

Federal Opportunity Zone Project

Fort Mac Redevelopment Phase 1-A (Heritage District)

Lee Street – Atlanta, GA 30310

Qualified Census Tract - 13121007601 • **Neighborhood** – Fort McPherson

The proposed project will consist of the redevelopment of the heritage district at the former Fort McPherson Army base in Southwest Atlanta. Development on the site will include the renovation of ten buildings and the construction of five new buildings along with the construction of infrastructure including streets and utilities. Uses on the site will include corporate meeting/event space, artist studios, corporate office, and retail. This redevelopment will be the first phase of a much larger master development of the Fort McPherson property to include newly constructed single-family homes, townhomes, apartments (affordable, workforce, and market rate), Class A office, and retail.

Project Size: 82,347 SF • Total Project Cost: \$27.36MM • Target Close: June 2019

Amount OZ Financing Requested:

\$19.77 MM

Project Sponsors

- Fort Mac LRA

Project Partners

- Macauley Investments

Project Components

- Meeting/event space
- Artist studios
- Corporate office
- Retail

Additional Incentives Available

- Historic Tax Credits
- Campbellton TAD

Nearby Assets

- Oakland City MARTA
- Future BeltLine Spur



Proposed Funding Sources	
TAD Funding	\$750,000
Debt	\$5,472,256
Developer Equity	\$1,368,064
QOF Equity	\$19,770,961
Total	\$27,361,281