



Fulton Industrial Redevelopment Opportunities

17+ Acres
Prime Commercial Land

RENEW
THE DISTRICT

2026

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17.1 Acres Available for Development near Fulton Industrial Blvd & Interstate 20

Prime Highly Visibility Location Facing Major Interstate



Fulton County launched the \$180M Renew the District initiative to reposition the Fulton Industrial corridor, one of the largest concentrations of industrial space in the Southeast, from an aging, underinvested employment center into a modern, competitive innovation and manufacturing hub. Renew the District is a county-led economic development strategy focused on land assembly, targeted demolition, infrastructure upgrades, and public-private partnerships to catalyze new capital investment and quality jobs.

As a first phase of Renew the District, Fulton County made targeted acquisitions of long-troubled, underutilized properties. These include the Red Roof Inn , Executive Inn, Super Inn, Knights Inn Atlanta, Airport Hotel, a vacant gas station, and a former McDonald’s site which major sources of blight, code enforcement activity, and public safety calls originated from.

Acquired and Demolished

5 x Former Hotel Sites

2 x Former Retail Sites





Fulton County Goals

The goal of the County is to form public-private partnerships to stimulate new investment and services on FIB, by revitalizing strategically acquired County properties with quality commercial development. Under the brand “Renew The District”, the County is planning for \$180M+ in new public and private investments into the redevelopment of Fulton Industrial Boulevard and the Fulton County Executive Airport area - <https://fultoncountyga.gov/renewthedistrict>.

This County led effort brings renewed energy to the District through a long term plan and funding of the Executive Airport, modern public facilities and services, and the redevelopment of the properties to make the vision of “Renew The District” come true.





2: Background

To stimulate redevelopment along Fulton Industrial Boulevard, Fulton County has deliberately acquired seven developable properties totaling approximately 17.1 (+/-) acres. In its acquisition strategy, the County targeted blighted properties, including dilapidated hotels and other vacant properties, concentrated around the District's major intersection at Fulton Industrial Boulevard and Interstate 20. These have historically been a source of nuisance and criminal activity along the corridor. The availability of the properties can be creatively marketed with other incentives at the County's disposal, which include among others: negotiations on transaction structure; and recently approved Georgia Opportunity Zone designation.

The County intends to use a Request for Proposal (RFP) process to select development partners for individual and/or a cluster of sites. Proposing on and/or winning the competition for a RFP will not preclude a developer or development team from responding to forthcoming RFPs for one or more sites of the remaining sites.

RENEW THE DISTRICT



Key Renew the District Projects



Modern Public Facilities

- **Animal Services Facility:** \$40M; 50,000-sqft
- **Public Safety Training Center:** \$11M



Commercial Revitalization

- **5 x Blighted Hotels Demolished**
- **GA Opportunity Zone Designation**



Executive Airport Enhancements

- **Airport Improvements:** \$40M
- **Fire Rescue Station:** \$3M
- **Airport Master Plan Complete**



Vision and Expectations

The County's vision for the Fulton Industrial Boulevard ("FIB") Corridor is to support catalytic redevelopment that provides significant benefits to the quality of life, economic potential, public safety and sustainability of users in the area. Respondents should reflect a development plan that is innovative, financially resilient, responsive to community needs and adds aesthetic value to the existing world-class industrial and aeronautical standing of the area. The County seeks a vision for development that not only adds value to land/sites, but also will lead to new investment and economic activity in the surrounding privately held properties along the District.



The Fulton Industrial District is an aging industrial zone, beset by obsolete buildings and perceptions of crime and decay. The District stands at a crossroads—where the past intersects the future. Assets aside, it's a can-do, want-to attitude demonstrated by business and airport leaders in the area, county politicians, and other stakeholders who are committed to making the Fulton Industrial area a destination, that is the most significant motivator to move forward with this solicitation. The level of enthusiasm and strong agreement for real change among many leaders and stakeholders, suggests the current redevelopment plans along the District and at the Executive Airport will indeed be a catalyst for transforming the surrounding community. One of the main focal points of this solicitation is to identify a partner who can help responsibly develop the County owned land/sites; and meaningfully contribute to redevelopment efforts currently underway.

Vision and Expectations

The area around these properties at Fulton Industrial and Interstate 20, in addition to the Fulton County Executive Airport, are critical anchors to the modernization and rejuvenation of the FIB Corridor. The importance of this District and the Executive Airport to the metro Atlanta region is indisputable. The ideal project would enhance the economic base for FIB, the Executive Airport and the surrounding areas. The County desires to select a Development partner with the necessary qualifications, experience, business acumen, industry position, requisite experience, and resources to develop these properties in accordance with the County's vision and goals outlined below:

- 1. Feasible commercial uses that enhance the District.**
- 2. Provide fresh food or coffee options for corridor workers (could be a small coffee kiosk), if appropriate.**
- 3. Design and development of new commercial buildings and sites that enhance the aesthetics of FIB, given its industrial context.**
- 4. Strong commercial use that increases the value of the land along the corridor.**
- 5. Bring new business investment and employment opportunities for residents during and after the construction phase of development.**
- 6. If multi-tenant building, provide some amount of space for job training, NGO, or small/minority businesses at below market rents.**
- 7. Provide fair market value to the County for the site in sale price or ground lease payments. County open to exchanging land value for community benefits stated in Goals 1-6.**

17.1 Acres Available for Development

- Visibility from Interstate -20
- Largest Redevelopment Opportunity in Gateway
- Prime for Industrial/Hospitality



Primed for Success

Fulton County Owned Sites



| Site | Property Name | Address | Parcel ID |
|------|-------------------|------------------------------|---------------------------------|
| 1 | Red Roof Inn | 4430 Frederick Drive | 14F0056 LL0306 |
| 2 | Executive Inn | 305 Fulton Industrial Circle | 14F0052 LL0961 |
| 3 | Super Inn | 301 Fulton Industrial Circle | 14F0052 LL0979 |
| 4 | Gas Station | 4336 Fulton Industrial Blvd | 14F0052 LL0599 |
| 5 | Former McDonald's | 4334 Fulton Industrial Blvd | 14F0052 LL1134 |
| 6 | Knights Inn | 4330 Fulton Industrial Blvd | 14F0052 LL1142 |
| 7 | Airways Motel | 720 Fulton Industrial Blvd | 14F0022 LL0273 & 14F0016 LL0438 |





4430

Frederick Drive

Former Red Roof Inn

- **2.1 acres available**

BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial



2026 Building
Demolished



305

Fulton Industrial Circle

Former Executive Inn

- **5.3 acres available**
- **Combination with adjacent site for a total of 8.1 acres**



BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial and
Interstate 20



2024 Building
Demolished





301 Fulton Industrial Circle

Former Super Inn

- 2.8 acres available
- Combination with adjacent site for a total of 8.1 acres

BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial and
Interstate 20



2024 Building
Demolished

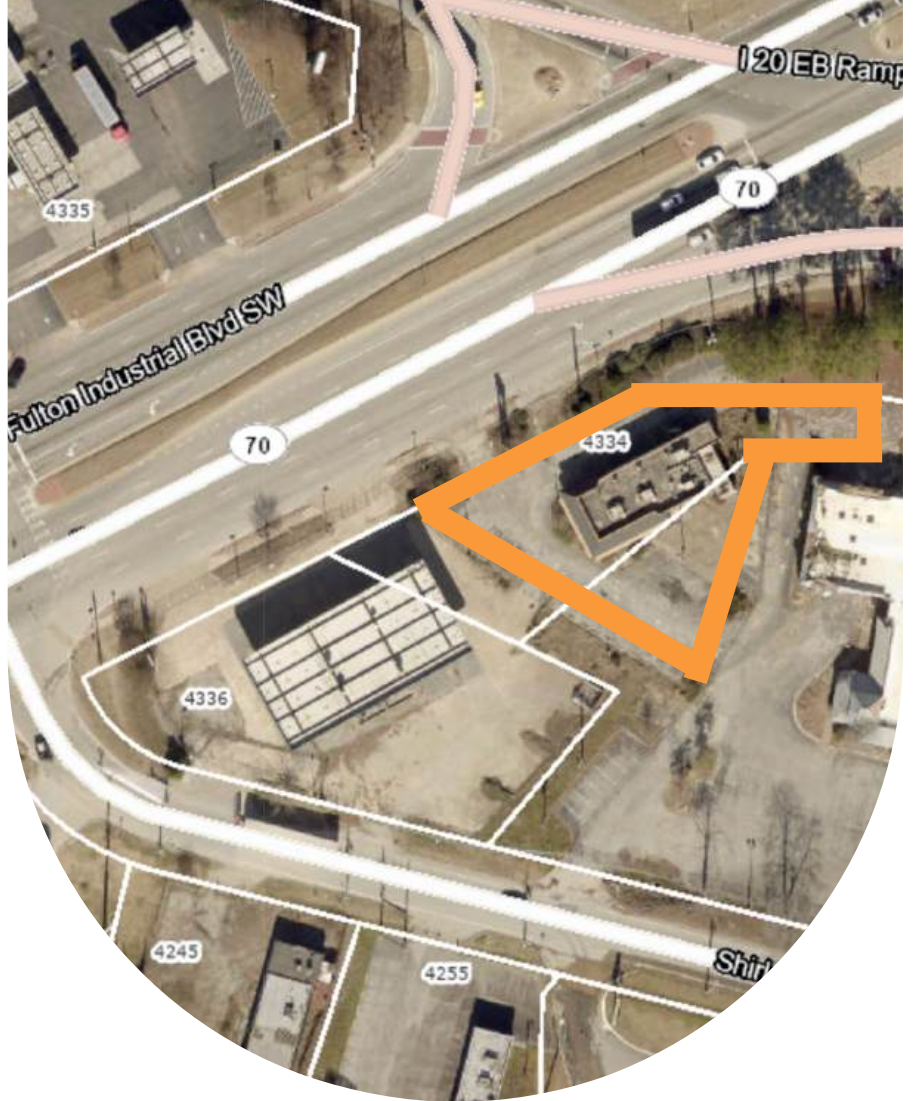


4336

Fulton Industrial Blvd

Former Gas Station

- 0.9 acres available
- Combination with adjacent sites for a total of 4.9 acres



BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job

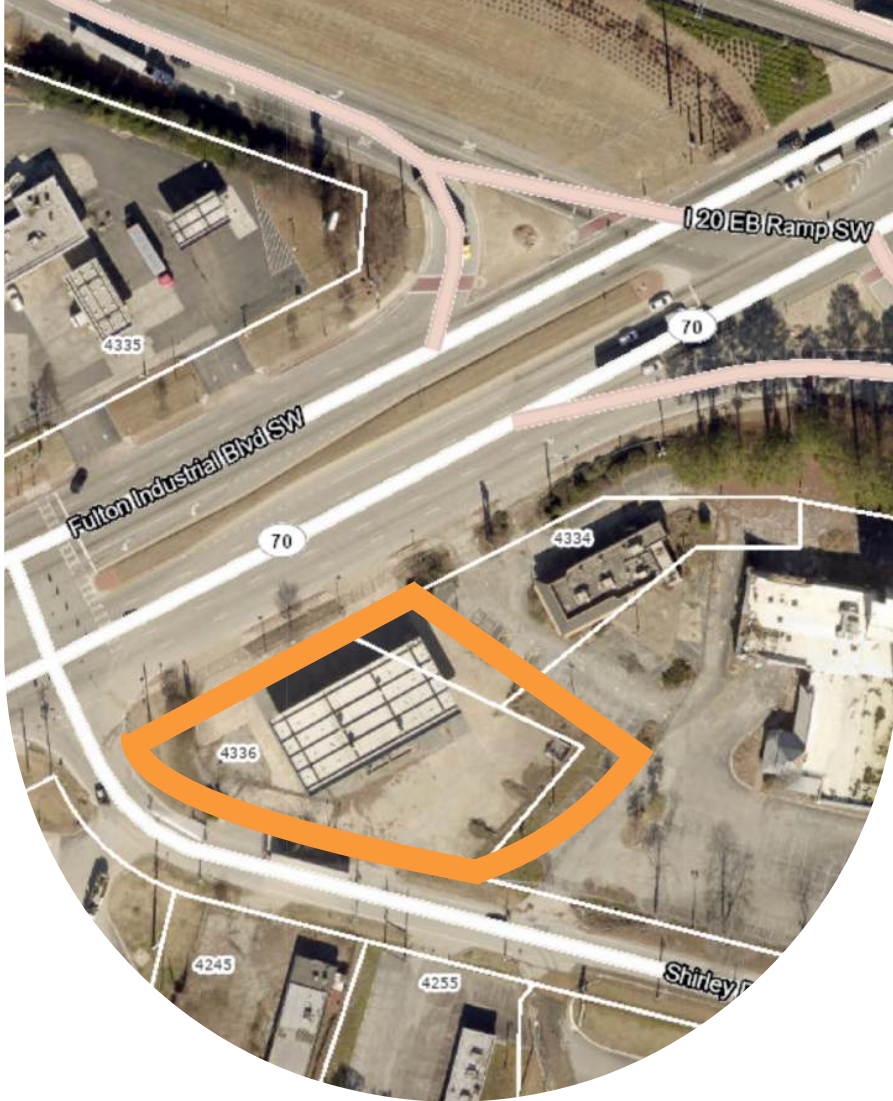


Visibility on
Fulton Industrial and
Interstate 20



2026 Building
Demolished





4336

Fulton Industrial Blvd

Former McDonald's

- 0.5 acres available
- Combination with adjacent sites for a total of 4.9 acres

BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial and
Interstate 20



2026 Building
Demolished



4330

Fulton Industrial Blvd
Former Knights Inn

- **3.6 acres available**
- **Combination with adjacent sites for a total of 4.9 acres**



BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial and
Interstate 20



2026 Building
Demolished





720

Fulton Industrial Blvd

Former Airways Motel

- 1.9 acres available
- Adjacent to Fulton Executive Airport

BENEFITS



\$3,500
GA Opportunity
Zone Tax Credit
per Job



Visibility on
Fulton Industrial and
Fulton Executive
Airport



2021 Building
Demolished





**FULTON
COUNTY**

RENEW

THE DISTRICT

LEARN MORE

FultonCountyga.gov/RenewTheDistrict

