

For Sale

9 Acres

**Intersection of Tom Brewer
Road and Atlanta Highway
(Hwy78)**

Loganville, GA 30052

Walton County

Parcel ID: LG 140010

**Zoning: C-4 Commercial
Automotive Use Approved**

Property Size: 9 acres

Utilities: All, Public

**Frontage: 1,000ft on Atlanta Hwy
300ft on Tom Brewer Rd.**

**Traffic Count: 28,800 (2017)
Atlanta Highway**

Offering Price

**\$2,385,000
(\$265,000/acre)**



KW Commercial Peachtree Road

804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319
Tel: (404) 419-3500 ■ Fax: 770.448.6339

Jay Leslie

(404) 277-9191

jleslie@atlantalandgroup.com

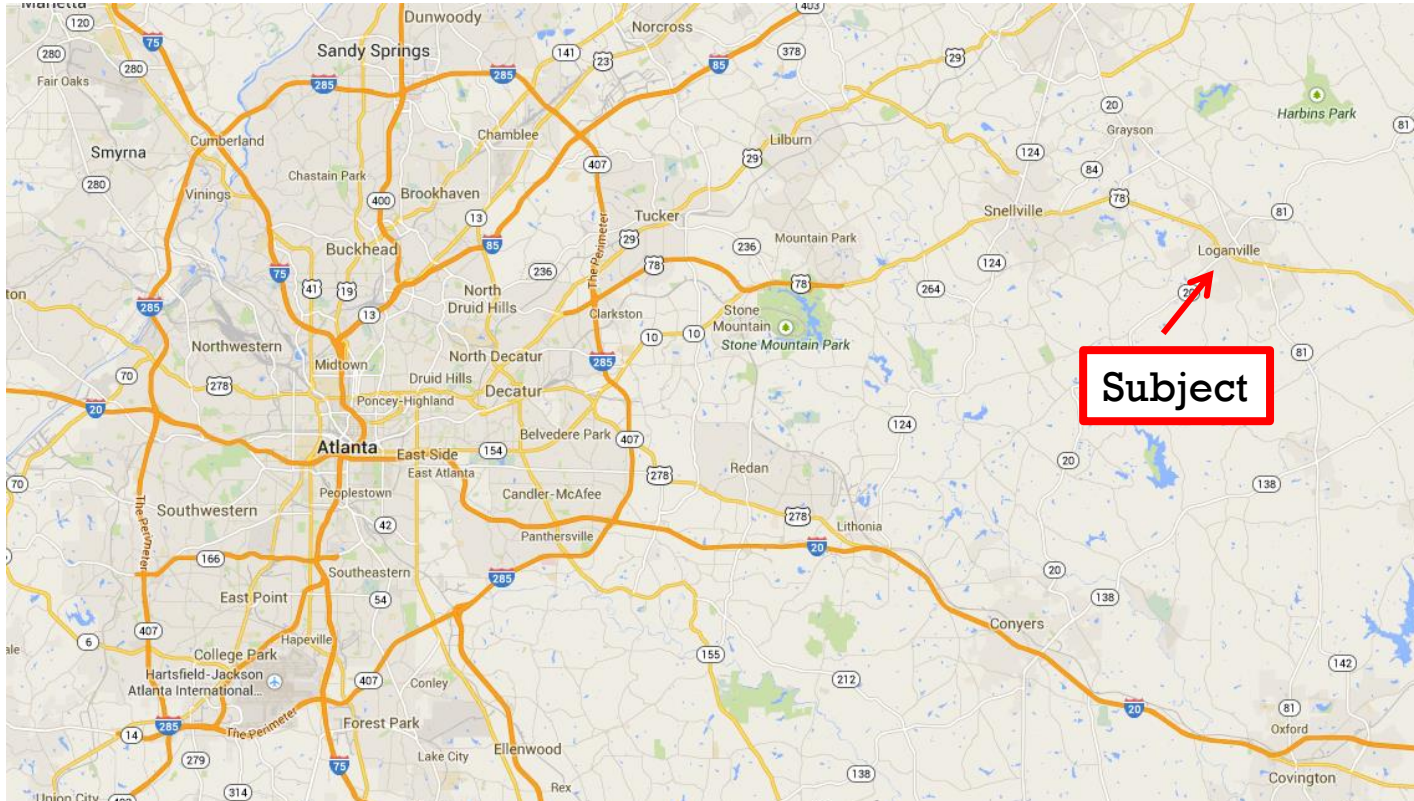
Robert Armstrong

(404) 790-6100

rarmstrong@atlantalandgroup.com

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, changes, omissions and withdrawals. Equal housing opportunity.

Regional Map



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Aerial Photograph



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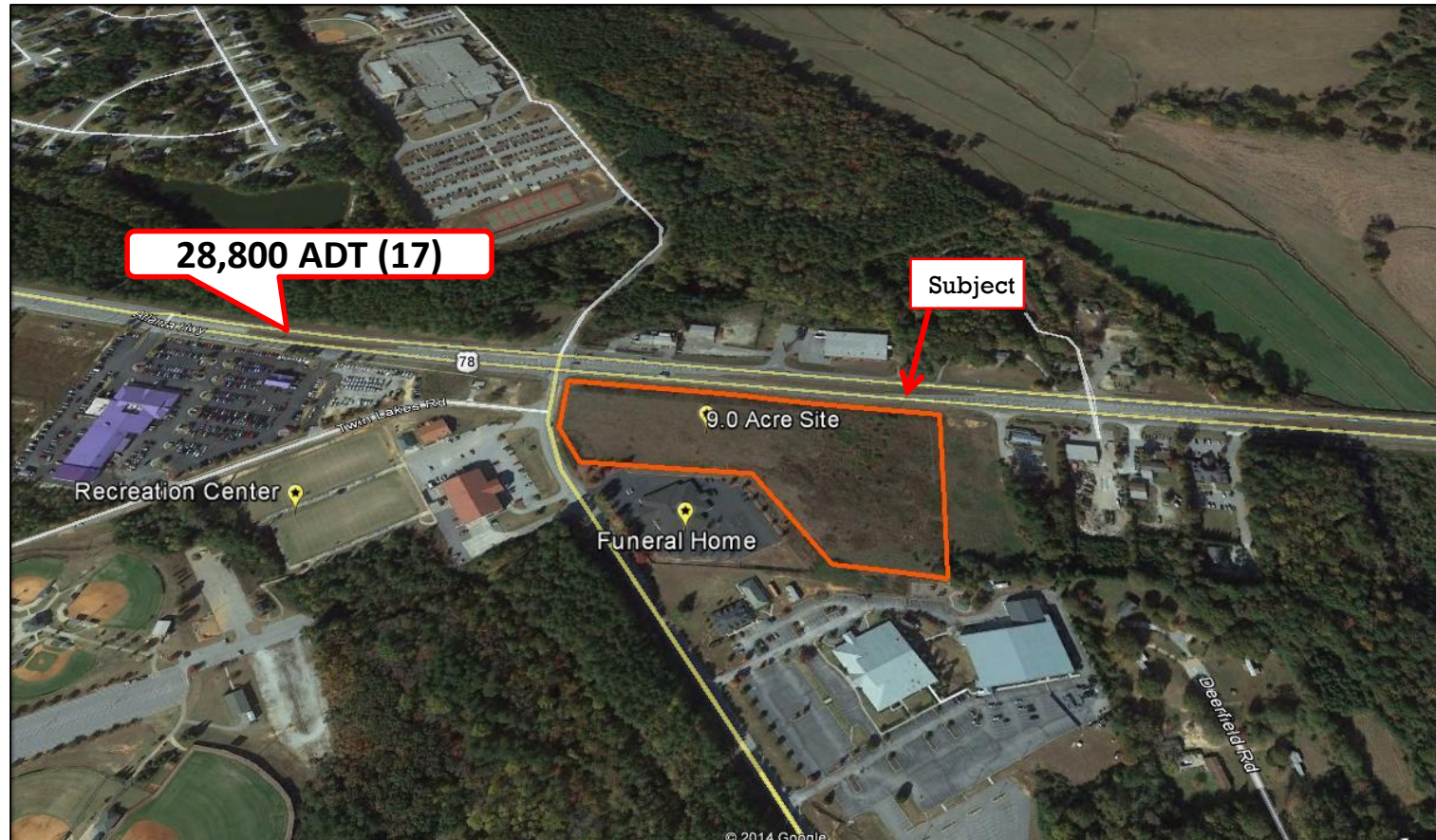
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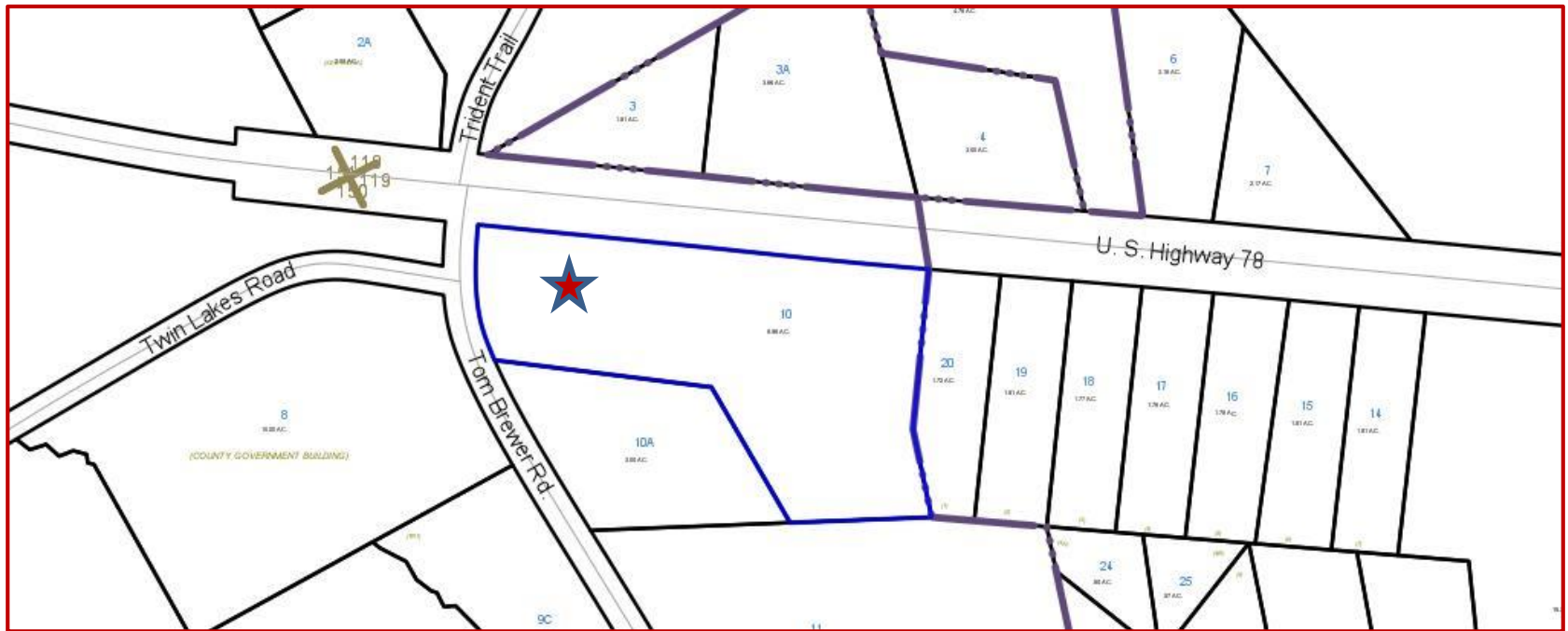
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Tax Plat Map



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Executive Summary

The subject property is a cleared, partially graded, undeveloped tract of Commercial Zoned land in East Walton County. The site has access and frontage on Atlanta Highway, US 78 and Tom Brewer Road. Atlanta Highway has a wide range of commercial uses including Loganville Ford and Maxie Price Chevrolet within ½ of a mile to the East. Loganville High School's main entrance is across the intersection. The immediate submarket is primarily suburban residential. The property has commercial zoning for a wide variety of retail uses. The opportunity that this property provides is development site for a user who requires good visibility, and access, and Highway 78 traffic counts on the going home side of the road.



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