

tt County Police
ment East Precinct

SUBJECT
PROPERTY 1.86 +/-
ACRES

**2300 EAST
FORK
ALCOVY
ROAD**
DACULA, GA
30019

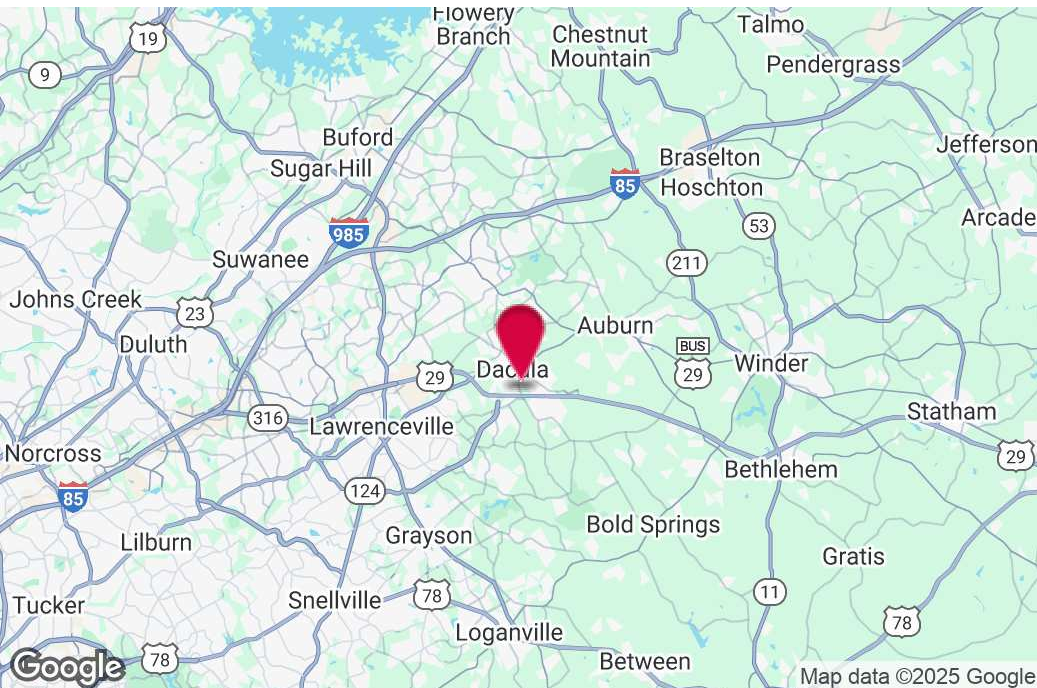
Land For Sale - 1.86 +/- Acres

JASON MCCART, SIOR
Senior Vice President
770.601.5451
jmccart@kingindustrial.com

King Industrial
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MANGUM
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404.942.2000 | kingindustrial.com

FOR SALE
1.86 +/- ACRES



PROPERTY HIGHLIGHTS

- Easy access to GA-316 w/East & West Bound Ramps at Harbins Road
- Roughly Halfway Between Atlanta and Athens
- Across from New Harbins 316/Dacula Development
- Sewer in Close Proximity
- Gentle Topo
- Great Visibility from Highway 316
- Zoned C2 - Gwinnett County

OFFERING SUMMARY

Lot Size:	1.86 Acres
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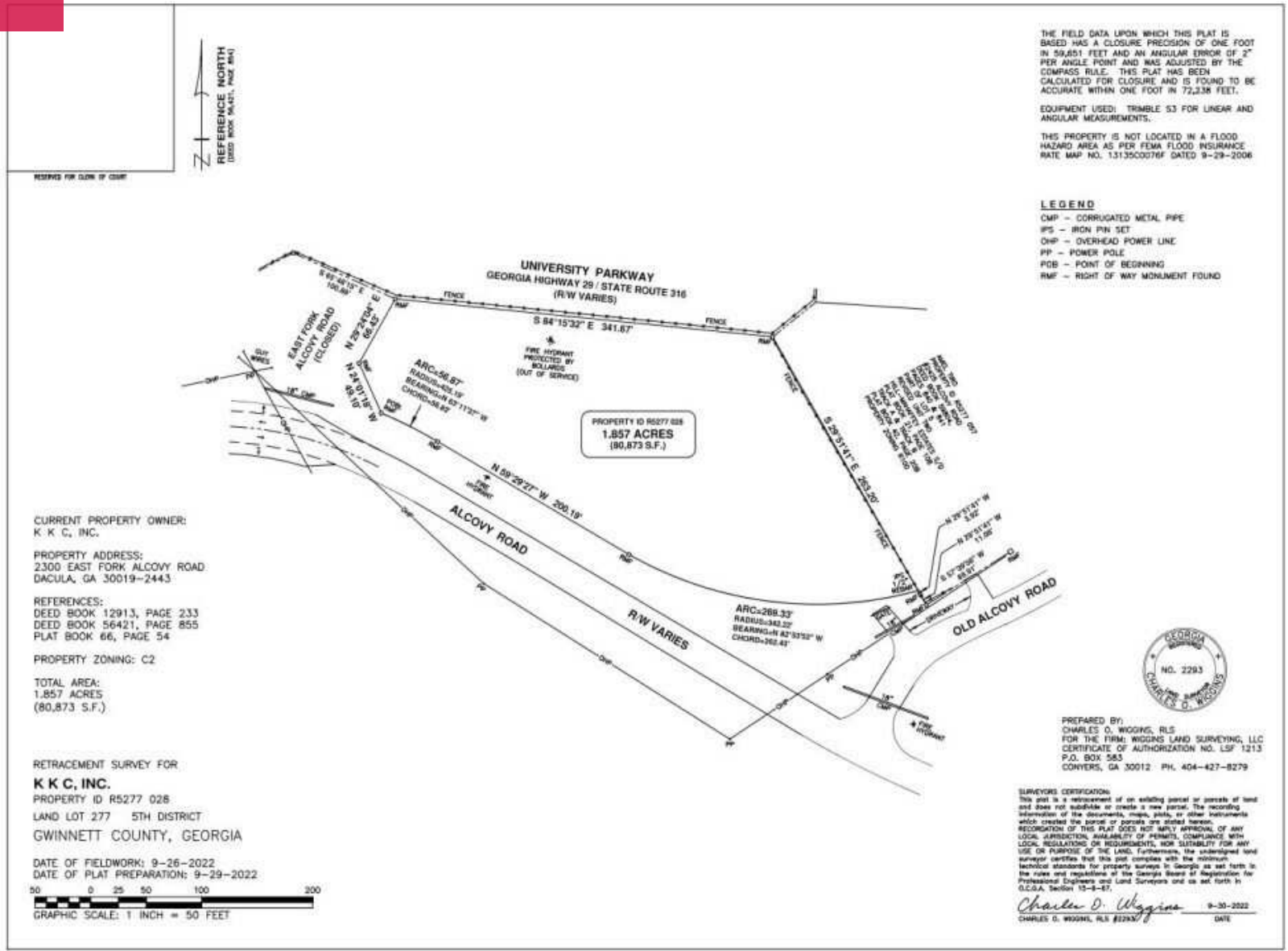
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SURVEY



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,651 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,238 FEET.

EQUIPMENT USED: TRIMBLE S3 FOR LINEAR AND ANGULAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NO. 13135C0076F DATED 9-29-2006

LEGEND

- CMP - CORRUGATED METAL PIPE
- IPS - IRON PIN SET
- OLP - OVERHEAD POWER LINE
- PP - POWER POLE
- PCB - POINT OF BEGINNING
- RMF - RIGHT OF WAY MONUMENT FOUND

CURRENT PROPERTY OWNER:
K K C, INC.

PROPERTY ADDRESS:
2300 EAST FORK ALCOVY ROAD
DACULA, GA 30019-2443

REFERENCES:
DEED BOOK 12913, PAGE 233
DEED BOOK 56421, PAGE 855
PLAT BOOK 66, PAGE 54

PROPERTY ZONING: C2

TOTAL AREA:
1.857 ACRES
(80,873 S.F.)

RETRACEMENT SURVEY FOR
K K C, INC.
PROPERTY ID R5277 028
LAND LOT 277 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DATE OF FIELDWORK: 9-26-2022
DATE OF PLAT PREPARATION: 9-29-2022

50 0 25 50 100 200
GRAPHIC SCALE: 1 INCH = 50 FEET



PREPARED BY:
CHARLES D. WIGGINS, RLS
FOR THE FIRM: WIGGINS LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LSF 1213
P.O. BOX 563
CONOVERS, GA 30012 PH. 404-427-8279

SURVEYORS CERTIFICATION:
This plat is a retracement of an existing parcel or parcels of land and does not modify or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-3-67.

Charles D. Wiggins 9-30-2022
CHARLES D. WIGGINS, RLS #2293/ DATE

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FUTURE GDOT PLANS



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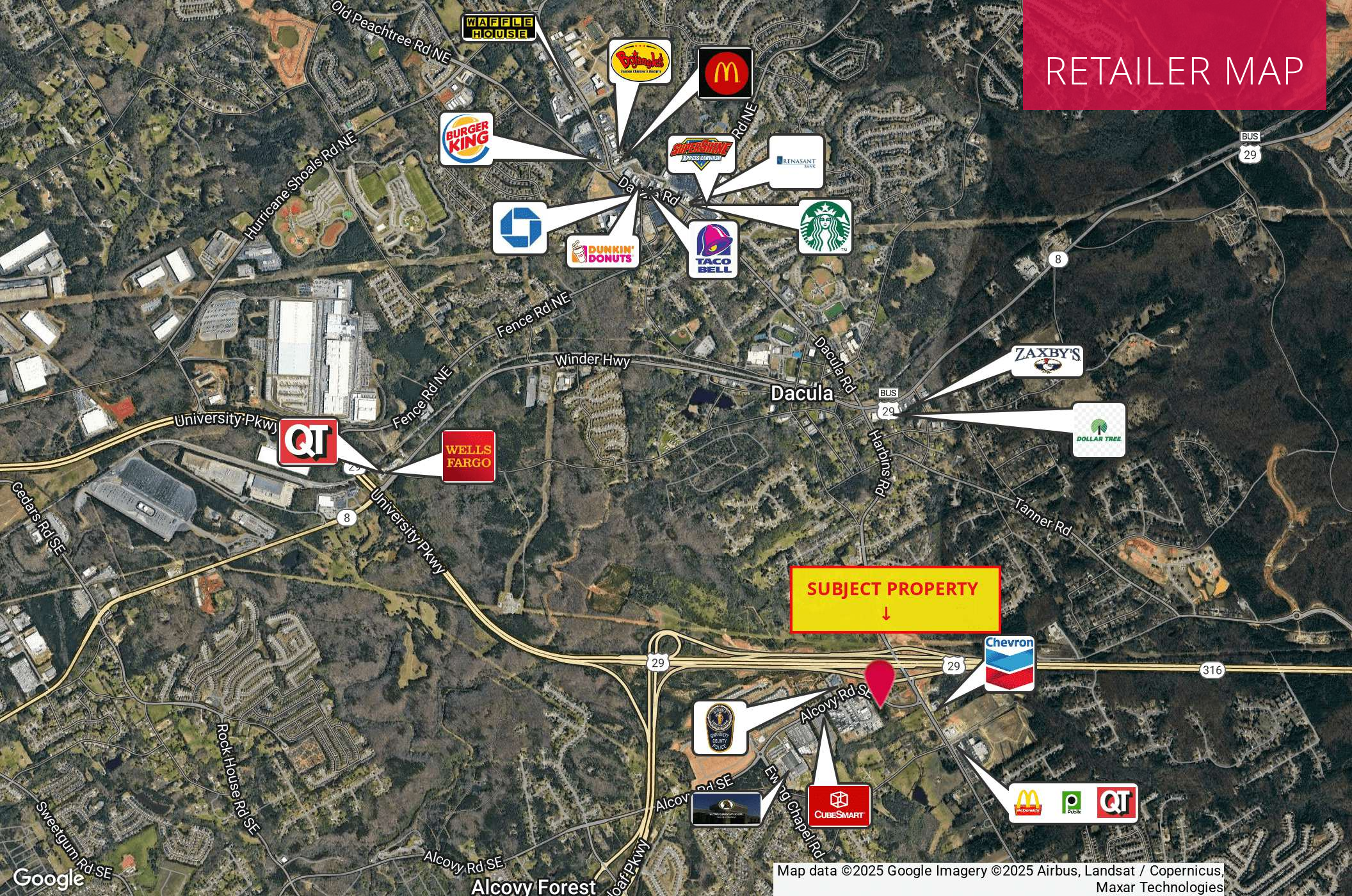
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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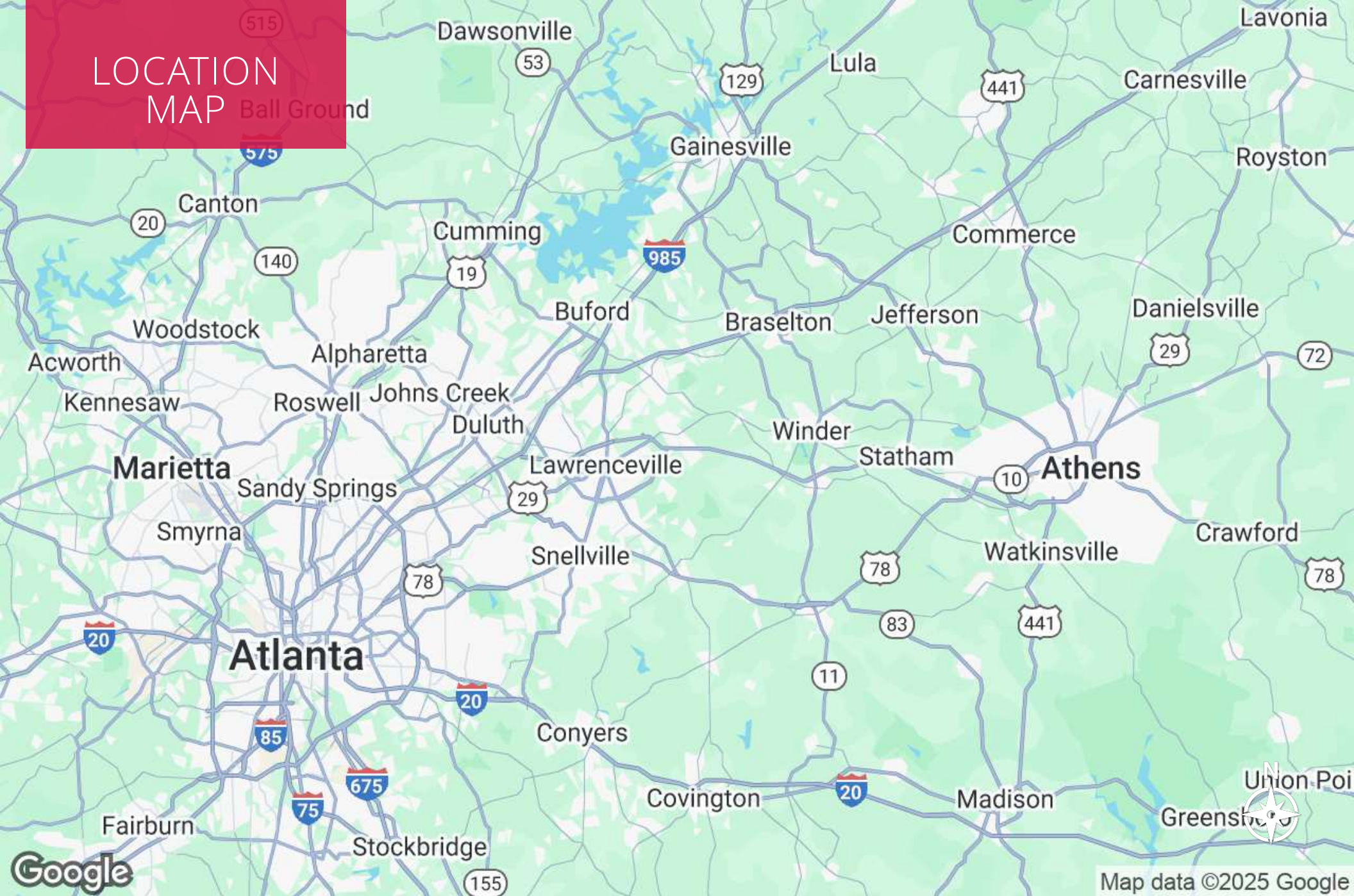
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LOCATION MAP

Ball Ground



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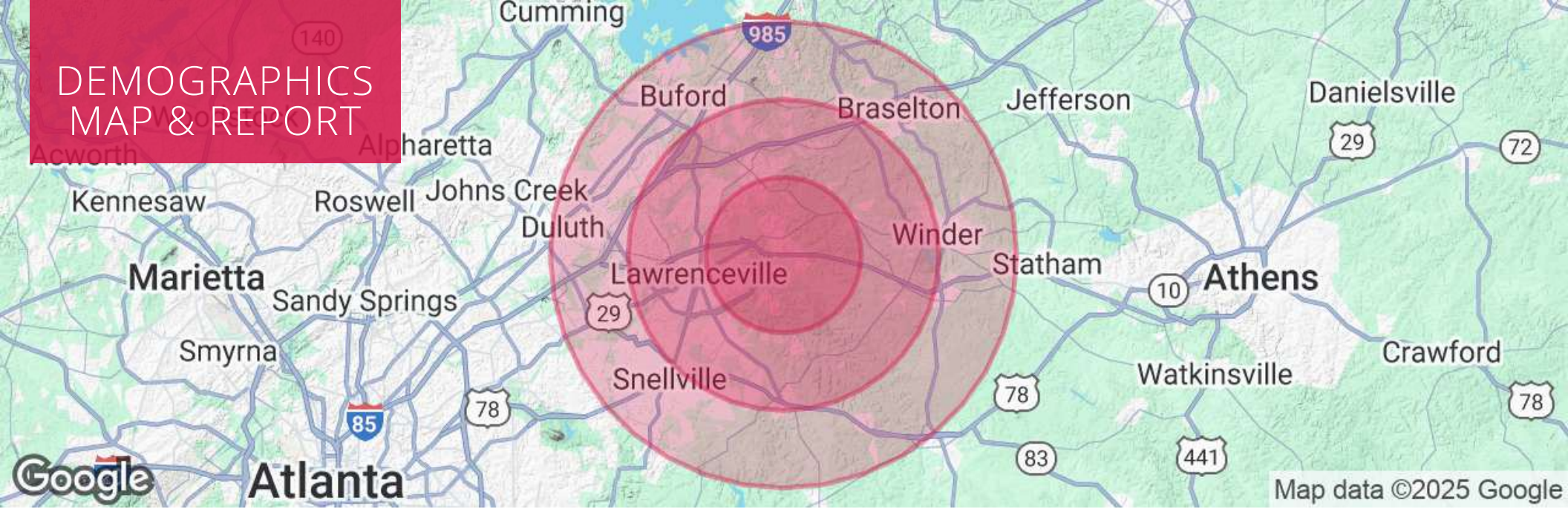
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	97,478	428,949	886,678
Average Age	35.2	36.4	36.8
Average Age (Male)	33.6	35.0	35.8
Average Age (Female)	36.1	37.3	37.4

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	29,709	138,895	295,772
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$97,365	\$96,737	\$92,672
Average House Value	\$248,306	\$239,536	\$237,865

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