

# Double Lot Ready For Development | DT-2

2204 Idlewood Road, Tucker, GA 30084



## Property Description

DEVELOPMENT OPPORTUNITY IN DOWNTOWN TUCKER! Double lot available for purchase in zone DT-2 (Downtown Tucker Corridor). Over half an acre located near new Tucker Town Green development which includes trails, green space, retail & restaurants. Plans for 3 story multi-family/mixed use space included. The intent of the DT-2 district is to encourage mixed-use development to create an aesthetically pleasing and pedestrian-friendly environment. Commercial, residential, and mixed-use developments are desired.

## Property Highlights

- Zoned DT-2
- .6 AC
- Commercial, Residential, Multi-family, Mixed-Use

## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.6 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,793	34,211	99,616
Total Population	6,635	84,702	256,028
Average HH Income	\$76,959	\$75,949	\$71,460

**DANNY GLUSMAN**

**BROKER**

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## REVITALIZATION OF DOWNTOWN TUCKER

Tucker recently acquired land worth \$1.2 million with the goal of transforming it into downtown greenspace and trails. This development is part of the city's Master Plan to revitalize the area, stimulate economic growth, and enhance downtown Tucker. The project will feature a wide range of amenities, including retail shops, restaurants, mixed-use structures, trails, and greenspace for hosting concerts, festivals, and other community events.

In addition, the alleyways behind the existing square will be repurposed into walkways that connect to the trails, creating more retail & community space. The project has been in the works for quite some time, and following in-depth planning and community engagement, the construction contract was awarded and is now well underway.



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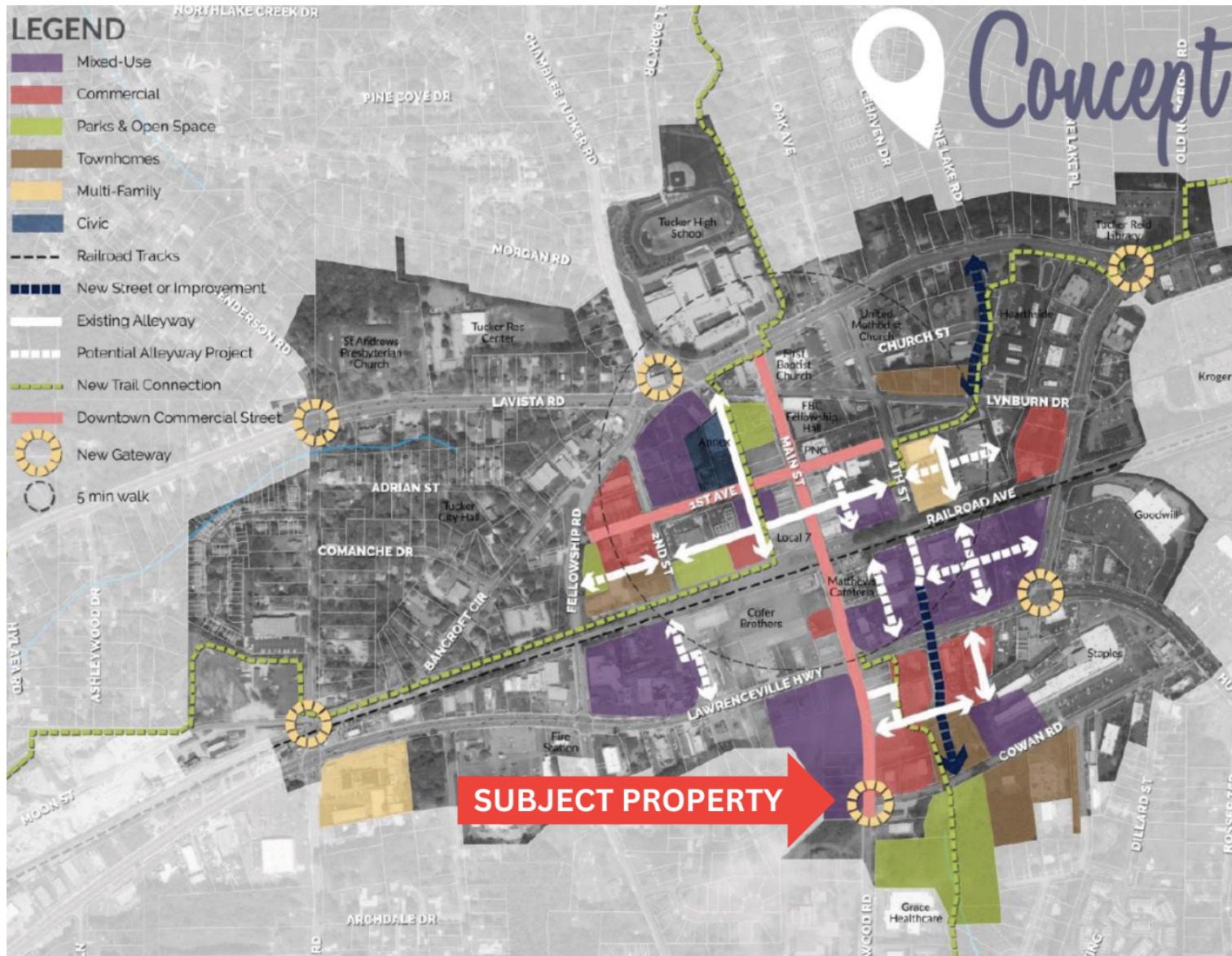
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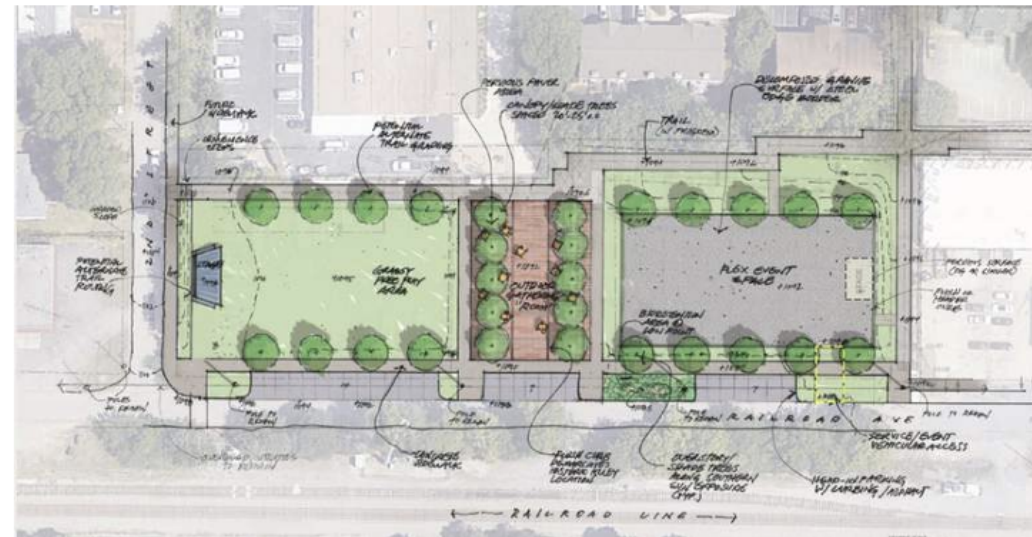
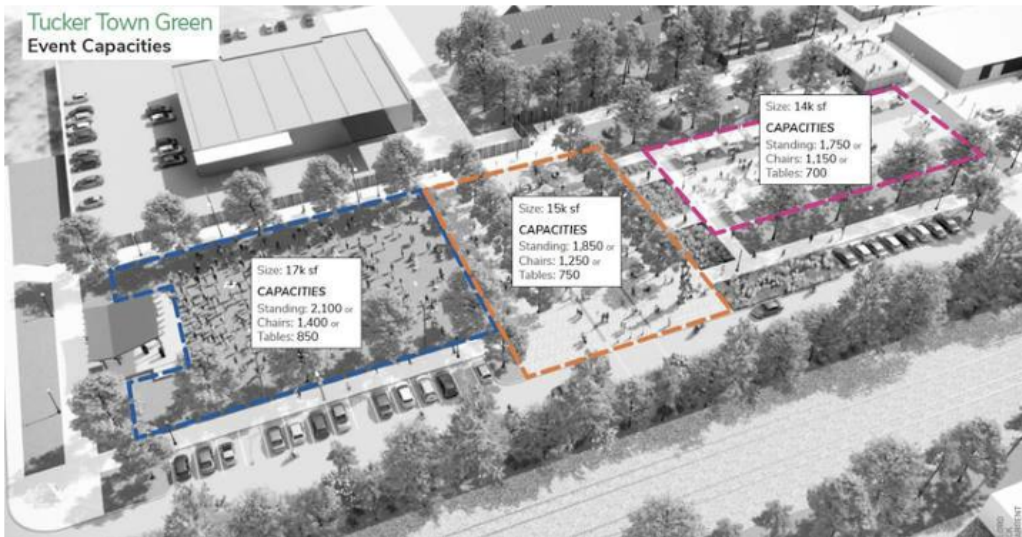


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# TUCKER TOWN GREEN

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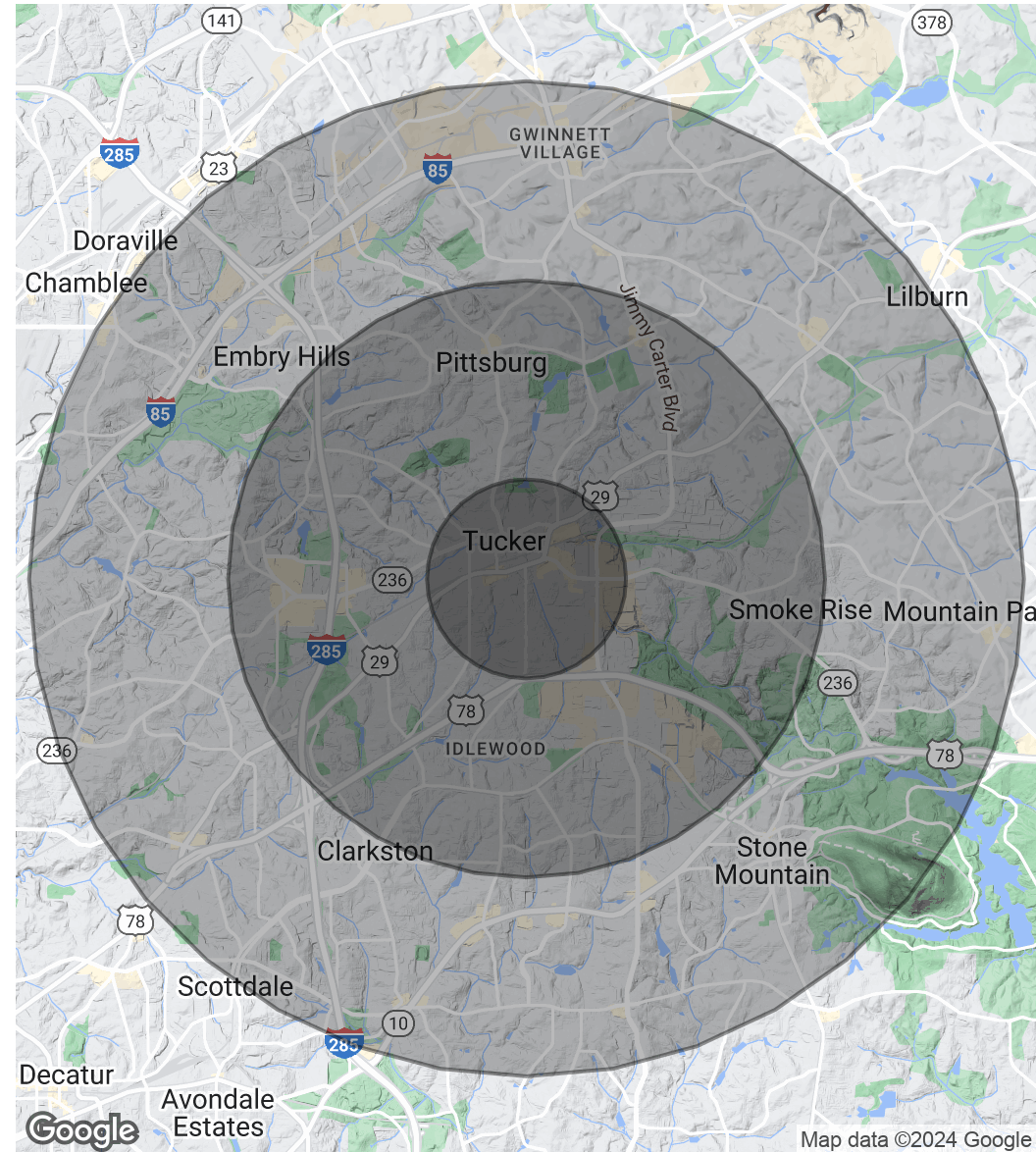
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,635	84,702	256,028
Average Age	44.5	38.2	35.4
Average Age (Male)	42.9	36.1	34.1
Average Age (Female)	47.1	40.0	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,793	34,211	99,616
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$76,959	\$75,949	\$71,460
Average House Value	\$218,814	\$184,866	\$187,657

2020 American Community Survey (ACS)



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