

Avila Development, LLC and Hedgewood Homes at Avondale Estates

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



AVILA
DEVELOPMENT





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

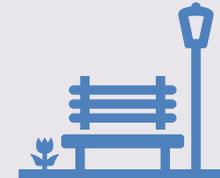
Alignment with City Goals, Transformative



Supports Avondale Estates' goals for housing



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

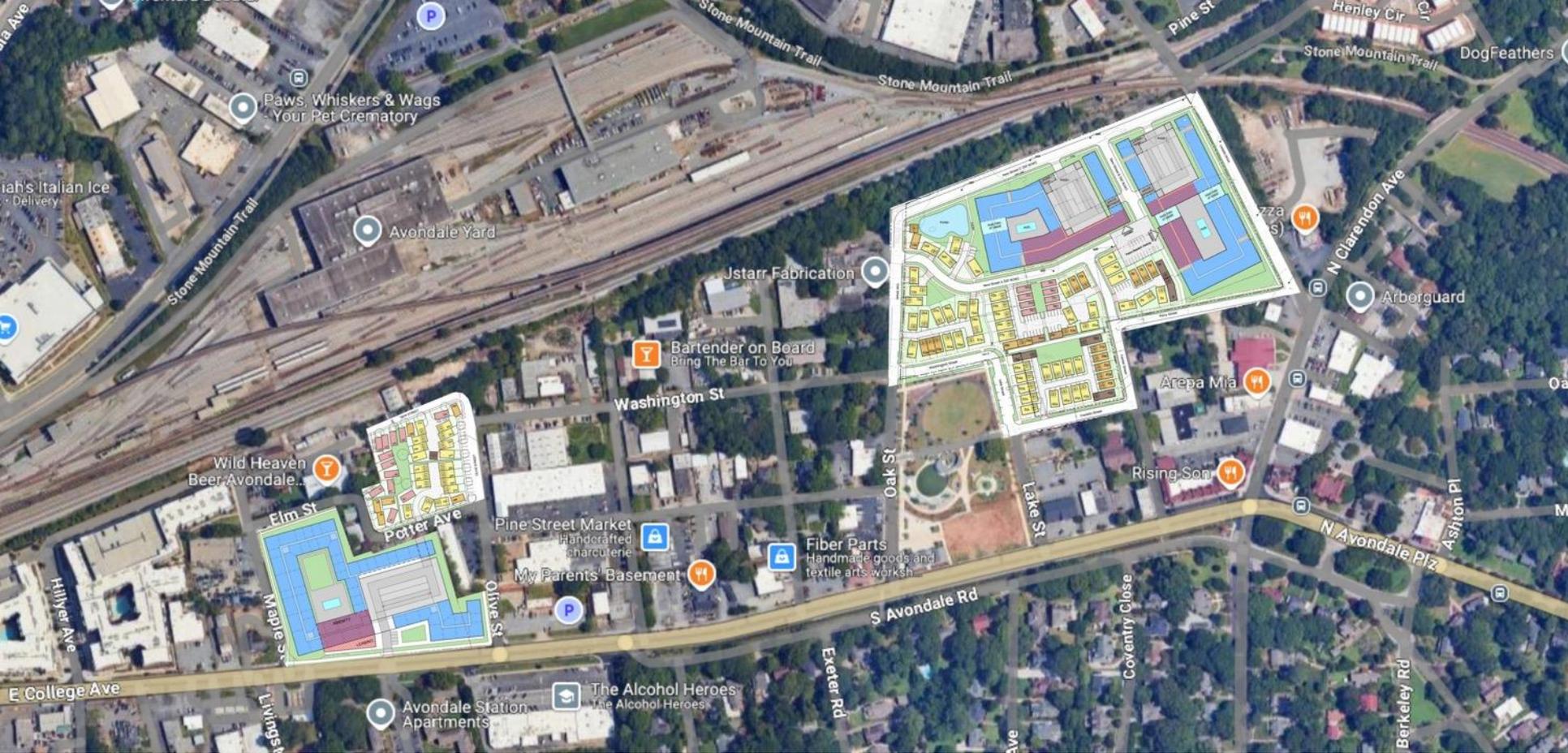


Community benefits: green space and infrastructure improvements

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.

















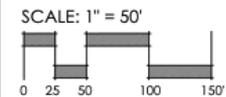
Maple Street

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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Prepared by:
TSW
Brock Hudgins Architects



1447 Peachtree Street, NE
Suite 850
Atlanta, Georgia 30309
phone: 404.873.8730



Suite 105
530 Means Sr. NW
Atlanta, Georgia 30318

Drawing Date:
May 28, 2025

MAPLE STREET PARCEL
5-STORY RESIDENTIAL TO GRADE
74,000 GSF / FL X 4.75 = 351,500 GSF
LESS 10,000 GSF AMENITY = 341,500 GSF
@ 82% EFF = 280,000 NRSF
275 UNITS @ 1,025 SF AVG.
PRECAST PARKING
5.5 LEVELS = 420 SP (1.4 SP/UNIT)

OLIVE STREET PARCEL
5-STORY RESIDENTIAL TO GRADE
6,500 GSF / FL X 5 = 32,500 GSF
@ 82% EFF = 26,650 NRSF
26 UNITS @ 1,025 SF AVG.



leasing













AVILA
REAL ESTATE

