

NEXUS TUCKER (MIXED USE DEVELOPMENT)

FOR SALE | DEVELOPED TOWNHOME LOTS TUCKER, GEORGIA



NEXUS
TUCKER



1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067
404.647.4999 | www.macallanre.com

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com

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INTRODUCTION

Macallan Real Estate is pleased to present this exclusive opportunity to purchase developed townhome lots within NEXUS Tucker.

The property is located at Mountain Industrial Boulevard and Hugh Howell Road (DeKalb County). NEXUS Tucker is one mile from Main Street, four miles from Stone Mountain, and four miles east of I-285. Smoke Rise, an upscale residential community, is immediately adjacent to the property and comprises more than 2,300 homes.

In addition to the 10 acre townhome site we are marketing, the 88 acre site features a replicate of Monet's Water Lily Pond, a recreation area with walking trails, an urban garden, a pedestrian friendly central lawn/amphitheater, Arts Station Theater, Smoke Rise Elementary School, Primrose Schools' child care as well as specialty retail and office suites, senior living, and apartments.



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Demographics:	1 Mile	3 Mile	5 Mile
Population	4,013	81,509	246,340
Households	1,535	31,130	263,714
AVG HH Income	\$67,731	\$69,455	\$64,307

source: ©2016 CoStar Realty

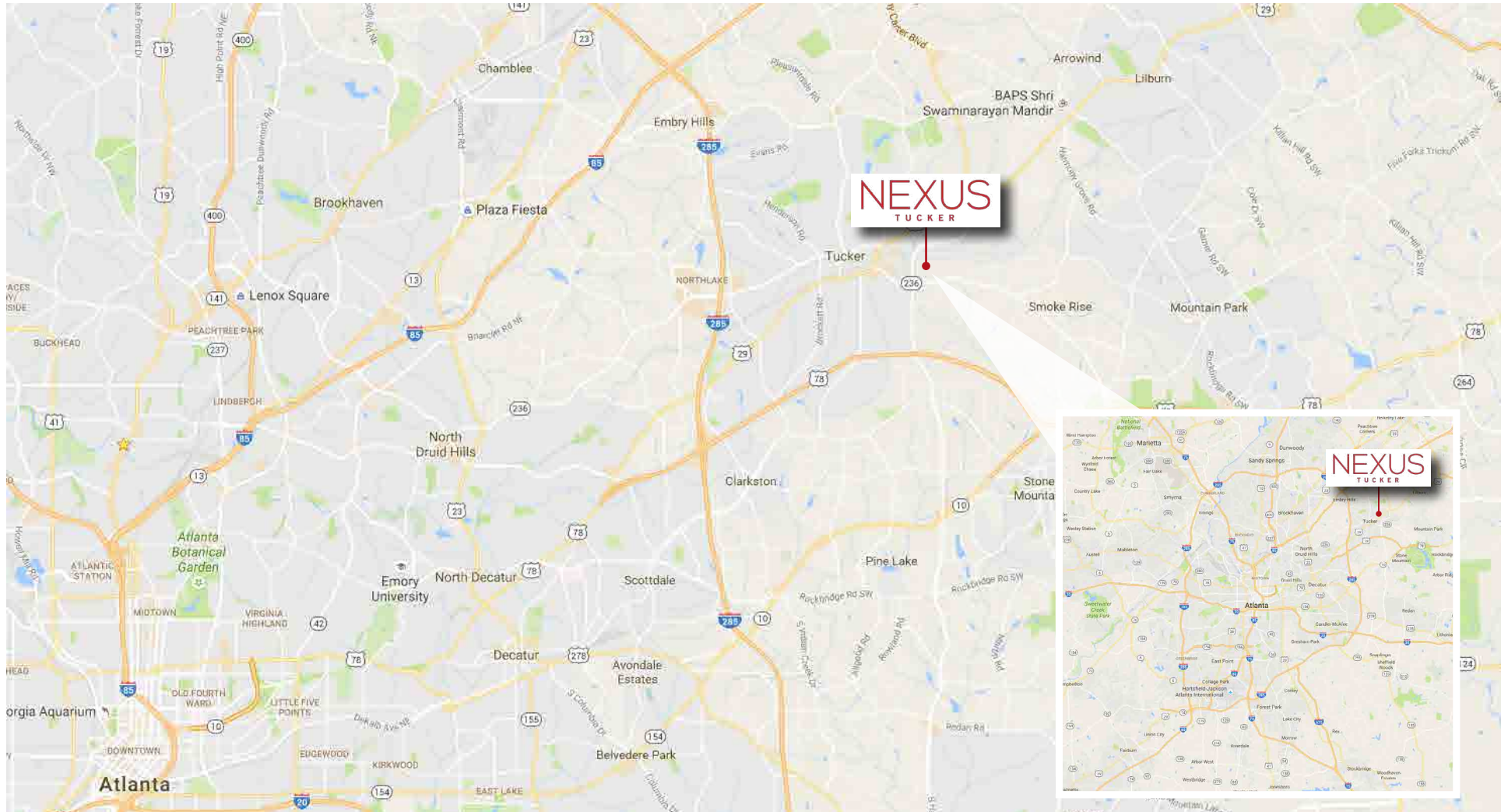


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Retail/Grocery	126,000 SF	574 Parking Spaces
Office	28,000 SF	84 Parking Spaces
Multi-family	616 Units	780 Parking Spaces
Senior Living	240 Units	200 Parking Spaces
Hotel	140 Keys	140 Parking Spaces
Child Care	12,000 SF	44 Parking Spaces
Town/Cluster Homes	140-180 Units	
Elementary School	600 PPL	116 Parking Spaces
Parking Decks		736 Parking Spaces
Amphitheatre	250-500 Seats	
Urban Farm	2 Acres	10 Parking Spaces



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OPPORTUNITY

Macallan Real Estate is marketing a 10+/- acre site planned for townhomes within the Nexus Tucker development. Macauley Investments, who is the master developer, will deliver fully developed townhome sites to the purchaser 1st Quarter 2018.

Asking Price – \$7,000,000

Land Plan – The homebuilder will be responsible for the land plan and design of the townhome section, but the horizontal construction will be funded and managed by Macauley.

CONCLUSION

NEXUS Tucker will be a catalyst for the regeneration of the Tucker corridor in terms of introducing a true urban, mixed use, walkable project to an area that is ripe for redevelopment.

NEXUS Tucker is a logical extension of the explosive growth that has overtaken Brookhaven, Chamblee, Doraville, and Decatur in recent years. This area of Atlanta is slated to be the next growth sector for redevelopment and rejuvenation. Additionally, NEXUS Tucker will have a major impact on the local economy with the addition of housing, jobs, and an increased tax base.



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