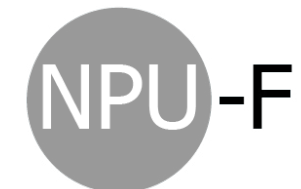


VIRGINIA-HIGHLAND CIVIC ASSOCIATION MEETING

February 23 , 2026



SELIG TEAM

Selig Enterprises



Greg Lewis

CHIEF
EXECUTIVE OFFICER



Steve Baile

CHIEF DEVELOPMENT
& OPERATING OFFICER



Malloy Peterson

SENIOR VICE PRESIDENT,
DEVELOPMENT,
PRESENTER



Christine Curry

VICE PRESIDENT,
INVESTMENTS



Elizabeth Hagin

VICE PRESIDENT,
MARKETING

PROJECT TEAM

RJTR



Jenn Wilson

PRINCIPAL
PRESENTER



Dan Joy

PRINCIPAL

Troutman Sanders



Jessica Hill

PARTNER

SELIG ENTERPRISES

MORE THAN 100 YEARS OF
ACQUIRING, DEVELOPING,
AND OPERATING PROPERTY
THROUGHOUT THE SOUTHEAST

SIGNIFICANT HOLDINGS IN EVERY
KEY ATLANTA SUBMARKET

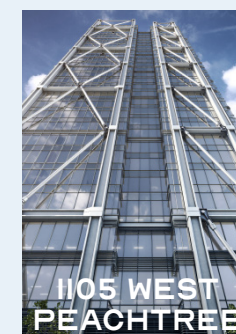
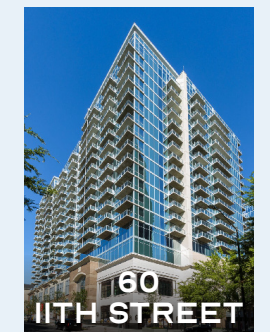
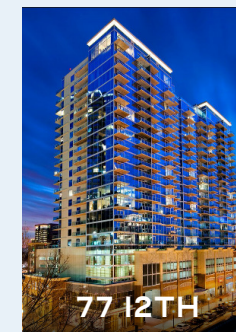
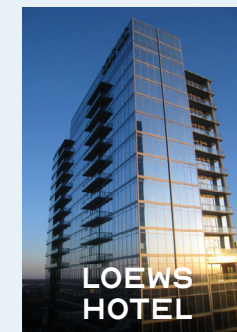
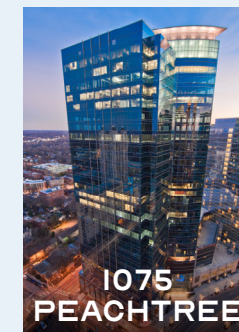
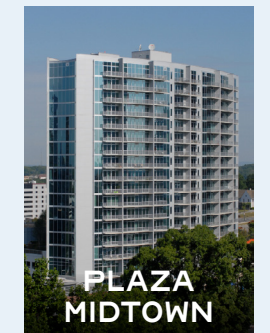
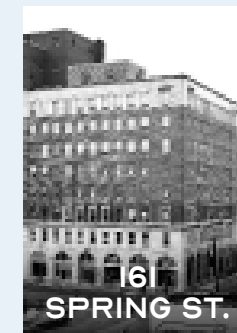


With beginnings dating back to 1918, Selig Enterprises is a family-owned and operated real estate company that has a portfolio of more than 15 million square feet of retail, industrial, residential, hotel, office, and mixed-use properties throughout the Southeast. In its long history, Selig has been a leader in the creation of the Atlanta skyline — with major developments in Midtown, Downtown and the Upper Westside.

Selig has distinguished itself by hiring talented people with a commitment to excellence and a strong dedication to meeting the needs of its tenants and the community. Considered an industry leader, Selig earned its position through steady growth, financial strength, creativity and most of all — integrity.

The Selig mission is to create and operate well-conceived, quality projects in prime locations, with a long-term commitment to ensure stability to tenants, partners, and the community. Its leaders adhere to a Selig family motto of “you can never do wrong by doing right.”

“...create well-conceived, quality projects in prime locations, with a long-term commitment to ensure stability to tenants, partners and the community.”



SAMPLE DEVELOPMENTS



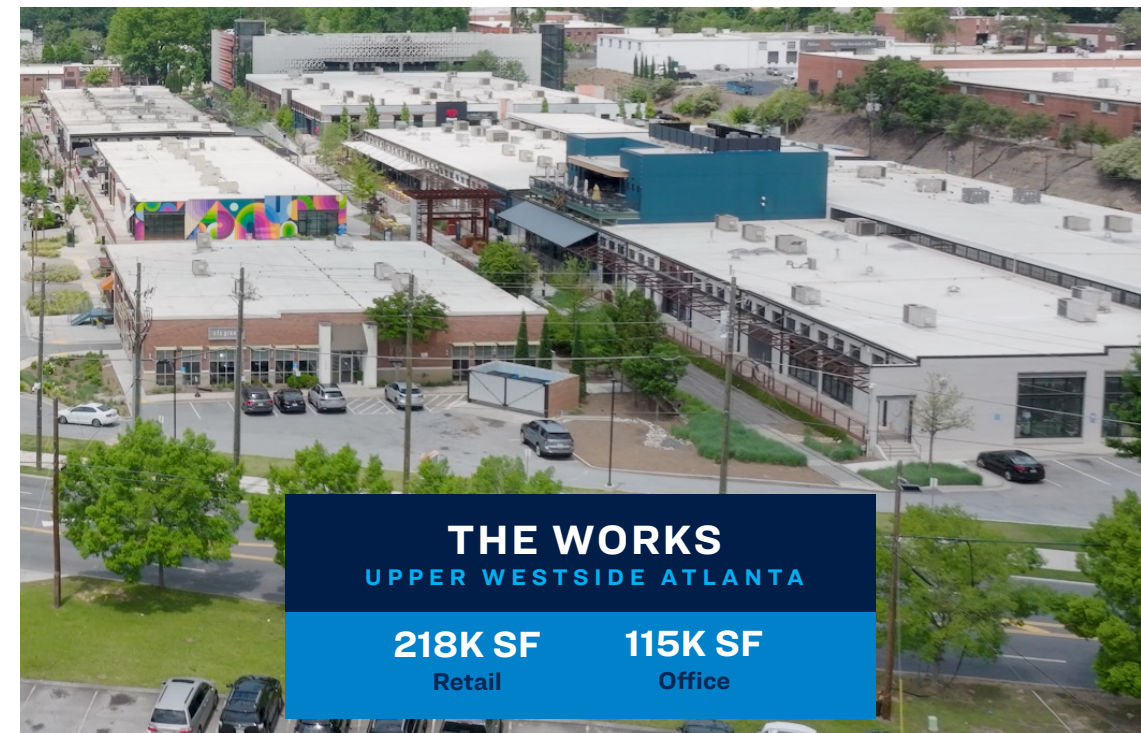
1105 W PEACHTREE
MIDTOWN ATLANTA

20K SF **655K SF** **64**
Retail Office Residences



77 12TH ST
MIDTOWN ATLANTA

20K SF **330 Units**
Retail Residential



THE WORKS
UPPER WESTSIDE ATLANTA

218K SF **115K SF**
Retail Office



CITY SPRINGS
SANDY SPRINGS

35K SF **295 Units** **4 Acres**
Retail Residential Park Space



60 11TH ST
MIDTOWN ATLANTA

15K SF **320 Units**
Restaurant & Retail Residential



WESTBOUND
UPPER WESTSIDE ATLANTA

306 Units
Residential

THE SITE



PIEDMONT PARK

BELTLINE

VIRGINIA
HIGHLAND

DRUID HILLS

THE SITE

PONCEY-
HIGHLAND

OLD
FOURTH
WARD

THE SITE TODAY

Selig has owned land at Ponce at Bonaventure for almost 60 years. Today we own 1.75 acres.



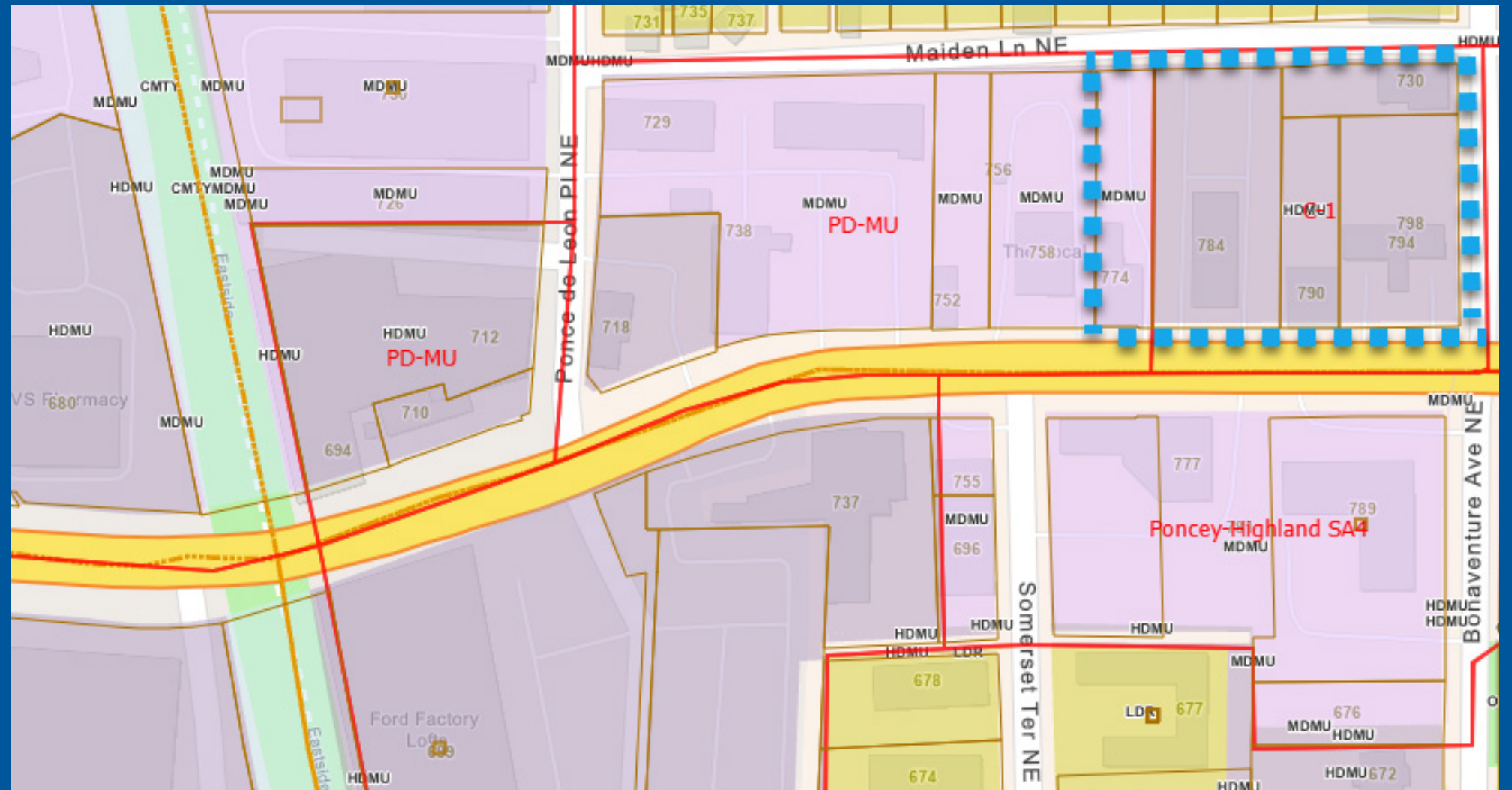
ZONING DISCUSSION

- Except for 774 Ponce de Leon Avenue, all property owned by Selig is zoned C-1. The property located at 774 Ponce de Leon Avenue is zoned PD-MU.
- The adjacent sites were rezoned PD-MU as part of a planned redevelopment.

ZONING DISCUSSION

Selig is requesting the following:

1. To rezone from C-1 and PDMU to MRC-3 and
2. To change the comprehensive development plan designation of 774 Ponce de Leon Avenue from medium density mixed use to high density mixed use



ZONING DISCUSSION



PROPOSED DEVELOPMENT PROGRAM

- Multifamily for rent-product
 - ◆ Up to 375 units
 - ◆ Product mix of studios, 1BR, and 2BR
 - ◆ Amenities to include: pool, fitness, coworking, club and game rooms
 - ◆ Will meet BeltLine overlay affordable unit requirement
- Neighborhood retail
 - ◆ Approximately 10,000 sf of retail, food and beverage
 - ◆ Sidewalk Level



Midtown Place Shopping Center

Chick-fil A

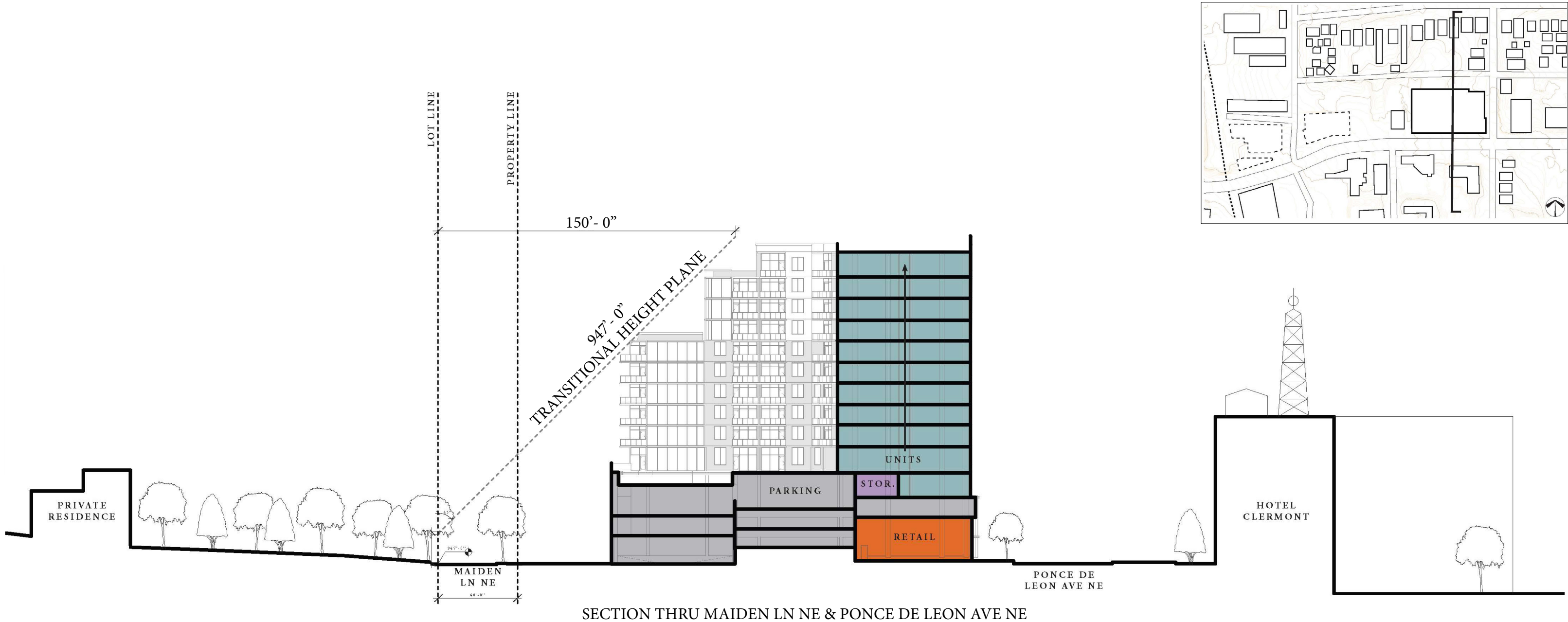
Clermont Hotel

AERIAL VIEW
FROM PONCE DE
LEON AVE NE



AERIAL CITY
CONTEXT VIEW
LOOKING WEST

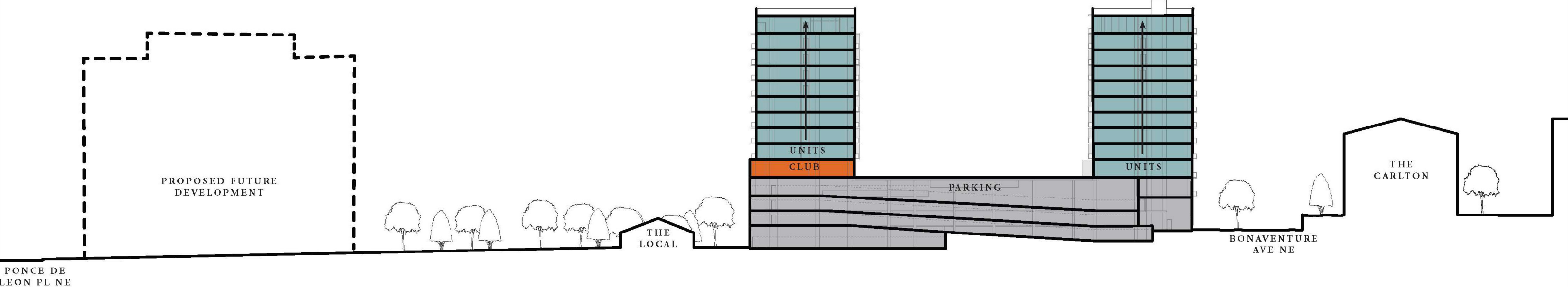
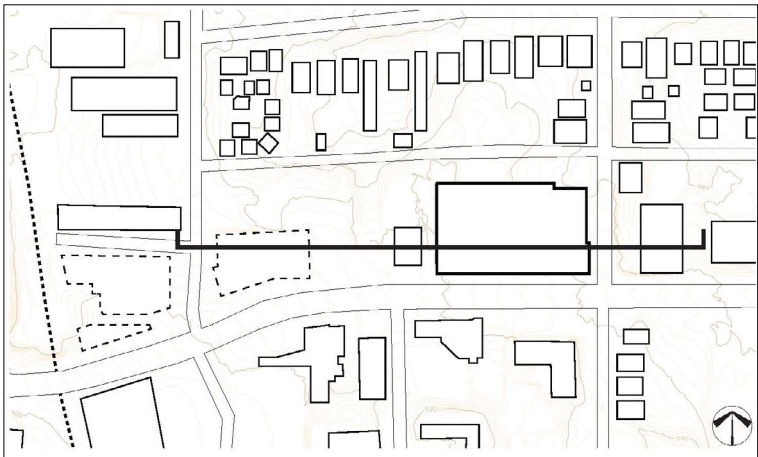
PROPOSED DEVELOPMENT



SECTION THRU MAIDEN LN NE & PONCE DE LEON AVE NE

Section Looking East from adjacent properties

PROPOSED DEVELOPMENT



SECTION THRU PONCE DE LEON PL NE & BONAVENTURE AVE NE

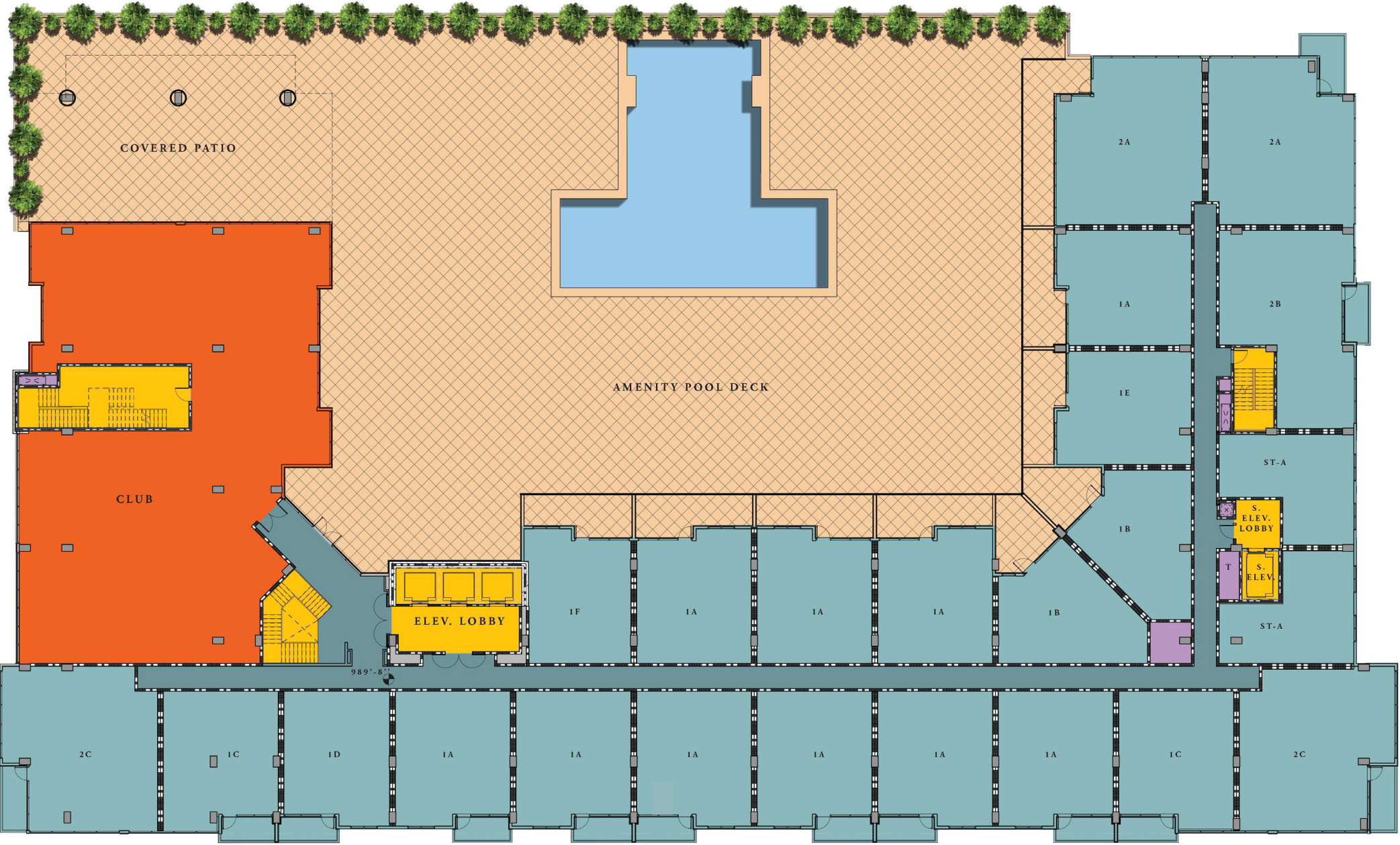
Section Looking North from Ponce

SITE PLANS



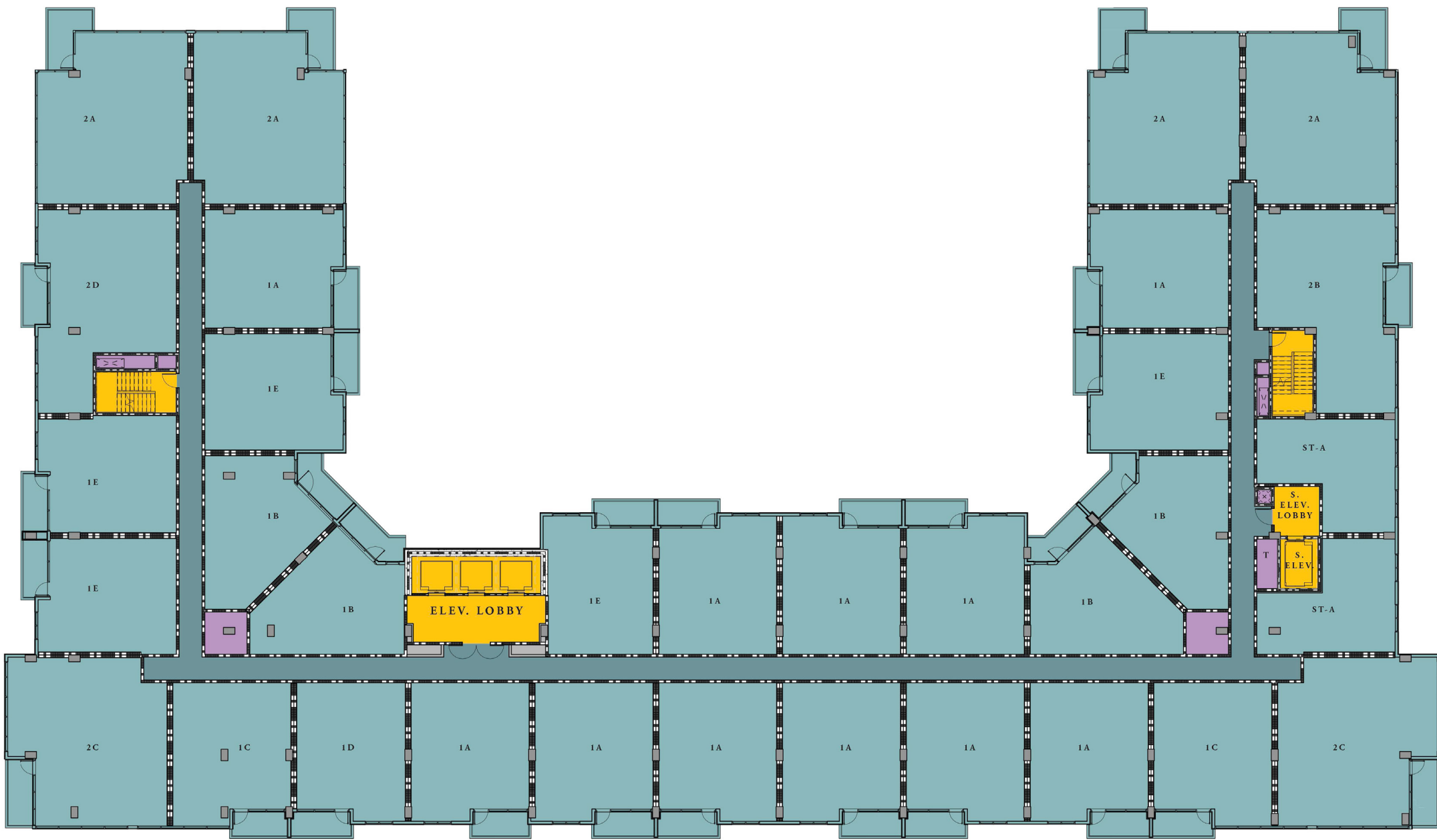
AERIAL CITY CONTEXT VIEW

SITE PLANS



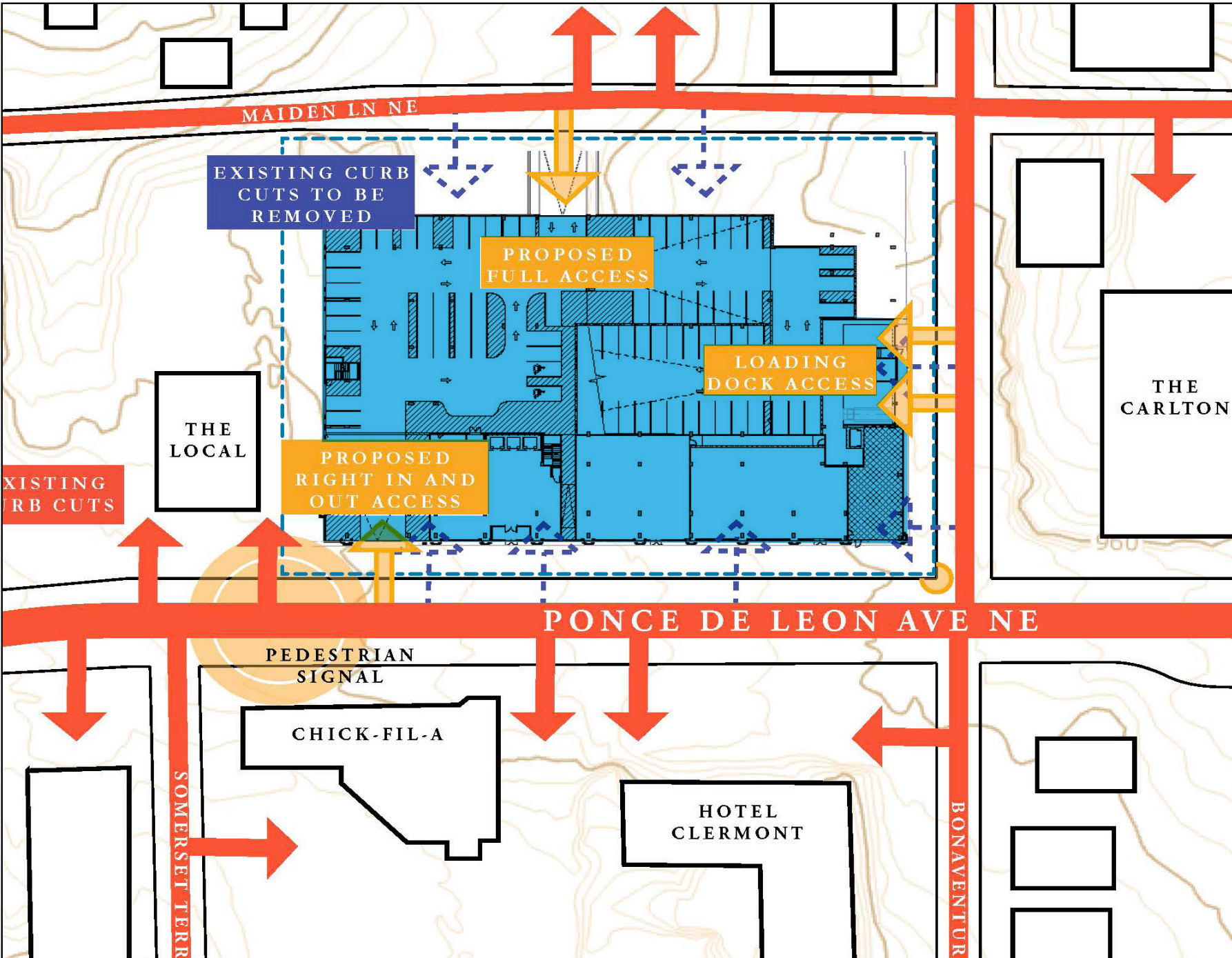
Level 5

SITE PLANS



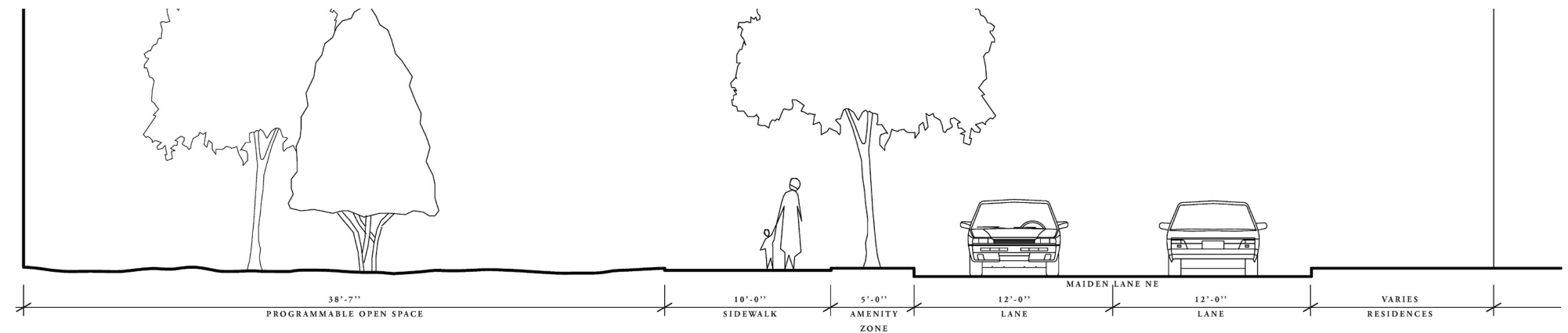
Level 6 and above

CONNECTIVITY



STREET SECTIONS

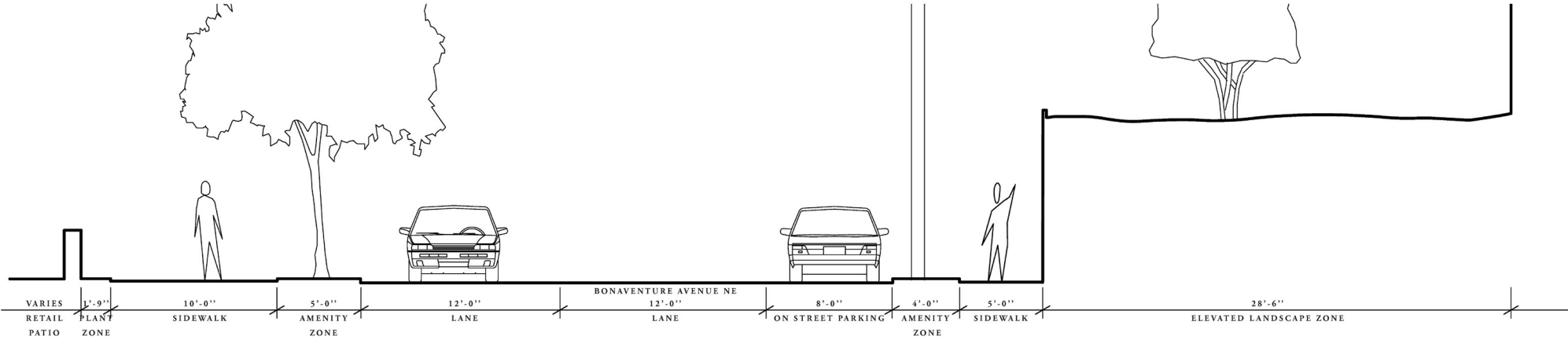
Maiden Lane



Maiden Lane

STREET SECTIONS

Bonaventure



Bonaventure

VIEW FROM
CORNER OF
MAIDEN LN NE &
BONAVENTURE
AVE NE





VIEW FROM
MAIDEN LN NE,
LOOKING SOUTH



AERIAL
VIEW FROM
GREENWOOD
AVE NE

VIEW FROM
PONCE DE LEON
AVE NE, LOOKING
WEST





RETAIL
CORNER VIEW

VIEW FROM
PONCE DE LEON
AVE NE,
LOOKING EAST



NEXT STEPS

Proposed Schedule

- File for Rezoning 30-60 days
- Zoning Process 5-7 months
- Permitting 12 months
- Construction 30 months

NEXT STEPS

Neighborhood Feedback

Advance Plans

Apply for Rezoning

THANK YOU

Do you have any questions?