



\*PICTURE IS A RENDERING OF WHAT COULD BE BUILT ON THIS SITE

# 1720 WASHINGTON RD

EAST POINT, GA 30344

1.97 ACRES

IN HEART OF DOWNTOWN

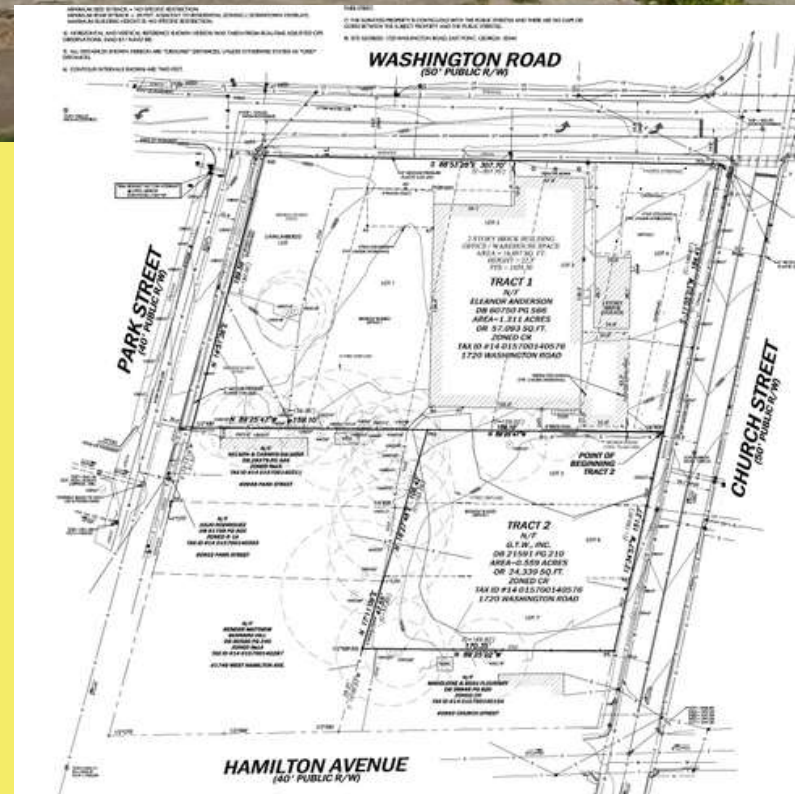
1720 WASHINGTON ROAD EAST POINT, GA 30344

# PROPERTY INFORMATION

**Weichert**  
REALTORS®  
The Collective

OFFERED AT \$ 1,900,000  
IN DOWNTOWN OVERLAY DISTRICT  
FUTURE HOME OF MF/MIXED USE UNITS

Address	1720 WASHINGTON RD EAST POINT, GA 30344
Location	ON WASHINGTON ROAD BETWEEN CHURCH STREET AND PARK STREET
Block / Lot	DISTRICT 14, LAND LOT 157
Gross Lot SF	81,457
Tax ID	14-015700140576
Zoning	DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT, TIER 2 - DOWNTOWN GATEWAY



# PROPERTY HIGHLIGHTS

1

## HIGHLIGHT #1

Spanning nearly 2 full acres, this offering is flanked on 3 sides by major roads in the heart of Downtown East Point (Washington Rd, Church St, Park St). Just 3 blocks from the East Point MARTA Station

2

## HIGHLIGHT #2

This parcel is fully entitled - a brand new Downtown Overlay District zoning was codified in 2021 that allows up to 5 stories of MF or Mixed Use Units to be built as-of-right. Just Demo current structure (~\$40k), get LDP/Site Plan/Building Permits.

3

## HIGHLIGHT #3

Appraisal, entitlements, pro forma, survey, Phase 1 & 2 Environmentals, Soil Study are already complete.

4

## HIGHLIGHT #4

No need to enter bidding wars on rare Value-Add MF Offerings. Build your own units, allowing you to come into Tri-Cities' booming development on your own terms.

5

## HIGHLIGHT #5

Nearly 2 acres of prime Downtown real estate ITP that is already fully entitled for MF/Mixed Use Development is extremely hard to come by, especially so close to MARTA Station and Downtown Amenities.

6

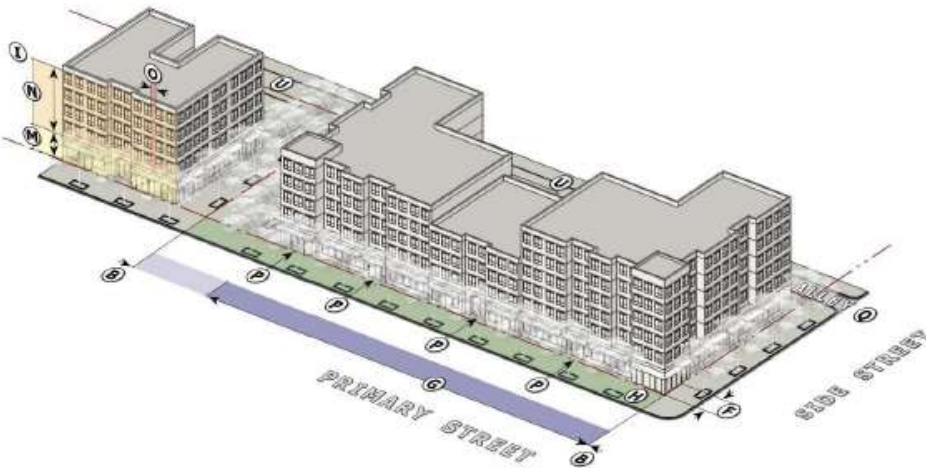
## HIGHLIGHT #6

Given all the work already done on this parcel and included in the sale, you can be moving dirt and be placing tenants in no time!

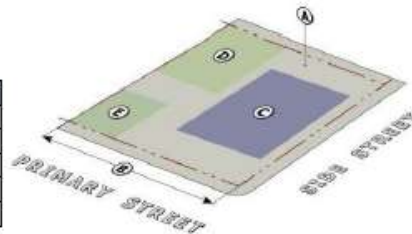
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# PROPERTY DESCRIPTION

Mixed-Use Building

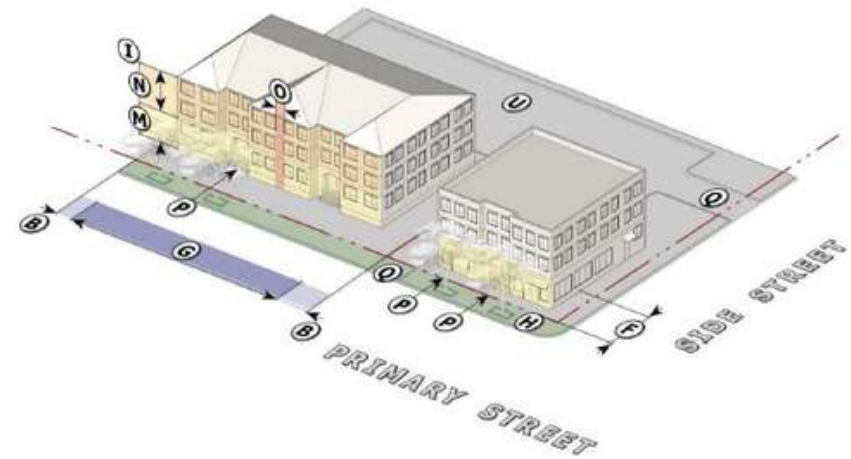


Lot Dimensions & Parameters	
A. Lot Area	10,000 sf (min)
B. Lot Width	75 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	10% (min)
E. Outdoor Amenity Space	5% (min)

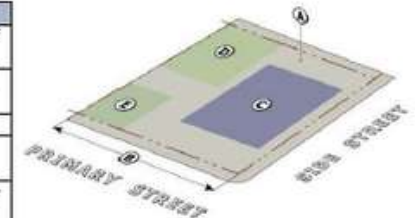


Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building & Story Height	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max

Single-Use Building



Lot Dimensions & Parameters	
A. Lot Area	5,000 sf (min) / 15,000 sf (min) for multifamily
B. Lot Width	30 ft (min) / 75 ft (min) for multifamily
C. Lot Coverage	n/a
D. Landscape Open Space	10% (min)
E. Outdoor Amenity Space	5% (min) / 10% (min) for multifamily



Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max

PROPERTY IS IN TIER 2 OF DOWNTOWN OVERLAY DISTRICT. AS OF RIGHT, YOU CAN BUILD UP TO 5-STORY MIXED USE OR SINGLE USE (I.E. MULTI-FAMILY) WITH GENEROUS ZONING. ALL YOU NEED IS PERMITTING!

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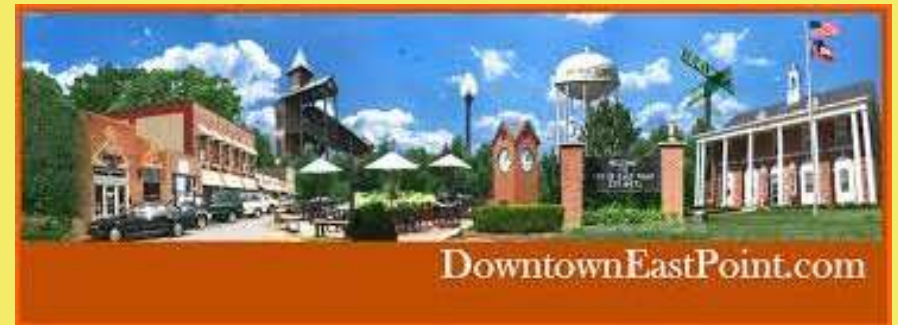
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# THE CITY OF EAST POINT

The name "East Point" derives from the fact that this is the terminus of the Atlanta & West Point Railroad in the east; West Point Georgia, is the terminus where the rail line ends in the west. This settlement was founded as a railroad terminus with 16 families in 1870, but quickly became an inviting place for industry to develop. The City of East Point was chartered in 1887 and is comprised of an ethnically diverse community. Between 2010 and 2014, the overall population grew 5.3%. With over 38,000 residents, and more than 17,000 households, it's the sixth largest city in Fulton County.



Conveniently located just five minutes from Hartsfield-Jackson Atlanta International Airport, and 10 minutes from Downtown Atlanta, East Point is home to the Camp Creek Marketplace, Camp Creek Business Center, South Meadow Business Park, and several Fortune 500 Companies.



## DEMOGRAPHICS



38,358  
POPULATION  
IN EAST POINT



\$50,371  
MEDIAN HOUSEHOLD  
INCOME



70  
WALK SCORE OF  
PROPERTY OFFERING



+22.4%  
INCREASE IN HOME  
VALUES LAST 12 MONTHS  
(METRO ATL -0.7%,  
FULCO +11.7%)

# LOCATION

# MAP

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### SURROUNDING POINTS OF INTEREST

Restaurants

Schools

Transportation

Retail/Main Street

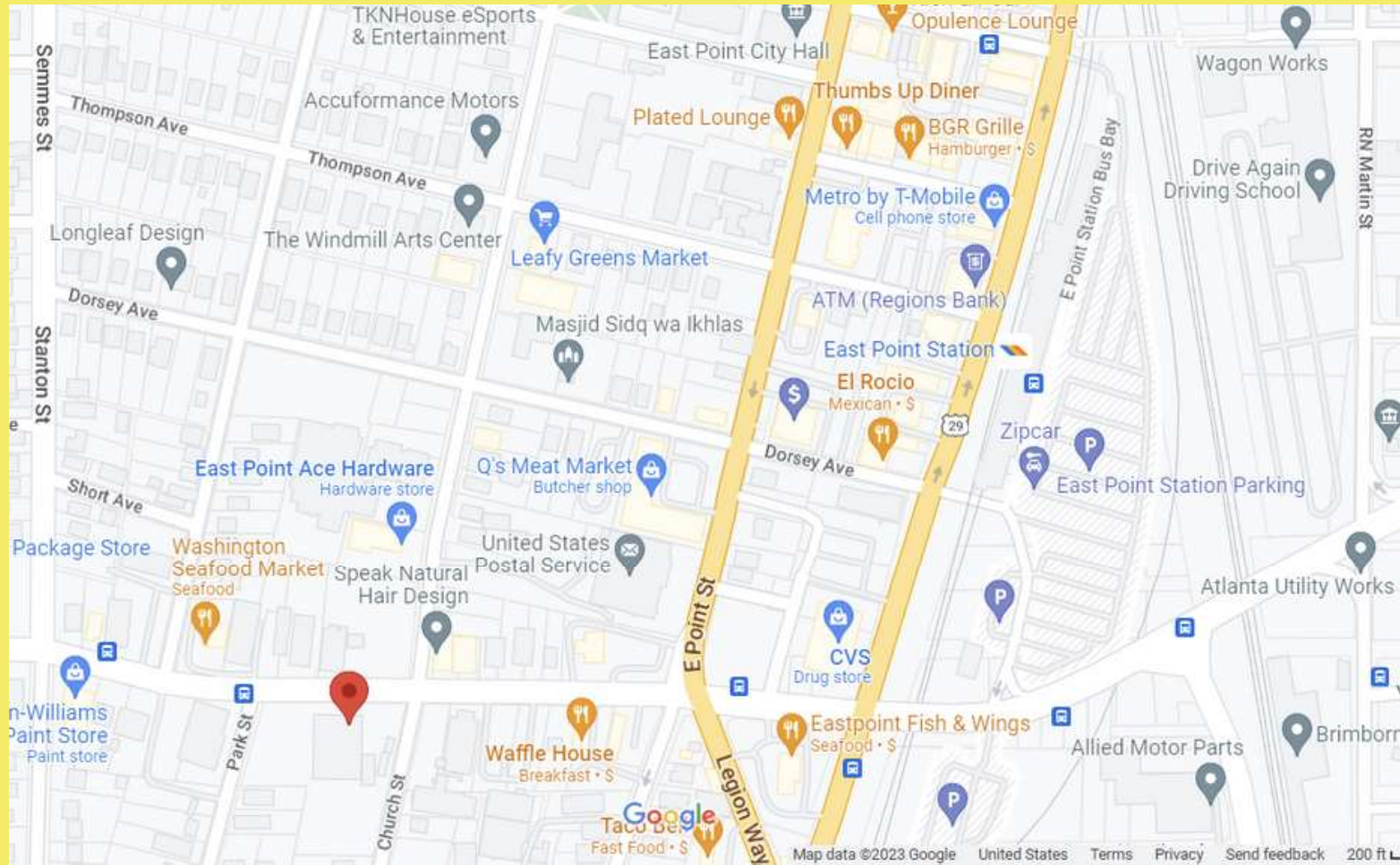
Parks & Recs

Developments

Residential

Airport

Highways



ASKING PRICE \$1,900,000



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## CONTACT US

**ALISHA HOUSTON**

BROKER ASSOCIATE  
ALISHA@THECOLLECTIVERE.COM  
PHONE # 404.290.3259 DIRECT  
PHONE # 404.886.0996 OFFICE

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