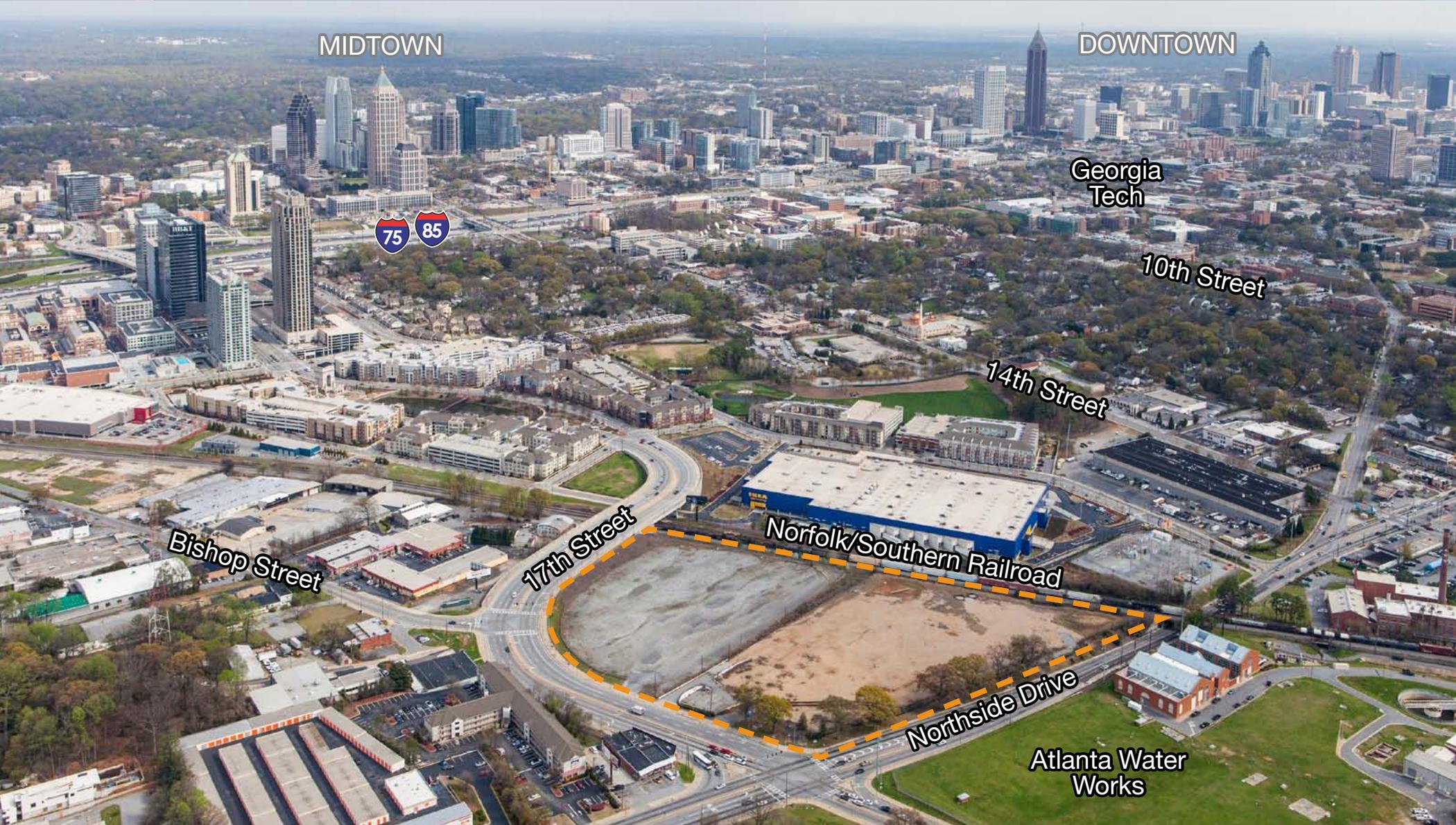


# 17<sup>TH</sup> STREET & NORTHSIDE DRIVE, ATLANTA, GA

- 12.5 Acre Graded Site | Development Ready
- Core Intown Location with Unmatched Access
- Surrounded by Atlanta's Economic Growth Engines
- Long-term Commitment from Amtrak (S&P Rated: A-)



# INVESTMENT SUMMARY

## THE OFFERING

The State Road and Tollway Authority (SRTA) and Lionstone Group, LLC, are pleased to offer to qualified developers the opportunity to purchase or lease 12.55 acres of land contained within the southeast corner of 17th Street and Northside Drive (“17th & Northside” or the “Property”). The Property, comprised of two adjoining parcels, enjoys a prominent location at the western entrance to Atlantic Station, offers superb visibility and unmatched vehicular access, and is one of Atlanta’s most sought-after graded development sites, suitable for a wide variety of dense commercial and residential uses. The Owners strongly prefer that the Property be purchased with the Purchase Price paid in full at closing.

Accompanying this exceptional land offering, Amtrak (S&P rated: A-) has selected the Property as the site for their potential new Atlanta station. Connecting to the existing Norfolk/Southern rail line along the southern edge of the Property, Amtrak plans to occupy a to-be-built state-of-the-art facility replacing their historic Peachtree Street station, which has been in operation for over 100 years. The Property offers Amtrak many attributes, some of which include: access to key transportation nodes, urban location, and surrounding high quality commercial and residential base.

17th and Northside presents developers with the unique opportunity to facilitate the immediate development of a lasting multi-modal station including Amtrak plus the added development upside of an extremely well-located, highly accessible, and sizeable land tract within Atlanta’s urban growth corridor.

OFFERING AT A GLANCE	
Location:	17 <sup>th</sup> Street and Northside Drive - southeast corner
Address:	490 Bishop Street (17 <sup>th</sup> Street) 1299 Northside Drive (Northside Drive)
Acres:	6.664 acres (17 <sup>th</sup> Street) 5.891 acres (Northside Drive) <b>Total = 12.555 acres</b>
Frontage:	1,150 feet ± (17 <sup>th</sup> Street) 850 feet ± (Northside Drive)
Zoning:	Planned for multiple uses Currently, I-2 zoning



## INVESTMENT SUMMARY

### Core Intown Atlanta Location – Unmatched Accessibility & Visibility

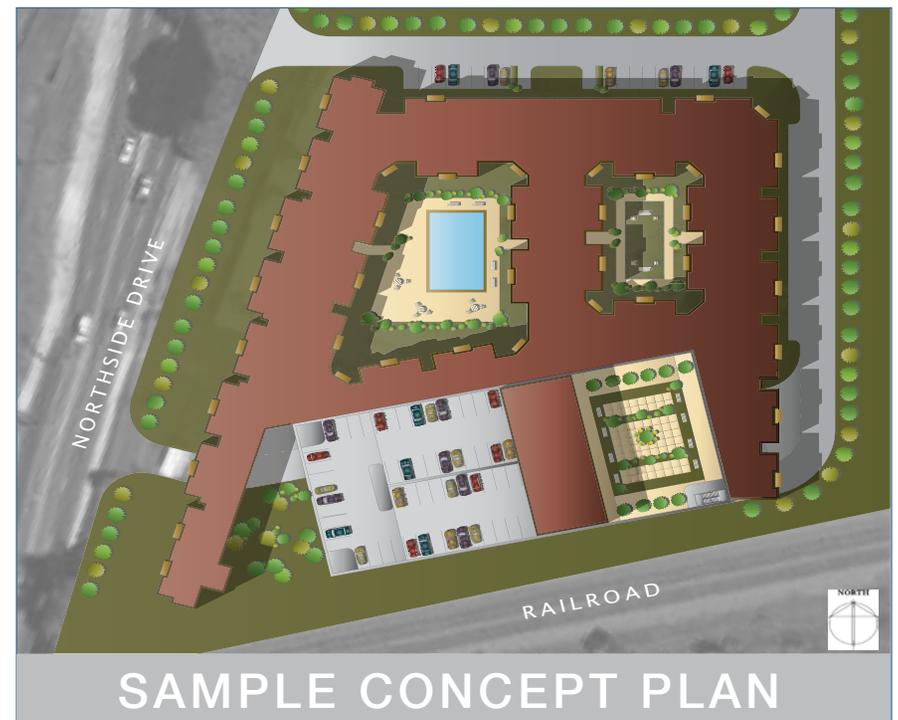
- Conveniently located at the intersection of 17th Street and Northside Drive - the transportation node leading to Atlantic Station and West Midtown
- Ideally located with ready access to the Connector via 17th Street and Interstate 75 via Northside Drive, both oversized for long-term capacity
- Sloping gently away from 17th and Northside intersection providing unobstructed views of Atlanta’s skyline
- Connected to a walkable urban environment with excellent access to Atlantic Station and West Midtown’s rich and renowned amenity base
- Economic and locational synergies with nearby Georgia Tech

### Atlanta’s Retail Hub - Atlantic Station and West Midtown

- Atlantic Station, through its new owner, North American Properties, has undergone a \$5M+ transformative remodeling plan to include:
  - Balance of national and local retailers
  - Improved public safety through added security, surveillance, and policies
  - Improved walkability and feel
  - Overhaul of parking facility
- West Midtown, the area centered at Huff Road and Howell Mill Road, has organically become one of Atlanta’s most attractive and visited commercial districts by offering:
  - High quality national and boutique retailers
  - Restaurants promoting a family-oriented atmosphere while maintaining an upscale feel
  - Measured residential units mixed within commercial areas
  - Incorporation of rail line further augments the unique sense of place

### Amtrak’s New Atlanta Station – A Catalyst for Development

- Near-term revenue from Amtrak, possibly through ground lease, office rent and/or parking
- Amtrak initial conceptual plan requirements:
  - Platform length of 1,200 ft.
  - 16,000 square foot station with waiting room, rest rooms, ticket office, baggage facilities and crew base
  - Reasonable parking requirements, meeting traffic demand



## PROPERTY SPECIFICATIONS SUMMARY

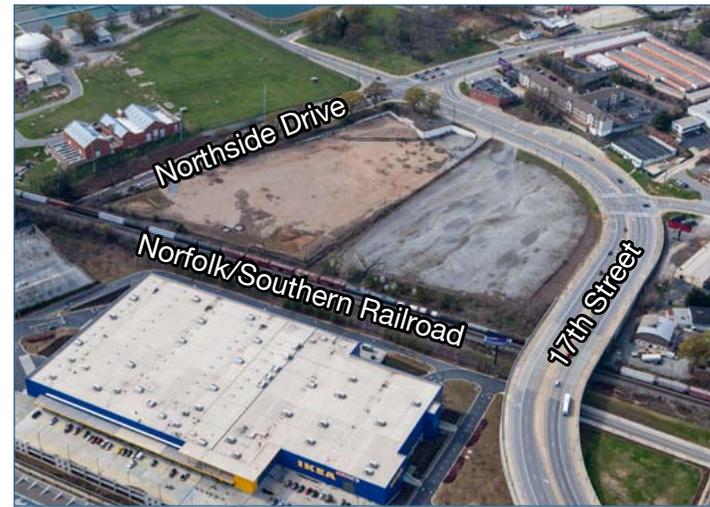
<b>Address:</b>	490 Bishop Street (17 <sup>th</sup> Street) 1299 Northside Drive (Northside Drive)
<b>Tax Parcel ID's:</b>	17-0148-LL-029 (17 <sup>th</sup> Street) 17-0148-LL-002 (Northside Drive)
<b>Acres:</b>	6.664 acres (17 <sup>th</sup> Street) <u>5.891 acres (Northside Drive)</u> <b>Total = 12.555 acres</b>
<b>Frontage:</b>	1,150 feet ± (17 <sup>th</sup> Street) 850 feet ± (Northside Drive)
<b>Access Points:</b>	4-lane divided median along 17 <sup>th</sup> Street 4-lanes along Northside Drive
<b>Signalized Points of Ingress/Egress:</b>	Currently at 17 <sup>th</sup> Street / Northside Drive, as well as points along Northside Drive and 17 <sup>th</sup> / Bishop Street
<b>Zoning:</b>	Planned for multiple uses Currently, I-2 zoning
<b>Future Uses:</b>	Multi-family, commercial, including retail, office, hotel, etc.



**LOCATION / MARKET**



<b>DEMOGRAPHIC SNAPSHOT (17<sup>TH</sup> &amp; NORTHSIDE)</b>				
	<b>1-mile</b>	<b>5-mile</b>	<b>10-mile</b>	<b>City of Atlanta</b>
2010 Population	14,603	349,274	1,045,764	420,003
Population Growth (2000 - 2010)	49%	24%	17%	0.08%
Median Household Income	\$64,756	\$51,430	\$57,221	\$45,171
Average Household Income	\$102,785	\$81,342	\$79,408	\$78,615
Median Age	26.4	33.3	33.5	32.9



## TENANT - AMTRAK



Amtrak's commitment to this site as their new Atlanta station potentially creates an immediate destination and sets the foundation for a larger, one-of-a-kind regional multi-use development. Amtrak's presence at this site provides long-term financial stability and serves as an immediate catalyst for future development.

### AMTRAK HIGHLIGHTS

S&P Rating:	A- (as of 2012)
Year Founded:	1971
Number of Employees:	20,156
Number of Passengers:	30.2 million (5% increase from 2010)
Total Revenue:	\$2.7 billion (8% increase from 2010)
Ticket Revenue:	\$1.9 billion (8.5% increase from 2010)

### Amtrak – "America's Railroad"

- Operating in 46 states, with 15 state partners supporting additional service
- Positive trends in all major categories: ridership, revenue and route expansion
- CAF USA is currently building 130 new single-level, long-distance passenger cars (some will be assigned to the Crescent to address the growth in ridership)
- Siemens is producing 70 new electric locomotives with components being constructed in Alpharetta
- A long-term viable transportation option, given increasing gas prices and congested vehicular roadways

### Amtrak in Atlanta

- Atlanta's major terminals were raised prior to Amtrak coming to Atlanta
- Existing Atlanta station (Peachtree Station) opened in 1918 as a suburban station
- There is no opportunity to address today's growing market needs at the Deering Road Peachtree facility
- Atlanta, a key stop on the Crescent Route (New York-Atlanta-New Orleans)
- New Atlanta station planned to be a long-term, viable solution for growth in ridership and potential new service
- During 2011, over 200,000 boardings and alightings in Georgia, with 115,000 of those in Atlanta
- Atlanta's ridership has increased by 18,500 over the last three fiscal years
- Site selected over five other Atlanta options due to proximity to central business district, access to interstates, walkable amenity base, surrounding strong demographic area and potential service growth opportunities





**TO VIEW ADDITIONAL INFORMATION,  
PLEASE SELECT THE FOLLOWING LINKS:**

**Property Information:**

**Amtrak Information:**

**Relevant Location / Market Websites:**

**CONTACT INFORMATION:**

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