

Anticipating a Development Boom

Developers looking for property at bargain prices need look no further than the Tucker-Northlake CID, according to President Ann Rosenthal.

“This area is one of the last great areas in Metro Atlanta where you can still get a reasonable amount of land at a reasonable price,” she says. “Before, property along LaVista Road was a steal, but that’s changing drastically.”

The catalyst for that change: Tucker Meridian.

“Those buildings are going up, and they’re going up fast,” Rosenthal says. “It’s moving along very quickly.”

Local leaders celebrated the project’s groundbreaking last fall, and stores are expected to start opening in May.

The 200,000-square-foot development sits on a 22-acre site and will boast a Sprouts, DSW, Dick’s Sporting Goods, Hobby Lobby and Ross stores as anchors. Rosenthal credits the development with spurring additional growth along LaVista Road inside the perimeter, including the demolition of the old Wells Fargo Bank for new tenants and one new multi-family project slated to go up across the street from Tucker Meridian, with construction to start in the first quarter of 2017.

“Being able to easily get in and out of our community is critical; it’s half the battle that we’ve already conquered,” Rosenthal says. “I-285 is a real asset that makes it easy for folks to get in and out of the central business area.”

To keep the traffic moving, the CID expected to have a synchronization project of LaVista Road’s 17 traffic signals completed by December, and it is working with the county and the city of Tucker on a pedestrian trail safety study along Lawrenceville Highway, a key component of its master plan.

“Hands down folks have said we want more greenspace, pedestrian access and bike safety,” she says. “The study is the very first step in how we can transform Lawrenceville Highway.”

Elsewhere in the region, a new CID is coming onto the scene in Gwinnett County in 2017. The Sugarloaf CID was approved by the county’s Board of Commissioners last May and named its first executive director, Alyssa Davis, in November 2016. The East Metro DeKalb CID, which formed in 2014, also named its first executive director, Christopher Sanders, in December.

Given the success of the other CIDs scattered throughout the eastern portion of Atlanta’s metro area, it’s no surprise that new CIDs are forming. With benefits like new landscaping, clean-up and beatification efforts and improved transportation, there are sure to be more on the horizon.