



**NATIONAL
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REALTY[®]**
OFFERING MEMORANDUM

2039 ARLINGTON CIRCLE NW | FULTON COUNTY, GEORGIA

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EXECUTIVE SUMMARY

2039 ARLINGTON CIRLE NW | ATLANTA, GA

LAND OFFERING MEMORANDUM

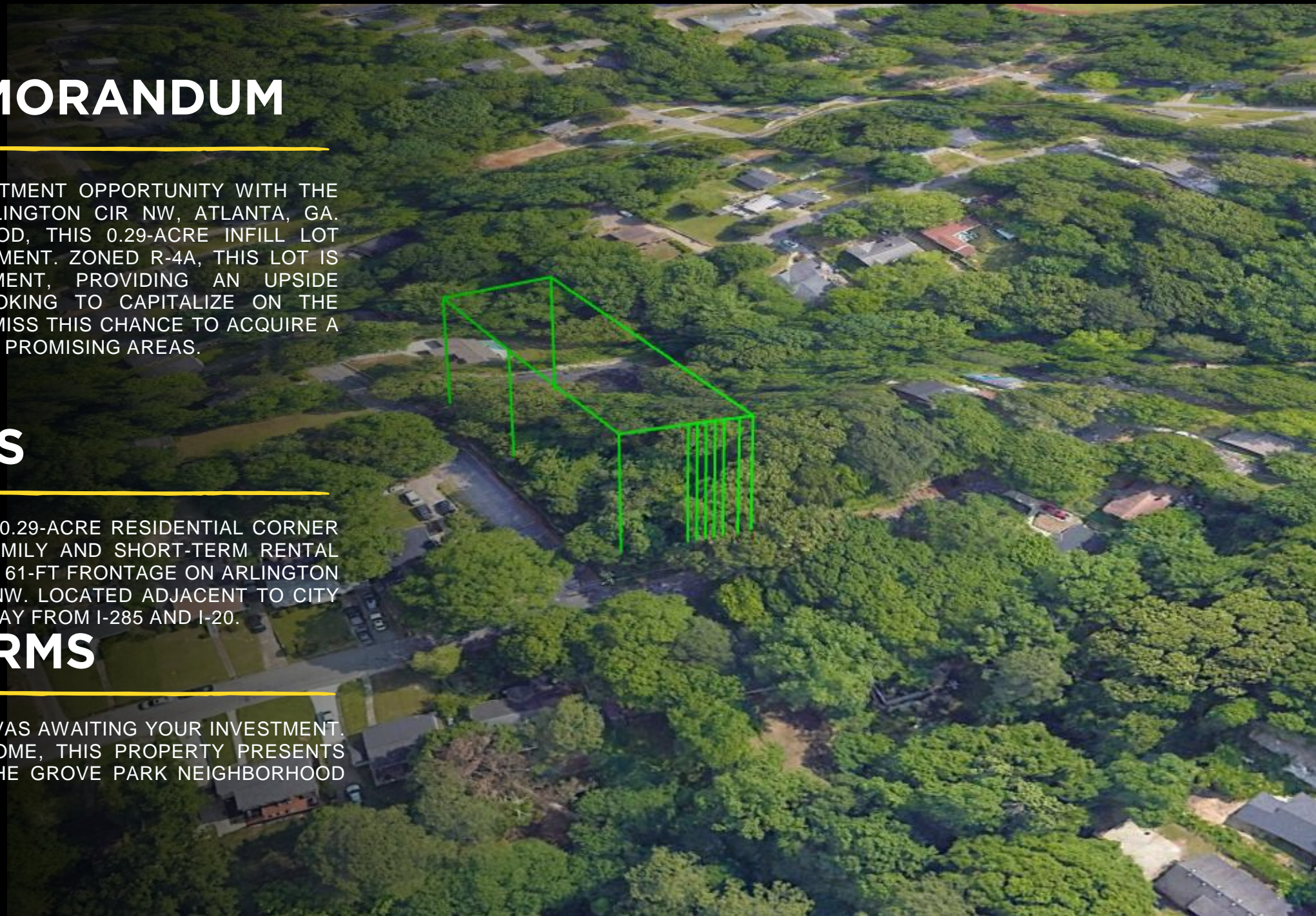
WE ARE PLEASED TO PRESENT AN EXCEPTIONAL INVESTMENT OPPORTUNITY WITH THE VACANT RESIDENTIAL LAND LOT LOCATED AT 2039 ARLINGTON CIR NW, ATLANTA, GA. SITUATED IN THE TRENDY GROVE PARK NEIGHBORHOOD, THIS 0.29-ACRE INFILL LOT OFFERS A PRIME LOCATION FOR RESIDENTIAL DEVELOPMENT. ZONED R-4A, THIS LOT IS SUITABLE FOR TWO-FAMILY RESIDENTIAL DEVELOPMENT, PROVIDING AN UPSIDE OPPORTUNITY FOR DEVELOPERS AND INVESTORS LOOKING TO CAPITALIZE ON THE GROWTH OF THE ATLANTA REAL ESTATE MARKET. DON'T MISS THIS CHANCE TO ACQUIRE A PRIME PIECE OF REAL ESTATE IN ONE OF ATLANTA'S MOST PROMISING AREAS.

SITE STATUS

THE PROPERTY AT 2039 ARLINGTON CIR NW IS A VACANT 0.29-ACRE RESIDENTIAL CORNER LOT. ZONING MAKES THE SITE SUITABLE FOR SINGLE-FAMILY AND SHORT-TERM RENTAL LAND USE. UPSIDE OF BEING A CORNER LOT PROVIDING +/- 61-FT FRONTAGE ON ARLINGTON CIRCLE NW AND +/- 209-FT FRONTAGE ON S EUGENIA PL NW. LOCATED ADJACENT TO CITY OF ATLANTA PARK PENDING INVESTMENT AND MINUTES AWAY FROM I-285 AND I-20.

OFFERING TERMS

THE LAND AT 2039 ARLINGTON CIRCLE NW IS A BLANK CANVAS AWAITING YOUR INVESTMENT. IF YOU AIM TO BUILD A TRADITIONAL SINGLE-FAMILY HOME, THIS PROPERTY PRESENTS ENDLESS POSSIBILITIES FOR A SMART INVESTMENT IN THE GROVE PARK NEIGHBORHOOD INSIDE OF THE I-285 PERIMETER.





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PROPERTY DESCRIPTION

2039 ARLINGTON CIRCLE NW | ATLANTA, GA

SITE OVERVIEW



EXCELLENT ACCESSIBILITY

2039 ARLINGTON CIR NW IS LOCATED IN THE TRENDY HISTORIC GROVE PARK NEIGHBORHOOD AND BOASTS EXCEPTIONAL ACCESSIBILITY CONNECTIVITY TO THE CITY OF ATLANTA WITH EASY ACCESS TO MAJOR HIGHWAYS I-285 AND I-20 JUST MINUTES AWAY. WITHIN CLOSE PROXIMITY TO MARTA AND MAJOR TRAIL SYSTEMS PROVIDING ALTERNATIVE COMMUTING OPTIONS.



PROXIMITY TO AMENITIES

THIS VIBRANT NEIGHBORHOOD OFFERS A VARIETY OF DINING OPTIONS, SHOPPING CENTERS, AND RECREATIONAL FACILITIES, AND EMPLOYMENT OPPORTUNITIES. THE GROVE PARK HISTORIC NEIGHBORHOOD IN ATLANTA, OFFERS WONDERFUL NEIGHBORS, EXCELLENT SCHOOLS, THRIVING BUSINESSES, CONVENIENT ACCESS TO MARTA AND MAJOR HIGHWAYS, SCENIC WALKING TRAILS, LINEAR PARKS, LUSH NATIVE FORESTS AND ATLANTA'S LARGEST PARK.



ZONING

THE PROPERTY IS ZONED R-4A, SUPPORTING LOW DENSITY RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY HOMES AND SHORT-TERM RENTAL LAND USES. THE PARCEL IS WITHIN THE CITY OF ATLANTA'S WESTSIDE PARK AFFORDABLE WORKFORCE HOUSING OVERLAY DISTRICT, NPU-J, INCENTIVE ZONE: CDIA – BLOCK GROUP 2, CENSUS TRACT 85, FULTON COUNTY, GA-0.8221, AND ADJACENT TO THE BELTLINE INCLUSIONARY ZONING DISTRICT.



2039 ARLINGTON CIRCLE NW | ATLANTA, GA



PRICED AT \$99,500, 2039 ARLINGTON CIRCLE NW PRESENTS A VALUABLE INVESTMENT IN A THRIVING AND DYNAMIC AREA. BECOME A PART OF THE REVITALIZATION OF ONE OF ATLANTA'S HISTORIC COMMUNITIES AND SEIZE THIS PRIME REAL ESTATE OPPORTUNITY TO CONTRIBUTE TO THE WORKFORCE HOUSING INITIATIVES.



R-4A ZONING

0.3-ACRE LEVEL LOT

LOCATION IN A ROBUST HISTORICAL NEIGHBORHOOD



UTILITIES AVAILABLE TO SITE

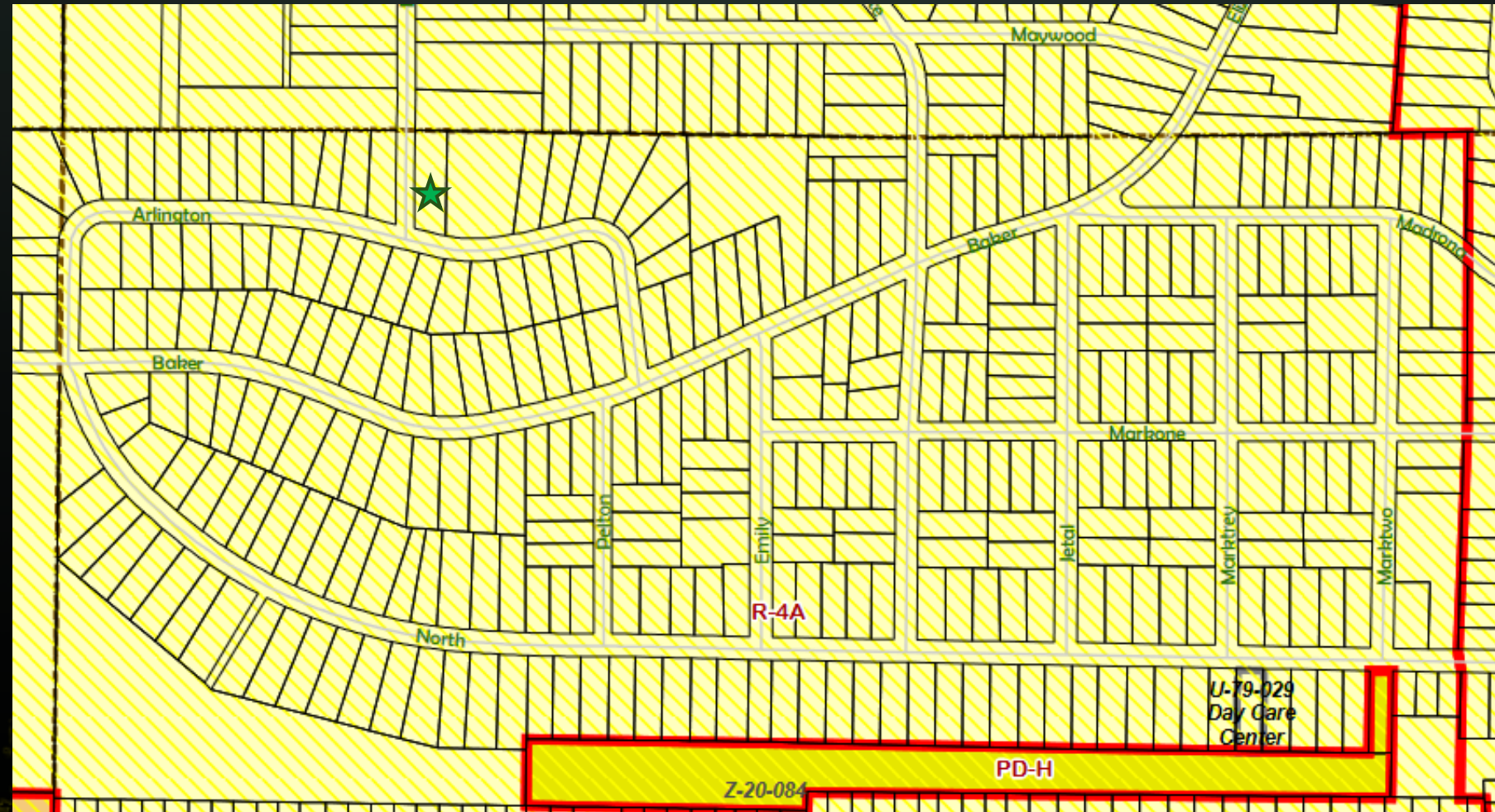
PROXIMITY TO THE ATLANTA BELTLINE





CURRENT ZONING

FULTON COUNTY | ATLANTA, GA



2039 ARLINGTON CIRCLE NW IS ZONED AS R-4A, WHICH ALLOWS FOR LOW DENSITY RESIDENTIAL. THIS ZONING CLASSIFICATION SUPPORTS SINGLE-FAMILY HOMES AND SHORT-TERM RENTALS, PROVIDING AN EXCELLENT OPPORTUNITY FOR CONSTRUCTING A COMFORTABLE RESIDENCE IN A THRIVING COMMUNITY. THE PARCEL IS WITHIN THE CITY OF ATLANTA'S WESTSIDE PARK AFFORDABLE WORKFORCE HOUSING OVERLAY DISTRICT, NPU-J, INCENTIVE ZONE: CDIA – BLOCK GROUP 2, CENSUS TRACT 85, FULTON COUNTY, GA-0.8221, AND ADJACENT TO THE BELTLINE INCLUSIONARY ZONING DISTRICT.

NEARBY ATTRACTIONS

2039 ARLINGTON CIRCLE NW | ATLANTA, GA



ATLANTA BELTLINE

ATLANTA BOTANICAL GARDEN

WESTSIDE PARK

GEORGIA AQUARIUM

NEARBY AMENITIES

2039 ARLINGTON CIRCLE NW | ATLANTA, GA



2039 ARLINGTON CIR NW | ATLANTA, GA | 0.3 +/- ACRES

PRICE \$99,500

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITIES

- SINGLE-FAMILY HOME
- SHORT TERM RENTAL
- WORKFORCE HOUSING
- GREEN SPACE
- COMMUNITY GARDEN
- RELIGIOUS FACILITY



ADDRESS

2039 ARLINGTON CIRCLE NORTHWEST | ATLANTA, GA

SIZE

0.2975 +/- ACRES | 12,950 SF

NEIGHBORHOOD

GROVE PARK

ZONING

R-4A SINGLE FAMILY RESIDENTIAL

ZONING CONDITIONS

NONE

POTENTIAL FAR

SUBJECT TO INTENDED USE

FEDERAL OZ

NONE

HEIGHT LIMIT

35 FEET



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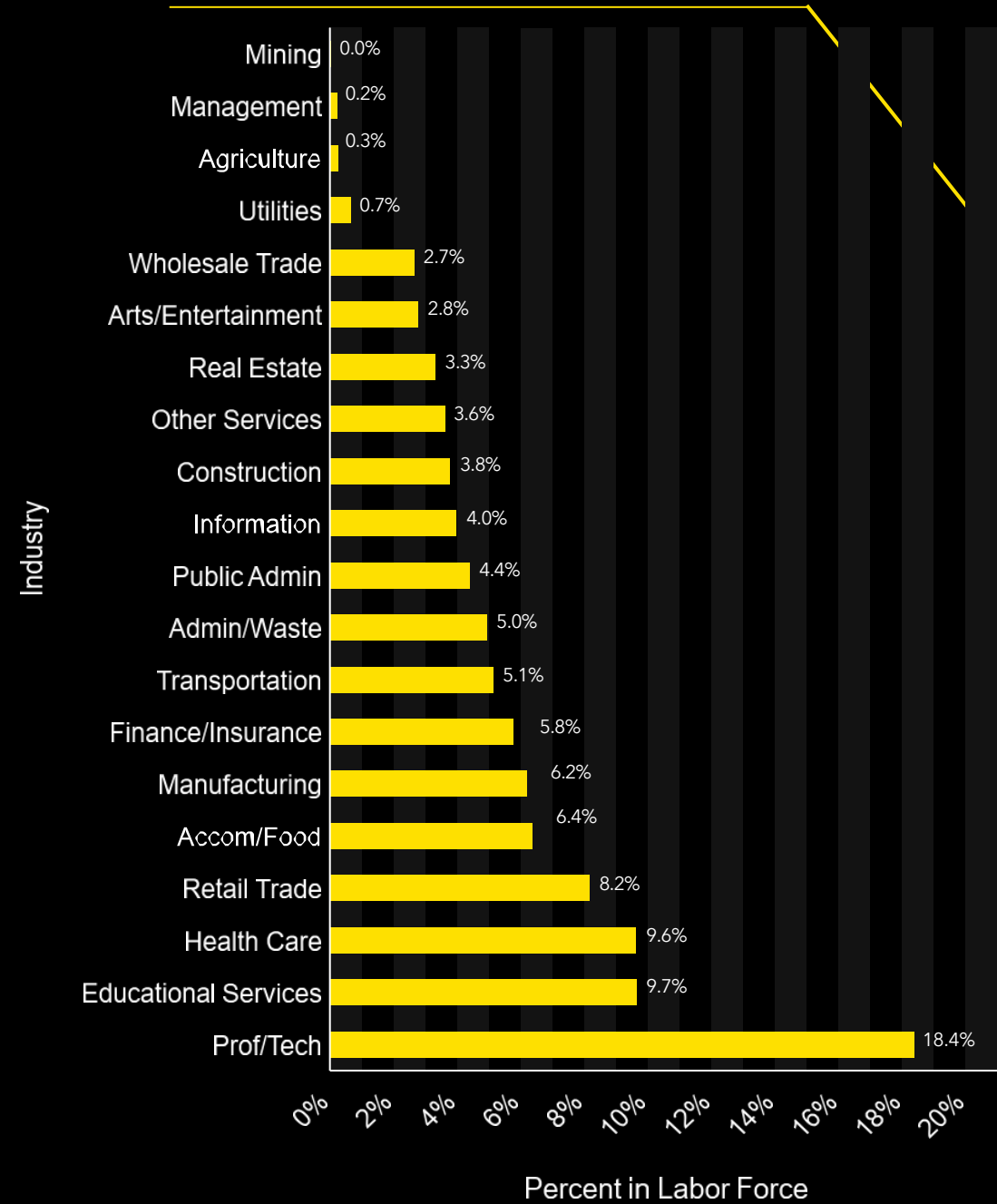
MARKET OVERVIEW

2039 ARLINGTON CIR NW | ATLANTA, GA

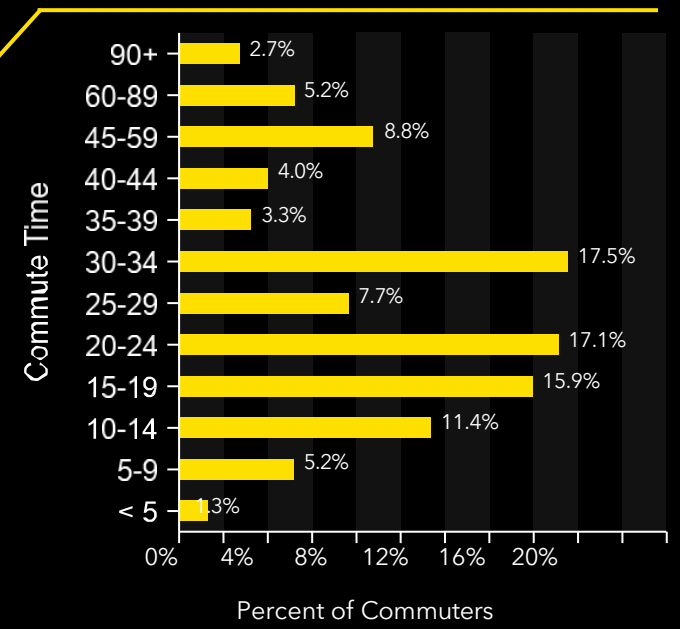
Economic Development Profile

2039 Arlington Cir NW
Ring band of 5 - 7 miles

Labor Force by Industry



Commute Time: Minutes



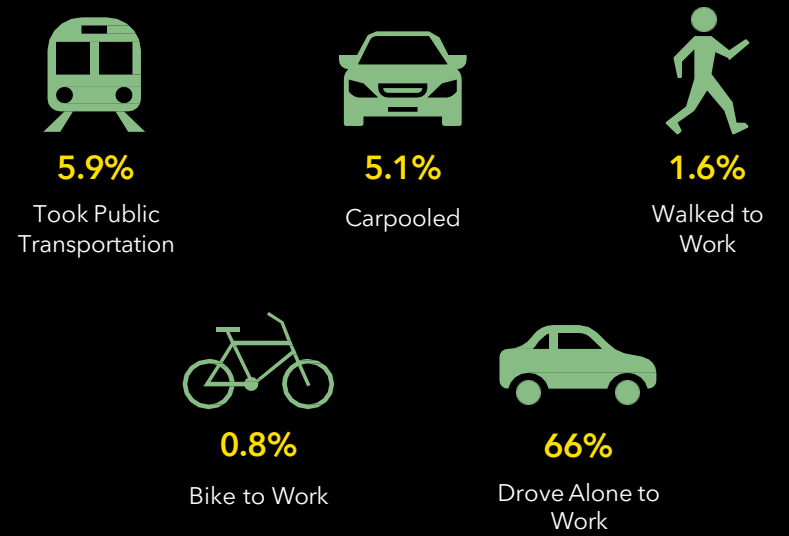
Workforce Overview

Employment

Businesses

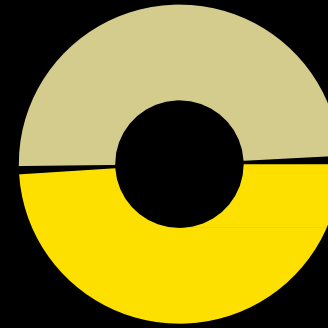


Transportation to Work



Home Ownership

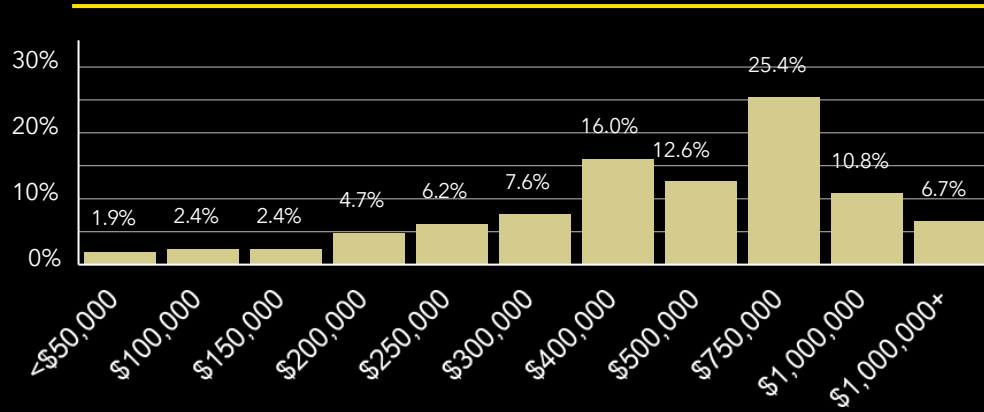
50.2%



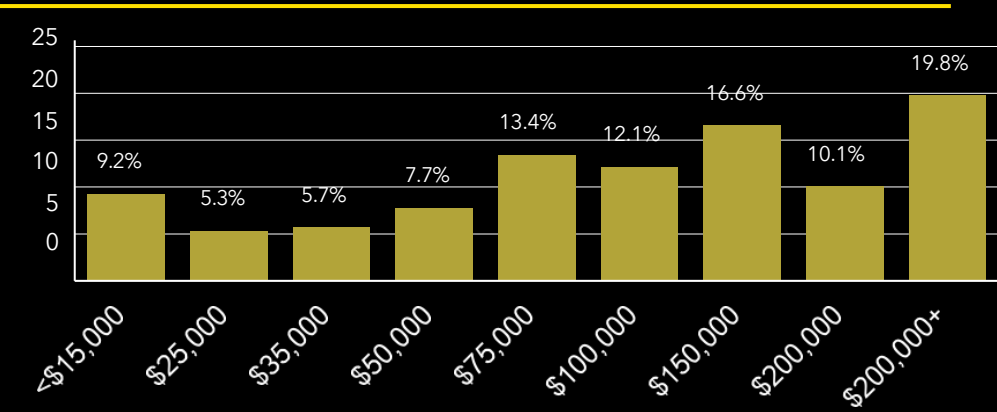
49.8%

● Owner Occupied HUs ● Renter Occupied HUs

Home Value



Household Income



Community Overview

Educational Attainment

Key Facts

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

Tapestry segments



3B

Metro Renters

33,722 households

28.6%

of Households



2A

Urban Chic

10,116 households

8.6%

of Households



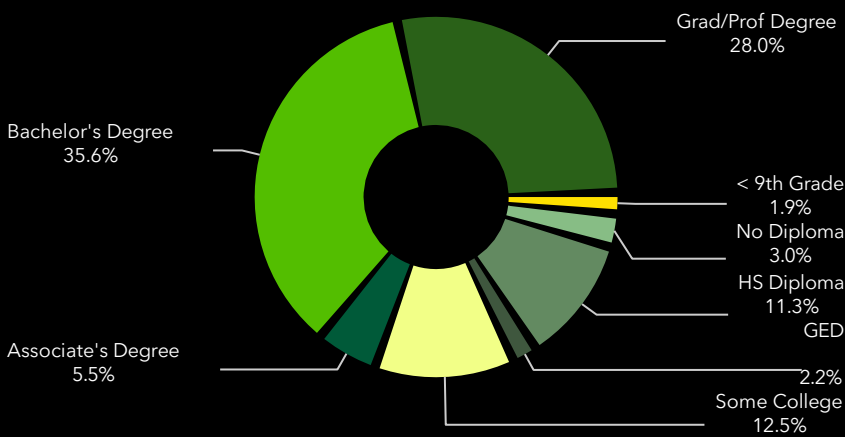
8B

Emerald City

8,724 households

7.4%

of Households



Average household size

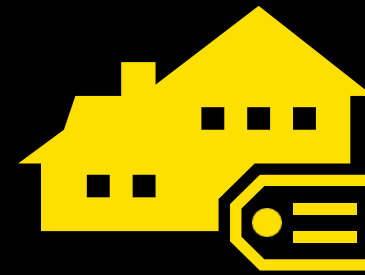
for this area

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



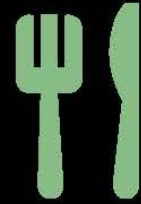
\$3,097

Apparel &
Services



\$373

Computers &
Hardware



\$5,210

Eating Out



\$9,132

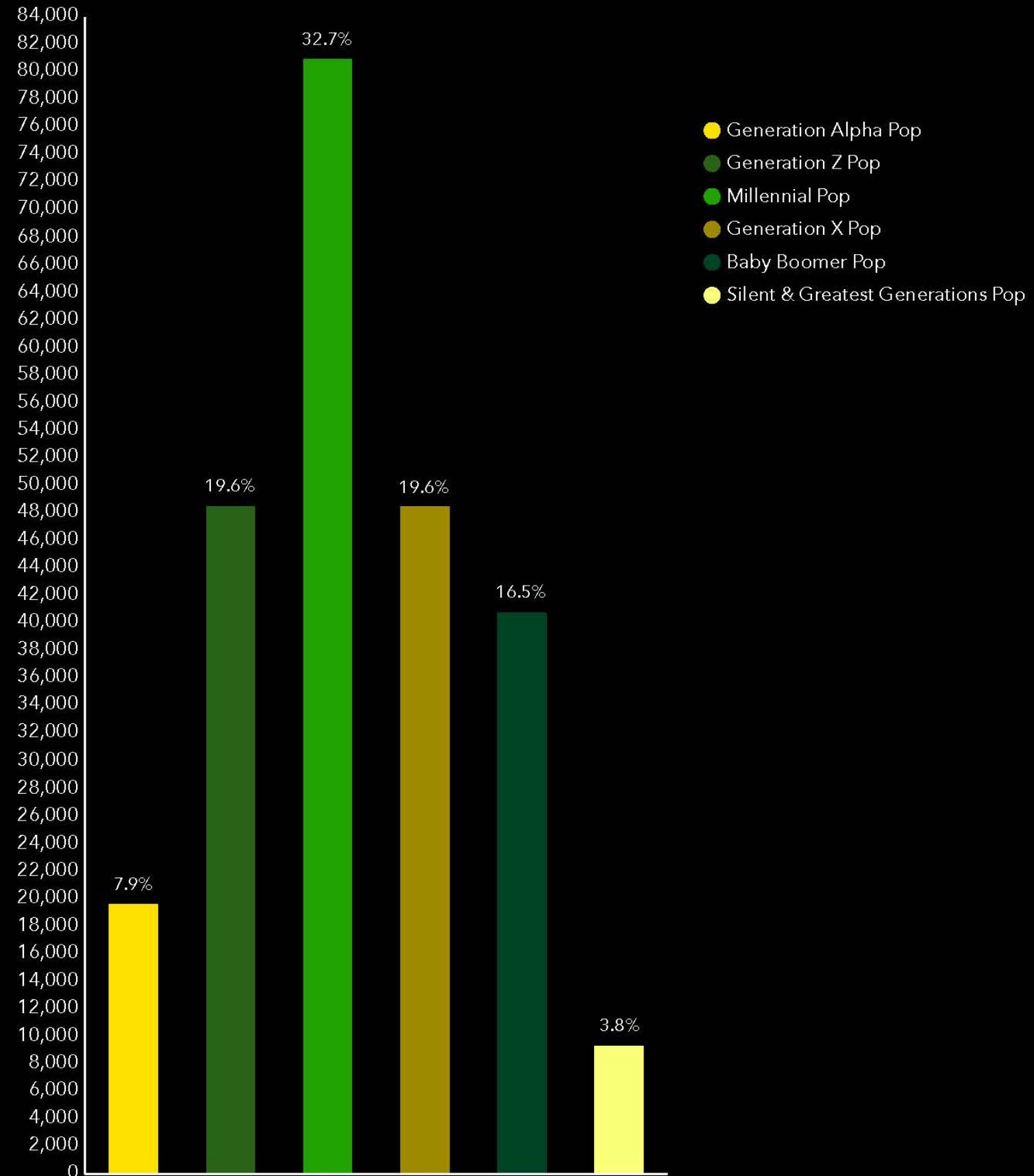
Groceries



\$9,045

Health Care

2022 Population by Generation (Esri)



2039 ARLINGTON CIRCLE NW
ATLANTA, GA



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