

# HIGHTOWER TRAIL

SNELLVILLE, GA 30039

FOR SALE | ±15.19 ACRES

Lee Henry Branch

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**LEE STEED**

Director

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**WILL UHL**

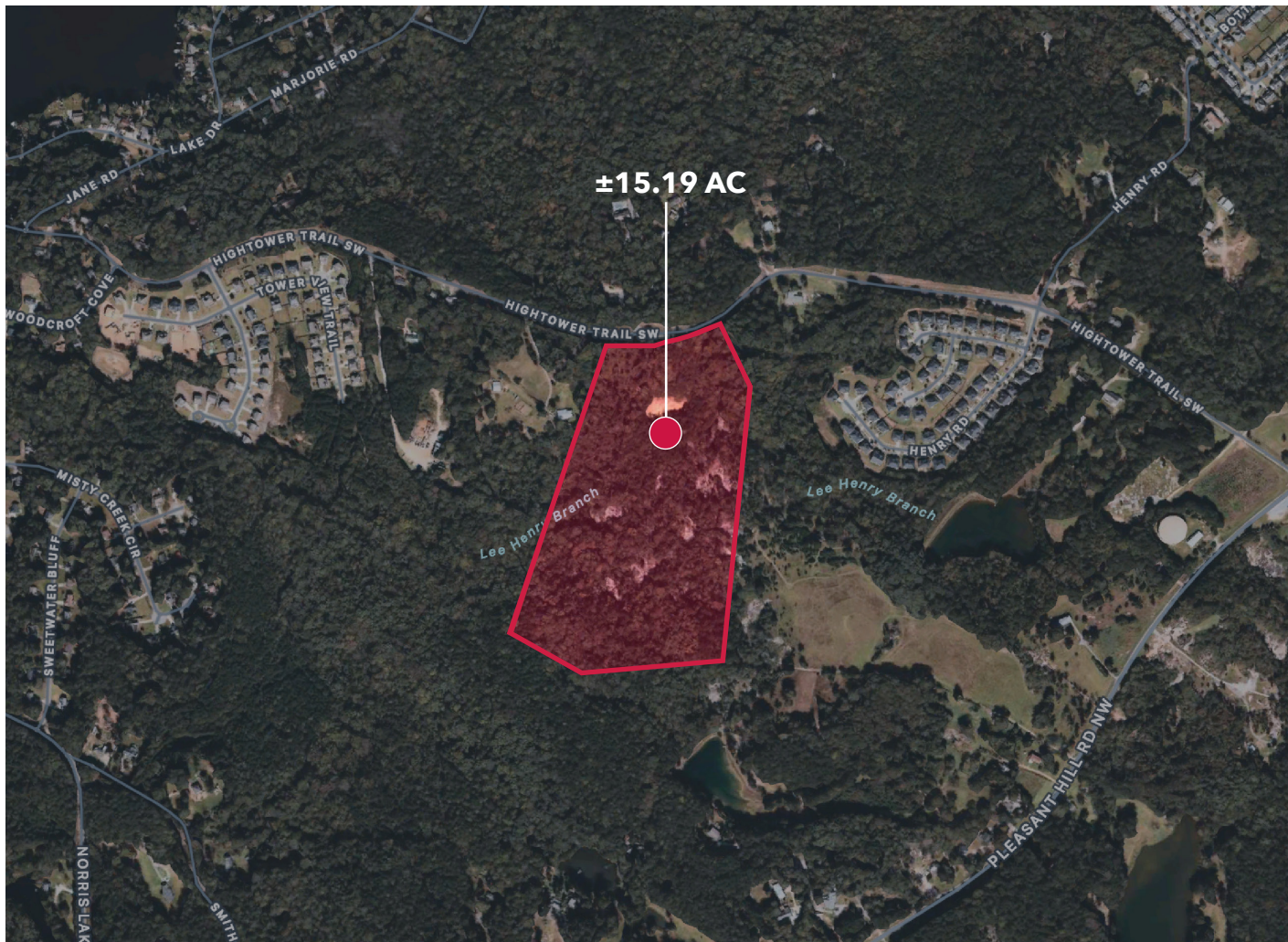
Associate

wuhl@lee-associates.com

O: 404.781.2125

## PROPERTY SUMMARY

Lee & Associates Atlanta is proud to bring this 15.19 acre piece of land located off Hightower Trail, within Gwinnett County, to market. Located in a prime residential development district; water, electric, and sewer are all readily available. The property is located 3.5 miles from Stonebridge Village Shopping Center, 4.3 miles from the Centerville Shopping Center and just minutes away from Norris Lake. Stone Mountain Park is located less than 10 miles from the site.



### ADDRESS

Hightower Trail  
Snellville, GA 30039

### COUNTY

Gwinnett

### SUBMARKET

Northeast

### SITE SIZE

±15.19 AC

### SALE PRICE

\$535,000

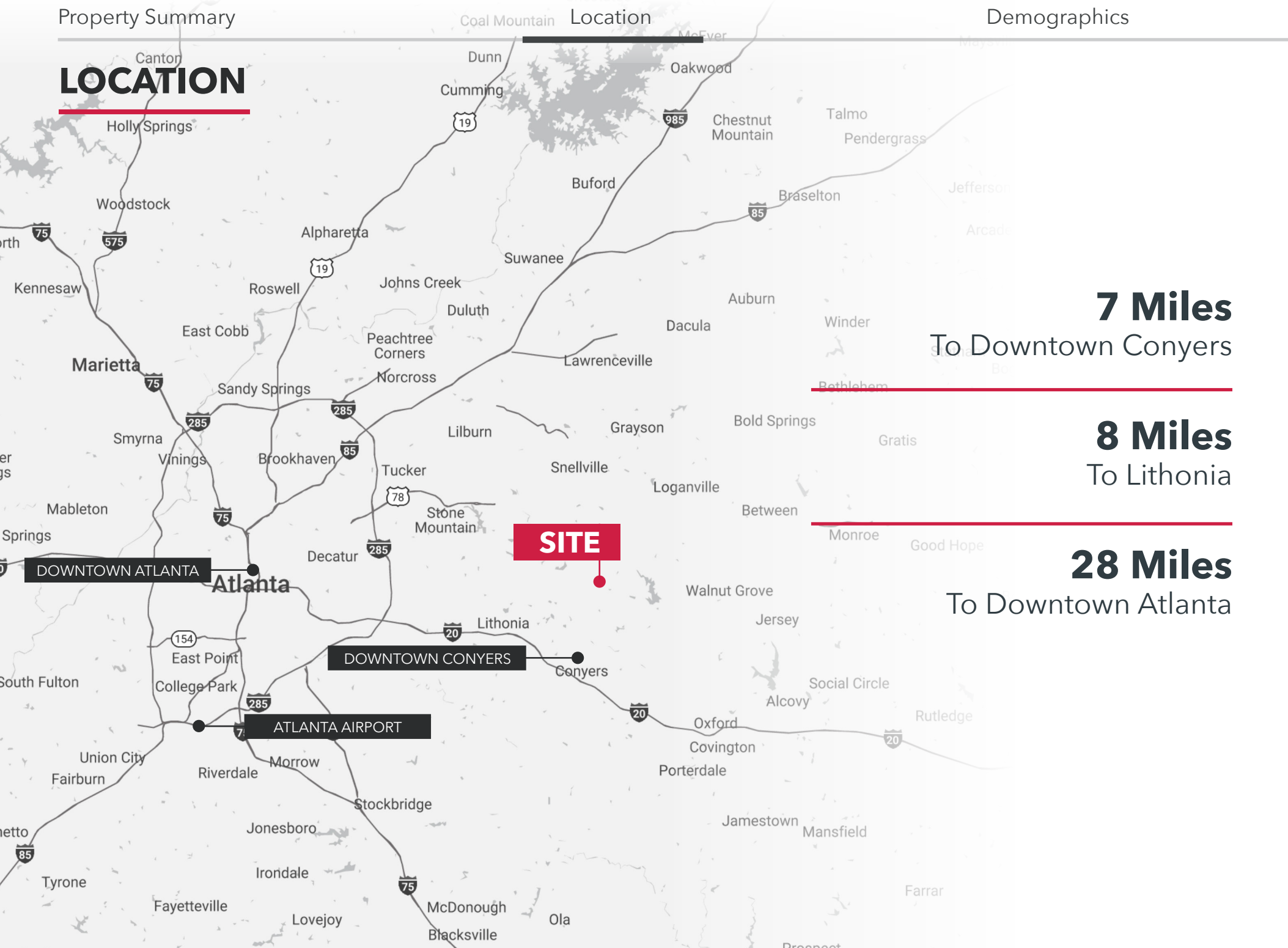
### PARCEL

4-345-003A

### ZONING

R-100

# LOCATION



**7 Miles**

To Downtown Conyers

**8 Miles**

To Lithonia

**28 Miles**

To Downtown Atlanta

# DEMOGRAPHICS

**3-MILE 5-MILE 10-MILE**



## POPULATION

2010 Population	22,250	50,581	311,017
2020 Population	26,591	55,930	356,089
2024 Population	26,662	56,339	368,773



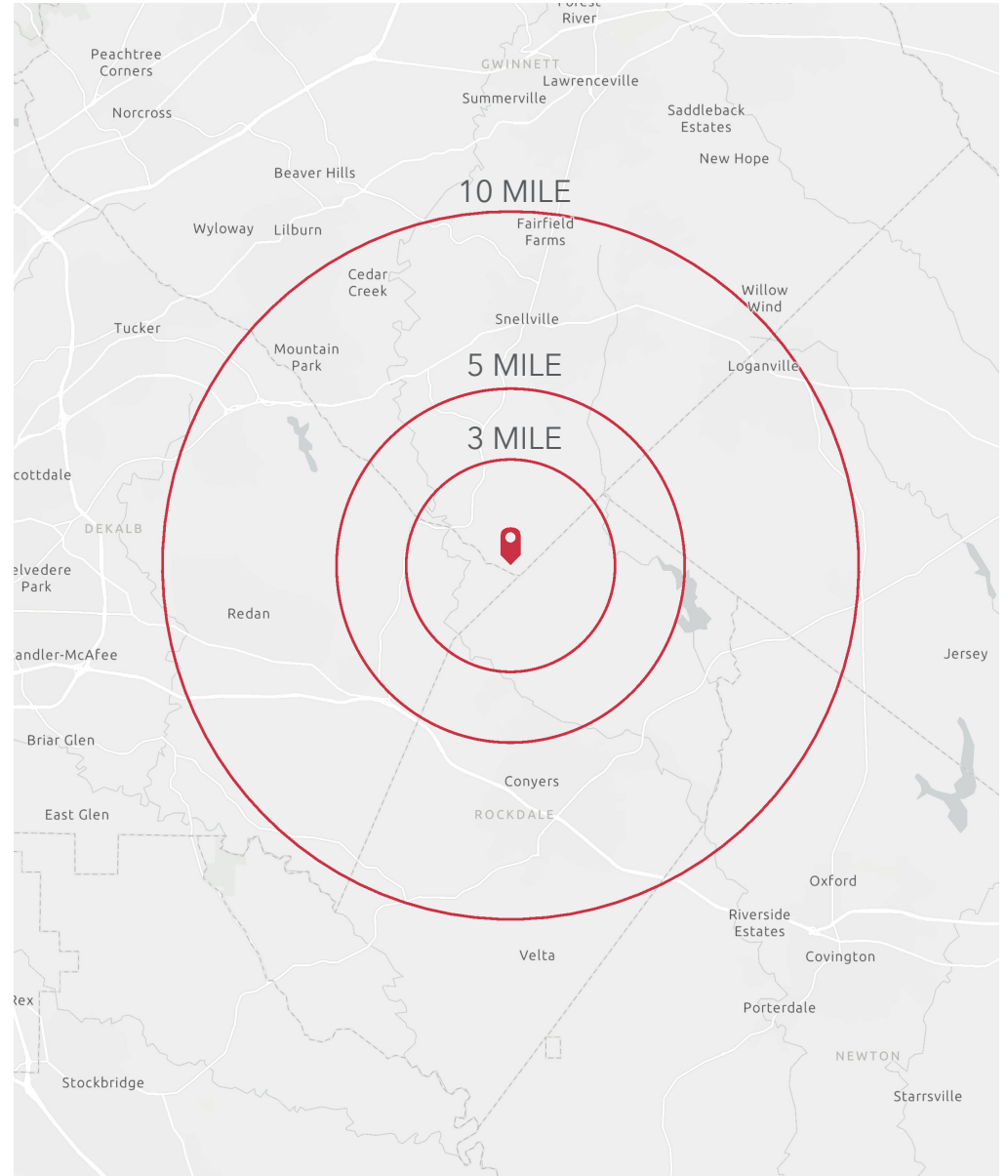
## HOUSEHOLDS

2010 Households	7,392	16,480	111,768
2020 Households	8,554	18,226	125,267
2024 Households	8,559	18,570	129,938



## INCOME

2024 Avg. Household Income	\$110,110	\$115,377	\$102,319
2029 Avg. Household Income Projection	\$127,884	\$136,229	\$120,081



# CONTACT

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