



DOWNTOWN ATLANTA LIVING



Central Atlanta Progress
Atlanta Downtown Improvement District



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DOWNTOWN NEIGHBORHOODS

AND SURROUNDING AREAS



FACTS & FIGURES

EXISTING HOUSING

*Special Needs Units include affordable, public, and senior housing.

Rental Units

Market Rate	4,640
Special Needs*	3,442

For Sale Units 3,906

University Housing 2,511

14,499

UPCOMING HOUSING

Under Construction Units 5,566

Planned Units 2,948

8,514

TOTAL DOWNTOWN HOUSING UNITS

(Existing, Under Construction, & Planned)

Total For Sale Units 7,437

Total Rental – Market Rate Units 7,499

Total Rental – Special Needs Units 3,566

Total University Units 4,511

23,013

Information compiled by staff research and based on information available Fall 2006.

RESIDENTIAL DEMOGRAPHIC STATISTICS:

Population	23,300
Population by 2008.....	36,600
Average household income.....	\$45,000
Average housing value.....	\$175,000
Average market rent	\$1,185
Median age.....	31
One-person households	59%
Families with children	18%
Households of roommates.....	12%
Households with member over 65 years old.....	15%
Households living in structures with 20 or more units	53%
Take public transportation or walk to work	31%
Have no car	43%

OTHER DOWNTOWN POPULATIONS:

Daytime Employees.....	137,000
Students	40,000
Daily visitors (business, pleasure, conventions).....	40,000
Annual visitors and conventioners.....	12 million

OTHER STATISTICS:

Hotel rooms	12,000
Restaurants / eateries.....	150
Bars / nightclubs.....	25
Square feet of office space	17,023,566

OWNERSHIP

- 1 Castleberry Place
4 units / \$250,000 – \$330,000
New Construction
Planned 2007
- 2 GE Lofts
49 units / \$150,000 – \$300,000
Conversion
Opened 1996
- 3 Bottle Works
12 units / \$150,000 – \$250,000
Conversion
Opened 1993
- 4 DUO
80 units / \$160,000 – \$300,000
New construction
Opened 2006
- 5 Centennial Station
58 units / \$159,900 – \$314,900
New construction
Opened 2006
- 6 Castleberry Point
108 units / \$160,000 – \$700,000
New construction
Under construction 2008
- 7 Deer Lofts
49 units / \$169,000 – \$300,000
Conversion
Opened 1996
- 8 Castleberry Square
30 units
Conversion
Opened 1983
- 9 PillowTex Building
4 units
Conversion
Opened 1992
- 10 Mueller Lofts
14 units / \$200,000 – \$350,000
Conversion
Opened 1999
- 11 140 Walker Street
3 units / \$225,000 – \$390,000
Conversion
Opened 1999
- 12 150 Walker Street
12 units / \$170,000
Conversion
Opened 1996
- 13 Ty Stokes
3 units
Conversion
Opened 2001
- 14 Loftman Lofts
3 units
Conversion
Opened 2002
- 15 Aristocraft Lofts
5 units / \$289,000 – \$299,000
Conversion
Opened 2005
- 16 188 Walker Street
3 units
Conversion
Opened 1991
- 17 190 Walker Street
9 units / \$160,000 – \$400,000
Conversion
Opened 1997

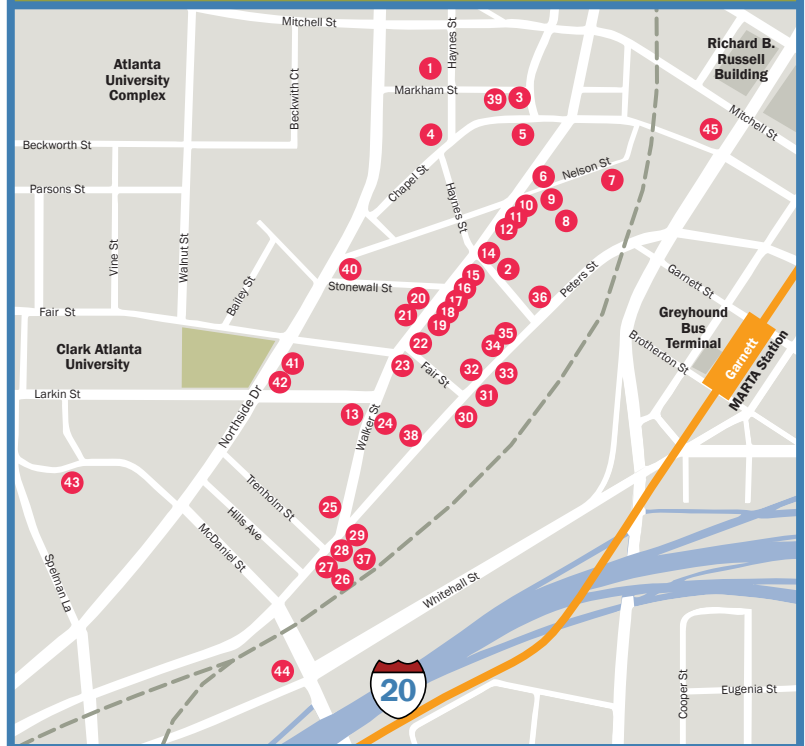
- 18 Johnson & Johnson Lofts
18 units / \$300,000 – \$400,000
Conversion
Opened 1990
- 19 Beeline Lofts
19 units / \$175,000 – \$275,000
Conversion
Opened 2000
- 20 Stonewall Battery
8 units
Renovated
Opened 1993
- 21 211 Walker Street
9 units
Conversion
Opened 1997
- 22 Fairside Lofts
15 units / \$110,000 – \$400,000
Conversion
Opened 1995
- 23 Fair & Walker Lofts
42 units / \$150,000 – \$300,000
New construction
Under construction 2006
- 24 American Laundry
1 unit
Conversion
Opened 2001
- 25 The Stables Lofts
3 units
Conversion
Opened 2002
- 26 Storehouse Lofts
21 units / \$175,000 – \$250,000
Conversion
Opened 2000
- 27 330 Peters
6 units / \$225,000 – \$1.25 M
Conversion
Opened 2000
- 28 322 Peters
20 units
Conversion
Opened 2005
- 29 Market Lofts
123 units / \$135,000 – \$250,000
Conversion
Opened 2000
- 30 Swift & Co. Lofts
31 units / \$120,000 – \$306,000
Conversion
Opened 1998
- 31 Kingan & Co. Lofts
14 units / \$170,000 – \$300,000
Conversion
Opened 1996
- 32 Castleberry Row Townhomes
4 units
Conversion
Opened 2002
- 33 222 Peters
3 units
Conversion
Opened 1997
- 34 Machine Shop Lofts
8 units / \$150,000 – \$300,000
Conversion
Opened 2000
- 35 199 – 203 Peters Townhouses
4 units
Conversion
Opened 2001

CASTLEBERRY HILL

Castleberry Hill, listed on the National Register of Historic Places, is made up of historic warehouses that have been converted into residential lofts, restaurants, pubs, art galleries, salons, and coffee shops. Adjacent to the rail lines that were integral in Atlanta's formation, Castleberry Hill has become an artist's haven. The neighborhood hosts an annual loft tour that showcases the dramatic conversions from former manufacturing plants, warehouses, and meat packing buildings.

NEIGHBORHOOD AMENITIES:

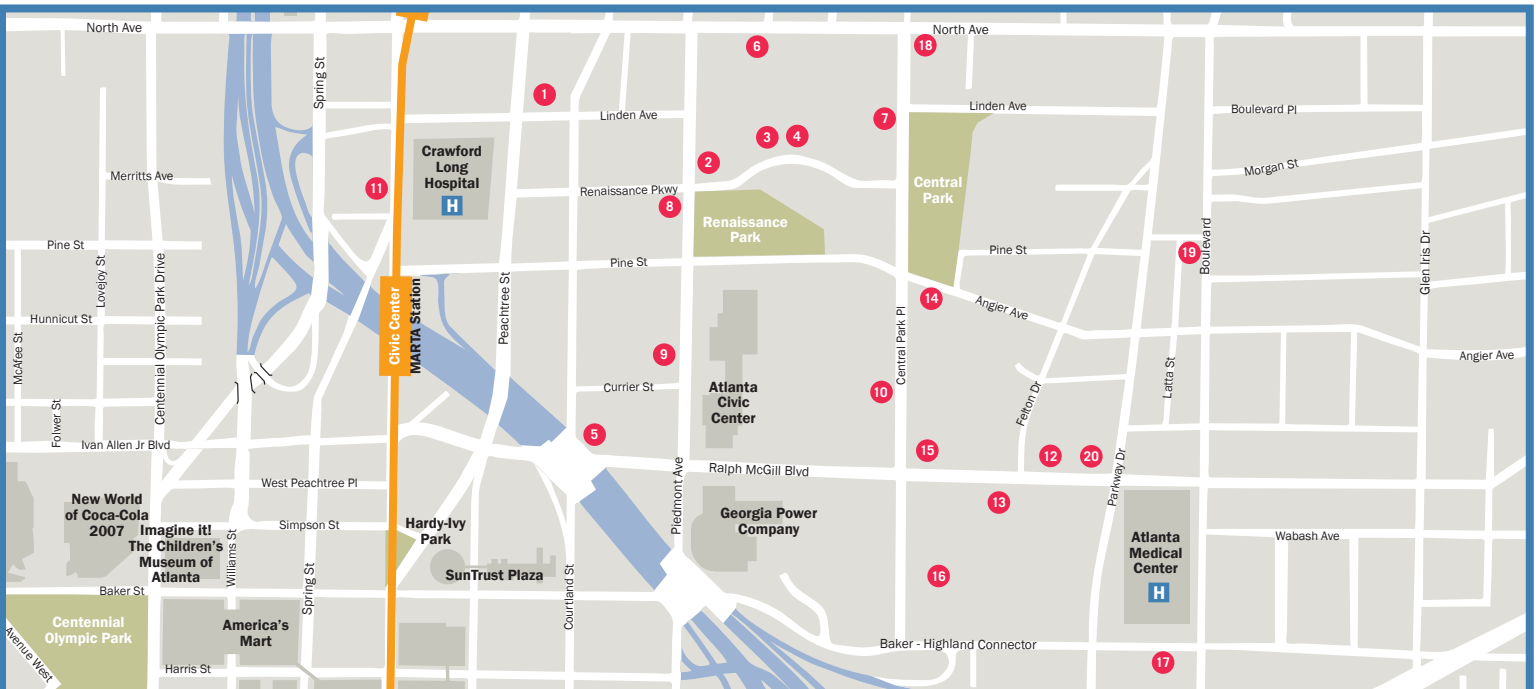
- Restaurants and bars including *NoMas! Cantina, Paschal's Restaurant, Wasabi, Elliott Street Pub, M bar, Slice, and others*
- Many galleries, artist studios, and exhibition space
- Close to the Georgia Dome and both the Garnett and the Dome/GWCC/Philips Arena/CNN Center MARTA Station



- 36 Castleberry Gallery
3 units
Conversion
- 37 West Lumber Lofts
15 units / Ownership
Conversion
Opened 1998
- 38 Village at Castleberry Hill
248 units / \$620 – \$1,000
New construction
Under construction 2006
- 39 Northside Plaza
127 units / \$620 – \$785
New construction
Opened 1991
- 40 Stonewall Lofts
38 units / \$728 – \$2,250
New construction
Opened 1998
- 41 Intown Lofts
87 units / \$900 – \$2,400
New construction
Opened 2002
- 42 Legacy Lofts at Castleberry Hill
18 units / \$1,250 – \$1,785
New construction
Opened 2002
- 43 Village at Castleberry Hill
166 units / \$620 – \$1000
New construction
- 44 Century Lofts
28 units / \$1,250 – \$2,300
Conversion
Opened 2003

OWNERSHIP & RENTAL

- 45 Norfolk Southern Conversion
90 units / Ownership
360 units / Rental
Planned



SONO

OLD FOURTH WARD

SoNo, or South of North Avenue, is a diverse neighborhood that connects the heart of Downtown to Midtown. One of Downtown's earliest redeveloped residential areas, SoNo truly offers a mix of all residential housing types—single family homes, town homes, apartments, high-rise condos, and garden-style condos. The neighborhood also has a mix of commercial uses and boasts claim to the Bank of America Building—the tallest building in the Southeast. In addition, SoNo is home to many restaurants and has an active nightlife.

The Old Fourth Ward, largely made up of single family residential units, is one of the oldest residential areas in the city of Atlanta. Now, the redevelopment of City Hall East and the Atlanta Beltline is spurring development on the east, and the King Historic District is creating excitement on the west of the Old Fourth Ward. This area is poised to experience a boom in redevelopment in the coming years.

NEIGHBORHOOD AMENITIES:

NEIGHBORHOOD AMENITIES:

- *The Boisfeuillet Jones Atlanta Civic Center*
- *Civic Center MARTA Station*
- *Emory Crawford Long Hospital*
- *New American Shakespeare Tavern*
- *Publix at Piedmont shopping center with Walgreen's pharmacy*
- *Central Park*
- *Close to the Fox Theater and the North Avenue MARTA Station*

- *Atlanta Medical Center*
- *Proposed Beltline parks and transit system*
- *Studioplex galleries*
- *Close to Midtown Place shopping center with Whole Foods and The Home Depot*

SONO

OWNERSHIP

- 1 The Reynolds
130 units / \$200,000 – \$500,000
New construction
Opened 2006
- 2 Enclave at Renaissance
136 units / \$150,000 – \$230,000
Conversion
Opened 2004
- 3 Siena at Renaissance
173 units
New construction
Opened 1994
- 4 Renaissance Park
84 units
New construction
Opened 1981
- 5 Renaissance Lofts
186 units / \$225,000
Conversion
Opened 1998

RENTAL

- 6 Savannah Midtown
322 units / \$840 – \$1,375
New construction
Opened 2001
- 7 Gables Cityscape
192 units / \$675 -- \$1,350
New construction
Opened 1989
- 8 Waterford on Piedmont
153 units / \$1,470 – \$2,475
New Construction
Opened 2001
- 9 450 Piedmont Townhomes
254 units / \$795 – \$1,680
New construction
Opened 1997
- 10 Post Renaissance
342 units / \$699 – \$1,750
New construction
Opened 1994
- 11 Baltimore Row
15 units / \$1,900 – \$2,750
Conversion

OLD FOURTH WARD

OWNERSHIP

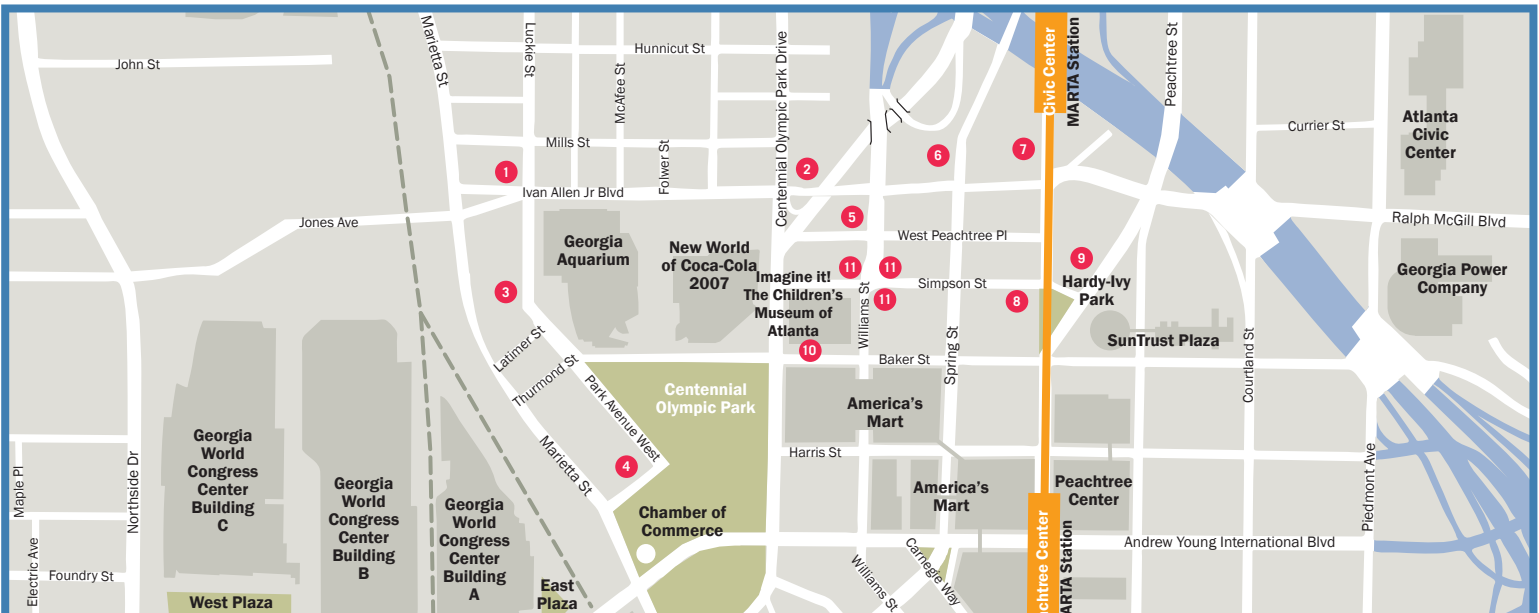
- 12 Central City
88 units / \$176,900 – \$290,900
New construction
Under construction 10/2006
- 13 City Heights Towers
145 units
New construction
Opened 1999
- 14 Central Park Lofts
35 units / \$200,000 – \$360,000
New construction
Opened 2001
- 15 McGill Place
188 units
Original construction
Opened 1987
- 16 McGill Park
224 units
Original construction
Opened 1994

RENTAL: SPECIAL NEEDS

- 17 Cosby Spear
282 units / Based on income
Original construction 1985
- 18 Bedford Pine Apartments
733 units / Based on income
Original construction 1995
- 19 Maggie Russell Towers
150 units / Based on income
Original construction 2003

OWNERSHIP & RENTAL

- 20 City View
56 units / Ownership
202 units / Rental
New construction
Opened 2003



CENTENNIAL OLYMPIC PARK

CENTENNIAL HILL

The creation of Centennial Olympic Park for the 1996 Summer Olympic Games prompted much development directly surrounding the park. Home not only to pre-Olympic cornerstones like CNN Center, the area is now home to the Georgia Aquarium, Philips Arena and the new World of Coca-Cola, opening in summer of 2007. With close to 3 million annual guests to the Park, another 3+ million visitors to the Aquarium, and close to a million anticipated at the World of Coca-Cola, this area has the opportunity to capture the interest of these visitors with new retail, restaurants, and hospitality developments.

The Centennial Hill neighborhood is an area rich with new investment. In recent years, the area has become home to new residential condominium buildings, Imagine It! The Children's Museum of Atlanta, and the new headquarters of the Southern Company. Twenty acres of the area are being redeveloped into Allen Plaza, a multi-block, mixed use projects including new office, residential, luxury hotel, and restaurant space that will be completed in a number of phases over the coming years.

NEIGHBORHOOD AMENITIES:

NEIGHBORHOOD AMENITIES:

- Centennial Olympic Park
- CNN Center
- Philips Arena
- The Georgia Aquarium
- World of Coca-Cola
- Dome/GWCC/Philips Arena/CNN Center MARTA Station

- Imagine It! The Children's Museum of Atlanta
- Headquarters of Southern Company and Ernst & Young
- Upscale hotels and restaurants
- Proximity to Centennial Olympic Park, the Peachtree Corridor and the Civic Center MARTA Station



CENTENNIAL OLYMPIC PARK

OWNERSHIP

- 1** Aries
120 units
New construction
Planned
- 2** Centennial Park East
200 units
New construction
Planned
- 3** Atlantis
251 units
New construction
Planned 2007
- 4** Centennial Park West
95 units \$400,000 – \$2 M
New construction
Opened 2001

W Hotel & Residences

CENTENNIAL HILL

OWNERSHIP

- 5** Centennial House
120 units / \$160,000 – \$260,000
Conversion
Opened 1999
- 6** W Hotel & Residences
75 units
New construction
Planned
- 7** Twelve Centennial Park
1,034 units / \$200,000 – \$650,000
New construction
Under construction 10/2007
- 8** Brio Lofts
6 units
Conversion
- 9** Peachtree Towers
300 units
Original construction 1962
- 10** Museum Tower at Centennial Hill
162 units / \$169,000 -- \$600,000
New construction
Opened 2002

OWNERSHIP & RENTAL

- 11** Post Properties at Allen Plaza
655 units / Rental
330 units / Ownership
New construction
Planned 2009



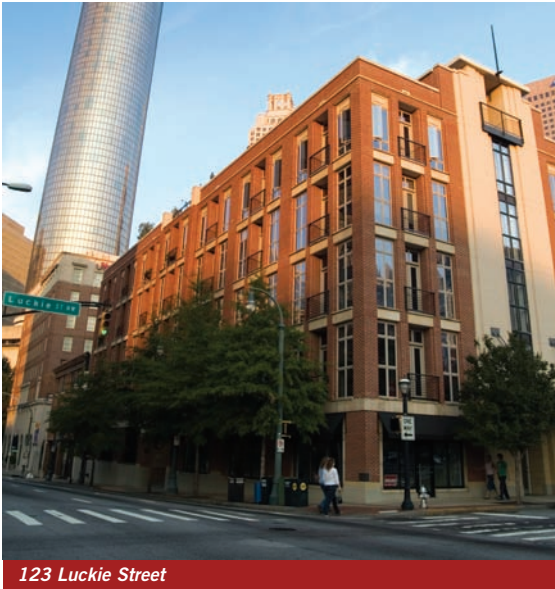
Museum Tower at Centennial Hill

FAIRLIE-POPLAR

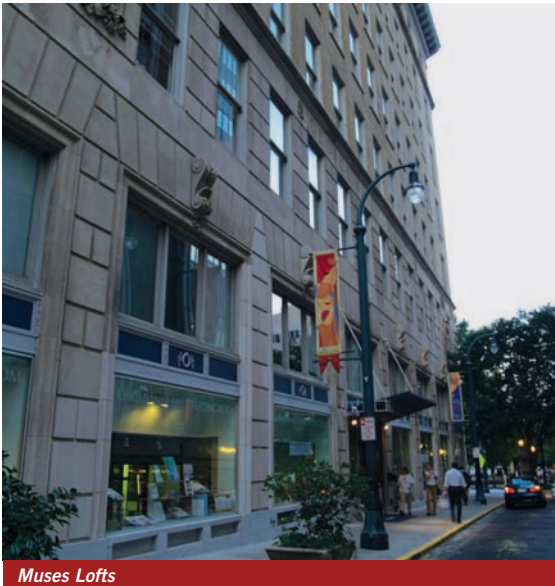
Fairlie-Poplar was Atlanta's turn-of-the-century central business district and today many of the buildings are over 100 years old. Much of the area is designated as a National Register Historic District, and many of the city's oldest high-rise buildings found here have recently been converted to condominiums and apartments or higher education uses by Georgia State University. The area exudes a human scale neighborly feel with a high concentration of residents, restaurants, nightlife, and the arts all within close proximity to each other.

NEIGHBORHOOD AMENITIES:

- Rialto Center for the Performing Arts
- The Tabernacle concert hall
- Balzer Theater at Herren's
- U.S. Court of Appeals
- Atlanta-Fulton County Public Library
- Close to Woodruff Park, Centennial Olympic Park and the Peachtree Center and Five Points MARTA Stations



123 Luckie Street



Muses Lofts

OWNERSHIP

- 1 123 Luckie Street
52 units / \$265,000 – \$450,000
New construction
Opened 2000
- 2 Luckie Street Studios
3 units
Conversion
Opened 1998
- 3 90 Fairlie
21 units / \$849,000 – \$949,000
Renovation
Opened 2000
- 4 The Healey
112 units
Conversion
Opened 2001
- 5 Metropolitan
89 units
Conversion
Opened 1996
- 6 William Oliver Lofts
114 units / \$89,000 – \$205,000
Conversion
Opened 2003

RENTAL

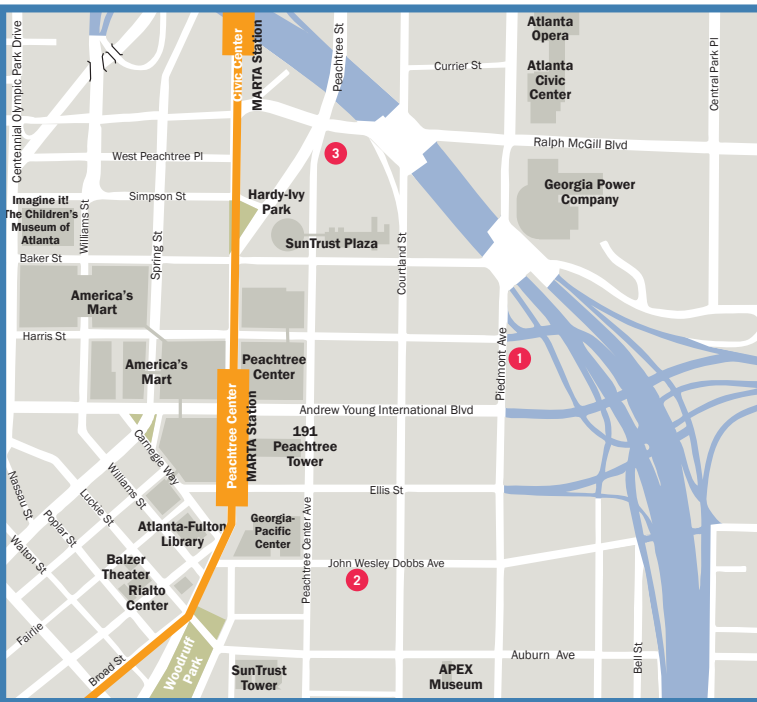
- 7 Fairlie-Poplar Lofts
15 units / \$700 -- \$1,700
Conversion
Opened 1996
- 8 Muses Lofts
65 units / \$800 -- \$1,685
Conversion
Opened 1996

RENTAL: SPECIAL NEEDS

- 9 The Madison House
128 units / Based on income
Renovation
Opened 1993



The Healey



HOTEL DISTRICT

Home to the city's largest concentration of convention hotels, the Hotel District also includes much of Atlanta's premiere Class A office space. Various fine dining establishments dot the area, ranging from sushi and ethnic food to steakhouse and cigar bar.

NEIGHBORHOOD AMENITIES:

- The Mall at Peachtree Center
- Museum of Design Atlanta
- The Museum of Contemporary Art of Georgia at SunTrust Plaza (MOCA GA)
- Sundial at Westin Peachtree Plaza
- Hard Rock Café
- Peachtree Center MARTA Station



GEORGIA STATE

The Georgia State area is defined by an array of uses: various retail outlets, office space, and institutional establishments. In addition to the activity at Grady Memorial Hospital, the exponential growth of Georgia State University has made the area vibrant at all hours of the day. The regular programming at Woodruff Park offers an outdoor respite to office workers and students. The area is also the home of Georgia State University's forthcoming new 2,000-bed student housing complex.

NEIGHBORHOOD AMENITIES:

- Georgia State University
- Grady Memorial Hospital
- Woodruff Park and Hurt Park
- Georgia State MARTA Station
- Close to the Five Points MARTA Station



University Commons

HOTEL DISTRICT

OWNERSHIP

- 1 Landmark
205 units
New construction
Opened 1966

RENTAL

- 2 Freeman Ford Lofts
27 units / \$1,000 – \$1,600
Conversion
Opened 1996

RENTAL: SPECIAL NEEDS

- 3 Imperial Hotel Apartments
120 units / Based on income
Renovated
Opened 1996

GEORGIA STATE

UNIVERSITY

- 1 University Place at Underground
280 units / \$650 – \$835
Conversion
Opened 2006
- 2 University Lofts
231 units / \$2,975 – \$4,688
New construction
Opened 2002
- 3 University Commons
2,000 beds
New construction
Under construction 2007

KING HISTORIC DISTRICT

The King Historic District combines history with an assorted collection of independent retail, restaurant, and entertainment venues. Home to not only the Martin Luther King, Jr. National Historic Site, Ebenezer Baptist Church, and the Sweet Auburn Curb Market, this historic area is seeing new investment as well. Previously vacant storefronts are being filled with coffee shops, restaurants, nightclubs, and art galleries. The first major new construction project in the area is underway at Renaissance Walk.



NEIGHBORHOOD AMENITIES:

- Martin Luther King, Jr. National Historic Site and Birth House
- Martin Luther King, Jr. Center for Non-violent Social Change
- Historic Ebenezer Baptist Church
- Martin Luther King, Jr. Natatorium
- APEX Museum
- Sweet Auburn Curb Market

OWNERSHIP

- 1** Tribute Lofts
147 units / \$170,000 – \$300,000
New construction
Under construction 2007
- 2** Renaissance Walk at Sweet Auburn
159 units / \$150,000 – \$400,000
New construction
Under construction 2007
- 3** Edge Lofts (Edgewood Village)
44 units
New construction
Under construction 2007
- 4** Brush Works
20 units / \$140,000 – \$280,000
Conversion
Opened 1995
- 5** Edgewood Exchange
15 units
Conversion
Opened 2001
- 6** Edgewood Lofts
7 units
Conversion
Opened 1997
- 7** Dynamic Metal Lofts
42 units / \$160,000
New construction
Opened 2004
- 8** Gartrell and Jackson Street
Condominiums
18 units
Renovation
Opened 2006
- 9** Cityscape
38 units / \$90,000 – \$140,000
New construction
Opened 2003

RENTAL

- 10** Atlanta Overlook Gardens
192 units / \$550 – \$650
Original development
Opened 1965
- 11** Studioplex
112 units / \$850 – \$1,250
Conversion
Opened 1999
- 12** Auburn Glenn
271 units / \$692 – \$1,340
New construction
Opened 2004
- 18** Auburn Pointe
48 units / Ownership
352 units / Rental
124 units / Rental: Special Needs
New Construction
Under construction 2008, 2009
- 19** King Memorial MARTA Station
150 units / Ownership
220 units / Rental
New construction
Planned 2010

RENTAL: SPECIAL NEEDS

- 13** Wheat Street Gardens
280 units / Rent based on income
Original construction
Opened 1969
- 14** Bethel Towers
182 units / Rent based on income
Original construction
Opened 1969
- 15** Wheat Street Towers
210 units / Rent based on income
Original construction
- 16** Antoine Graves Annex
100 units / Rent 30% of income
Renovated
Opened 1966
- 17** Gartrell Court
108 units / Rent based on income

OWNERSHIP & RENTAL

- 13** Wheat Street Gardens
Units TBD
Redevelopment



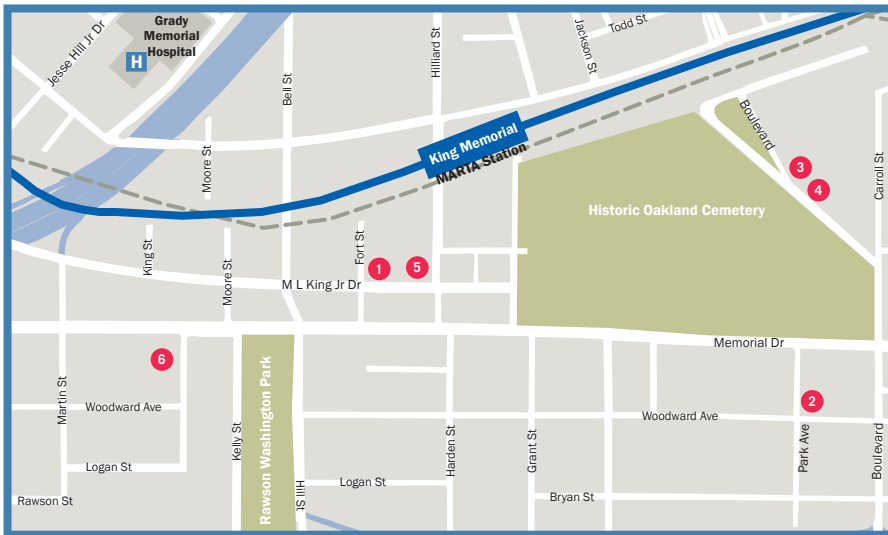
Renaissance Walk



Tribute Lofts



Edge Lofts



MEMORIAL DRIVE CORRIDOR

Memorial Drive connects the government district of Atlanta with some of the city's most quickly revitalizing residential neighborhoods, including Grant Park and East Atlanta. As a result, the corridor has experienced significant investment in recent years. For instance, two former public housing projects are being redeveloped into mixed-income communities. Additionally, new loft developments overlooking Oakland Cemetery are underway.

NEIGHBORHOOD AMENITIES:

- *Historic Oakland Cemetery*
- *Planned Capitol-Oakland Park*
- *Local restaurants including Daddy D's, Ria's Bluebird Café, and Six Feet Under*
- *Close to the Georgia State MARTA Station*



222 Mitchell

SOUTH CBD

OWNERSHIP

- 1 222 Mitchell
227 units / low \$100s – low \$200s
Conversion
Planned
- 2 Gordon Lofts
18 units / \$125,000 – \$347,000
Conversion
Opened 1996
- 3 SoMar Lofts
16 units / \$148,000 – \$245,000
Conversion
Opened 2003
- 4 Kessler City Lofts
50 units / \$96,000 – \$263,000
Conversion
Opened 1998

SOUTH CBD

The South Central Business District (CBD) boasts a great deal of character and is one of the oldest sections of Atlanta. In addition to the concentration of city, state, and federal government offices, the South CBD also is home to Underground Atlanta. The area is becoming a hub of authentic loft residential development in former 19th-century hotels, department stores, and other commercial buildings.

NEIGHBORHOOD AMENITIES:

- *Atlanta City Hall*
- *Historic Hotel Row*
- *Georgia State Capitol*
- *Five Points MARTA Station, hub of the MARTA rail system, and future site of multimodal transportation hub*
- *Underground Atlanta*

MEMORIAL DRIVE CORRIDOR

OWNERSHIP

- 1 Crown Candy Lofts
21 units / \$150,000 – \$350,000
Conversion
Opened 1998
- 2 Oakland Park
65 units / \$190,000 – \$360,000
New construction
Under Construction 2007
- 3 The Stacks at Fulton Cotton Mill
165 units / mid \$100,000s
Conversion
Opened 2006

RENTAL

- 5 Sylvan Factory Lofts
14 units / \$500 -- \$975
Conversion
Opened 1989
- 6 Trinity Lofts
15 units / \$650 -- \$1,145
Conversion
- 7 City Plaza
164 units / \$765 -- \$1,400
New construction
Opened 1995

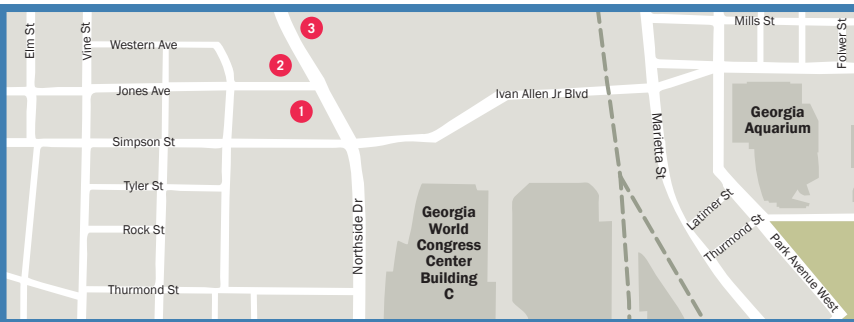
RENTAL

- 4 Fulton Cotton Mill Lofts
526 units / \$665 – \$1,800
Conversion
Opened 1998
- 5 Mattress Factory Lofts
218 units / \$695 – \$1,750
Conversion
Opened 2001
- 6 Capitol Gateway
1,024 units
New construction
Phase I 2007

RENTAL: SPECIAL NEEDS

- 8 Hope House
70 units / Based on income
New construction
Opened 2005
- 9 Welcome House
290 units / Based on income
Original construction
Opened 1992





NORTHSIDE DRIVE CORRIDOR

The Northside Drive Corridor, once considered solely as an alternate route to the Downtown Connector, is now becoming a hub of real estate activity. Recent developments include the Northyards Business Park, a redeveloped railroad round house transformed into a modern-day business park, as well as larger mixed use and residential projects. With the Georgia World Congress Center and Georgia Dome on one side of the corridor and the residential neighborhoods of English Avenue and Vine City on the other, Northside Drive is expected to emerge as an eclectic and vibrant corridor.

NEIGHBORHOOD AMENITIES:

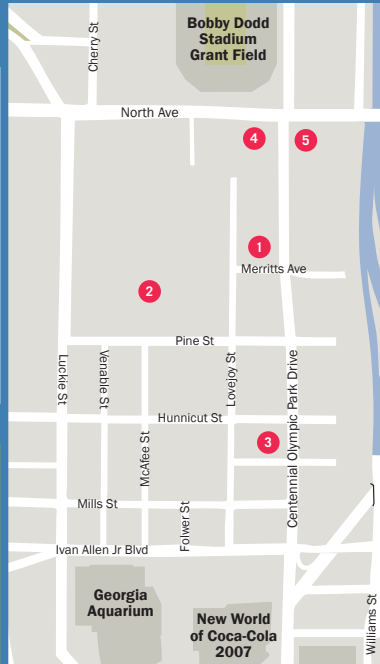
- Northyards Business Park
- The Georgia Dome
- Bauder College
- Antioch Baptist Church North
- The Georgia World Congress Center
- Vine City MARTA Station

CENTENNIAL PLACE

Centennial Place is a 60-acre community bordering the Georgia Institute of Technology and Centennial Olympic Park. With the first phases completed in 1996 in time for the Olympic Games, Centennial Place replaced the former Techwood and Clark Howell Homes, and it has received recognition nationwide for both planning and site design. This walkable community truly feels like a neighborhood and boasts rental and for-sale units that attract a diverse group of residents.

NEIGHBORHOOD AMENITIES:

- Centennial Place Elementary School: Kindergarten through 5th grade magnet school
- Neighborhood YMCA/Community Center
- Close proximity to Centennial Olympic Park, Georgia Tech and the North Ave MARTA Station



MARIETTA ARTERY

Previously an industrial corridor formed along the Western and Atlanta Railroad, this historic neighborhood went into decline in the 1960's as tenants closed shop. However, in recent years many adaptive reuse projects have sparked interest in the area once again. Many of these historic buildings have been rehabilitated and now stand as office and residential lofts, restaurants and art galleries.

NEIGHBORHOOD AMENITIES:

- Atlanta Contemporary Arts Center
- King Plow Arts Center
- The Coca-Cola Company World Headquarters
- Puritan Mill loft offices and the Foundry

➔ NORTHSIDE DRIVE CORRIDOR

OWNERSHIP

- 1 Russell-Bethursday at Northside
96 units / \$159,000 – \$248,000
New construction, Planned

RENTAL

- 2 Gateway Apartments
261 units / \$663 – \$1,300
New Construction, Opened 2005

RENTAL: SPECIAL NEEDS

- 3 Alonzo Herndon Homes
283 units / Based on income
Original construction 1941

➔ CENTENNIAL PLACE

OWNERSHIP

- 1 Centennial Park North
105 units / Under construction
45 units / Occupied
\$400,000 – \$800,000
New construction 2005-2006

RENTAL

- 2 Centennial Place
798 / \$839 – \$1,630
New construction, Opened 2000

RENTAL: SPECIAL NEEDS

- 3 Palmer House
250 units / Based on income
Original construction 1966
- 4 Roosevelt House
256 units / Based on income
Original construction 1973

UNIVERSITY

- 5 Georgia State University Village
2,000 units / \$2,797
New construction 1996

➔ MARIETTA ARTERY

OWNERSHIP

- 1 Allied Factory Lofts
10 units / \$160,000 – \$427,000
Conversion, Opened 1990
- 2 Lofts at 560
3 units
Conversion, Opened 1997
- 3 Gasket City Lofts
28 units / \$199,000 – \$440,000
Conversion, Opened 1998

- 4 Pioneer Neon Lofts
15 units / \$200,000 – \$450,000
Conversion, Opened 1993

- 5 450 Marietta Street
45 units
Conversion, Opened 2001

- 6 Hastings Seed Lofts
19 units / \$250,000 – \$450,000
Conversion, Opened 1994

- 7 Giant Lofts
48 units / \$143,000 – \$360,000
Conversion, Opened 1997

RENTAL

- 8 Hotel Roxy Lofts
18 units / \$735 – \$1,085
Conversion, Opened 1995

ADJOINING

NEIGHBORHOODS

The mix of diverse and unique neighborhoods does not stop at Downtown's boundaries. In fact, directly adjacent to Downtown there are a number of intown neighborhoods—each with its own distinct identity and character. The recent wave of investment in these neighborhoods has brought higher home prices and the growing residential base is no longer just urban pioneers. The residents range from young professionals to families; and students to retirees. Many are former suburbanites moving closer to their work to avoid long commutes and falling in love with dense, urban environments where they can *live, work, learn* and *play*.

➡ MIDTOWN

Directly to the north of Downtown, Midtown is an evolving and cosmopolitan urban center with a mix of residential, commercial, arts, and cultural venues.

➡ VIRGINIA-HIGHLAND

Virginia-Highland, an historic neighborhood of six distinct commercial “villages”, abounds with small restaurants, lively bars, and a diverse mix of shopping experiences.

➡ INMAN PARK

Inman Park, a residential area full of classically restored homes, was Atlanta's first planned community and is regarded as one of the nation's first garden suburbs.

➡ CABBAGETOWN

Developed around the Fulton Bag and Cotton Mills, which have been redeveloped into loft housing, Cabbagetown is now an eclectic neighborhood with a mix of independent businesses, restaurants, and local artist shops.

➡ GRANT PARK

The Grant Park neighborhood is named for Lemuel P. (L.P.) Grant, a civil engineer for the Georgia Railroad who has been called the “Father of Atlanta.” As a neighborhood, this area began to be populated in the 1890's. Craftsmen built many of the architecturally distinctive homes seen there today. ZooAtlanta is located in Grant Park.

➡ SUMMERHILL

Summerhill began as Atlanta's first African-American real estate development soon after the Civil War. During the early 1900s, the neighborhood was home to a diverse group of residents including Atlanta's first Jewish and Greek communities. Through the efforts of Summerhill Neighborhood Development, Inc. and the Organized Neighbors of Summerhill, this neighborhood is experiencing significant revitalization and quickly regaining its former stature in the community.

➡ MECHANICSVILLE

Mechanicsville is located one mile south of Downtown Atlanta. It is bordered by I-20 to the north, the I-75/I-85 connector to the east, and the Norfolk Southern rail yard to the west and south. Like the city itself, Mechanicsville grew up around the railroad lines. The neighborhood was named for the concentration of rail yards and repair shops that were located in the area.

➡ WEST END

The West End Historic District contains a rich mixture of architectural styles of the types popular in Georgia cities (and throughout the United States) during the late 19th and early 20th centuries. The West End Neighborhood Development, Inc. is continually working to improve the socioeconomic position of the community and its residents, and as a result, home prices are on the rise and countless renovations are under way.

➡ ATLANTA UNIVERSITY CENTER

A progressive force in the development of the African-American community in Atlanta, Atlanta University Center houses six institutions of higher learning including Clark Atlanta University, Morehouse College, Morehouse School of Medicine, Spelman College, Morris Brown College, and the Interdenominational Theological Center.

➡ VINE CITY

Vine City, apparently named for the Vine Street that runs through the neighborhood, is located just west of the Georgia Dome. The neighborhood changed rapidly as people moved to Atlanta's west side after a fire destroyed many homes on Auburn Avenue in 1917. A commercial district sits on Martin Luther King, Jr. Drive.

➡ ENGLISH AVENUE

To the northwest of Downtown, along Northside Drive, is the English Avenue area. Antioch Baptist Church North has assembled more than 38 acres over the past 15 years in the surrounding area. The church set up a community development organization called Bethursday Development Corp. and it is building mixed-market rate/affordable-unit projects both here and in Vine City.