

# **Request for Qualifications**

***Redevelopment Opportunity – 254 Main Street & Adjacent Parcel (Optional)***

Issued by: Loganville Downtown Development Authority

## **1. Introduction**

The Loganville Downtown Development Authority (“DDA”) invites qualified developers to submit Statements of Qualifications (SOQs) for the purchase and redevelopment of 254 Main Street in downtown Loganville. An adjacent parcel may be included as part of a coordinated redevelopment but will not be sold independently.

## **2. Property Overview**

The property consists of approximately 94 feet of frontage along Main Street with additional frontage along Pecan Street. The site is currently cleared and ready for redevelopment. Respondents are responsible for verifying all site conditions.

## **3. Project Goals**

- Encourage mixed-use development with active ground-floor commercial space.
- Support walkability and downtown vibrancy.
- Promote thoughtful architectural character consistent with a timeless Main Street aesthetic.
- Integrate parking solutions that do not dominate street frontage.

## **4. Submission Requirements**

- Developer qualifications and relevant experience.
- Evidence of financial capacity.
- Conceptual narrative describing redevelopment approach.
- Proposed development timeline.

## **5. Evaluation Criteria**

- Experience with similar mixed-use projects.
- Financial capacity.
- Alignment with downtown objectives.
- Feasibility and project approach.

## **6. Reservation of Rights**

The DDA reserves the right to accept or reject any submission, waive informalities, negotiate terms, and determine the best interest of the community. All costs associated with submission are the responsibility of the respondent.