



JOSÉ DE LA ROSA
REALTOR[®] www.delarosarealtor.com



📞 770-495-5050

📱 404-422-7472

✉️ jose@delarosarealtor.com



FOR SALE

\$2,852,400

3171 PATE RD.

SNELLVILLE, GA 30078

15.94 ACRES +/-

\$180,340 PER ACRE

COMMERCIAL/RESIDENTIAL

ZONED

COMMERCIAL / RESIDENTIAL



INSIDE SNELLVILLE CITY LIMITS

Just 2 Miles from City Center

Easy Access to U.S. 78



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HOUSE WITH LAND



SERENE OASIS: GATED PRIVACY,
SPACIOUS LOT, IDEAL PROXIMITY.



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HOUSE WITH BASEMENT



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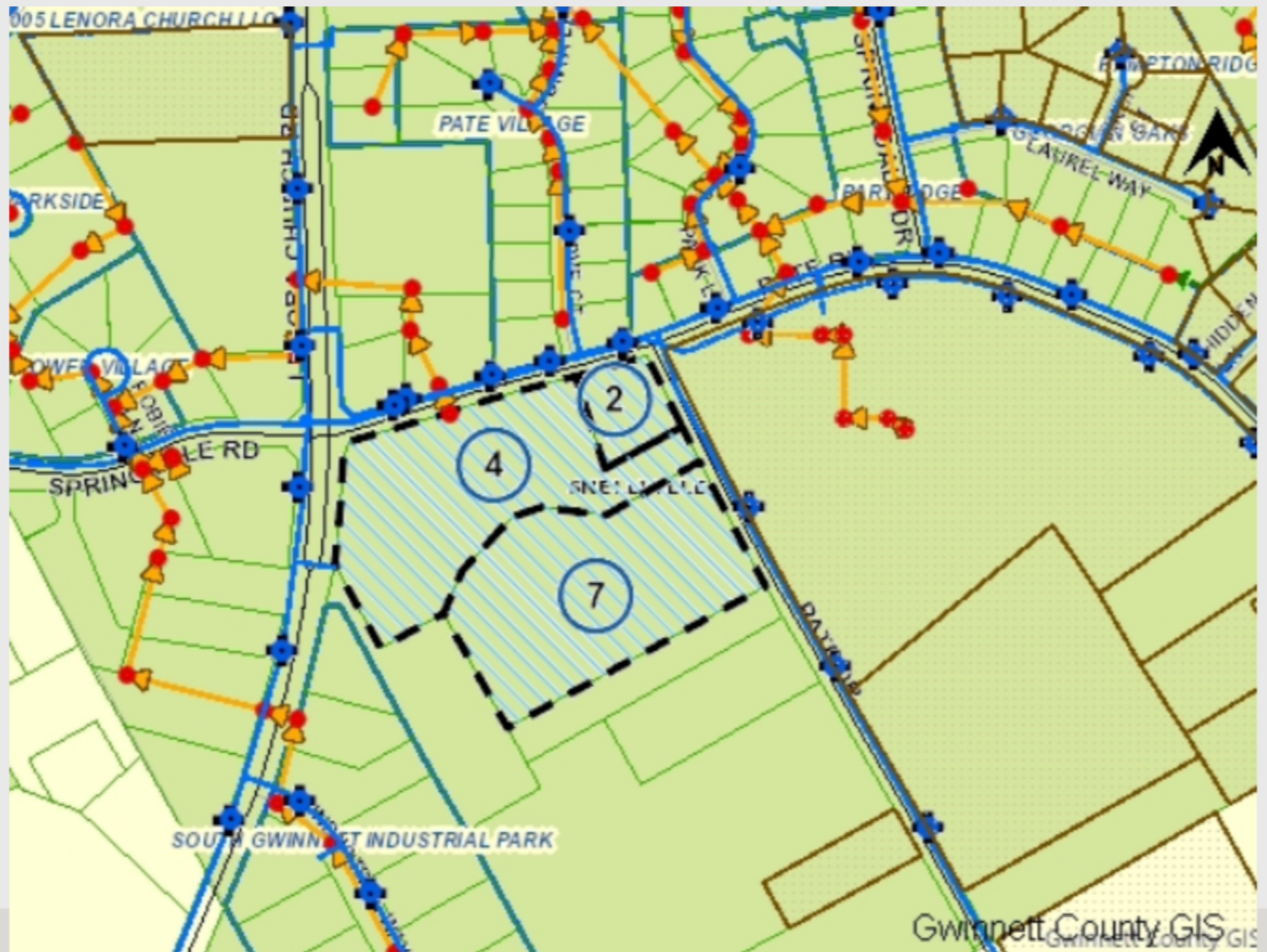
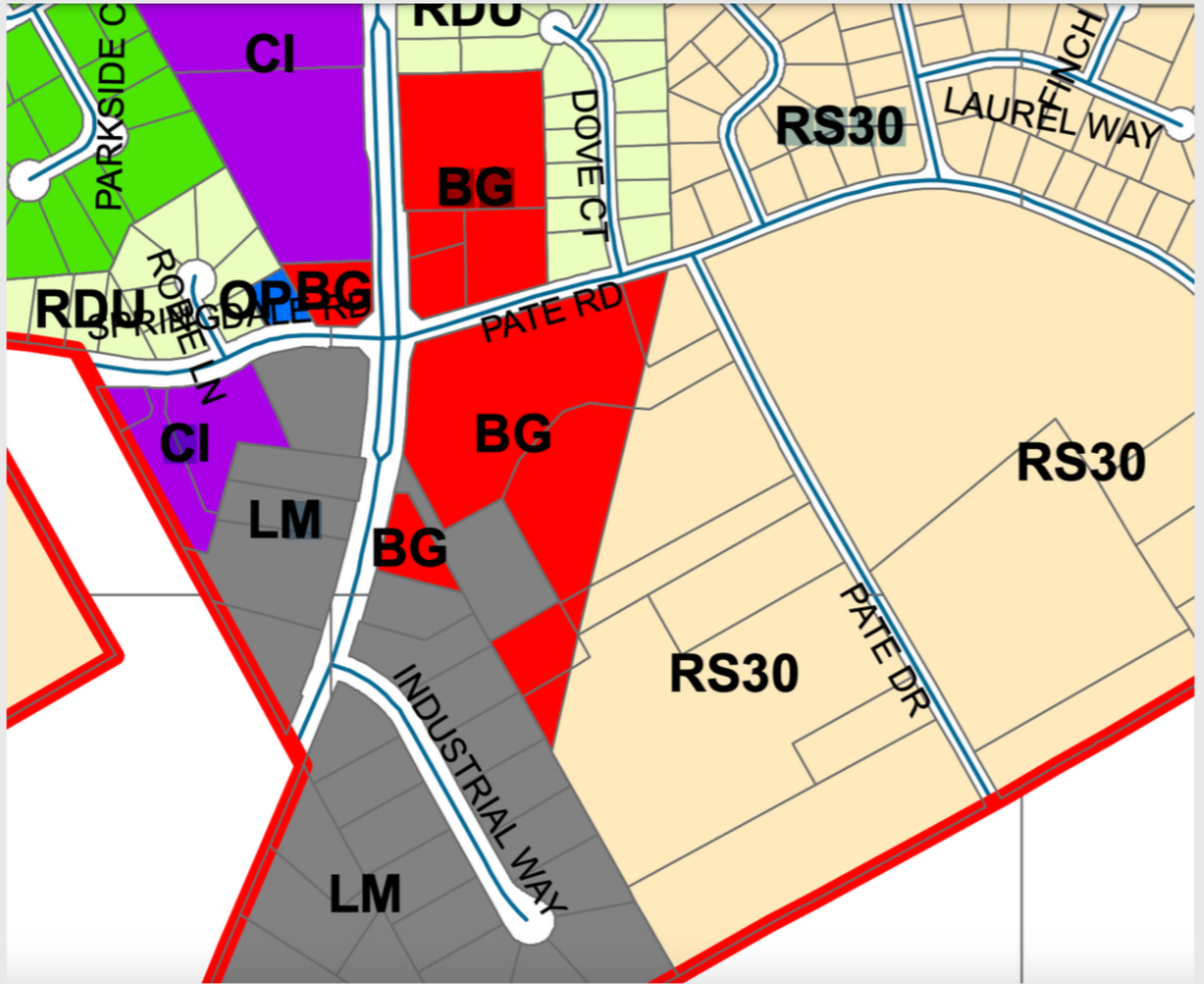
HOUSE WITH BASEMENT



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ZONING



WATER CONNECTED & SEWER ON ST.





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HOUSE FEATURES

FULLY RENOVATED INTERIOR

 4 Bedrooms
 4 Bathrooms

 Built in 1984
 3,818 sf

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- ✓ Brick 4 Sides
 - ✓ Finished Basement
 - ✓ 3 Lots Included
 - ✓ 15.94 +/- Acres
 - ✓ Zoned BG/RS30
 - ✓ Underground Utilities
 - ✓ Public Water
 - ✓ Septic Tank

PERFECT INVESTMENT OPPORTUNITY

Nestled in Snellville's core, this exceptional 15.94+/- acre property presents a versatile investment opportunity. Strategically zoned as BG (Business General) and RS30 (Residential Single-Family) within city limits, it holds significant potential for both commercial and residential development. The sale includes three distinct lots (R5029 195, R5029 296, R5029 095), emphasizing a unified investment approach. The decision not to divide showcases the comprehensive potential of the combined lots, complemented by a timeless home built in 1984, boasting 3,818 sq ft of space, four bedrooms, and four bathrooms. Meticulously maintained and updated, the residence seamlessly blends comfort and sophistication. With a rich history and versatile zoning, this property accommodates diverse applications, from upscale residential developments to thriving business establishments. Positioned at the crossroads of opportunity and convenience, this Snellville property invites astute investors and developers to be part of its transformative journey, bridging urban living with the promise of lucrative returns. Seize the opportunity to contribute to the growth of this dynamic community.



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**FOR MORE INFORMATION
OR TO SUBMIT AN OFFER
CALL, TEXT, OR EMAIL
TO THE INFORMATION BELOW**



H-31589

2750 Premiere Pkwy
Suite 200
Duluth, GA 30097

☎ 770-495-5050



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