

**INDUSTRIAL
SITE**

**FOR
SALE**

on a competitive basis

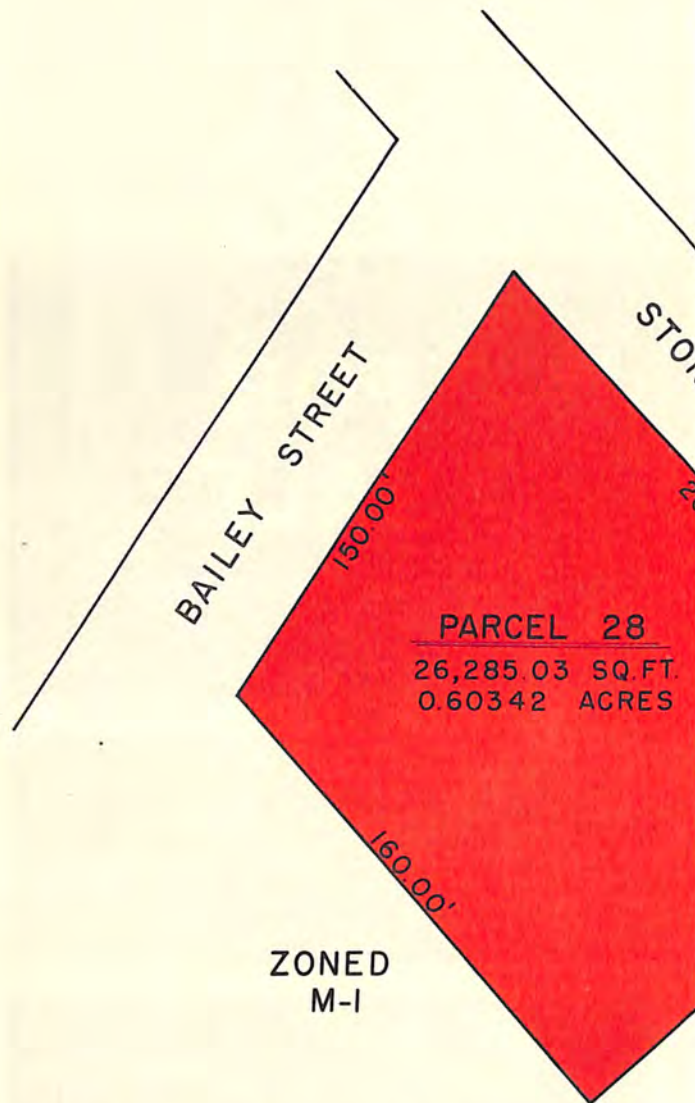
PARCEL 28

University Center
Urban Redevelopment Area

PROPOSALS WILL BE OPENED
JANUARY 22, 1969, 11:00 A. M.

ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074

WE INVITE YOU TO SEE THE MAKE A PROPOSAL



This is an excellent Industrial Site, just off Northside University Center Urban Redevelopment Area . . . an area with a small amount of industry. Located near Atlanta Manufacturing Company. The property is suited to a location makes it highly desirable from an accessibility public transportation, or by main thoroughfares. Well located area. See the complete list of permitted uses on the

● PERMITTED USES

Light Manufacturing, including but not limited to processing, packaging, printing, needle trades, plumbing shop or tire recapping. Repair Shop. Warehouse. Wholesale Sales. Service Station. Retail Store or Food Service, primarily serving the industrial area. No use will be permitted in the Industrial Area which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or vibration.

● LOCATION AND SIZE:

At the corner of Bailey and Stonewall Streets, just West of Northside Drive, in the University Center Urban Redevelopment Area. Has over 200 feet frontage on Stonewall Street; 150 on Bailey Street. Consists of 26,285.03 square feet or .60342 acres of land.

● IMPROVEMENTS:

Water, natural gas, electricity, sanitary sewage, storm drainage, paved streets.

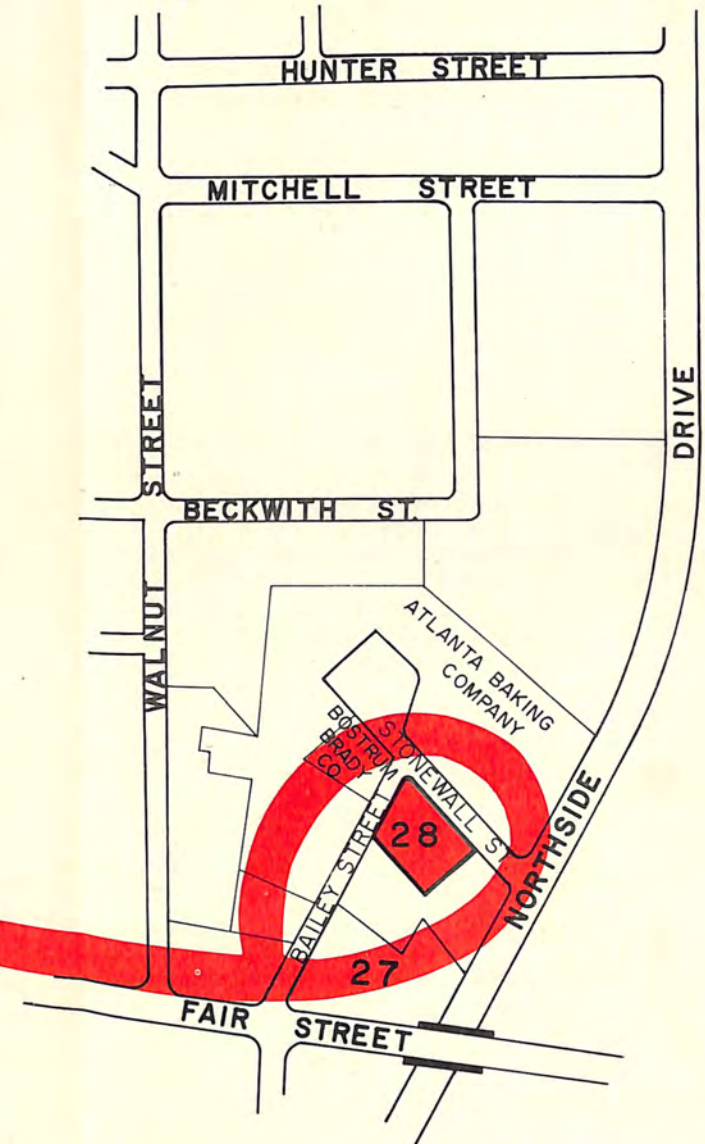
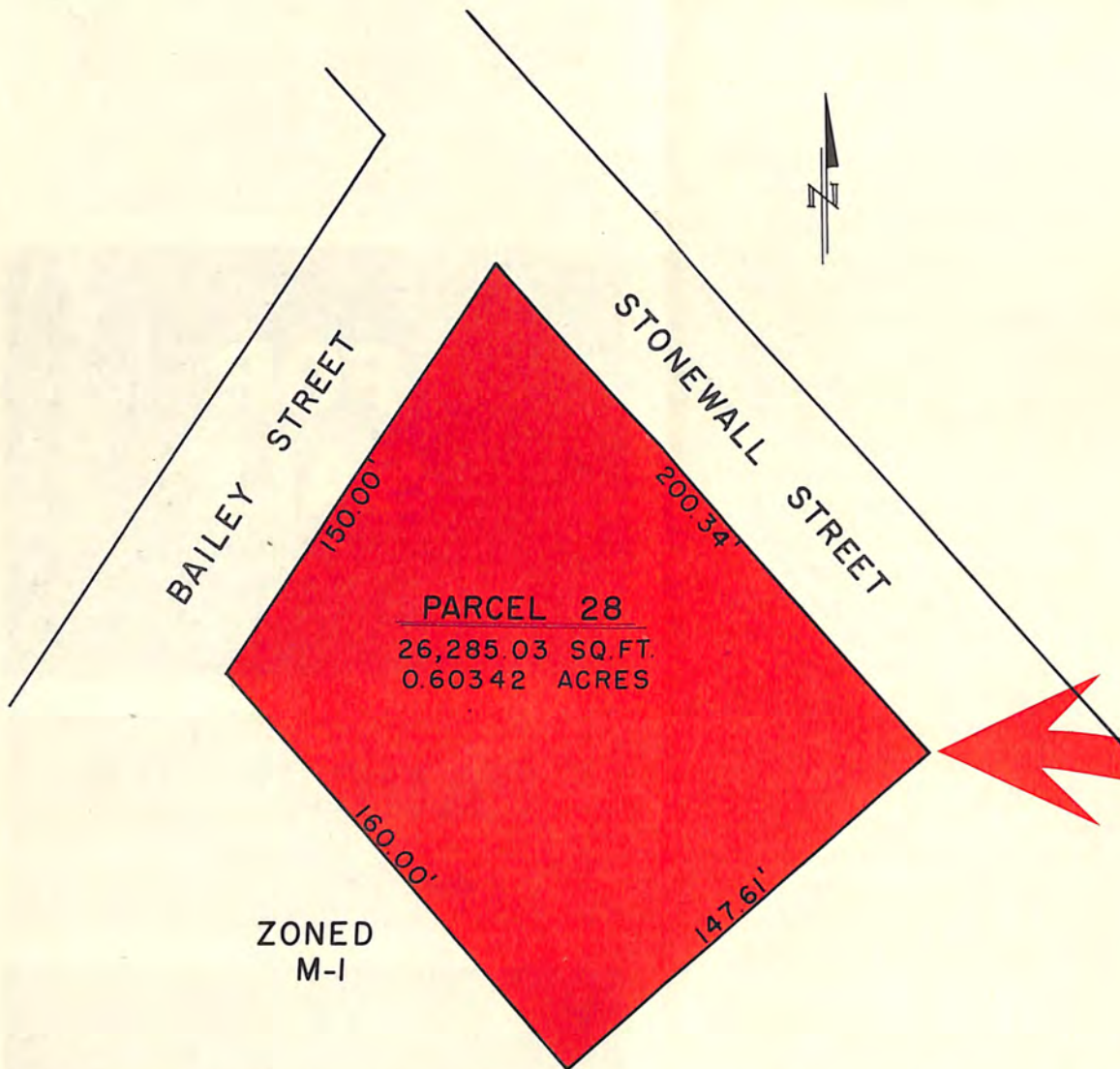
● ZONING:

This property is zoned for light manufacturing . . . M-1.

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. A minimum price of \$16,500.00 has been established for this property and no proposal with a purchase price less than that will be considered. Proposals are to be opened in the office of the Atlanta Housing Authority on **January 22, 1969**, at 11:00 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.

**WE INVITE YOU TO SEE THIS PROPERTY AND
MAKE A PROPOSAL!**



This is an excellent Industrial Site, just off Northside Drive in Southwest Atlanta . . . in the University Center Urban Redevelopment Area . . . an area comprising colleges, housing projects and a small amount of industry. Located near Atlanta Baking Company and Bostrum Brady Manufacturing Company. The property is suited to a number of Industrial uses . . . and its location makes it highly desirable from an accessibility standpoint, as it is easily reached by public transportation, or by main thoroughfares. Well located to quickly serve the downtown area. See the complete list of permitted uses on the next fold.

**PRE-ESTABLISHED MINIMUM PRICE
FOR THIS PROPERTY**

\$16,500.00

Proposals for less than this amount cannot be considered.

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 purposes of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum price 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.

BROKERS PROTECTED

**Ask About Tracts in Other Atlanta
Urban Redevelopment Areas**