



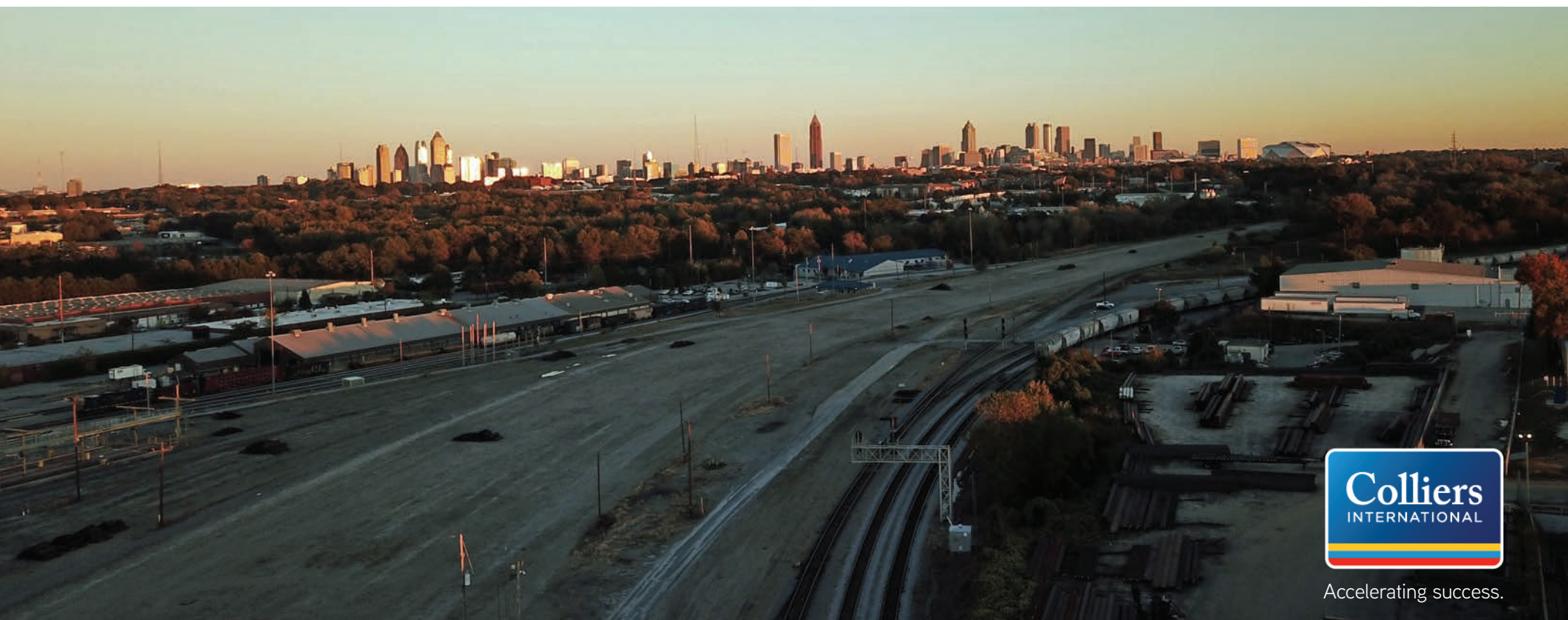
TILFORD YARD

±290 Acre
Infill Beltline Development Site

West Midtown, Atlanta

OFFERING MEMORANDUM
1Q2019

IMAGINE CREATING
A CITY WITHIN A CITY
ON THE BELTLINE



Accelerating success.

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the facts and details of the Property and has been obtained by Colliers International Atlanta, LLC, primarily from information supplied by the Owner, or other sources deemed to be reliable. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Atlanta, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice.

This Offering is presented by Colliers International-Atlanta, LLC as the Exclusive Representative of CSX Transportation, Inc. for the specific property offered. It is intended exclusively for principals who may be prospective purchasers. Should any party receiving this Offering elect to engage a third party real estate agent on its behalf, both the prospective buyer and the third party real estate agent understand, acknowledge, and agree that such third party real estate agent should look solely to its purchaser/client for any potential compensation it may be due.

This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the condition of the Property or the Owner's position since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Colliers International Atlanta, LLC.

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THE OFFERING

Colliers International is pleased to present a unique opportunity to create an entirely new submarket in one of Atlanta’s booming Northwest quadrant. Situated between West Midtown and the Upper Westside, and located along the planned Westside Beltline Trail, this 290 acre site offers potential for development on an unprecedented scale.

PROPERTY OVERVIEW

Size	±290.92 ac.
Jurisdiction	City of Atlanta, Fulton County
Current Zoning	I-2 (Heavy Industrial), R-4 (Single Family Res.)
Future Land Use Plan	Industrial
Overlay	Atlanta Beltline (approx 15 acres)
Topography	Very Moderate - Previous Rail yard Operation
Existing Improvements	Nine structures on site, including: Training Center Operations Center Rail Service Building Yard Operations Building
	Exact square footage not yet available

