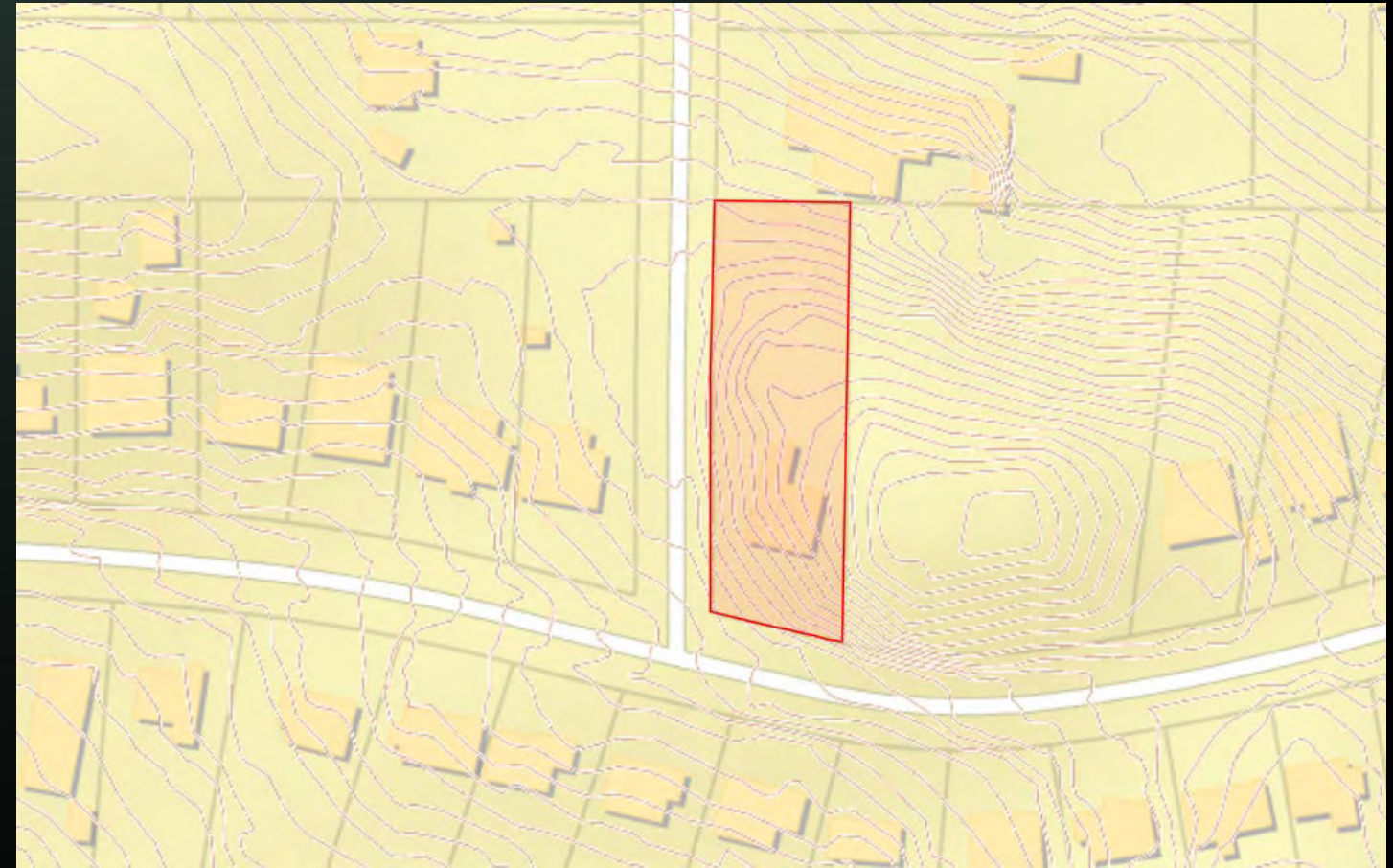
ZONING

2039 ARLINGTON CIR NW IS ZONED R-4A, WHICH IS SUITABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, SHORT-TERM RENTALS, AND SOME COMMERCIAL USES. THIS ZONING CLASSIFICATION PROVIDES FLEXIBILITY FOR POTENTIAL DEVELOPMENT PROJECTS, MAKING IT AN ATTRACTIVE OPTION FOR INVESTORS AND DEVELOPERS. THE LOT'S LEVEL TERRAIN AND AVAILABILITY OF PUBLIC UTILITIES FURTHER SIMPLIFY THE DEVELOPMENT PROCESS, ENSURING A SMOOTH TRANSITION FROM PLANNING TO CONSTRUCTION.



2039 ARLINGTON CIR NW | ATLANTA, GA | 0.297 +/- ACRES **ASKING PRICE \$99,500**

2039 ARLINGTON CIR NW | ATLANTA, GA



THE PROPERTY AT 2039 ARLINGTON CIRCLE IS A PRIME PARCEL IN ATLANTA SITUATED IN THE HISTORIC NEIGHBORHOOD OF GROVE PARK, OFFERING A UNIQUE INVESTMENT OPPORTUNITY WITH ITS STRATEGIC LOCATION, EXCELLENT ACCESSIBILITY, AND FAVORABLE ZONING. THE LOCATION FEATURES ACCESS TO SEVERAL GREEN SPACES, SUCH AS WESTSIDE PARK, GROVE PARK RECREATION CENTER, MOZLEY PARK, AND THE ATLANTA BELTLINE TRAIL. THE NEIGHBORHOOD'S TREE-LINED ROADS MAKE WAY FOR ANNUAL FESTIVALS THAT CELEBRATE ITS RICH HERITAGE AND DIVERSITY. WITH AN ASKING PRICE OF \$99,500, IT PRESENTS A VALUABLE PROPOSITION FOR THOSE LOOKING TO DEVELOP IN A GROWING AND DYNAMIC AREA, GIVING YOU THE OPPORTUNITY TO BE A PART OF THE REVITALIZATION OF ONE OF ATLANTA'S MOST ICONIC COMMUNITIES.

0.2975 +/- ACRES

ASKING PRICE \$99,500



0.3-ACRE LEVEL LOT

R-4A RESIDENTIAL
ZONING

LOCATION IN A ROBUST HISTORICAL
NEIGHBORHOOD



UTILITIES AVAILABLE ON-
SITE

PROXIMITY TO THE ATLANTA BELTLINE



NEARBY ATTRACTIONS

2039 ARLINGTON CIR NW | ATLANTA, GA



ATLANTA BELTLINE

ATLANTA BOTANICAL GARDEN

WESTSIDE PARK

GEORGIA AQUARIUM

NEARBY AMENITIES

2039 ARLINGTON CIR NW | ATLANTA, GA



CURRENT ZONING

FULTON COUNTY | ATLANTA, GA



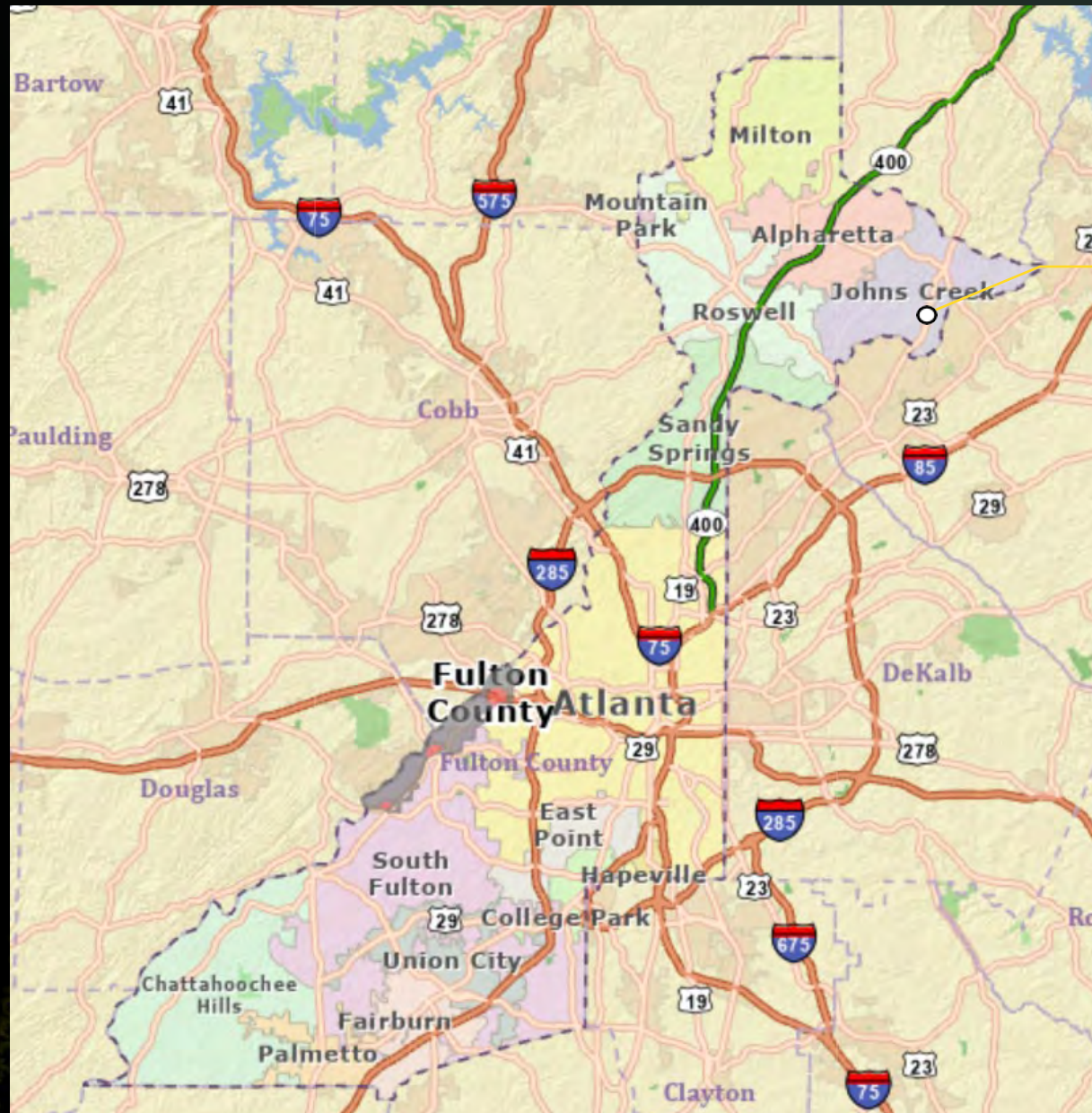
2039 ARLINGTON CIRCLE NW IS ZONED AS R-4A, WHICH ALLOWS FOR A VARIETY OF RESIDENTIAL DEVELOPMENT OPTIONS. THIS ZONING CLASSIFICATION SUPPORTS SINGLE-FAMILY HOMES AND DUPLEXES, PROVIDING AN EXCELLENT OPPORTUNITY FOR CONSTRUCTING A COMFORTABLE RESIDENCE IN A THRIVING COMMUNITY. ADDITIONALLY, THE ZONING PERMITS SHORT-TERM RENTALS AND CERTAIN COMMERCIAL USES, ADDING FLEXIBILITY FOR INVESTORS LOOKING TO DIVERSIFY THEIR PORTFOLIO. THIS VERSATILE ZONING ENHANCES THE PROPERTY'S APPEAL AS A PRIME INVESTMENT IN A GROWING ATLANTA NEIGHBORHOOD.

0.2975 +/- ACRES

ASKING PRICE \$99,500

FUTURE LAND USE PLAN

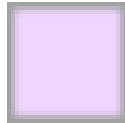


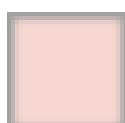
FULTON COUNTY | ATLANTA, GA



Search result 📄 ^ ×

⊕ Add to new sketch 🔍 Zoom to

2039 Arlington Cir NW, Atlanta, Georgia, 30318

-  Community Live Work
-  Industrial Marketplace
-  Industrial Zone
-  Regional Live Work

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITIES

- SINGLE-FAMILY HOME
- DUPLEX CONSTRUCTION
- SHORT TERM RENTALS
- RESIDENTIAL COMMUNITY
- MIXED-USE DEVELOPMENT
- GREEN SPACE/COMMUNITY GARDEN

ADDRESS

2039 ARLINGTON CIRCLE NORTHWEST | ATLANTA, GA

SIZE

0.2975 +/- ACRES | 12,950 SF

NEIGHBORHOOD

GROVE PARK

ZONING

R-4A SINGLE-FAMILY RESIDENTIAL

MINIMUM LOT SIZE

7,500 SQUARE FEET

SETBACK REQUIREMENTS

FRONT - 30 FEET / SIDE - 7 FEET / REAR - 15 FEET

MAXIMUM LOT COVERAGE

55%

HEIGHT LIMIT

35 FEET





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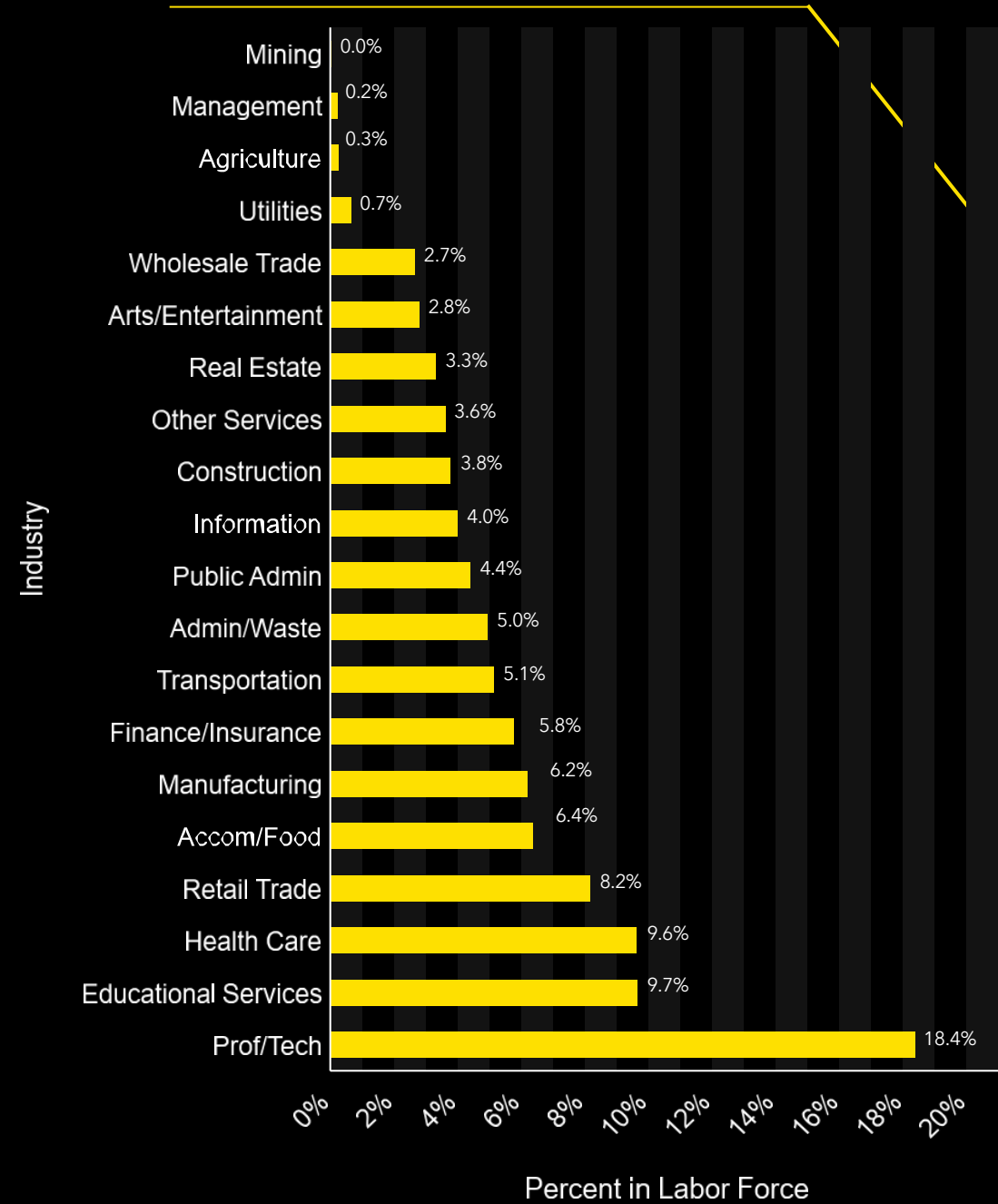
MARKET OVERVIEW

2039 **ARLINGTON CIR NW** | **ATLANTA, GA**

Economic Development Profile

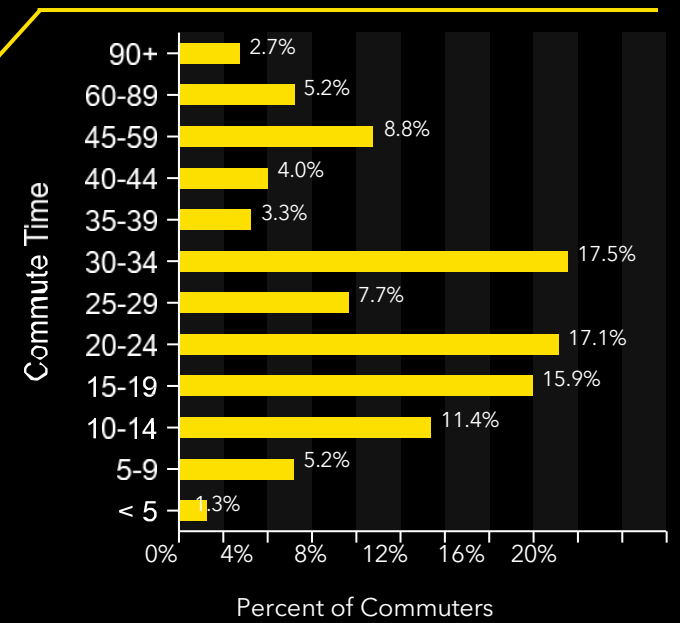
2039 Arlington Cir NW
Ring band of 5 - 7 miles

Labor Force by Industry



Employment

Commute Time: Minutes

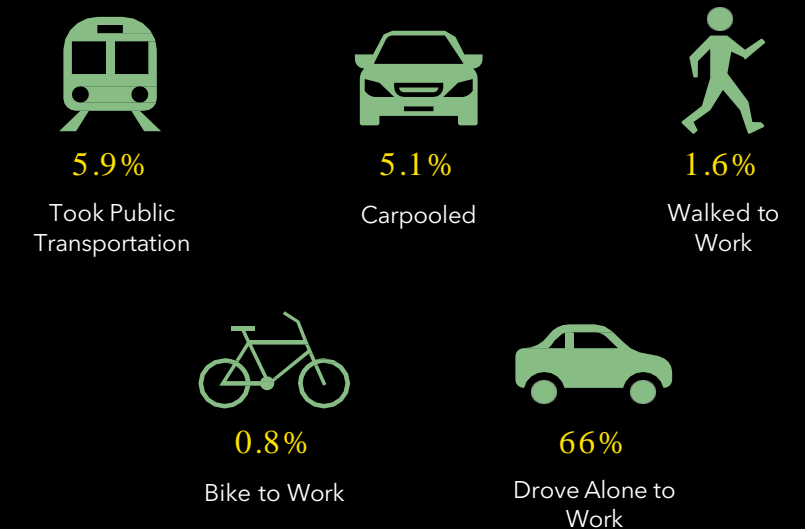


Workforce Overview

Businesses

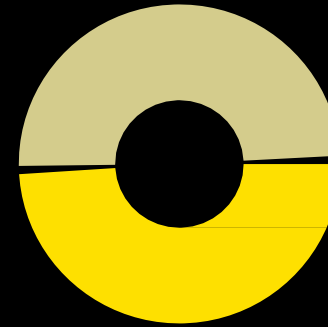


Transportation to Work



Home Ownership

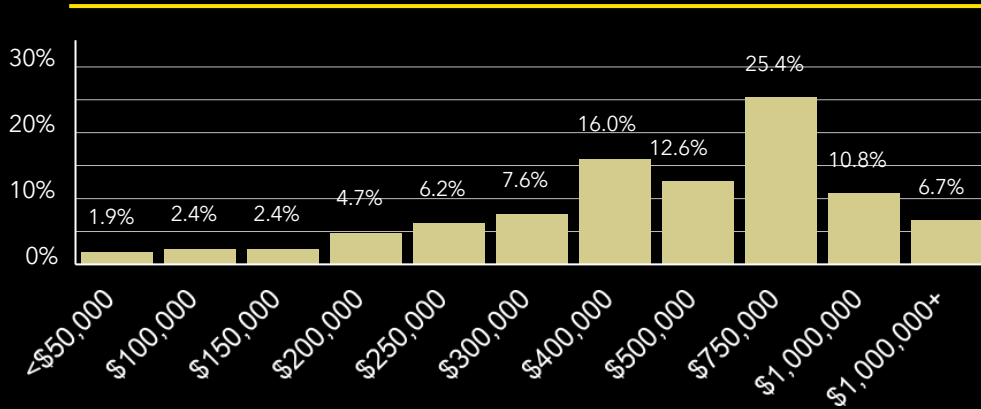
50.2%



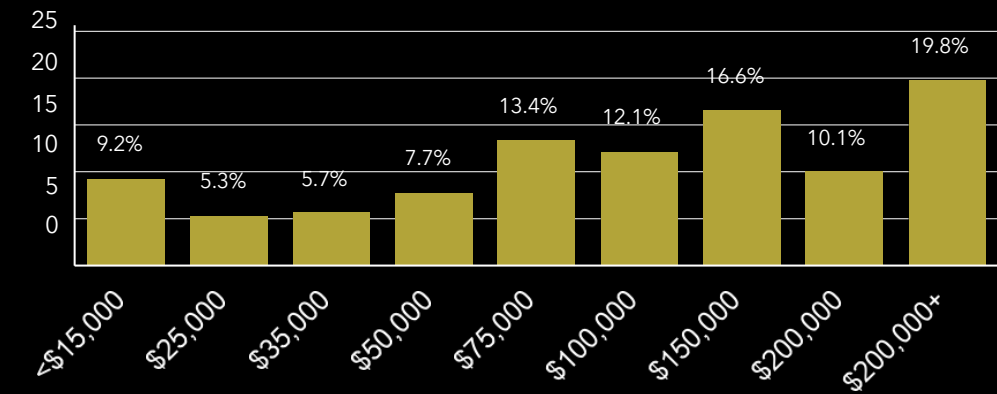
49.8%

● Owner Occupied HUs ● Renter Occupied HUs

Home Value



Household Income



Community Overview

Educational Attainment

Key Facts

Tapestry segments

129,692

Total Housing Units

79

Housing Affordability Index

12,748

Households Below the Poverty Level

37.0

Median Age

\$73,602

Median Disposable Income

247,301

Total Population

114

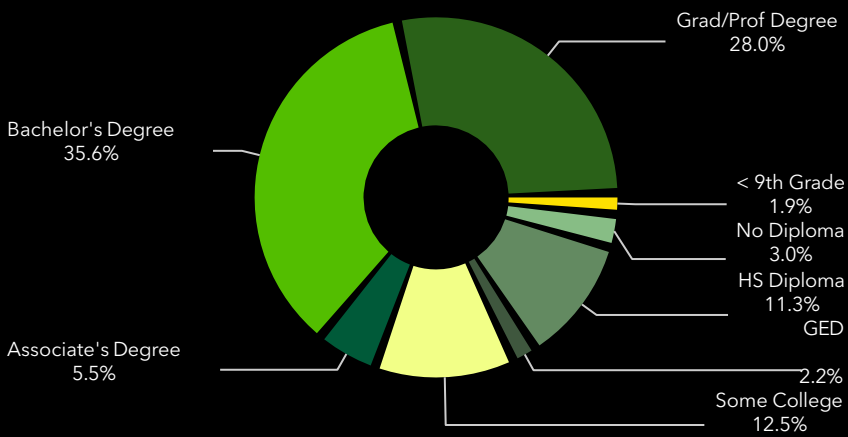
Wealth Index

70

Diversity Index

172

Total Crime Index



3B

Metro Renters

33,722 households

28.6%

of Households



2A

Urban Chic

10,116 households

8.6%

of Households



8B

Emerald City

8,724 households

7.4%

of Households

Average household size

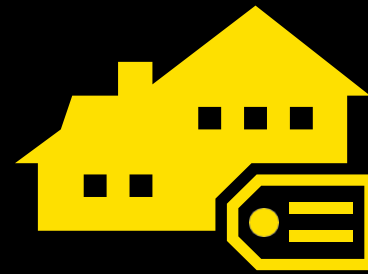
for this area

2.07 which is less than the average for United States

Area

Area	Value ▼	0.00	4.00
Georgia	2.59	<div style="width: 64.75%;"></div>	
United States	2.53	<div style="width: 63.25%;"></div>	
Fulton County	2.29	<div style="width: 57.25%;"></div>	
This area	2.07	<div style="width: 51.75%;"></div>	

HOUSING STATS



\$469,695

Median Home Value



\$14,690

Average Spent on Mortgage & Basics



\$1,245

Median Contract Rent



AVERAGE ANNUAL HOUSEHOLD SPENDING



\$3,097

Apparel &
Services



\$373

Computers &
Hardware



\$5,210

Eating Out



\$9,132

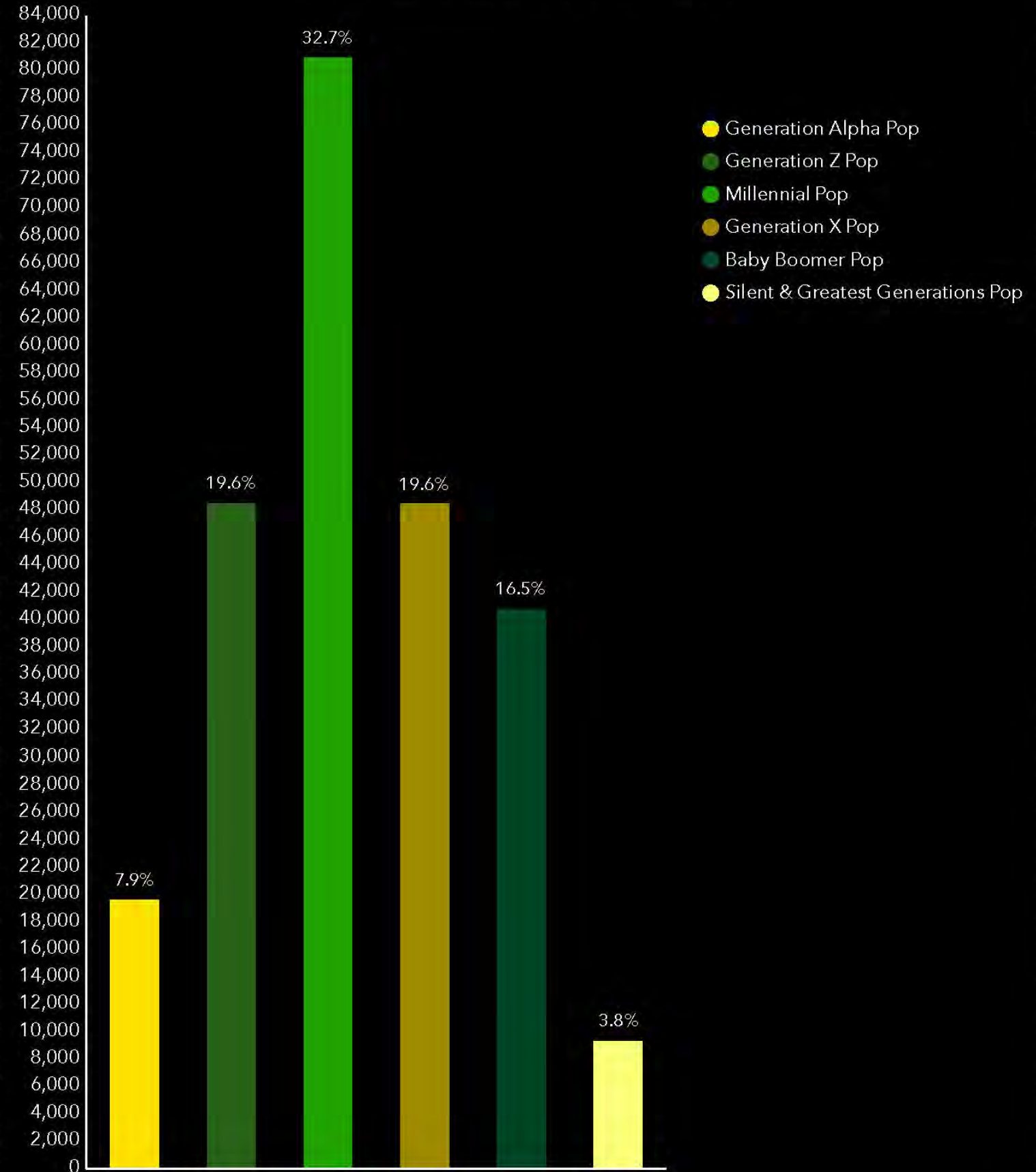
Groceries



\$9,045

Health Care

2022 Population by Generation (Esri)



2039 ARLINGTON CIR NW
ATLANTA, GA



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Broker & Leasing Manager

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YOUR ATLANTA COMMERCIAL TEAM