

**RE-OFFERING
LOWER PRICE...
BETTER TERMS!!**

FOR SALE
Atlanta
Shopping
Center
Site

**OFFERED BY THE ATLANTA HOUSING AUTHORITY
IN THE WEST END URBAN REDEVELOPMENT AREA**



THIS STRATEGICALLY LOCATED SHOPPING CENTER SITE OFFERED FOR SALE ON A COMPETITIVE BASIS

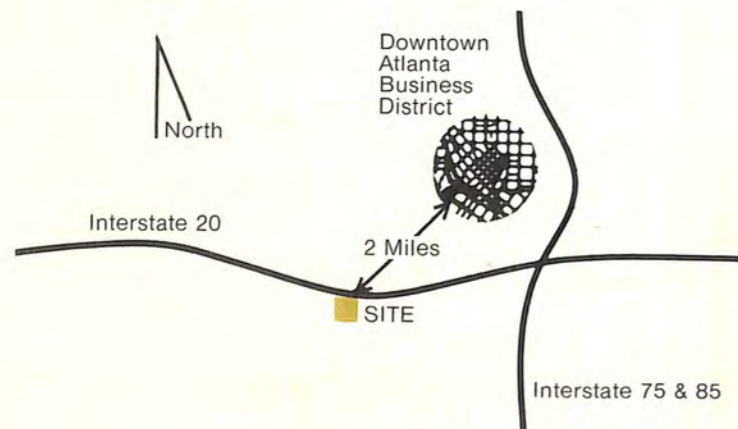
Here is an ideal shopping center site consisting of over 14 acres of land . . . close in . . . just 2 miles from the center of the City . . . and in one of the great residential trading areas of Atlanta.

Adjacent to Sears Roebuck famous West-End Store. This site has long Frontages on key streets . . . Oak, Gordon and Lee and Dunn Streets which provide easy and quick access. Interstate 20 could bring in customers from just about anywhere in the Metropolitan area.

Improvements include water, natural gas, electricity, sanitary sewage, storm drainage, paved streets.

Zoning is Commercial, C-2.

We invite you to inspect this property . . . study its potential . . . get more detailed information from the Atlanta Housing Authority . . . and submit your proposal. This is an excellent property . . . and one that would be hard to duplicate in the Atlanta area.



LOWER PRICE:
PRE-ESTABLISHED
MINIMUM PRICE FOR
BOTH PARCELS
\$512,000.00

\$424,000.00 for Parcel 23 alone. Proposals for Parcel 22 alone are not acceptable (proposals with prices less than these cannot be considered).

BETTER TERMS:

Redeveloper, when submitting his Proposal, makes a Proposal Deposit in the amount of 5% of the purchase price. One year after acceptance of the Proposal, the Redeveloper must sign the Agreement for Disposition of Land and pay a total of 20% as Earnest Money. Six months later sale is to be closed.

Take another look at this one!

PROPOSALS ARE NOT COMPLICATED

The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the method of making your proposal. Minimum prices have been established for this property and no proposal with a purchase price less than these will be considered.

Proposals are to be opened in the office of the Atlanta Housing Authority on October 8, 1968 at 10:00 A.M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until the tract is sold.

URBAN REDEVELOPMENT PROTECTS THE FUTURE OF YOUR INVESTMENT

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Agency will accept such proposal, if any, as it deems to be in the public interest and in furtherance of the purpose of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum price will be considered. The primary objective of this invitation for proposals to buy and redevelop this property is the receipt and acceptance of one which contemplates the erection of a modern shopping center with an enclosed air-conditioned mall. Other acceptable proposals will be considered. In evaluating the proposals, the Agency will consider the proposed price to be paid for the land; the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area—this is fundamental to the whole basic concept of Urban Redevelopment.

PROPOSALS WILL BE OPENED

October 8, 1968

**ATLANTA HOUSING AUTHORITY
824 HURT BUILDING
ATLANTA, GEORGIA 30303
523-6074**