

# LAND FOR SALE

Decatur / Avondale Land Development Opportunity



OAKHURST  
REALTY  
PARTNERS

## Exclusive Offering

## POTENTIAL FOR LARGER ASSEMBLAGE

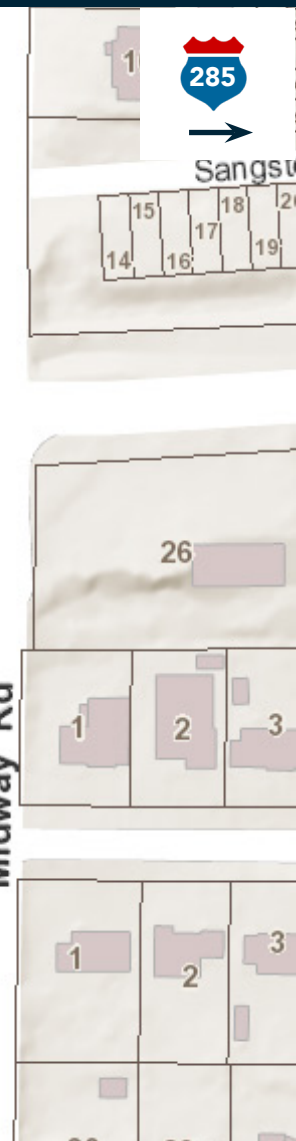
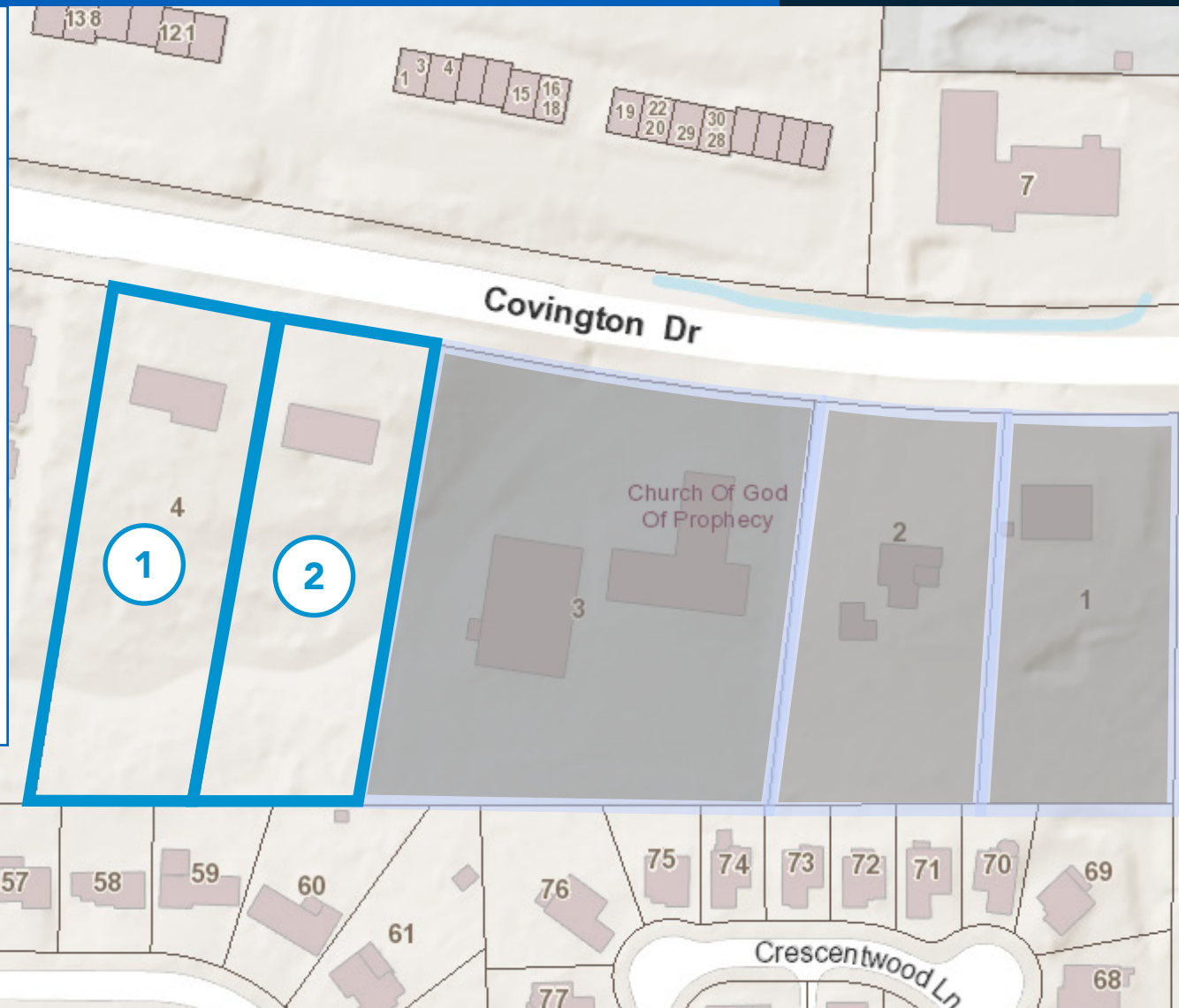
### 1. 3295 Covington Dr., Decatur, GA 30032

1.59 Acres | Zoning: R-75  
| Parcel ID: 1521802004  
| Kensington Memorial  
OVD Tier 1

### 2. 3301 Covington Dr., Decatur, GA 30032

1.5 Acres | Zoning: R-75  
| Parcel ID: 1521802064  
| Kensington Memorial  
OVD Tier 1

[Click here](#) for Kensington  
Memorial Drive Overlay  
District Regulations.



FOR MORE INFORMATION, PLEASE CONTACT: Steve Wohl | 404-371-4100 | [swohl@oakrep.com](mailto:swohl@oakrep.com)

# FOR SALE

## Decatur / Avondale Land Development Opportunity



### OVERVIEW

- Parcels are located in Kensington Memorial OVD Tier 1 and are designated CRC (Commercial Redevelopment Corridor) - [click here](#) for more information on CRC.
- Ideally located 1 mile inside I-285 with easy access to Downtown Atlanta and surrounding communities
- 1.5 miles from Downtown Avondale Estates
- 2.5 miles from Downtown Decatur
- 3 miles from DeKalb Farmer's Market
- 1.2 miles from MARTA's Kensington Station
- Less than 3 miles from East Lake Golf Club
- Convenient to a wide selection of eclectic restaurants and shops in nearby Downtown Decatur and Avondale Estates
- Close to a variety of public, private and charter schools including the renowned Drew Charter School in East Lake

### COMMERCIAL REDEVELOPMENT CORRIDOR

#### Density (du/ac)

Up to 30 (40 with approved SAP)\*

#### Preferred Uses

Townhomes / Condominiums  
/ Apartments / Retail and  
Commercial / Office Mixed Use /  
Institutional

#### Permitted Zoning

MU-1, MU-2, MU-3, MR-1, RSM, C-1,  
C-2, OI, OD, OIT

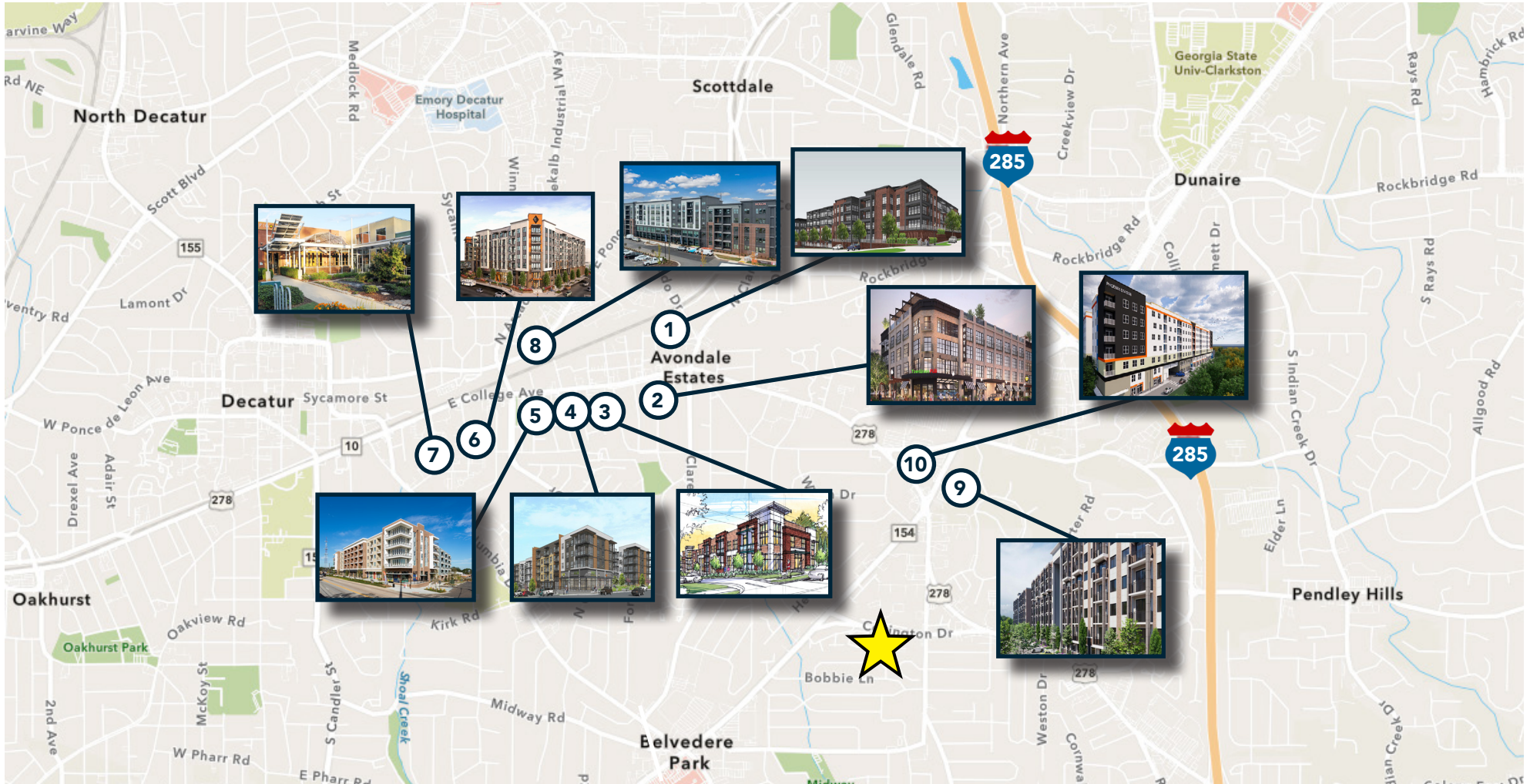
### Downtown Avondale Estates



# FOR SALE



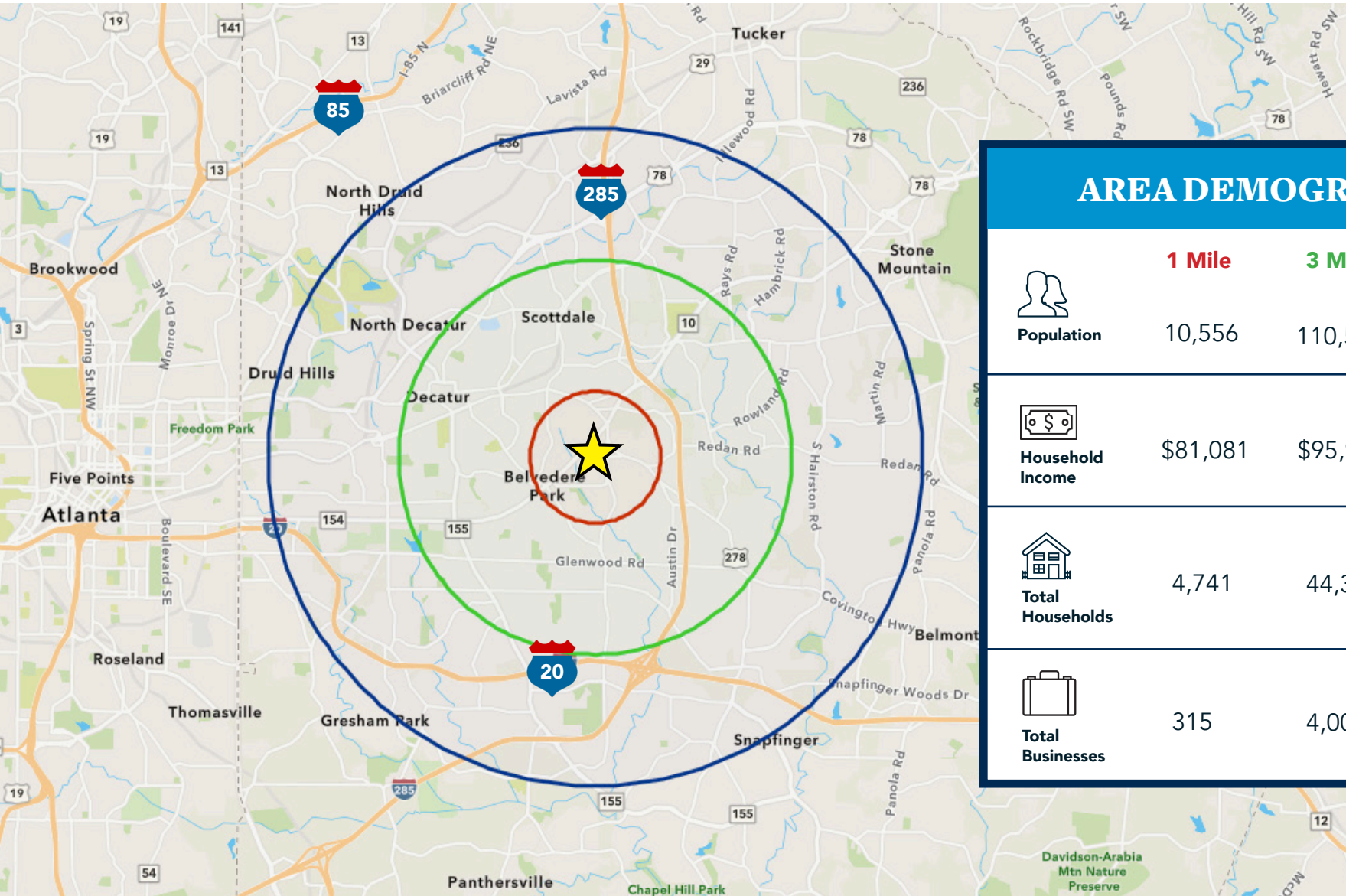
## Decatur / Avondale Land Development Opportunity



- |                                     |                                        |                                 |
|-------------------------------------|----------------------------------------|---------------------------------|
| 1. 278 Oak - Future Mixed Use       | 5. Willis Avondale Estates (197 Units) | 9. Resia Apartments (476 Units) |
| 2. Avondale Town Green              | 6. Cortland Decatur East (378 Units)   | 10. Phoenix Station (244 Units) |
| 3. Maple Street - Future Mixed Use  | 7. East Decatur Station (372 Units)    | ★ Subject Properties            |
| 4. The Jade At Avondale (270 Units) | 8. Notion Apartments (290 Units)       |                                 |

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AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	10,556	110,591	295,294
Household Income	\$81,081	\$95,944	\$99,661
Total Households	4,741	44,378	115,113
Total Businesses	315	4,000	8,262

Source: Esri

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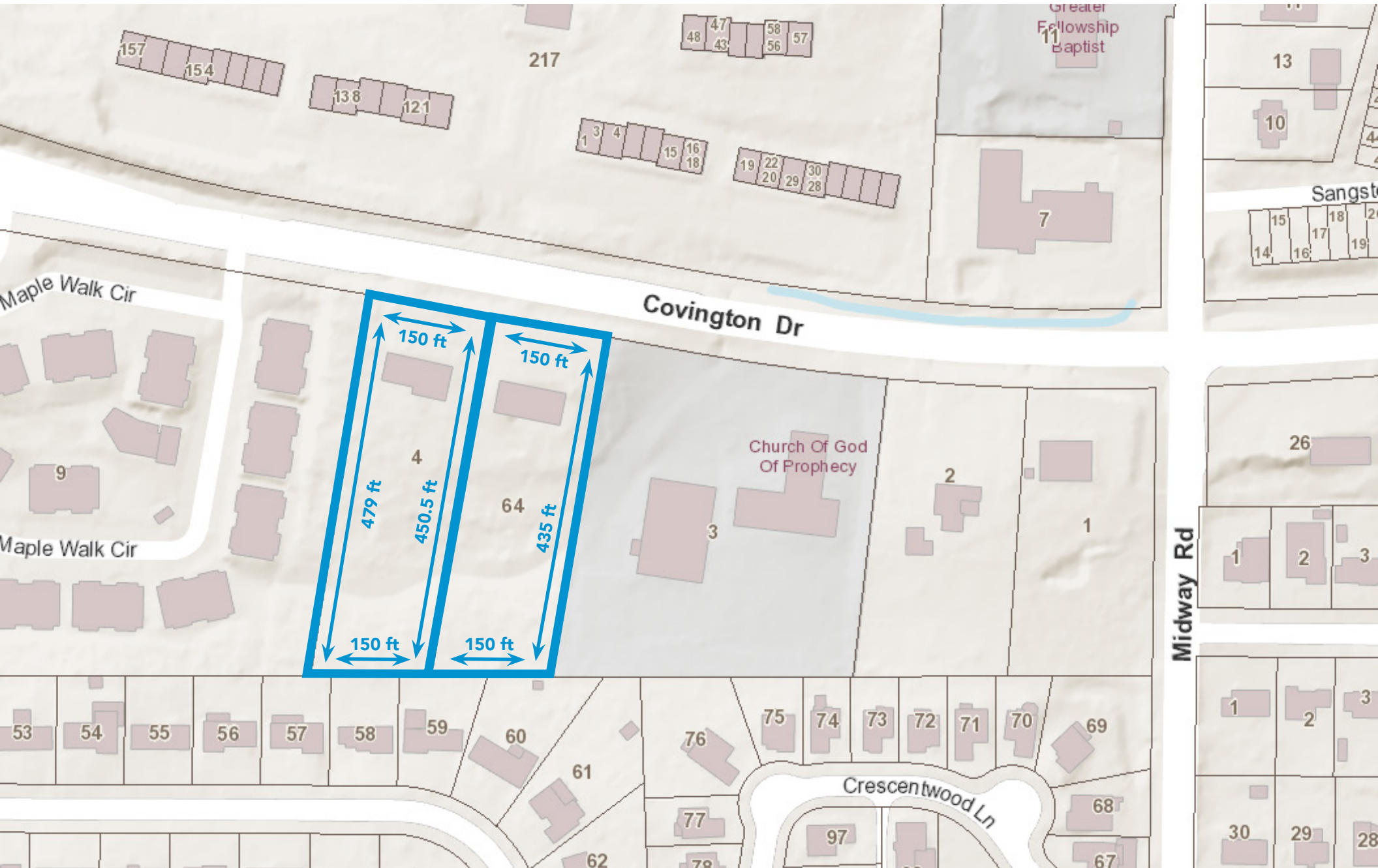


Subject Properties  
~ 1.5 Miles

1. Resia Apartments (476 Units)
2. Phoenix Station (244 Units)
3. Avondale Hills Apartments (240 Units)
4. Avondale Hills Townhomes / Single Family Homes (2020) (100 Homes)

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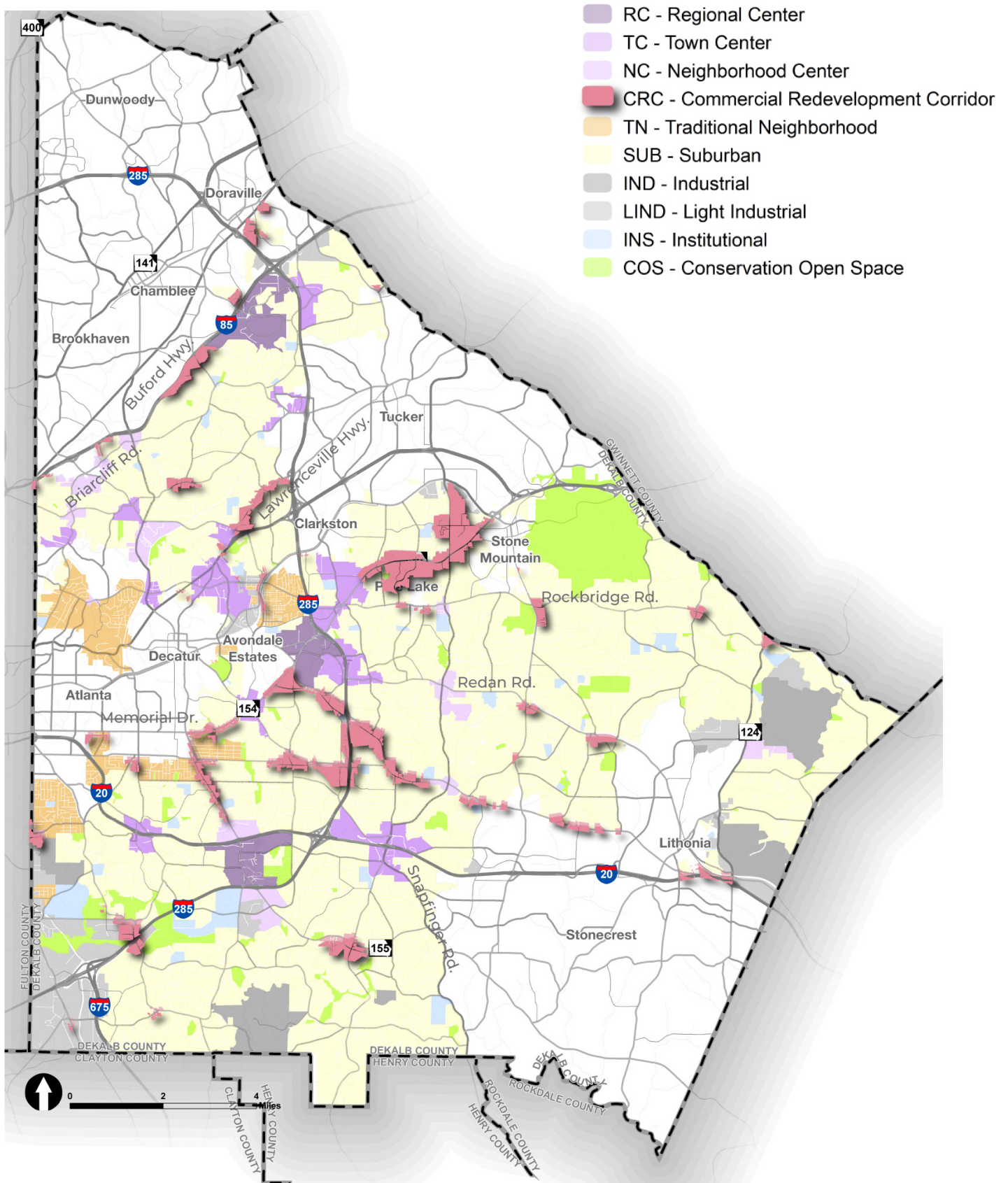








# COMMERCIAL REDEVELOPMENT CORRIDOR



## Identifying Features

- ▶ Townhomes
- ▶ Condominiums
- ▶ Apartments
- ▶ Retail and Commercial
- ▶ Office Mixed Use
- ▶ Institutional

## Description

This Character Area is intended to improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline. Today, these areas predominantly consist of strip-style shopping centers, and are often characterized by high levels of vehicular traffic, surface parking, large parcel sizes, and a general lack of pedestrian and bicycle connectivity. Because development is oriented along a corridor rather than a larger development core, floor-area-ratios should be moderate, with a maximum density of 30 dwelling units per acre and a maximum height of 3 stories.



## Land Use Compatibility

Transition zones and height planes should focus the most intense development away from adjacent lower density development. When adjacent to single-family areas, development should complement those uses in height and density.

## Buffers

Require the incorporation of enhanced vegetated buffers between non-residential uses and adjacent single-family areas.

## Development

Where appropriate, new development should be built closer to the street, on underutilized parking lots, and create new internal streets and smaller blocks. Create compact, walkable, mixed-use districts to reduce automobile dependency for short trips and increase access to basic services.

## Streetscapes & The Public Realm

Improve the pedestrian environment and community character with consistent sidewalks, signage, lighting, landscaping, billboard controls, and other design features where possible.

## Multimodal Connectivity

Provide safe and attractive facilities for pedestrians and bicyclists, including sidewalks, multi-use paths, cycle tracks, bike lanes and bicycle parking, that link community amenities and transit.

## Parking and Access

Create access management standards, encourage shared parking, and locate parking to the rear or side of buildings, screened from view

## Existing Residential

Some locations also include naturally occurring affordable housing. This housing should be preserved or improved, or replaced at the same level of affordability.

## Regulatory Standards

Develop Architectural Standards to upgrade the appearance of existing older commercial buildings with facade improvements.

## Small Area Plans

Small Area Plans (SAPs) allow policy makers and the community to guide development, policies, and investments at a much finer level of detail than can be provided in the overall comprehensive plan. For areas with an approved SAP, additional density may be allowed.