

SUMMERHILL

Atlanta





Experience Summerhill Atlanta

Located at the City of Atlanta's crossroads, Summerhill integrates culture, academics, sports, businesses, retail, entertainment, and residential into a vibrant, urban 'village within a city'. The 80-acre redevelopment site of the former Turner Field Stadium will be your new gateway to downtown Atlanta. The urban village streetscape is energized by restaurants and cafes, fine dining, live music venues, ethnic food trucks, first-to-market breweries, collegiate athletics, integrated wellness and an array of personal services.

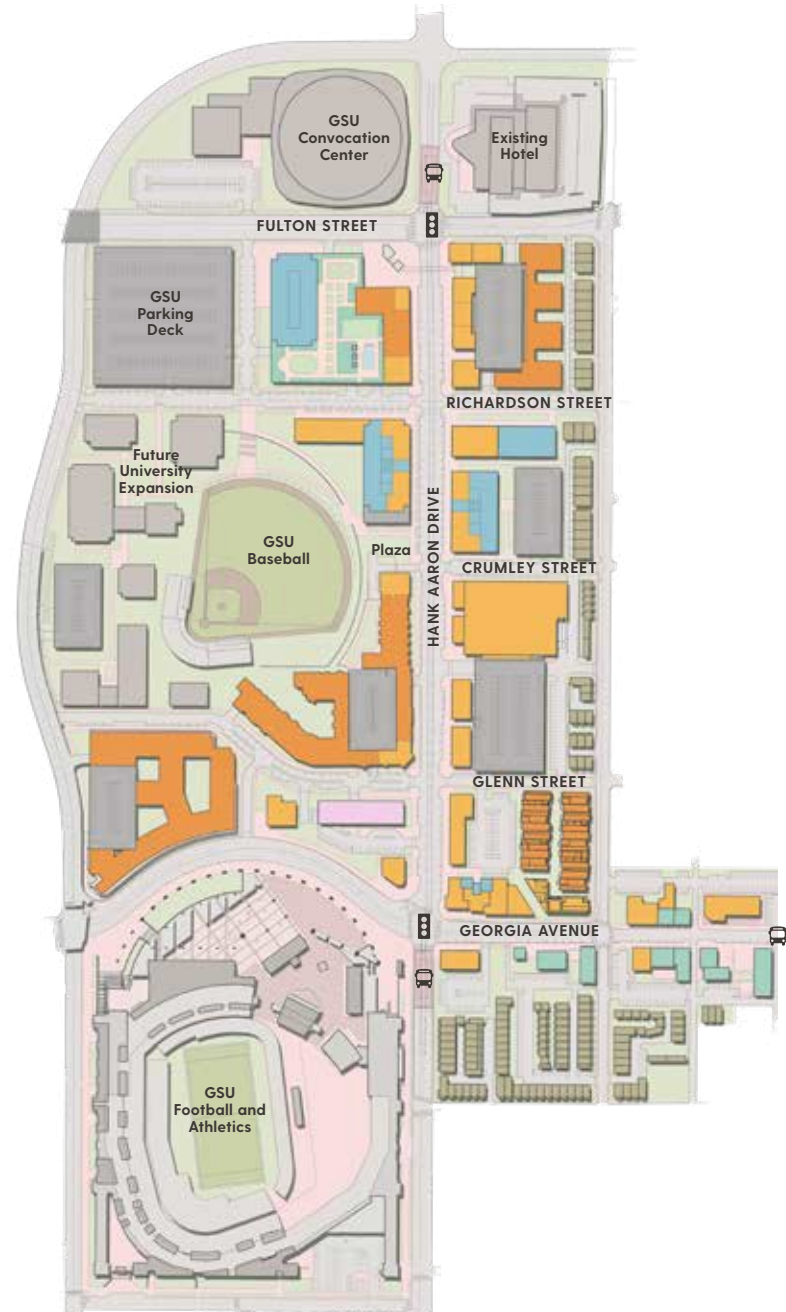




The Masterplan

The adjacent master plan overview illustrates the current development plan for the entire Summerhill area. While the master plan is largely complete, it is still subject to change based on varying market conditions and future user interest. For example, on the opportunity zone/ground lease side of Hank Aaron Drive, Site 2 could feature a loft office building instead of a hotel, and Site 3 could feature two multifamily projects instead of a multifamily project and office building.

- MULTIFAMILY / STUDENT HOUSING
- OFFICE
- GEORGIA AVENUE RETAIL
- RETAIL
- TOWNHOMES
- HOTEL
- FUTURE TRANSIT STOP
-





The Gateway to Downtown

Unparalleled Access & Visibility

22 MILES BELTLINE connecting 45 neighborhoods

9.4-MILE SUMMERHILL BUS RAPID TRANSIT connecting downtown to midtown, projected for 2024 opening

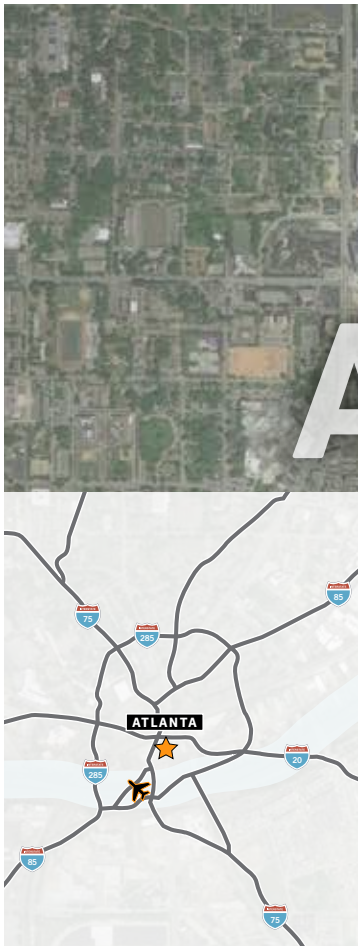
214,000 AVERAGE MARTA weekday ridership

450,000 CARS per day

2 INTERSTATES busiest cross-section

8 MINUTES DRIVE to Hartsfield-Jackson International Airport

ATLANTA



DOWNTOWN

OLD FOURTH WARD

INMAN PARK

I-75

I-85

CABBAGETOWN

REYNOLDSTOWN

MARTA CONNECTION POINT

I-20

MECHANICSVILLE

SUMMERHILL
Atlanta

GRANT PARK

PROPOSED BRT ROUTE

ADAIR PARK

I-75

PITTSBURGH

I-85

PEOPLESTOWN

THE BELTLINE

8 MIN TO AIRPORT 

Phased Approach

EXISTING (2019)

1. Georgia Avenue Retail
2. GSU Football & Athletics
3. Aspen Heights Student Housing
4. Hedgewood Homes

CURRENT-OPENING (2020/2021)

6. Grocery Store & Retail
7. Hank Aaron Multifamily & Retail
8. Hotel
9. GSU Convocation Center

FUTURE (2022+)

10. GSU Baseball
11. Hank Aaron Retail & Office
12. Future University Expansion





Build to Suit Overview

Summerhill provides the physical venue to showcase a company's global vision.

Instead of an isolated campus, Summerhill – through its village plan – allows the company to integrate and interact with a public realm of academics, culture, collegiate athletics, cafés and shops and use these places to create casual collisions with new ideas to drive innovation.

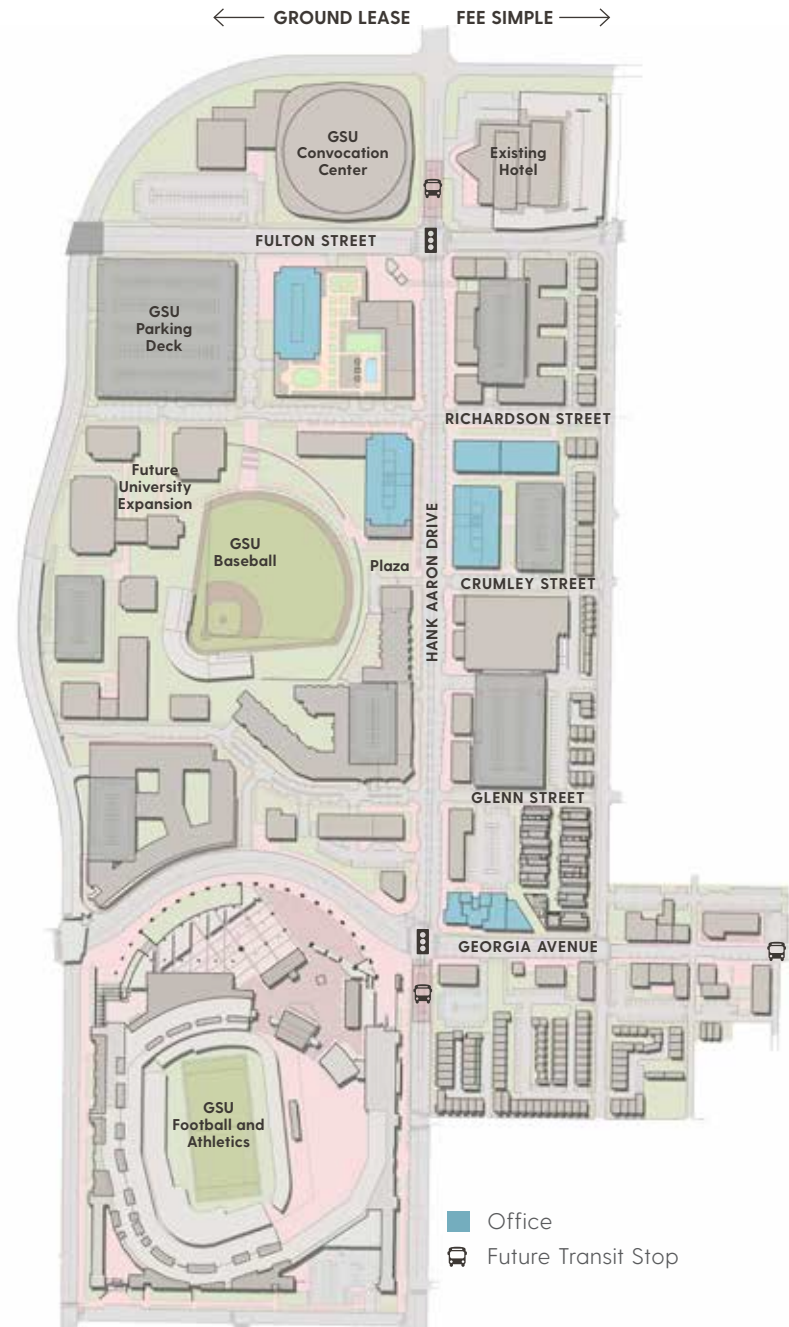
Layered within the village will be a Living laboratory to test new ideas and gather data. The village will contain space for key partners, putting them within walking distance to propel productivity, as well as world-class incubator space for industry-relevant companies.

Summerhill offers unique branding opportunities with its iconic location at the gateway to Atlanta. Large-scale electronic and sculptural graphics along the interstate, building signage, stadium naming rights, and billboards are all possible, as well as integrated mobile technology and the creation of public venues to introduce new products.

More powerful may be the ability to associate the company's brand with the good work of a neighborhood renaissance. Summerhill is an opportunity of unmatched scale in the urban core, one that will redefine the city of Atlanta. Summerhill offers the opportunity to transform a company by aligning the power of a place with a company's ideals.

Collaborators can be placed adjacent to each other; small workgroups can be developed and placed in customized indoor/outdoor space; partners can be within a short walk; on-site incubators can be a catalyst for new ideas; and the entire village can be a living laboratory with customized data collection and technology testing infrastructure.

With significant flexibility in zoning for density, height and design, Summerhill is positioned to deliver space that truly fits the needs and design sensibilities of a company.







SOUTH ALONG HANK AARON DRIVE.



CORNER OF HANK AARON DRIVE AND GLENN STREET



Georgia Avenue

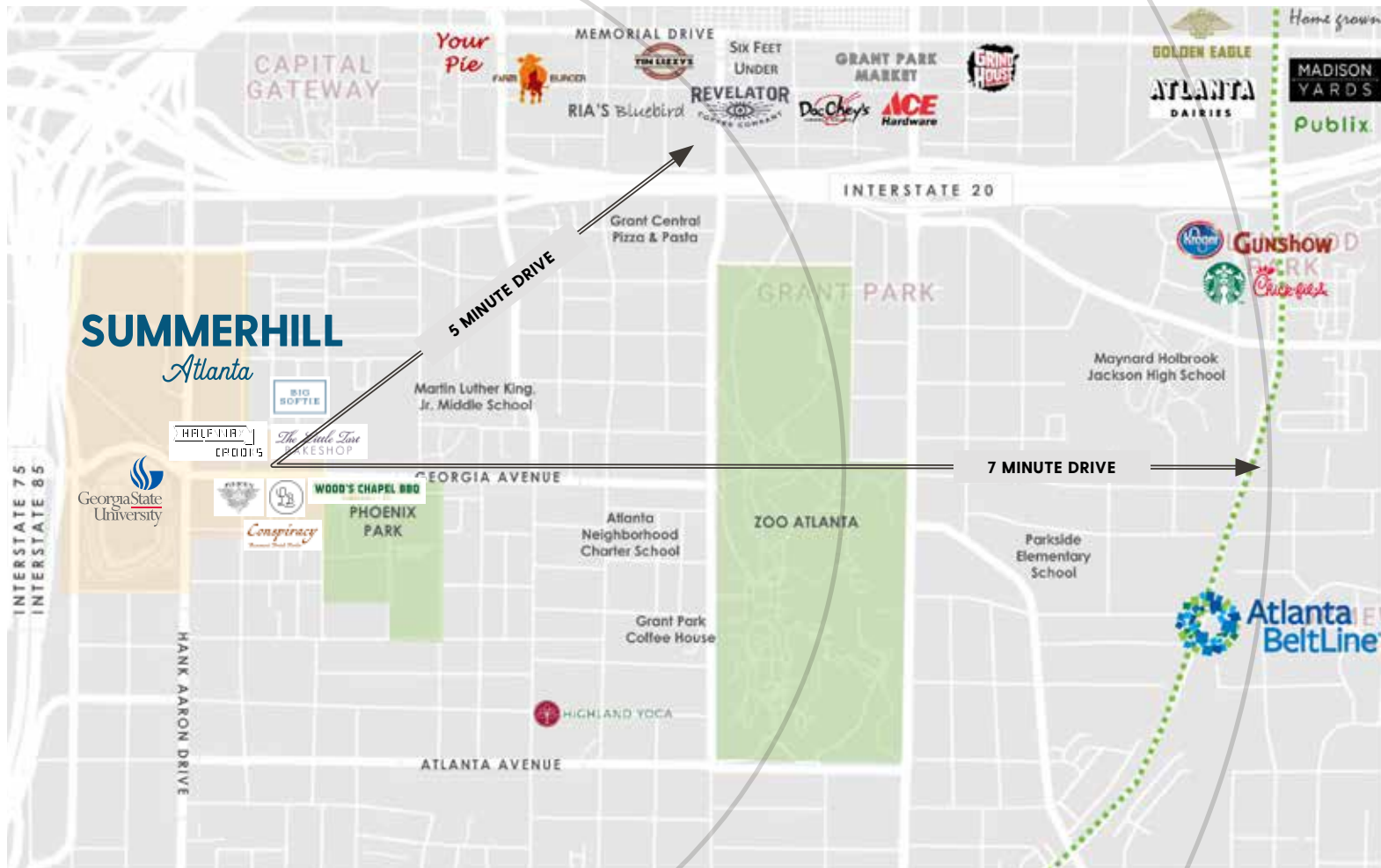
Opening throughout 2019

The junction of Hank Aaron Drive and Georgia Avenue is taking new shape, unfolding in small blocks of tree-lined streets in a place that blends academics, culture, local athletics, commerce, and housing in a natural evolution that is true to its place. The urban village streetscape will be energized by restaurants and cafes, fine dining, live music venues, ethnic food trucks, first-to-market breweries, collegiate athletics, integrated wellness and an array of personal services. The 37,468 SF of street-facing retail on Georgia Avenue completed construction in late 2018. The retail, primarily consisting of chef-driven restaurants and other neighborhood food and beverage staples is a mix of existing, redevelopment buildings and new construction. The first restaurant has opened, and the other tenants are constructing their interiors with plans to open in early to mid-2019.

Ga. AVE

SUMMERHILL







Hotdog Pete's

25 GEORGIA AVENUE

Renowned restaurant and hospitality veteran Nick Pihakis will partner with Jeremy and Tammy Chambers, Atlanta-based restaurateurs and operators, to open two new dining concepts, Hot Dog Pete's and Hero Doughnuts. Hot Dog Pete's will offer house-made, chargrilled beef hot dogs on marked buns, craft beer, and milkshakes. Customers will choose from a wide range of toppings to build their own hot dog or select one of Hot Dog Pete's original flavor combinations, which they can enjoy on the patio shared with Hero Doughnuts.



Hero Doughnuts

33 GEORGIA AVENUE

In addition to Hotdog Pete's, owners Nick Pihakis, Jeremy Chambers and Tammy Chambers will open Hero Doughnuts. This will be the second location for the Birmingham-based shop, known for its fresh, seasonally flavored brioche donuts, made daily using locally sourced ingredients. The lineup will feature classic and unusual flavors like maple bacon, cereal milk and blueberry crumble. For customers seeking a savory snack, Hero uses its fresh brioche dough to create buns for their now-famous fried bologna sandwiches and award-winning burgers, a lunch-crowd favorite.



D Boca N Boca

39 GEORGIA AVENUE

Helio Bernal, owner of The Real Mexican Vittles mobile kitchen, will open D Boca N Boca, a taqueria and gastropub in late 2019. Bernal, who now operates six food trucks, began his pop-up and catering business in 2017, serving tacos, tamales, taco bowls, and freshly made salsas from a mobile kitchen cart at local breweries and festivals around Atlanta. D Boca N Boca, playing off the Spanish phrase meaning "by word of mouth" will feature authentic Mexican design and region-specific cuisine, and will entice visitors with an outdoor bar and patio.



Concept

59 GEORGIA AVENUE

The evolution of a highly sought after dinner club that featured a revolving roster of Atlanta-based chefs popping up in top-rated restaurants around the city, Hush Dinner Club will open its permanent location in Summerhill. The space will also serve as home base for owner Bea Lewis' Atlanta Meal Prep personal cooking service. Devon Banks of Bacchanalia and IKept and Richard Fletcher will partner with Lewis on this venture.



Halfway Crooks Beer

60 GEORGIA AVENUE

Owned by Georgia Tech graduate and electrical engineer Shawn Bainbridge, Belgium-born brewer Joran Van Ginderachter, and Tim Kilic, Halfway Crooks Beer specializes in Pilsners and mixed fermentation. The two-story space is an homage to computer code and the Belgian countryside – Van Ginderachter’s father was a sheep herder – and features a state-of-the-art ten-barrel draft beer system. Jake Harvey of Heaps ATL serves New Zealand meat pies and guests can grab beers at one of two bars including one on an open-air rooftop patio.



Richard Tang Concept

63 GEORGIA AVENUE

Atlanta-based restaurateur and owner of Craft Izakaya and CHAR at Inman Park, Richard Tang is bringing his expert take on Korean barbecue to Summerhill. Guests at CHAR will use gas-powered table top grills to prepare 28-day-aged black angus beef, which will pair with dishes like scallion pancake, kimchi fried rice and Korean fried chicken. The lively, welcoming spot will also serve cocktails, beer, wine and soju.

** Lease out for signature*



Redacted

63 GEORGIA AVENUE

Fronted by an unassuming exterior, Conspiracy is a new basement drink parlor from owner Jake Karmin, formerly of Hand In Hand. With an ambiance and cocktail list centered around conspiracy theories, guests can expect the focus on specific conspiracies to change throughout the year, ensuring a unique experience each time they visit. The underground hideaway, opening Summer 2019, will feature craft cocktails, a curated revolving wine list and six-tap beer system.



Big Softie Ice Cream

66 GEORGIA AVENUE

Little Tart Bakeshop

68 GEORGIA AVENUE

Pastry chef Sarah O'Brien, chef and owner of Little Tart Bakeshop on Memorial Drive and in Krog Street Market, has now opened a third outpost on Georgia Avenue, as well as a new soft-serve ice cream shop that features homemade cones, toppings and baked goods. Sarah has been voted a James Beard Outstanding Baker Finalist for three years running.



Little Bear

71A GEORGIA AVENUE

James Beard Rising Star Semifinalist and chef behind Atlanta's popular Eat Me Speak Me, Jarrett Stieber brings his new restaurant, Little Bear to Georgia Avenue. Occupying an 1,300 square feet, the space will house just 30 seats to encourage a comfortable, intimate atmosphere. Affectionately named after Stieber's family dog, Little Bear aims to be a neighborhood gathering space where people can enjoy fine dining at an affordable price.



Junior's Pizza

77 GEORGIA AVENUE

After running a successful pizza pop-up concept, husband and wife team Adam and Jennifer Aton will open Junior's Pizza serving authentic New York- and Sicilian-style pies. Junior's menu will offer a variety of items including specialty pizzas, build-your-own pizzas, salads and vegan pizza options. The new space will feature eclectic pizza-themed murals, artwork from local artists and an outdoor patio.



Wood's Chapel BBQ

85 GEORGIA AVENUE

Wood's Chapel, named for one of the first churches to serve the Summerhill community immediately following the Civil War, is a new concept heralded by partners Todd Ginsberg, Ben Johnson, Shelley Sweet and Jennifer Johnson. This is the first barbecue concept for this foursome behind popular Atlanta restaurants such as General Muir, Fred's Meat and Bread, Yalla, West Egg Café and The Canteen. Wood's Chapel includes on-site, traditional wood-fired pits, a beer garden style patio, and an extensive menu including whole hog, prime brisket and shameless pies. Chef Wilson Gourley and Pitmaster Brian Keenan lead the culinary team at Wood's Chapel.



Hodgepodge

Ormewood Park resident and GSU graduate Krystle Rodriguez, Hodgepodge founder and owner, wants to invest in her neighborhood near GSU by opening a third location on Georgia Avenue. The original shop is located on Moreland Avenue. In addition to an amazing selection coffee and food, Hodgepodge will serve as a safe haven for local artists to display their artwork, meet other Atlanta artists, and even host small events.



Atlanta

A Thriving City

POPULATION GROWTH¹

The metro area will grow by 2.5 million people by 2040, bringing the metro Atlanta population to more than 8 million.

EMPLOYMENT GROWTH¹

People are moving to the metro area because of the strong economy and the projected addition of 1.5 million jobs to the area.

INVESTMENT IN TRANSIT¹

Officials have publicly stated there is a plan to invest \$85 billion in transportation projects and \$12 billion in transit expansion through 2040.

HIGHLY-EDUCATED WORKFORCE

70 higher education institutions with a total enrollment of 275,000 students.

STRONG CORPORATE PRESENCE

16 Fortune 500 HQs.

TRANSPORTATION HUB

Hartsfield-Jackson International Airport is consistently ranked the busiest airport in the world.

LOW COST OF BUSINESS

#1 Lowest Cost of Doing Business Among US Metros.

Why Atlanta?

#1 airport in the world

\$85 billion investments in transportation projects through 2040

Ranked #4 in the country for new residents added in 2016

1.5 million jobs projected to be added due to the strong economy

One of the fastest growing metro areas in the country

\$12 billion investments in transit expansion through 2014

59% of new jobs in GA are in metro Atlanta

51 million annual tourists

4.1% unemployment rate in 2016 (trending downward since 2010 from 10.5%)

Americans left the coasts for the south from 2010-2016

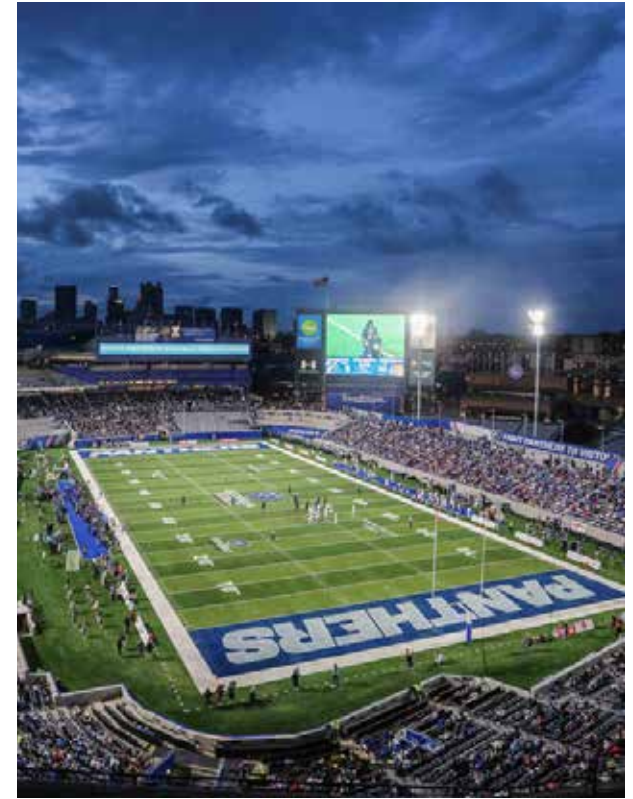
STATE	DOMESTIC MIGRATION
Dallas	304,468 people
Houston	283,239
Atlanta	153,366
San Francisco	42,847
Miami	-6,762
Boston	-36,483
Washington DC	-46,264
Philadelphia	-127,868
Detroit	-130,532
Los Angeles	-372,990
Chicago	-409,167
New York	-902,616

Job growth by US metropolitan area

STATE	YEAR-OVER-YEAR CHANGE IN MARCH
Atlanta	3.9%
Dallas	3.8
Washington	2.9
San Francisco	2.7
Phoenix	2.7
Miami	2.5
Philadelphia	2
Los Angeles	1.8
Boston	1.6
New York	1.3
Houston	1
Chicago	0.8

SELECT FORTUNE 500 COMPANIES





The Neighborhood

Summerhill Atlanta

Summerhill is a neighborhood directly south of Downtown Atlanta between the Atlanta Zoo and Georgia State Stadium. It is bordered by the neighborhoods of GRANT PARK, MECHANICSVILLE, and PEOPLETOWN. Summerhill is one of 26 Atlanta neighborhoods making up the Atlanta Neighborhood Planning Unit system. It is part of Atlanta's NPU-V.





METRO RENTERS

MEDIAN AGE

31.8

MEDIAN
HH INCOME

\$52,000

WELL-EDUCATED

ENJOY FINE ARTS

ENVIRONMENTALLY
RESPONSIBLE

ENJOY
SOCIALIZING

TECH SAVVY

ESTABLISHED

MEDIAN AGE

36.9

MEDIAN
HH INCOME

\$93,000

COLLEGE-EDUCATED

HEALTH-CONSCIOUS

ENVIRONMENTALLY
RESPONSIBLE

EXERCISE
REGULARLY

IMAGE-CONSCIOUS

COLLEGIATES

MEDIAN AGE

24.3

MEDIAN
HH INCOME

\$28,000

LIMITED INCOME

AWARE OF
FASHION TRENDS

CRAVE EXPERIENCES
AND ADVENTURE

FOLLOW INFLUENCERS

PEDESTRIAN AND
BIKE-FRIENDLY

IN-TOWNERS

MEDIAN AGE

36.6

MEDIAN
HH INCOME

\$52,000

WELL-EDUCATED

ENJOY MUSIC AND
FINE ARTS

ENVIRONMENTALLY
RESPONSIBLE

HEALTH-CONSCIOUS

HIGH USAGE OF
MOBILE DEVICES



Historic Legacy

The Beatles played here. Hank Aaron hit homerun 715 here. World Champions competed here. Muhammed Ali lit the Olympic cauldron here. And here, shaped by a history spanning the Civil War and the Civil Rights Movement, one of Atlanta's oldest neighborhoods begins its next evolution.

Minority Participation

Carter is fully committed to hiring not only minority and female-owned businesses, but hiring locally, as well.

Prior to each phase of construction, Carter hosts a public meeting with the general contractor to outline what jobs are needed, how people can apply, and what resources are available to help with the application process. In addition to promoting jobs to the neighborhood, Carter signed an Equal Benefits Opportunity Plan with the City of Atlanta that includes, among other things, a commitment of at least 28% of the design and construction onsite to be completed by minority- and female-owned businesses. To date, Carter has not only met this requirement, but exceeded it.

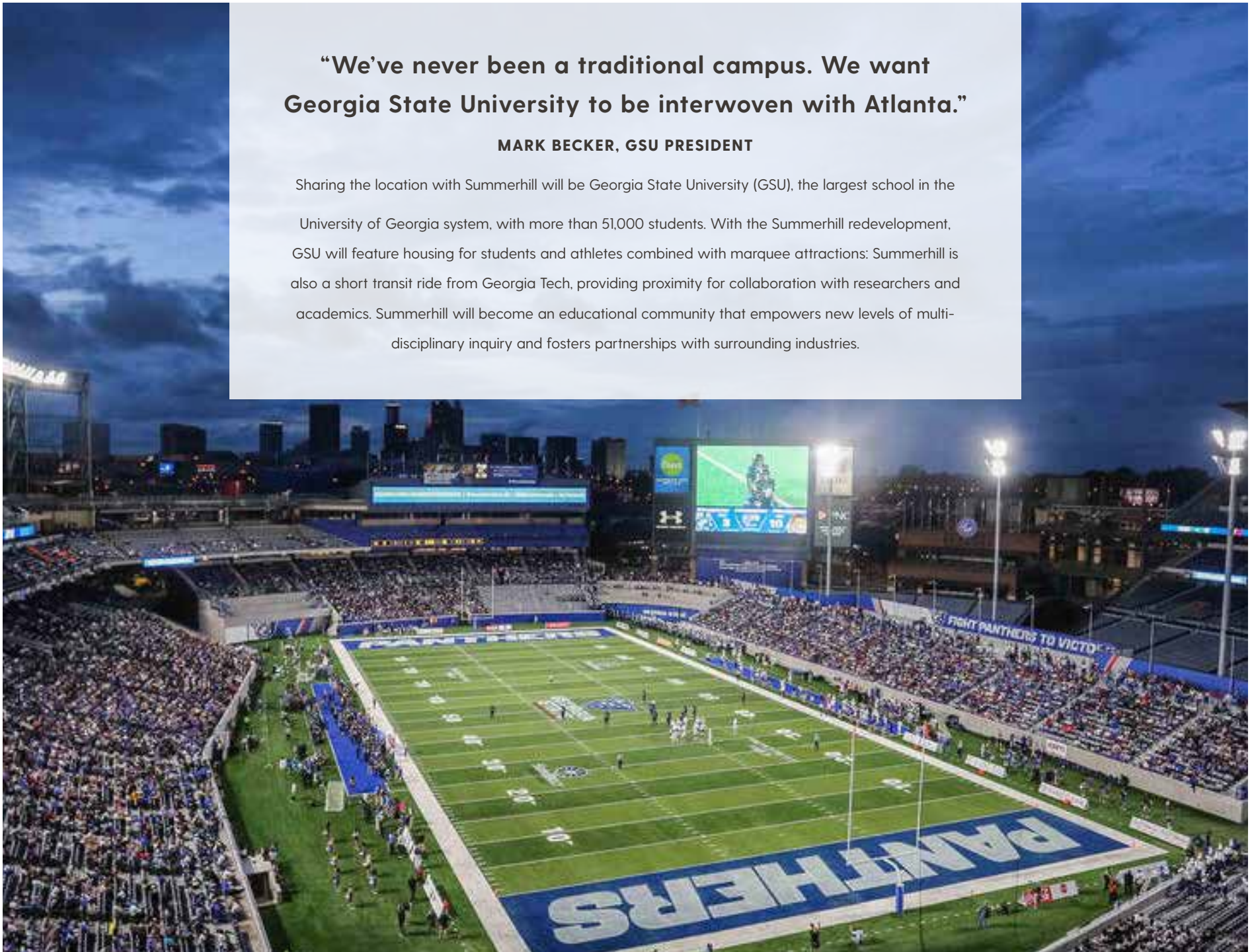
In addition to exceeding the EBO commitment, Carter has partnered with the Atlanta Committee for Progress, WorkSource Atlanta, the Urban League of Greater Atlanta, Goodwill of North Georgia, and the Construction Education Foundation of Georgia on workforce development programs for Summerhill. Carter has hired locally for the projects—from construction to retail jobs on Georgia Avenue. Currently 75% of the businesses on Georgia Avenue are either fully or partially female- or minority-owned.



“We’ve never been a traditional campus. We want Georgia State University to be interwoven with Atlanta.”

MARK BECKER, GSU PRESIDENT

Sharing the location with Summerhill will be Georgia State University (GSU), the largest school in the University of Georgia system, with more than 51,000 students. With the Summerhill redevelopment, GSU will feature housing for students and athletes combined with marquee attractions: Summerhill is also a short transit ride from Georgia Tech, providing proximity for collaboration with researchers and academics. Summerhill will become an educational community that empowers new levels of multi-disciplinary inquiry and fosters partnerships with surrounding industries.





For more information, please contact:

Greg Frankum

greg.frankum@transwestern.com

404.842.6565

Parks Brown

parks.brown@transwestern.com

404.842.6642

Matt Spickard

matt.spickard@transwestern.com

404.842.6566



www.summerhillatl.com

Carter, in partnership with Oakwood Development and Healey Weatherholtz Properties, is leading the redevelopment of downtown Atlanta's Turner Field. Georgia State University will anchor the 68-acre project.