








Your Next Development Opportunity!

LAND FOR SALE

PRIME REAL ESTATE IN SUWANEE

5 ACRES

-  \$1,600,000
-  Zoned C2
-  3.9 Buildable acres
-  Near supermarket
-  Peachtree Ridge High School
-  Near shopping
-  High traffic



Excellent opportunity for a variety of projects and ideally located just south of McGinnes Ferry road on Peachtree industrial Blvd in the rapidly growing City of Suwanee in **GWINNETT COUNTY**

1350 Peachtree Industrial Blvd Suwanee Ga 30024

Your Next Development Opportunity!

KEY FEATURES

Whether you're looking to build a commercial mixed-use development, multifamily residential units, or a sports center, this land provides an excellent opportunity for a variety of projects.

SIZE: 5 acres (Approx.)- **3.9 Buildable acres**

LOCATION: Suwanee, GA

One of the most desirable and up-and-coming areas.
Easy access to major highways, retail, and residential communities

CURRENT ZONING: C2

POTENTIAL ZONING: PMUD

Planned Mixed-Use District Suitable for commercial, mixed-use, multifamily, or single-family development.

SURVEY & LAND USE: Not Available

EASEMENT :Power line easement

ACCESS ROAD

Public or private depending on the development plan chosen

EASEMENT

Power line easement running along the west boundary line



BUILDABLE ACRES

High demand with easy access to major highways, retail, and residential areas, near the future Suwanee

1350 Peachtree Industrial Blvd Suwanee Ga 30024

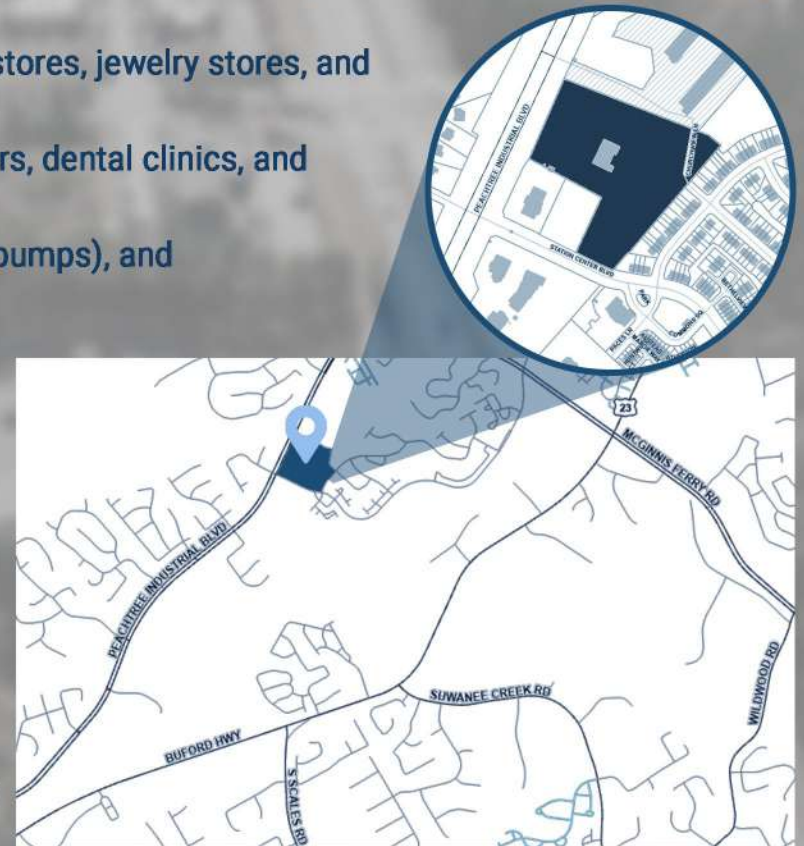
CURRENT ZONING C-2 (CITY OF SUWANEE)

The C-2 Zoning District is designed for commercial activities that serve large portions of the community and require high accessibility. Retail sales of alcoholic beverages for on-site consumption are not permitted. Key permitted uses include:

- Retail: Apparel shops, antique stores, bookstores, florists, hardware stores, jewelry stores, and more.
- Services: Barber shops, beauty salons, dance studios, day care centers, dental clinics, and veterinary clinics (without outdoor boarding).
- Food & Beverage: Bakeries, convenience stores (with or without gas pumps), and eating/drinking establishments (no on-site alcohol sales).
- Entertainment: Indoor movie theaters, performance theaters, and recreational facilities.
- Professional & Medical: Offices, medical clinics, and continuing education facilities.
- Other Uses: Hotels/motels (with specific requirements), religious institutions, public buildings, and wholesale sales facilities.

Special Notes:

Some uses require special approval if certain thresholds are met. Hotels/motels must meet strict criteria, including minimum room sizes, on-site amenities, and 24/7 staffing. Retail displays must not obstruct pedestrian or vehicular traffic. This zoning district supports a wide range of commercial and community-oriented activities while maintaining specific regulations to ensure compatibility and accessibility.

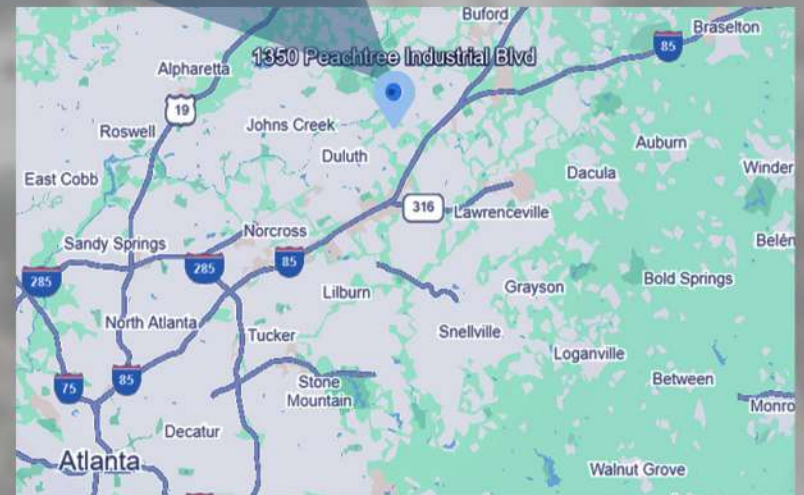


LOCATION MAP

POTENTIAL ZONING MIXED USE

PMUD Planned Mixed-Use District

The purpose of this district is to promote high-quality mixed-use development in Suwanee by encouraging flexible, creative, and community-focused designs while minimizing public costs. It aims to align with the City's Comprehensive Plan, emphasizing open spaces, public areas, and recreational uses. The district does not seek to increase density or intensity unless it enhances design and public benefit. It supports innovative development through a mix of land uses, with two variations: Mixed-Use Village (primarily residential) and Mixed-Use Center (primarily non-residential). The City's Comprehensive Plan guides the appropriate application of these variations.



2030-COMPREHENSIVE PLAN

2030-COMPREHENSIVE PLAN

SUWANEE STATION CHARACTER AREA

LOCATION & BOUNDARIES

- Bounded by Peachtree Industrial Boulevard (north), McGinnis Ferry Road (east), railroad tracks (south), and the city boundary (west), excluding two parcels at the Peachtree Industrial Blvd and McGinnis Ferry Road intersection.
- Features rolling topography, flat floodplains, and steep slopes.

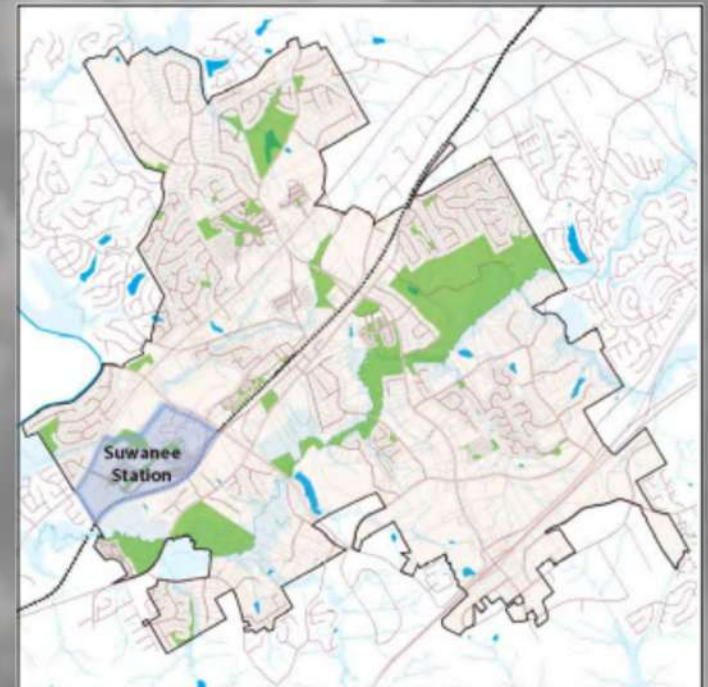
VISION FOR SWANEE STATION

- Development was inspired by the potential for a commuter rail station along the active rail line.
- Focus on mixed-use development, balancing residential (rental and ownership) and commercial growth.
- Aims to capitalize on the rail station's potential, with development guided by the approved Suwanee Station mixed-use concept plan.

EXISTING DEVELOPMENT

Dominated by the Suwanee Station mixed-use project, featuring:

- High-density multi-family garden apartments on the eastern and western edges.
- Single-family detached homes (small lots) and townhouses in the center.
- Vacant land along Peachtree Industrial Blvd and railroad tracks.
- Limited low-density commercial and institutional uses along Peachtree Industrial Blvd.
- Lacks large open spaces and trail connections to other city facilities.



2030-COMPREHENSIVE PLAN

2030-COMPREHENSIVE PLAN

SUWANEЕ STATION CHARACTER AREA

FUTURE DEVELOPMENT GOALS

- Continue mixed-use development, leveraging the potential commuter rail station.
- Evaluate the impact of a station south of the tracks in Buford West and explore connectivity option (e.g., pedestrian tunnels).
- Develop vacant land along Peachtree Industrial Blvd for commercial uses (retail, offices) to serve residents.
- Develop vacant land along the tracks for a mix of retail, office, and residential uses.
- Integrate greenspace into all new developments.
- Improve connectivity with interconnected streets, bike lanes, and multipurpose trails linking to surrounding areas.
- Consider a new entry point from Peachtree Industrial Blvd into the area.
- This area is poised for growth, blending residential, commercial, and recreational spaces while enhancing connectivity and accessibility.

LAND USE AND DEVELOPABLE QUANTITIES IN 2030

Goals	Implementation Measures
Land Use	<ul style="list-style-type: none"> • Provide a mix of land uses so as to capitalize on the proximity to the potential rail station and line. • Review the plan in the near future to re-evaluate the needs the direction of growth for the area
Housing	<ul style="list-style-type: none"> • Provide a balance between rental and owned housing units • Provide an opportunity for live-work units
Community Facilities	<ul style="list-style-type: none"> • Connect a trail that runs through Suwanee Station to the existing multi-use trail on McGinnis Ferry Road • Encourage connections to the existing multi-family complex
Transportation	<ul style="list-style-type: none"> • Encourage a commuter rail along the existing tracks and a station within this area • Provide bike lanes along the streets • Make provisions for parcel interconnectivity • Consider an access from PIB into the site
Natural and Historic Resources	<ul style="list-style-type: none"> • Conserve the wetlands in the site • Preserve trees during new development where practical
Economic Development	<ul style="list-style-type: none"> • Continue to market Suwanee Station as a mixed-use, mixed income area

IMPLEMENTATION MEASURES

Land Use	Acres		
	2007	New	2030
Single Family	43	0	43
Multi Family	76	8	85
Mixed Use Village	0	11	11
Mixed Use Center	0	23	23
Commercial/Retail	21	0	21
Institutional	9	0	9
Parks/Recreational	30	4	34
Vacant	47	-47	0

Development Type	Development Quantities		
	2007	New	2030
Residential (units)	1,221	291	1,512
Commercial/Retail (sqft)	181,210	107,030	288,239
Office (sqft)	0	64,389	64,389

2030-COMPREHENSIVE PLAN

SUWANEE STATION CHARACTER AREA

UTILITIES AND SEWER

Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	6,528	862	8	75,372	8,164	9	299,289	32,442	9
Trade Transportation & Util...	1,527	118	13	13,790	1,120	12	63,017	4,937	13
Information	292	23	13	3,127	207	15	16,038	851	19
Financial Activities	501	107	5	9,065	1,038	9	28,979	3,896	7
Professional & Business Se...	961	189	5	16,612	1,450	11	53,837	5,847	9
Education & Health Services	1,735	199	9	18,283	2,645	7	68,183	9,981	7
Leisure & Hospitality	769	71	11	8,960	686	13	36,792	2,702	14
Other Services	673	150	4	4,348	969	4	21,194	3,982	5
Public Administration	50	5	10	1,187	49	24	11,249	244	46
Goods-Producing Industries	1,668	153	11	12,673	889	14	43,817	3,774	12
Natural Resources & Mining	0	0	-	37	6	6	270	40	7
Construction	744	109	7	4,811	554	9	18,543	2,463	8
Manufacturing	924	44	21	7,825	329	24	25,004	1,271	20
Total	8,196	1,015	8	88,045	9,053	10	343,106	36,216	9

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$390,328	\$408,851	\$373,011
Median Year Built	1999	1997	1995

Population

	2 miles	5 miles	10 miles
2020 Population	27,143	174,639	766,280
2024 Population	28,075	178,331	774,593
2029 Population Projection	29,467	187,894	816,755

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$131,178	\$128,565	\$116,943
Median Household Income	\$105,429	\$99,585	\$87,448
< \$25,000	853	6,657	30,300

Households

	2 miles	5 miles	10 miles
2020 Households	9,477	60,615	260,532
2024 Households	9,943	62,067	263,508
2029 Household Projection	10,462	65,387	277,849

Traffic

ZIP CODE 30024

Collection Street	Cross Street	Traffic Volume
Peachtree Industrial Blvd	Riverglen Cir SW	36,145
Peachtree Industrial Boulevard	Riverglen Cir SW	35,633
Buford Hwy	S Scales Rd E	12,456
Buford Hwy	Hugobertson Dr NE NE	15,339



- WATER
- SEWER
- STORM WATER UTILITY
- RIVERS, STREAMS



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CONCEPT PLAN 1: PICKLEBALL

- 3.9 Buildable acres
- Building 2,550 sq.ft.
- Pickell ball 30,450 sq. ft.
- Detention pond area 21,500 sq.ft



CONCEPT PLAN 1: TOWNHOMES

- 3.9 Buildable acres
- 24 lots 1,995 sq.ft./each
- Additional parking spaces
- Three-story townhomes 828 sq.ft./each
- Detention pond





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