

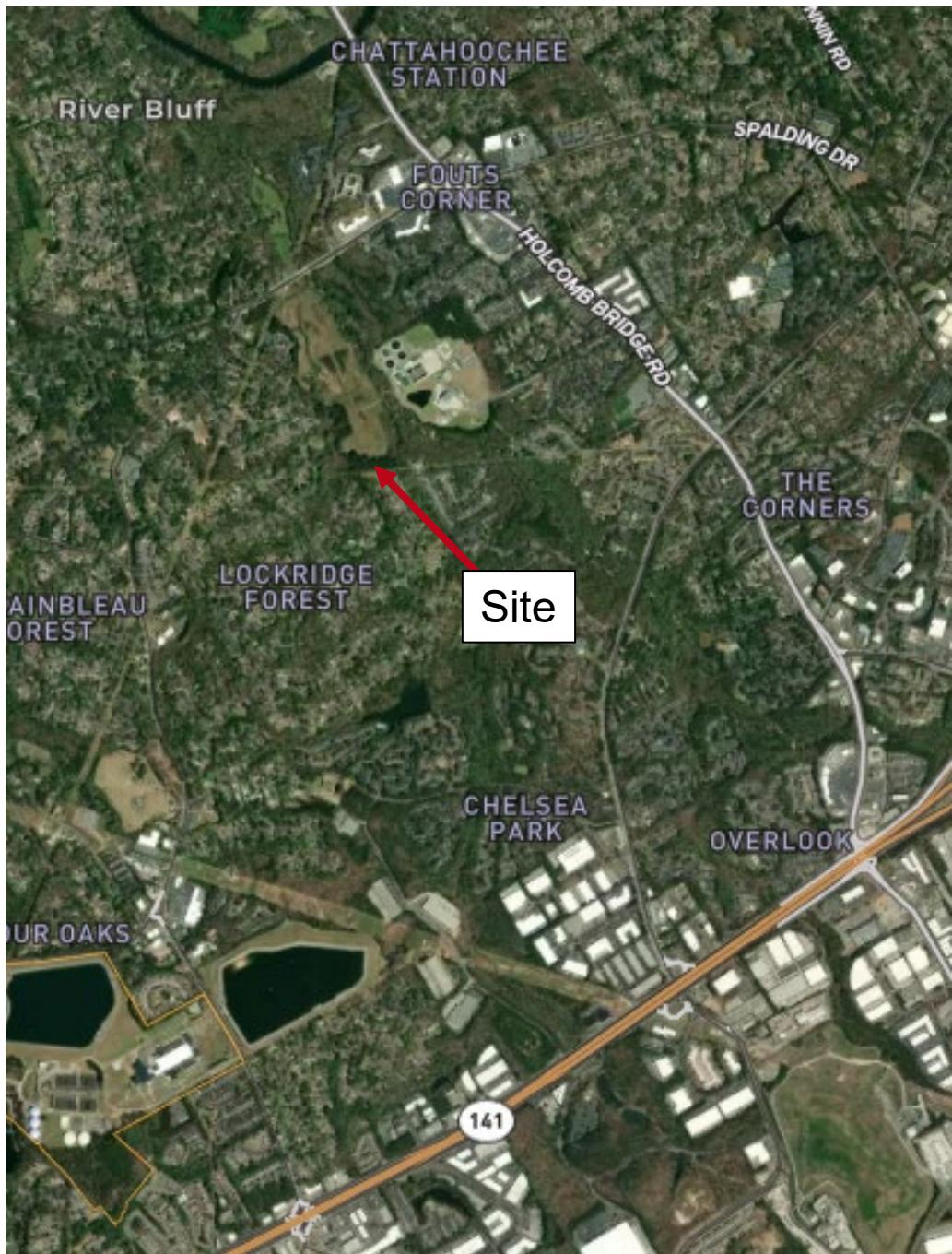
Residential Land For Sale
Kinnard Drive NW
Peachtree Corners GA 30360

Jay Leslie
404.277.9191
jleslie@AtlantaLandGroup.com

PROPERTY OVERVIEW

- +/- 4.7 Acres
- Parcel ID 6306 367
- Peachtree Corners, Gwinnett County
- R-100 Zoning 5 lots possible
- All Utilities Available
- Peachtree Elementary School
- Pinckneyville Middle School
- Norcross High School

Offering Price - \$430,000



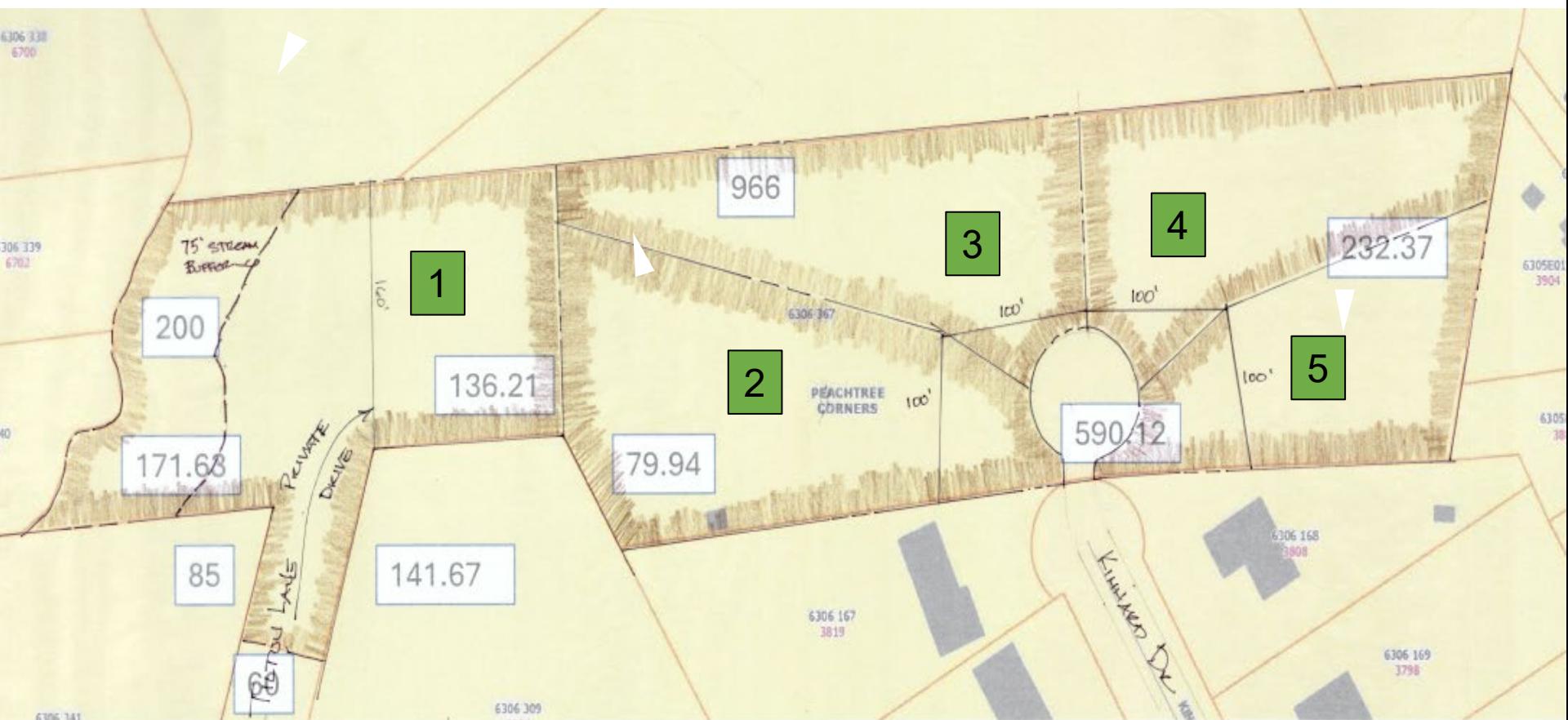
Executive Summary

The subject property is an undeveloped parcel of land located within the City of Peachtree Corners in Gwinnett County, Georgia. The site benefits from two points of access, where Tilton Lane and Kinnard Drive each terminate into the property. The parcel is zoned R-100, consistent with the surrounding developed residential properties. A preliminary conceptual layout supports a five-lot subdivision that would require no zoning actions or variances. Alternatively, the site could be configured into one or two large estate-style residential lots, offering flexibility depending on market demand. A notable feature of the property is its boundary with a large adjacent parcel containing broadcast antennas. This neighboring use is passive and generates no noise. The area is served by highly rated public schools and offers convenient proximity to major transportation corridors as well as neighborhood-level retail and services, enhancing the property's overall appeal for residential development.

5 Lot Concepputal Plan



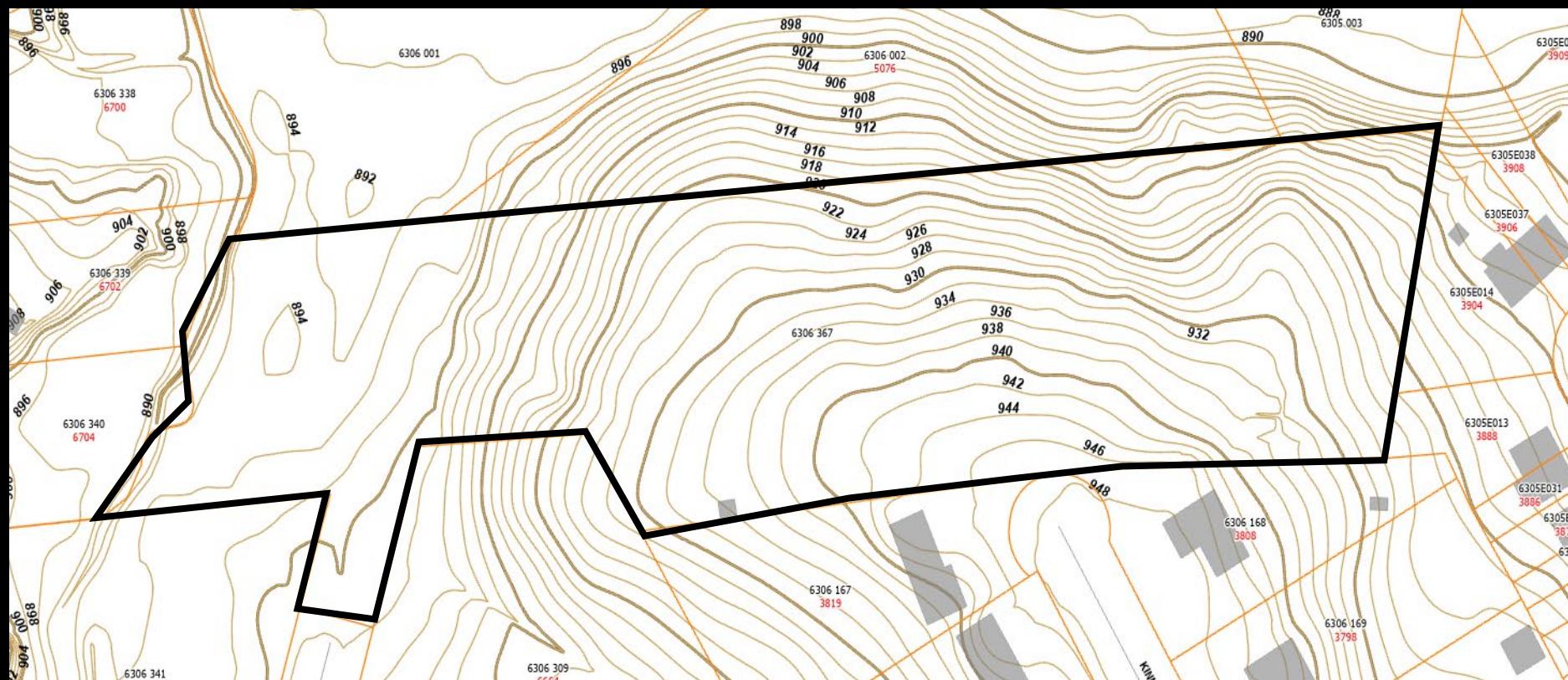
This plan is a conceptual lay out for 5 R-100 lots utilizing a private drive for access to 4 lots and the 5th lot would be accessed via Tilton Lane.



Topography



The logo for Atlanta Land Group, featuring the words "Atlanta", "Land", and "Group" stacked vertically in a bold, black, sans-serif font, all enclosed within a red square border.



SUBMARKET AERIAL



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