

**BERKSHIRE** | **GEORGIA**  
**HATHAWAY** | **PROPERTIES**  
**HOME SERVICES**



5774 Henry Bailey Rd.  
13.92 acres

**RESIDENTIAL LAND FOR SALE**  
**5774 Henry Bailey Rd. | Sugar Hill, GA 30518**  
**13.92 +/- ACRES**  
Offered for \$4.8M



COMMERCIAL DIVISION<sup>SM</sup>



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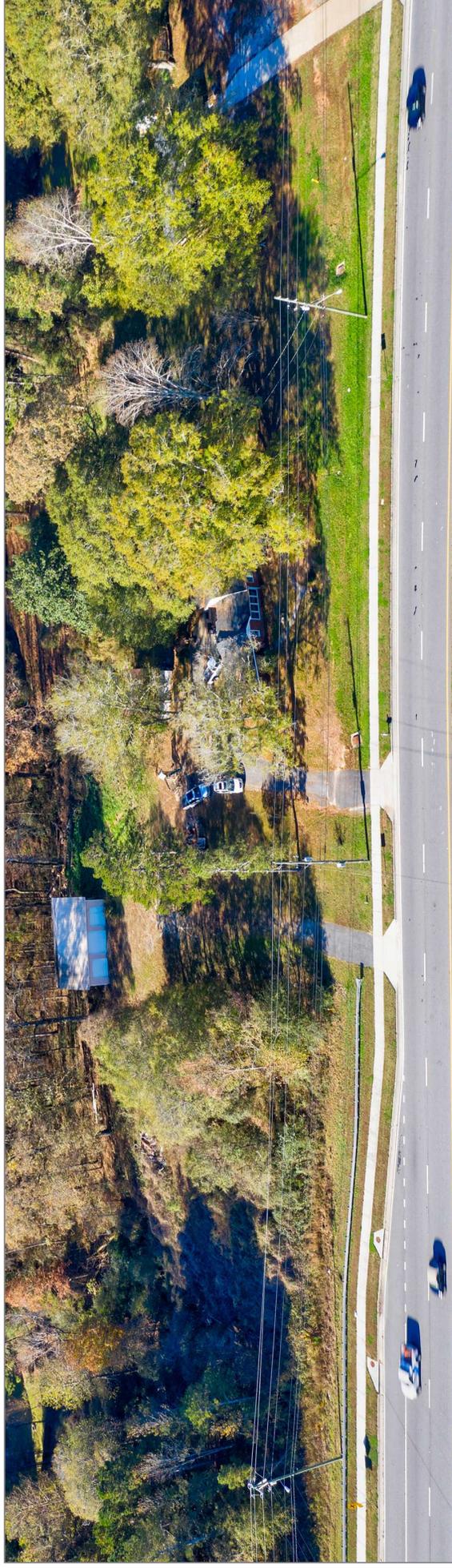
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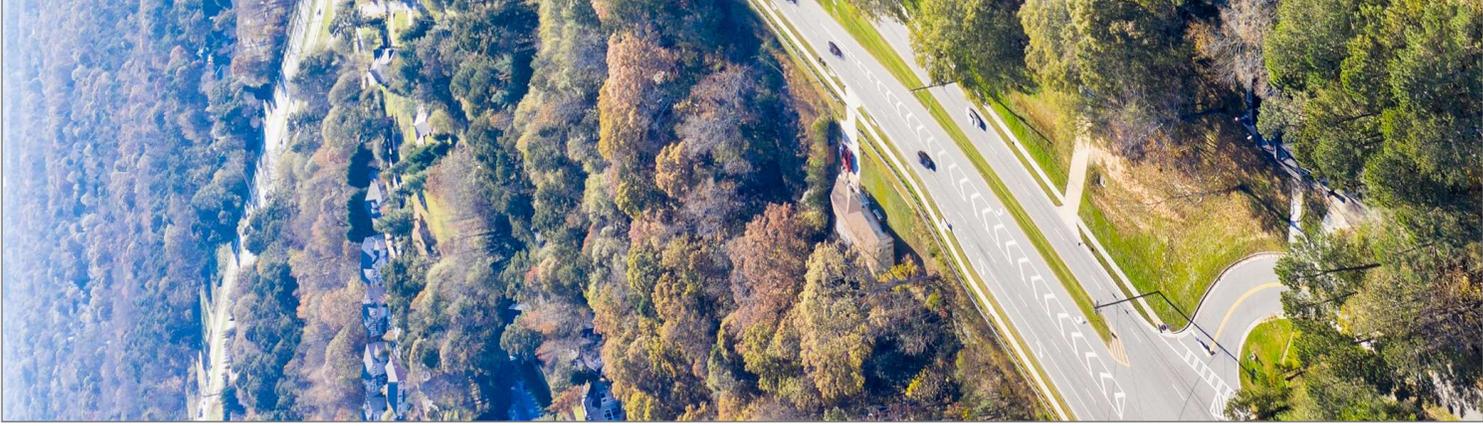


## Executive Summary

5774 Henry Bailey Rd. | Sugar Hill, GA

Extraordinary 13.92± Acre Development Opportunity in Highly Desired Sugar Hill, GA.

Strategically positioned at the prominent intersection of GA Highway 20 and Lawrenceville–Suwanee Dam Road. This rare assemblage delivers exceptional visibility with 36,200+ vehicles per day. This parcel is **zoned RS-72 for 40 lots**, allowing a Developer to move forward quickly. Convenient access to I-85 and GA-400, placing Atlanta just 40 minutes away. Sugar Hill's Downtown Master Plan emphasizes greenspace, walkability, balanced density, and strategic connectivity. Their Vibrant Downtown is a modern, multi-use community featuring restaurants, retail shops and the top-notch **E-Center** fitness, basketball & pickleball facility. **The Suite Spot** coworking space and **The Eagle** Performing Arts Theater compliment **The Bowl @ Sugar Hill**: A premier outdoor amphitheater hosting concerts, festivals, movie nights, and community events throughout the year. Just 2 miles west, residents can enjoy the **Chattahoochee River Trail**. The planned **Riverlands Project** will encompass new hotel, dining and event venues. Lake Lanier and Lake Lanier Islands Resort, offering water parks, seasonal attractions, golf attractions, marinas, restaurants, and year-round entertainment are just minutes away. Nearby is Sugar Hill Golf Club and the acclaimed 67-acre Gary Pirkle Park featuring six synthetic turf fields for soccer and Lacrosse, a creative playground, 1.7 miles of fitness trails, pavilions; an exceptional amenity package for future homeowners. With strong demographics, high visibility, surrounding commercial anchors (Publix, Kroger, Banks/dining), and proven residential demand, this property represents a prime opportunity for a single-family development in a High growth location. Opportunities with this level of scale, location, and upside are exceedingly rare in the heart of Gwinnett County's most powerful growth corridor. To secure this premier site and position your next community reach out now!



## PROPERTY FEATURES

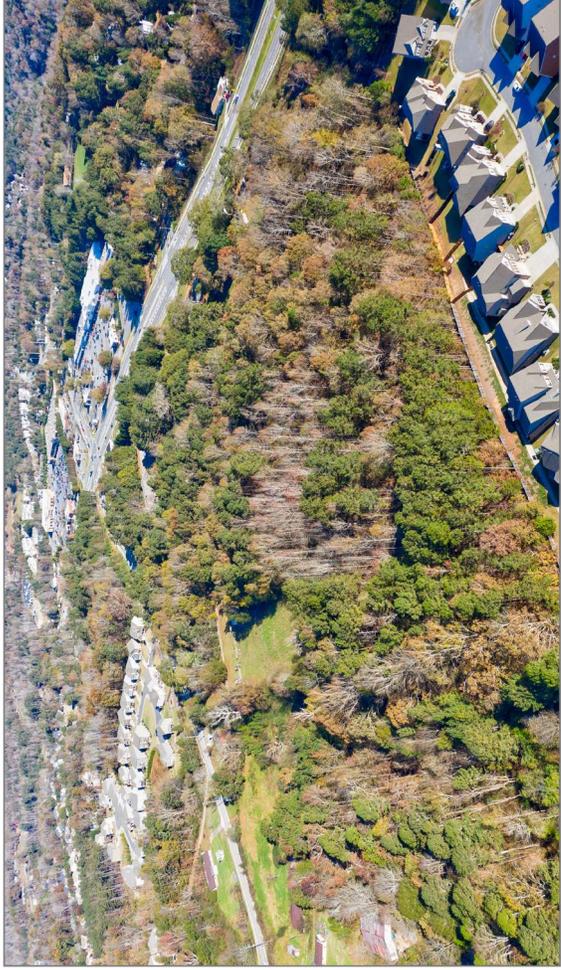
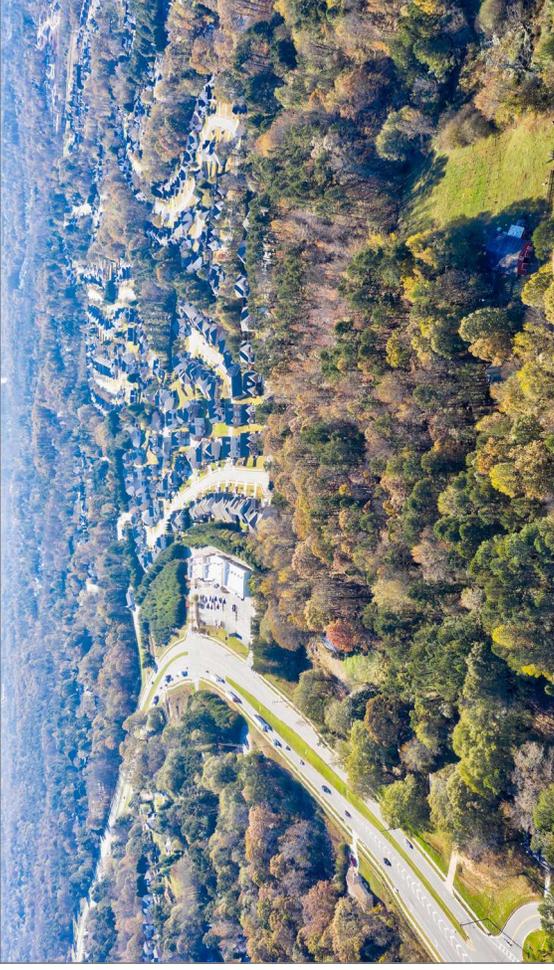
13.92 +/- Acres | Offered for \$4.8M

- Property Type: Land
- Zoning: RS-72
- Township: Sugar Hill
- Price Per AC: \$344,827.59
- Land Acres: 13.92+/- AC
- 40 Lots
- Gwinnett County
- Exceptional corner visibility at GA Hwy 20 & Lawrenceville-Suwanee Dam Rd
- Quick access to I-85 & GA-400 – approx. 40 minutes to Atlanta
- Located within Sugar Hill's Downtown Master Plan emphasizing greenspace, walkability & connectivity
- Minutes to Lake Lanier, Lake Lanier Islands Resort, and Chattahoochee River Trail
- Strong long-term value supported by growing retail, schools, and community amenities

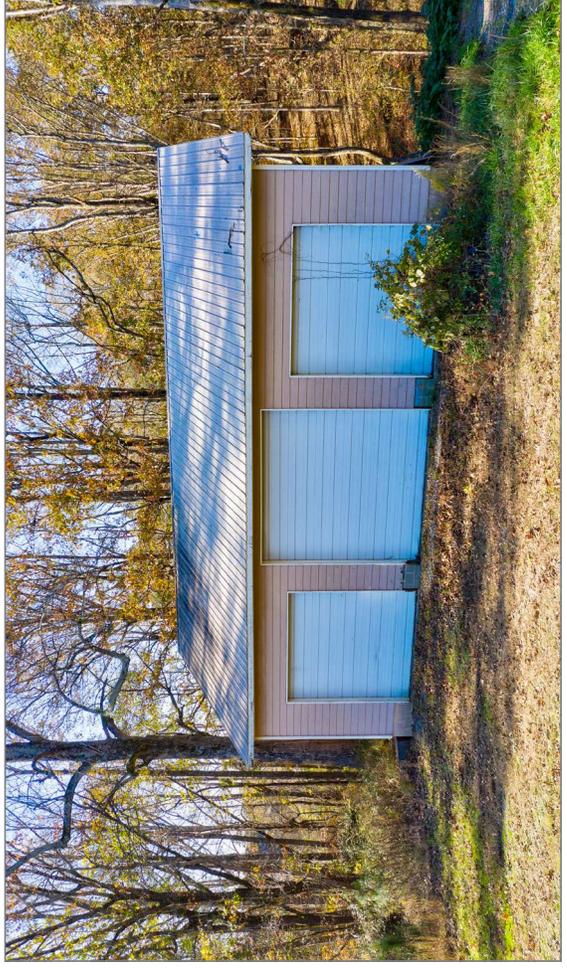
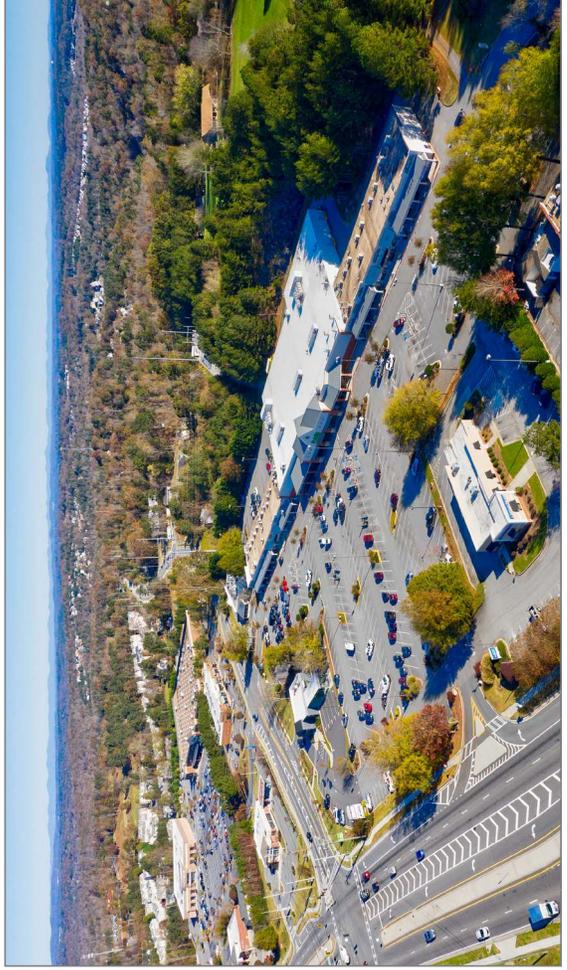
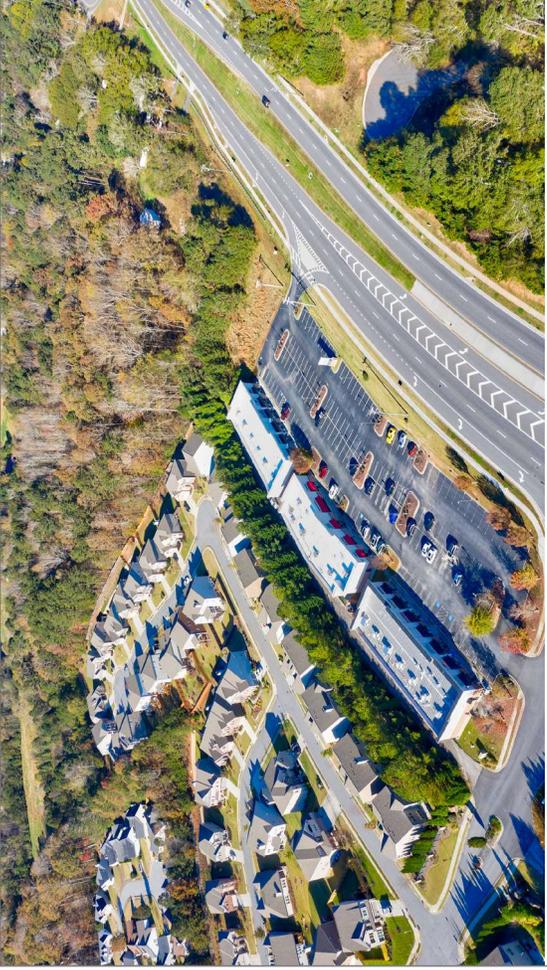
# PROPERTY IMAGES



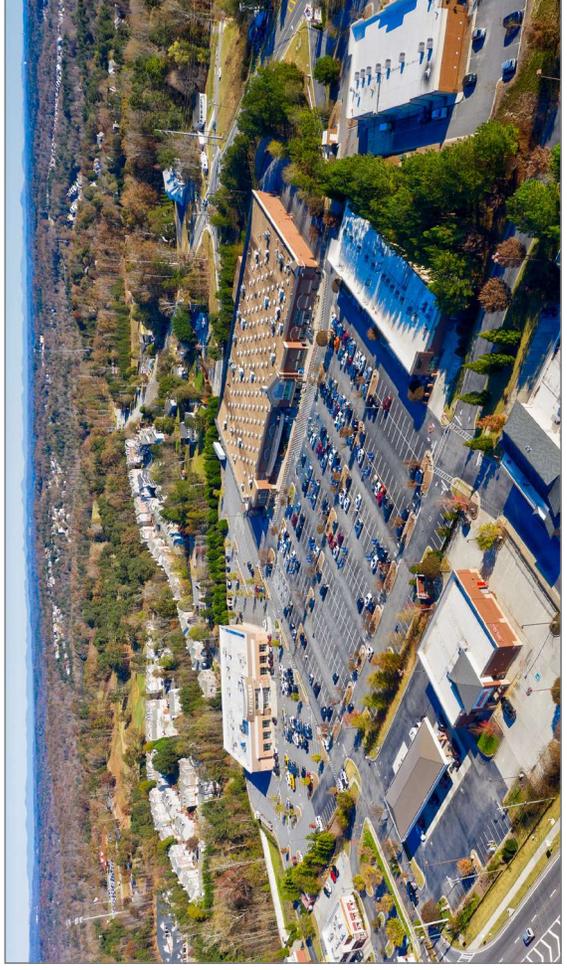
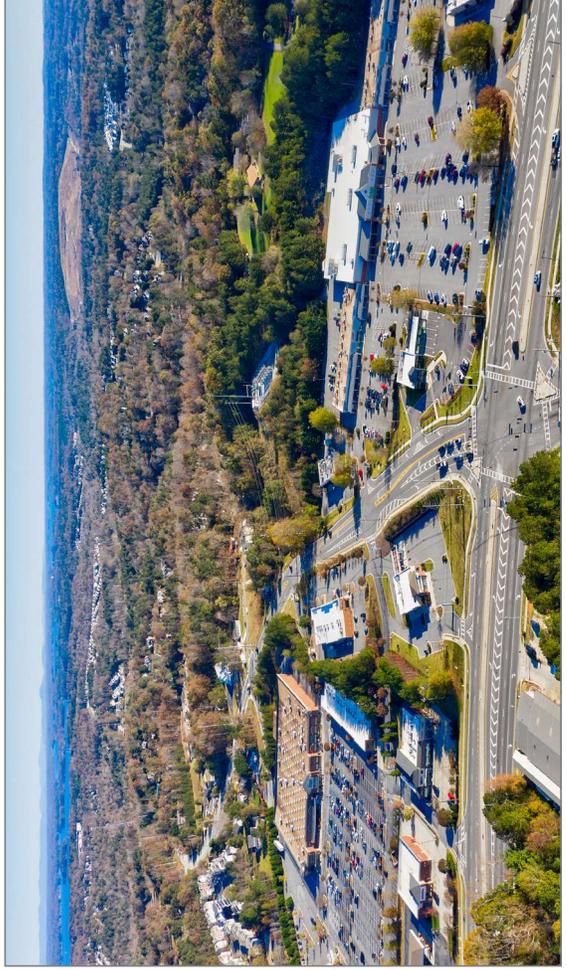
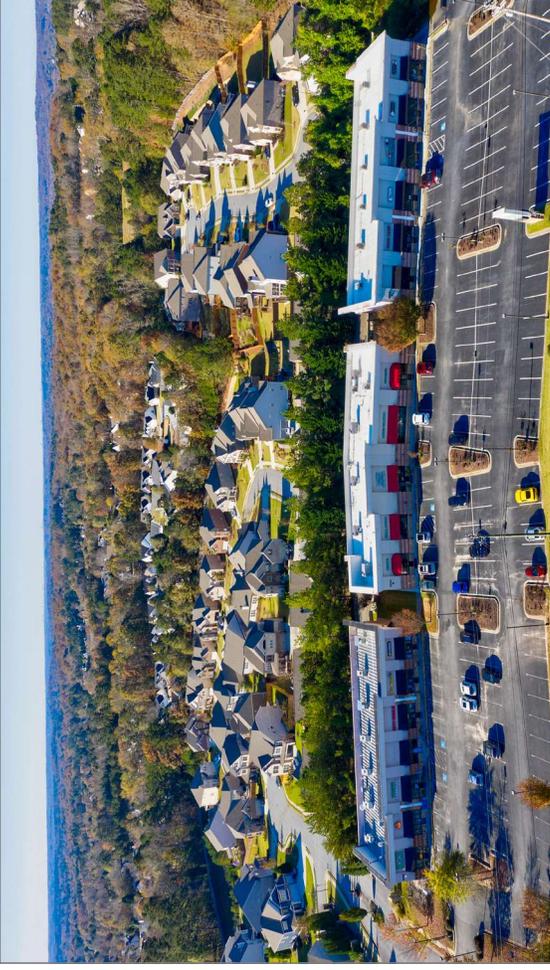
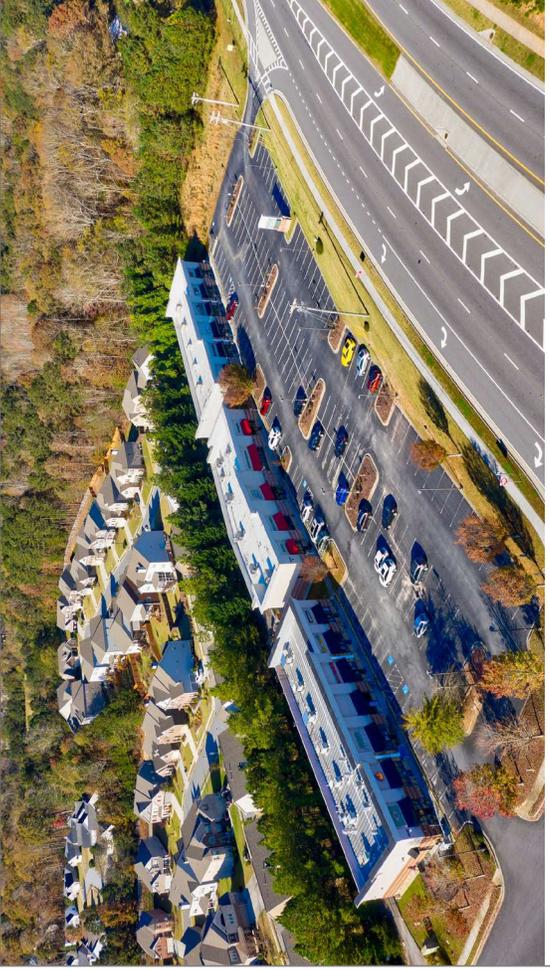
# PROPERTY IMAGES



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5774 HENRY BAILEY, BUFORD, GA 30518

## AREA REPORT



# VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



ATM

0.2 MILES



GYM

0.2 MILES



GROCERIES

0.3 MILES



GAS

0.3 MILES



COFFEE

0.5 MILES



MOVIE THEATER

6 MILES



PHARMACY

3.1 MILES



MEDICAL

3.1 MILES



CLEANERS

2.3 MILES



**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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# OUTDOOR REPORT



## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

	GOLF COURSE SUGAR HILL GOLF CLUB	0.8 MILES
	DOG PARK SETTLES BRIDGE PARK	1.8 MILES
	PARK LAKE SIDNEY LANIER	2.6 MILES
	HIKING SAWNEE MOUNTAIN PRESERVE	9.7 MILES

25  
GOLF COURSES



WITHIN  
10 MILES

3  
PARKS

2  
DOG PARKS

1  
HIKING



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# FOOD REPORT



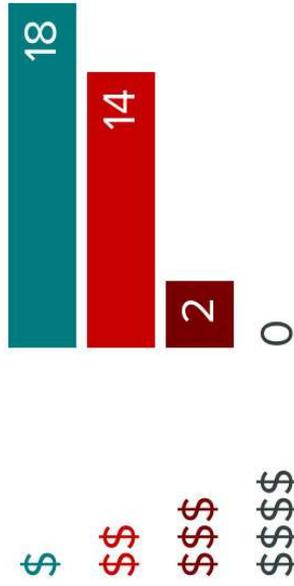
## NEIGHBORHOOD EATS

This home is located near **32** moderately priced restaurants and has an **average** variety of cuisines.

# 34



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

FAST FOOD	5
AMERICAN	5
PIZZA	4
STEAKHOUSES	3
ASIAN	3
SUSHI	2
ITALIAN	2
INTERNATIONAL	2
CHINESE	1
OTHER	7



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SCHOOL REPORT



# SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **13** private schools within **5** miles.



DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

## DISCLAIMER & CONDITIONS

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