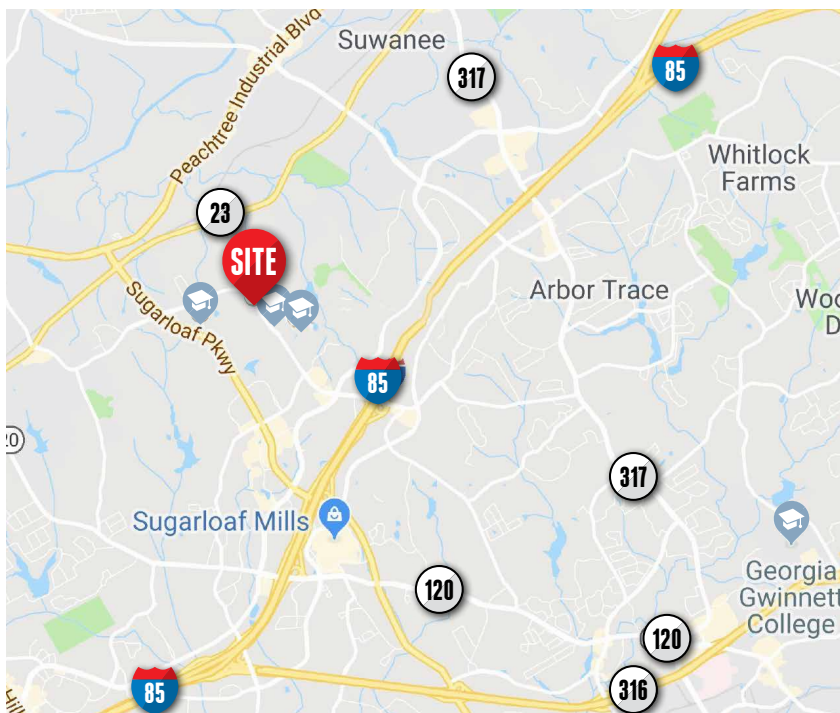


Old Peachtree Road NW Suwanee, Gwinnett County, Georgia 30024



PROPERTY HIGHLIGHTS

4.79± Acres (2 parcels)

Location:

2.5 miles west of I-85 with easy access to Sugarloaf Pkwy, Buford Hwy and Peachtree Industrial Blvd arteries

Mixture of higher-end subdivisions, schools, churches, and commercial activity

Current Zoning / Utilities:

R-100 (2.5 UPA), 15,000 SF lots if on sewer.

Sewer is located approximately 550' from site, will require easement for off-site access.

Schools:

Parsons Elementary *State ranking: 8/10*

Hull Middle *State ranking: 9/10*

Peachtree Ridge High *State ranking: 8/10*

(SAT score: 1126)

Demographics:

Population within 5-mile radius: ~200,000

Wealth Index within 1-mile radius: 168

Housing Affordability Index: 172

Asking Price:

\$1,716,500

Linda Keefe Senior Vice President

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Information is deemed from reliable sources. No warranty is made as to its accuracy.