

Presented By:

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SUGARLOAF PARKWAY / 20.75 ACRES

Land :

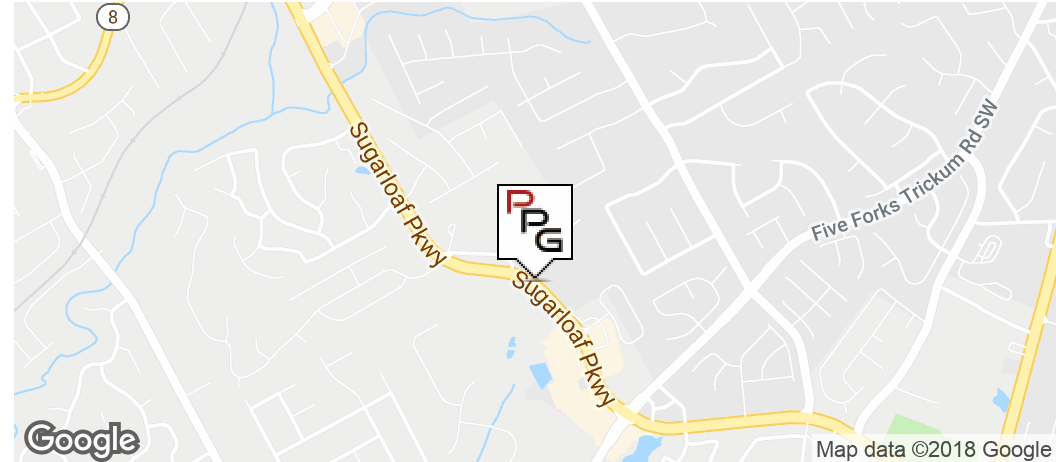
SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30046



FOR SALE

SUGARLOAF PARKWAY / 20.75 ACRES

SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30046



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	20.75 Acres
Zoning:	RM-8
Price / SF:	\$0.83

PROPERTY OVERVIEW

Tax parcels (Tax ID 5080-002 and 5080-259) total approximately 20.75 acres. Zoned RM-8 (Multi-Family Residence District) – 8 units/acre. Approx. 1,142' of road frontage with 47' of roadway access on the northwest corner of the tract. The property is wooded and slopes downward from the north to the Yellow River. Approximately 50% of the property lies in a 100-year flood hazard area. All utilities are available including water/sewer service. A sewer easement lies generally along the Yellow River, intersecting with an east/west easement, and a water main easement lies along the western portion of the tract.

PROPERTY HIGHLIGHTS

- Zoned RM-8 (Multi-Family Residence District) – 8 units/acre
- Approx. 1,142' of road frontage with 47' of roadway access on the northwest corner of the tract.
- Wooded and slopes downward from the north to the Yellow River
- Approximately 50% of the property lies in a 100-year flood hazard area

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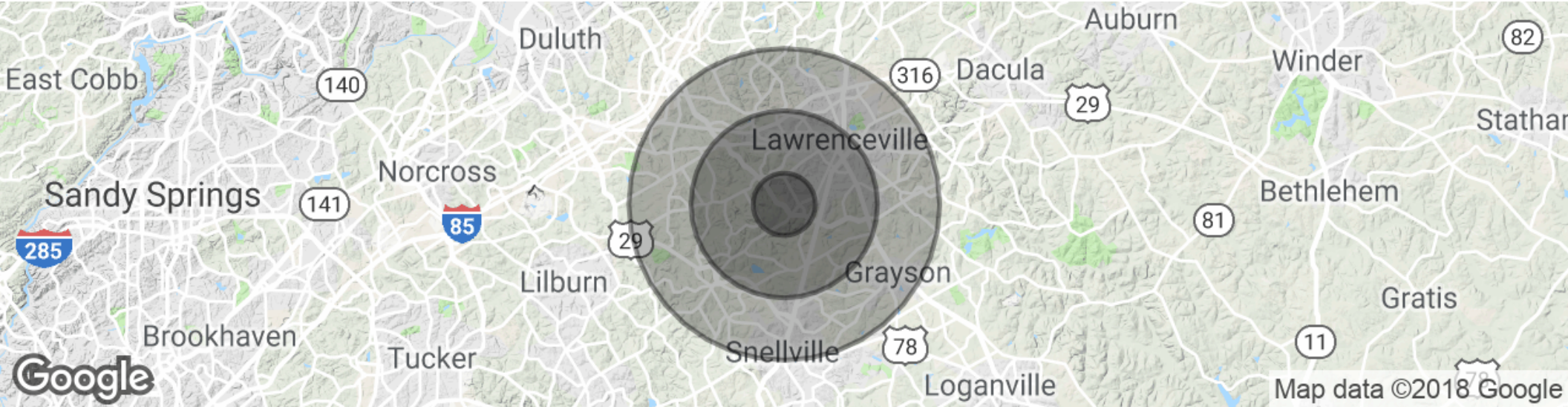
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,039	69,583	182,189
Median age	32.8	34.1	34.2
Median age (Male)	31.1	33.0	33.2
Median age (Female)	34.1	35.6	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,843	22,944	59,917
# of persons per HH	3.2	3.0	3.0
Average HH income	\$79,255	\$76,699	\$77,368
Average house value	\$224,130	\$215,197	\$211,690

* Demographic data derived from 2010 US Census

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