

# Avila Development, LLC and Hedgewood Homes at Avondale Estates

- Presentation to Avondale Estates, Georgia
- Board of Mayor & Commissioners
- October 8, 2025





## Avila | Background and History

- Atlanta-based real estate developer since 1986
- Long-term holder/operator
- Vertically-integrated: development, construction, and management



## Hedgewood Homes | Background and History

- Atlanta-based builder of homes and neighborhoods since 1986
- Designed & built over 4,000 homes, planned and developed over 50 neighborhoods
- Designed and built over 500,000 square feet of office retail & restaurants in our neighborhoods

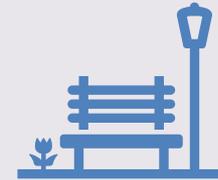
# Alignment with City Goals, Transformative



Supports Avondale Estates' goals for housing



Walkability, connectivity with Stone Mountain Trail/Path, mixed-use design

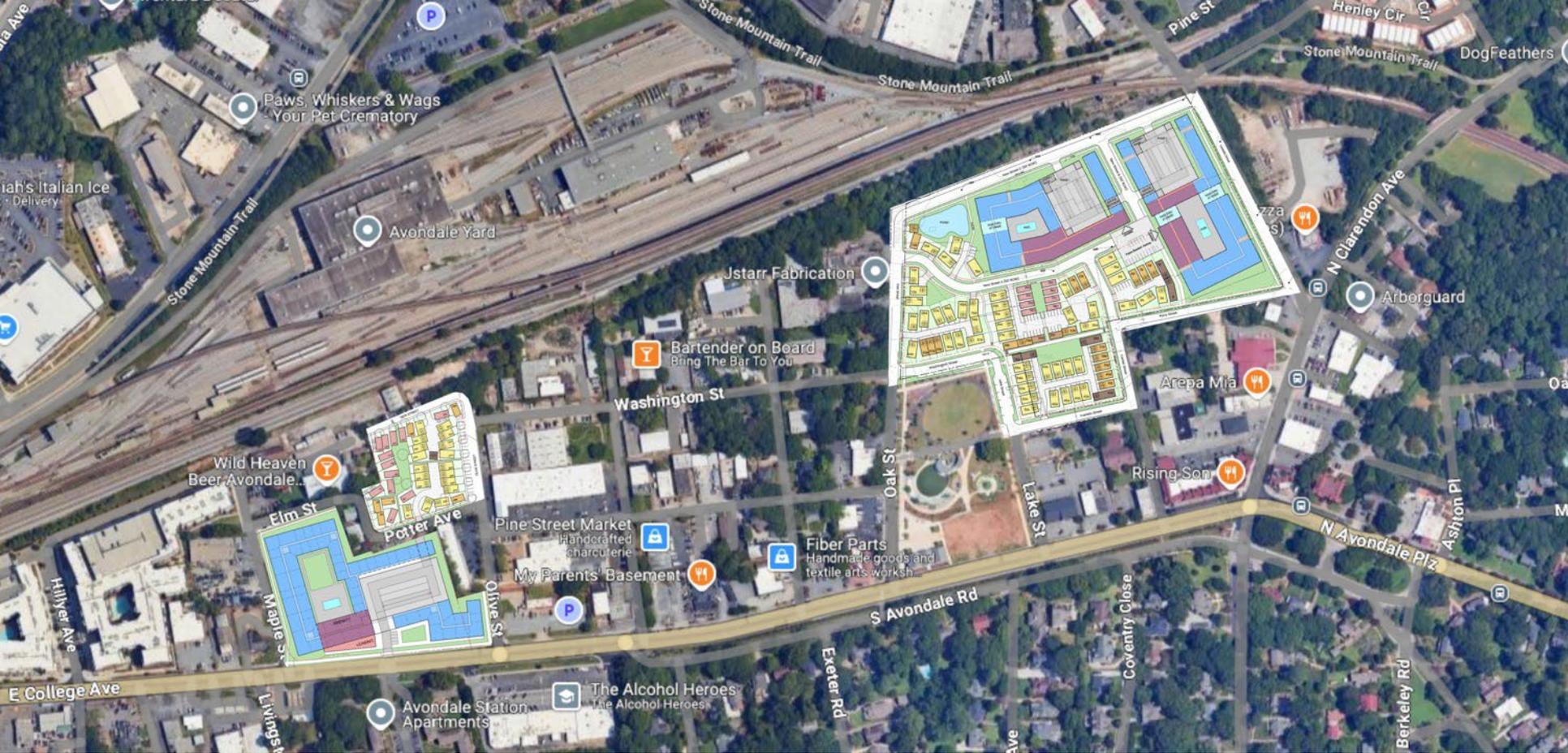


Community benefits: green space and infrastructure improvements

# Vision



- Create a place that will look as good or better in 30 years as when first developed
- Carefully blend apartments with for-sale homes to create a vibrant community with a variety of architecture and price points
- Create a place where bikes, golf carts, and walking are the preferred modes of transportation.



- The City Park/Oak Street site will include an urban mix of apartments & homes. This community will include neighborhood & private gardens throughout. Many homes will include roof decks with City Park and Downtown views
- The College Ave/Maple Street/Acorn Street site will be a mix of urban apartments and cottage style for sale homes placed in garden settings to fit into the existing artist inspired part of Avondale Estates.
- The city street grid is enhanced with several new roads that will provide for easy access through this part of town.
- A trail system will wind through our communities connecting with the Stone Mountain Trail.

# City Park / Oak Street

## 75 For Sale Homes | \_\_\_\_\_ Apartments



### MULTIFAMILY

**PHASE I (WEST)**  
 5-STORY FOOTPRINT: 53,600 GSF x 5 = 268,000 GSF  
 LESS 4-STORY FOOTPRINT: -8,000 GSF  
 TOTAL RESIDENTIAL = 260,000 GSF  
 LESS 10,000 GSF AMENITY = 250,000 GSF  
 @ 82% EFF. = 205,000 NSF  
 200 UNITS @ 1,025 SF AVG.

**PHASE I (EAST)**  
 4-STORY FOOTPRINT: 66,000 GSF x 4 = 264,000 GSF  
 PLUS 5-STORY FOOTPRINT: +32,000 GSF  
 LESS COURTYARD PASS-THRU: -10,000 GSF  
 TOTAL RESIDENTIAL = 286,000 GSF  
 LESS 10,000 GSF AMENITY = 276,000 GSF  
 @ 82% EFF. = 226,300 NSF  
 220 UNITS @ 1,025 SF AVG.

**PHASE I (WEST) HEIGHT**  
 4-STORY PORTION FFE: 1042'  
 TYPICAL GROUND FLOOR FFE: 1031'  
 TUDOR VILLAGE HEIGHT: 1,094'  
 EAVE HEIGHT: 1,086' (\*8' BELOW VILLAGE)  
 RIDGE HEIGHT: 1,099' (\*5' ABOVE VILLAGE)

**PHASE I (EAST) HEIGHT**  
 4-STORY PORTION FFE: 1053'  
 TYPICAL GROUND FLOOR FFE: 1042'  
 TUDOR VILLAGE HEIGHT: 1,094'  
 EAVE HEIGHT: 1,097' (\*3' ABOVE VILLAGE)  
 RIDGE HEIGHT: 1,110' (\*16' ABOVE VILLAGE)

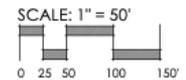
### SINGLE FAMILY

Home Type	Units
A: 24'x46'	46
B: 20'x40'-46'	17
C: 16'x40'	8
D: 18'x36'	2
E: Customized units	5
<b>TOTAL</b>	<b>78</b>



Project Title  
**Avondale**  
 Site Plan

Project Developer  
 Hedgewood Horizons, LLC  
 2974 Hardman CT., NE  
 Atlanta, GA 30305  
 Phone: 770-616-8479  
 Avila Development, LLC  
 1010 Huntcliff,  
 Suite 2315  
 Atlanta, GA 30350  
 Phone: 770-518-2417



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Prepared by:  
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530 Means St. NW  
 Suite 105  
 Atlanta, Georgia 30318

Drawing Date:  
 May 1, 2025



Rendering







**AVILA**  
REAL ESTATE



**AVILA**  
REAL ESTATE



**AVILA**  
REAL ESTATE

**FITNESS CENTER RULES**

- \* RESIDENT USE ONLY. GUESTS MUST BE ACCOMPANIED BY A RESIDENT.
- \* PERSONS RECEIVING MEDICAL TREATMENT SHOULD CONSULT WITH A PHYSICIAN BEFORE USING EQUIPMENT.
- \* PERSONS UNDER THE AGE OF 18 ARE NOT PERMITTED WITHOUT A PARENT OR GUARDIAN.
- \* NO FOOD OR DRINKING ALLOWED.
- \* PLEASE KEEP RAGS ALLOWED.
- \* PERSONS UNDER THE INFLUENCE OF ALCOHOL OR DRUGS ARE PROHIBITED.
- \* PROPER ATTIRE IS REQUIRED, INCLUDING APPROPRIATE SHOES AND SHIRT.
- \* NOTIFY MANAGEMENT OF ANY INJURES.
- \* REPORT MALFUNCTIONING OR BROKEN EQUIPMENT TO MANAGEMENT.
- \* PLEASE LIMIT THE USE OF TREADMILLS, CLIMBERS AND BIKES TO 30 MINUTES WHEN OTHERS ARE WAITING.
- \* NO ANIMALS (EXCEPT ASSISTANCE).
- \* MANAGEMENT RESERVES THE RIGHT TO RESTRICT OR DENY THE USE OF THIS FACILITY TO ANY PERSON IN VIOLATION OF THE ABOVE POLICES.















30  
BRIDAN  
RIVE





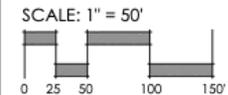
# Maple Street

## 36 For Sale Homes | \_\_\_\_\_ Apartments



Project Title  
**Maple 278**  
Site Plan

Project Developer  
HedgeWood Horizons, LLC  
2974 Hardman CT., NE  
Atlanta, GA 30305  
Phone: 770-616-8479  
Avila Development, LLC  
1010 Huntcliff;  
Suite 2315  
Atlanta, GA 30350  
Phone: 770-518-2417



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May 28, 2025



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