



211 Walker Street



213 Walker Street

FOR SALE

\$2,300,000

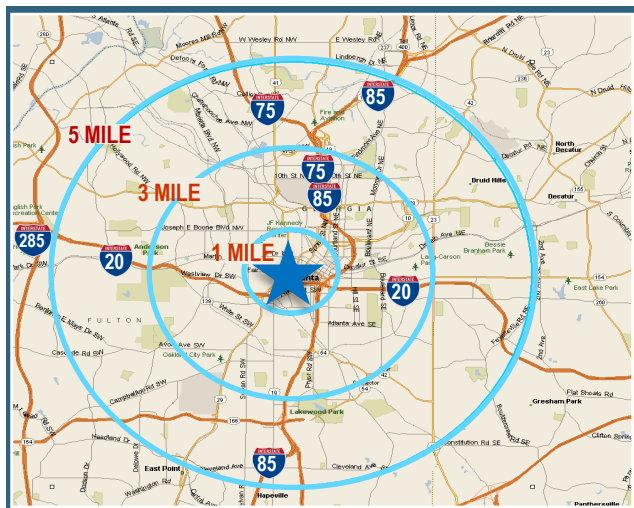
PRIME CASTLEBERRY HILL DEVELOPMENT OPPORTUNITY

211–213 Walker Street, Atlanta, GA 30313 presents a rare development opportunity in the heart of Atlanta's Castleberry Hill Landmark District. The offering combines two adjoining parcels totaling approximately **0.507 acre**, including a ± 0.26 -acre vacant development parcel and a ± 0.24 -acre parcel improved with an architecturally distinctive **2,000 $\pm$ SF historic brick building**.

The property occupies a prime location along Walker Street, approximately **one-third of a mile from Mercedes-Benz Stadium** and within easy walking distance of **Centennial Yards**, the transformative **\$5 billion+ 50-acre redevelopment** bringing new residential, retail, dining, entertainment and commercial activity to downtown Atlanta.

INVESTMENT HIGHLIGHTS

- **± 0.507 acre combined development site** in the heart of Castleberry Hill.
- Price per land SF: approximately \$104.
- Two contiguous parcels offering flexibility for redevelopment.
- **± 0.26 -acre vacant development parcel.**
- **± 0.24 -acre improved parcel** with an existing 2,000 $\pm$ SF brick building.
- Highest point in the City of Atlanta (1,086 feet above sea level).
- Located within Atlanta's **Castleberry Hill Landmark District**, listed on the National Register of Historic Places.
- Existing building is leased through May 31, 2028, providing interim income during planning and entitlement. Lease details available upon request.
- On-site parking for approximately 20 vehicles.
- Zoning: HC-20N SA1 (Castleberry Hill Landmark District, Historic Core, Subarea 1).
- The combined site creates an opportunity to envision a distinctive **residential, mixed-use, hospitality, retail or live/work development** that draws upon Castleberry Hill's historic warehouse character while benefiting from the significant investment and redevelopment occurring throughout downtown Atlanta.
- **211–213 Walker Street sits at the center of it all**, with major downtown destinations, sports & entertainment venues, employment centers & transformative new development all within walking distance.



DEMOGRAPHICS 2026	1 MILE	3 MILE	5 MILE
Total Population	19,693	199,555	373,505
Households	6,868	97,982	178,366
Average HH Income	\$70,183	\$137,251	\$146,850

LOCATION

UNMATCHED DOWNTOWN LOCATION

211–213 Walker Street is exceptionally positioned at the intersection of **Castleberry Hill**, **Downtown Atlanta** and the rapidly **emerging Centennial Yards district**, placing some of Atlanta's most important sports, entertainment, convention and cultural destinations within walking distance or a short drive. Nearby destinations include:

- ◇ Mercedes-Benz Stadium - approximately 1/3 mile
- ◇ Centennial Yards - immediately adjacent to Castleberry Hill
- ◇ State Farm Arena - home of the Atlanta Hawks and a major concert and entertainment venue
- ◇ Georgia World Congress Center - one of the nation's premier convention destinations
- ◇ Centennial Olympic Park
- ◇ Georgia Aquarium
- ◇ The World of Coca Cola
- ◇ Multiple **MARTA rail stations**, providing convenient connectivity throughout Atlanta and direct access to Hartsfield-Jackson Atlanta International Airport
- ◇ Underground Atlanta
- ◇ Georgia State Capitol
- ◇ Georgia State University
- ◇ Atlanta University Center
- ◇ America's Mart
- ◇ Peachtree Center
- ◇ Grady Hospital
- ◇ Federal Court Buildings
- ◇ The Central Business District
- ◇ National Center for Civil and Human Rights

\$5+ BILLION OF TRANSFORMATION NEXT DOOR

Perhaps most significant is the property's proximity to **Centennial Yards**, the 50-acre redevelopment of Atlanta's former Gulch. The project is creating an entirely new downtown district with **thousands of residences, restaurants, retail, hotels, entertainment venues and public spaces**.

Development is already well underway. The first residential tower, **The Mitchell**, is open; an eight-acre entertainment district is under construction; and announced tenants and attractions include **Live Nation, Cosm, Shake Shack and additional restaurants and entertainment concepts**.

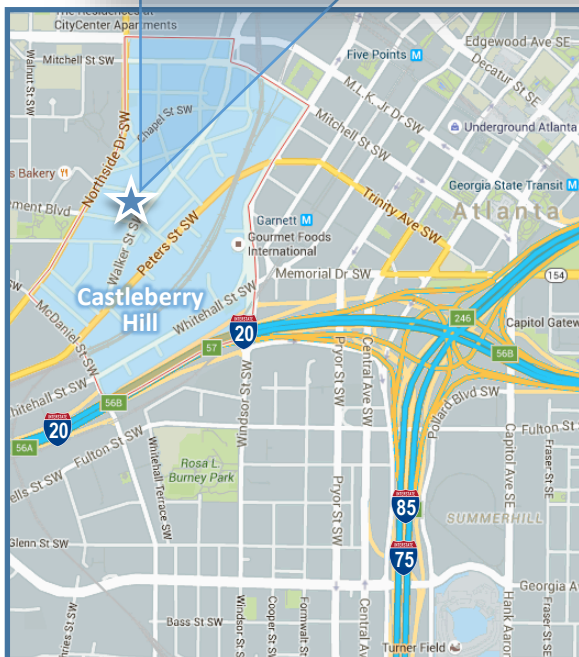
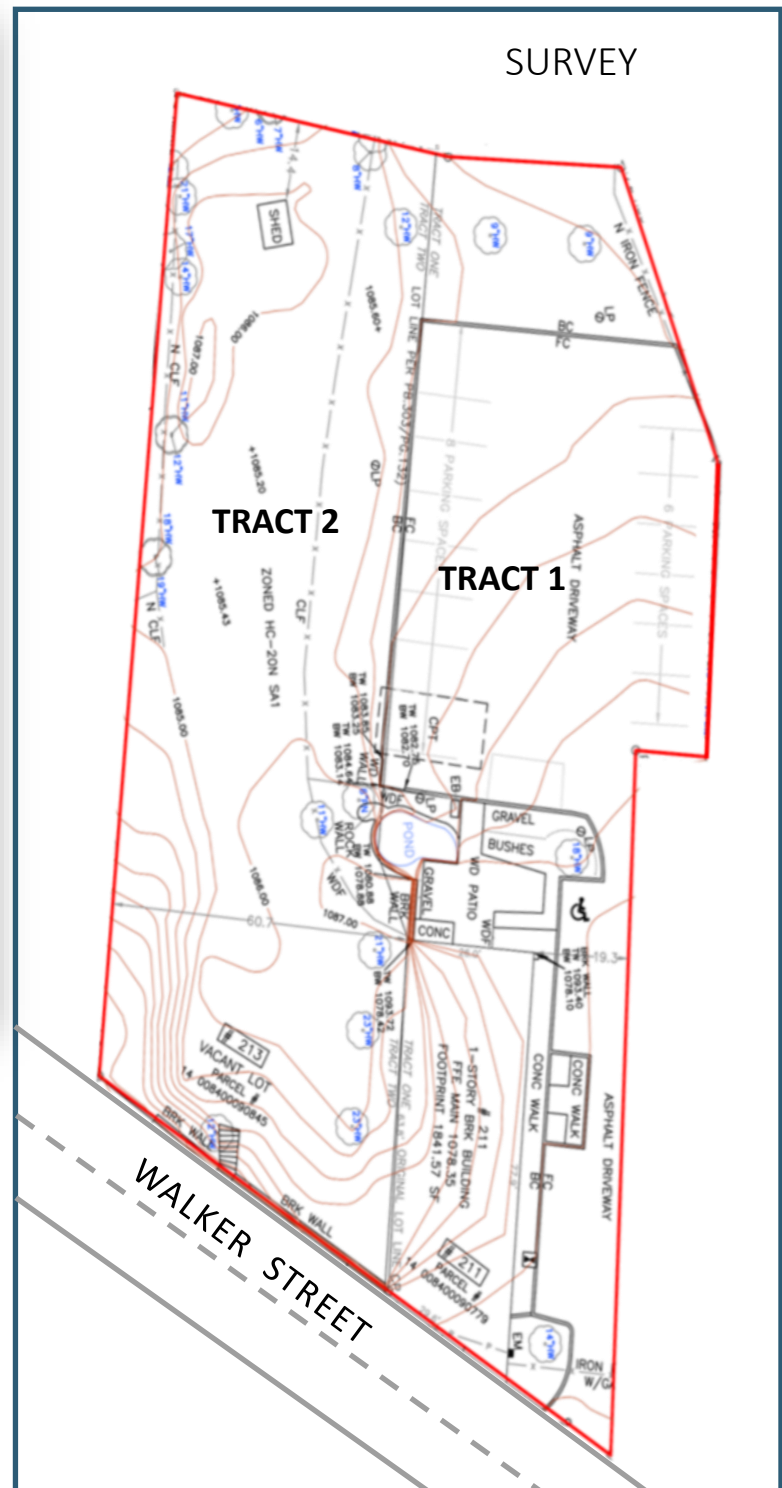
For 211–213 Walker Street, this represents a rare opportunity to acquire a substantial development site in an established historic district **immediately adjacent to billions of dollars of new investment reshaping Downtown Atlanta**.

TWO PARCELS. APPROXIMATELY HALF AN ACRE. IRREPLACEABLE HISTORIC SETTING.

EXCEPTIONAL DEVELOPMENT POTENTIAL



SITE PLAN AND SURVEY



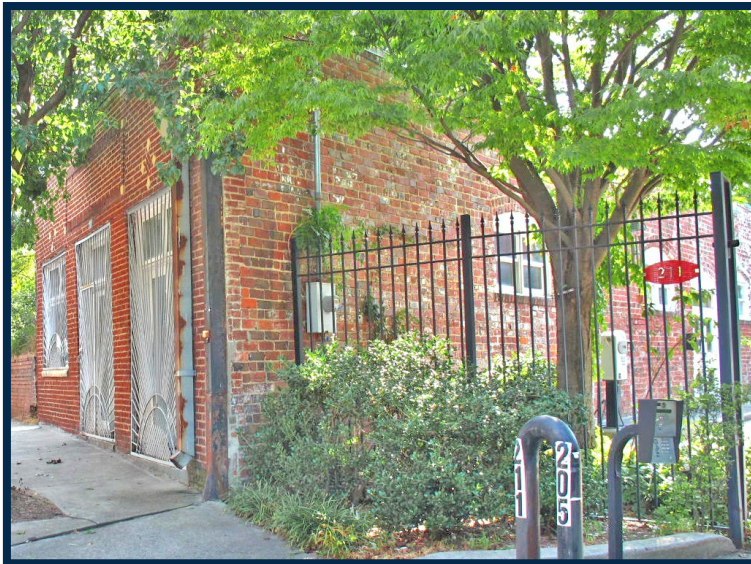
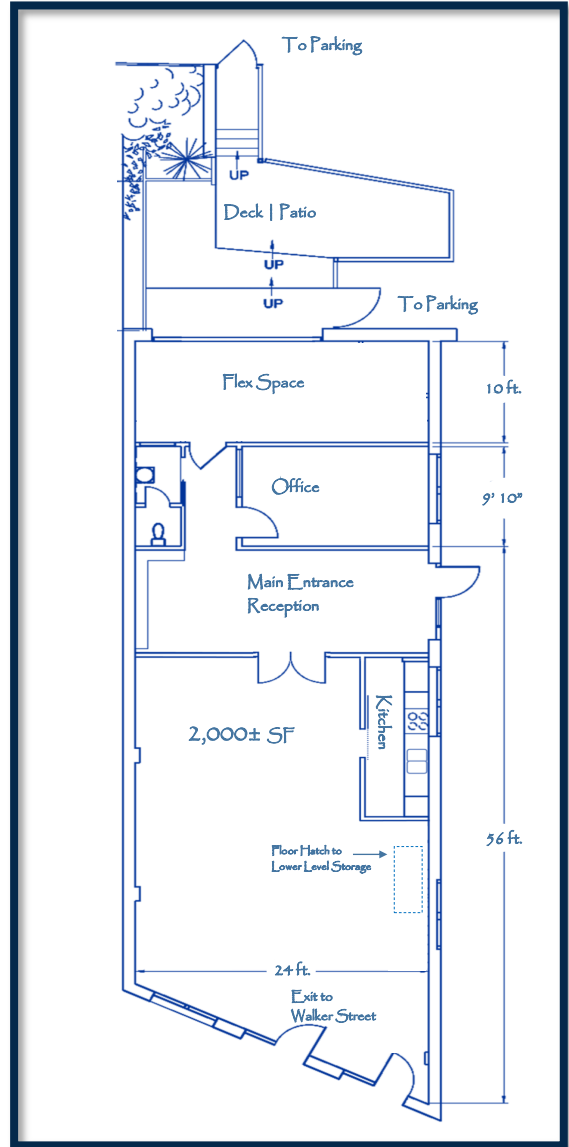
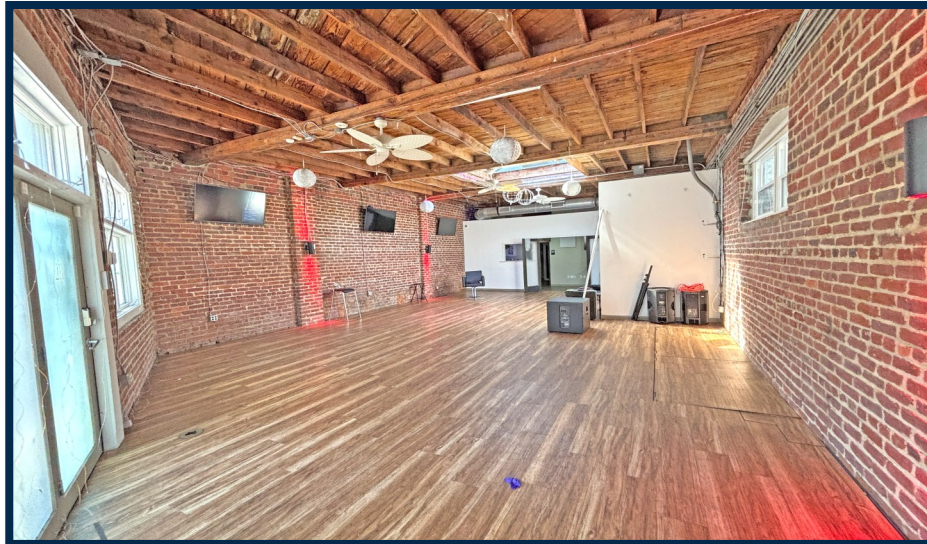
TOTAL AREA Tract 1 and Tract 2

0.507 ACRES

22,067 SF

Full survey available upon request

EXISTING BUILDING



PROPERTY HISTORY AND FUTURE

THE STORY IS ALREADY HERE. THE NEXT CHAPTER IS YOURS.

Long before Atlanta became the city we know today, the ground beneath 211 and 213 Walker Street was already part of its story.

Walker Street dates to the city's earliest years, and Castleberry Hill grew around the rail lines that helped transform Atlanta into the commercial capital of the South. As the railroad expanded, homes gave way to warehouses, wholesalers and businesses serving a rapidly growing city—creating the historic warehouse district that still defines Castleberry Hill today.

The location itself is remarkable. **At 1,086 feet above sea level, the 200 block of Walker Street is identified by the City of Atlanta as the highest point in the city.**

As industry eventually moved outward, Castleberry Hill declined. Then, beginning in the 1980s, artists, photographers, designers and other creatives began reclaiming its historic brick buildings, giving the neighborhood new life without erasing what came before.

In 2006, the brick building at **211 Walker Street was meticulously restored as a photography studio.** Over the years that followed, hundreds of images were created within its walls, including album covers, national advertising campaigns and editorial assignments for *Rolling Stone*, *Billboard*, *ESPN* and *Golf Digest*. Later, visual effects company Crafty Apes made 211 Walker its Atlanta home, continuing the property's creative tradition.

People have been making things here for a very long time.

Now 211 and 213 Walker Street are ready to change again.

Together, the adjoining parcels comprise **approximately half an acre in the heart of the Castleberry Hill Landmark District**, combining the existing historic brick building at 211 Walker with adjoining development land at 213 Walker.

Architects Gamble + Gamble were asked to explore what the combined property might become. Their concept studies considered multiple possibilities - from townhomes and flats to a more ambitious mixed-use development. Concept studies by Gamble + Gamble available upon request.

They are not a blueprint. They are evidence of possibility.

Residences. Creative mixed use. Boutique hospitality. Retail and living. A contemporary interpretation of Atlanta's historic warehouse architecture.

Or something no one has imagined yet.

The opportunity is to understand what came before, **preserve what deserves preserving**, and create something worthy of the neighborhood and the city.

For nearly two centuries, Atlanta has been changing around this hill.

Now someone else gets to decide what happens here next.

211 + 213 WALKER STREET

The story is already here.

The next chapter is yours.