



FOR SALE
\$1,800,000

 1350 Peachtree Industrial Blvd Suwanee Ga 30024
5 +/- Acres Zoned GC



Mix Uses



Peachtree Ridge High School



Near Shopping



City of Suwanee



Near Supermarket



High Traffic



Gwinnett County



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+404-422-7472

Land from Epiphany Church

This land is now available for sale. It comprises approximately 5+/- acres and can be developed for commercial mixed-use, multifamily, or single-family homes. The land has significant potential due to its location in the Suwanee area. It can feature either a private road or a public road, depending on the upcoming development. A survey is being conducted to determine future land use.



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CURRENT ZONING C-2

(CITY OF SUWANNE)

The C-2 Zoning District is intended primarily for those commercial uses that require a location accessible to large numbers of people and that serve substantial portions of the community. Retail uses involving the sale of alcoholic beverages for on-site consumption is not permitted. This section must be read in its entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.

A. PERMITTED USES.

Within the C-2 Zoning District, the following uses are permitted:

1. Accessory Buildings, Structures and Uses in accordance with the provisions set forth in Section 604 of this Ordinance.
2. Antique Shops.
3. Apparel Shops.
4. Art and school supply stores.
5. Art and Craft Studios.
6. Automobile Accessory and Parts Stores.
7. Automobile Sales Office without on-site storage of vehicles.
8. Bakeries.
9. Barber Shops.
10. Beauty Shops.
11. Bicycle Sales, Rental and Repair Shops.
12. Book, Magazine and Stationary Stores.
13. Building Material or Garden Store Sales.
14. Carpet and Rug Stores.
15. Commercial Laundry and Dry-Cleaning Pick-up Stations.
16. Community Clubs or Associations, Private, Public or Non-Profit.
17. Consumer Repair Services.
18. Continuing Education Facilities.
19. Convenience Stores, with or without gasoline pumps. Provided that gasoline service pump islands, if provided, are:
 - a. Located at least 15 feet from an abutting Public Street.
 - b. Located not less than the existing building setback of any Dwelling Unit abutting the lot on either the frontage or side street.
20. Convention Centers.
21. Cultural Facilities.
22. Dance Studios.
23. Day Care Centers.



CURRENT ZONING C-2

(CITY OF SUWANNE)

24. Dental Clinics or Laboratories.
25. Department Stores.
26. Dog Grooming Shops.
27. Eating or Drinking Establishments with or without Drive-thru Service.
28. Electronic sales and service establishments.
29. Emergency Care Facilities.
30. Employment Agencies.
31. Financial Services/Institutions.
32. Floor Covering Stores.
33. Florists.
34. Food Catering Establishments.
35. Food Preparation Facilities, Retail.
36. Food Stores, without the retail sale of beer and wine.
37. Funeral Homes.
38. Furniture Rental and Sales Establishments.
39. General Building Contractors Offices.
40. Hardware Stores.
41. Health Clubs.
42. Hobby Shops.
43. Hotels and Motels, provided:
 - a. Each hotel/motel shall be accessed through a main or central lobby with a lobby at least 1,000 square feet.
 - b. Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby).
 - c. Each hotel/motel site shall be a minimum of two acres.
 - d. Each hotel/motel must provide staff or management on duty twenty-four (24) hours a day.
 - e. Each guest room shall have a minimum of three hundred (300) square feet.
 - f. Each hotel/motel building shall have a minimum roof pitch of four (4) in twelve (12).
 - g. Each hotel/motel shall provide an enclosed heated and air conditioned laundry space with a minimum of three washers and three dryers exclusively available for guest use.
 - h. Outside storage of commercial equipment is prohibited.
 - i. Each hotel/motel shall provide a fitness or recreational center with a minimum of 400 square feet which is available to guests.
 - j. Each hotel/motel must provide a single, enclosed meeting or conference space on the premises of 1,000 square feet or greater



CURRENT ZONING C-2

(CITY OF SUWANNE)

74. Religious Institutions.

75. Retail Display of Goods, provided:

- a. It shall be located between the front yard(s) of the host parcel but outside of the public right-of-way; and
- b. It shall not interfere with pedestrian or vehicular traffic circulation;
- c. It shall not be located on parking spaces used to meet the minimum parking requirements.

76. Schools, Public or Private.

77. Sporting Goods Stores.

78. Tailor Shops.

79. Toy Stores.

80. Veterinary Clinics without Outdoor Boarding.

81. Video Rental Establishments, not including adult entertainment.

82. Wholesale Sales Facilities.



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POTENCIAL ZONING

PMUD Planned Mixed-Use District.

A PURPOSE

The purpose of this district is to provide for appropriate planned development of quality mixed-use projects within the City of Suwanee by allowing greater freedom of design, by improving the opportunity for flexibility and creativity in the land development process, by undertaking techniques which foster community and pedestrianism, and by limiting the expenditure of public funds in an effort to achieve the objectives and intent of the City's Comprehensive Plan.

Specifically, this district is intended to:

- A. Allow diversification of uses, structures, densities and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- B. Reduce development costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land development regulations.
- C. Conserve the natural amenities of the land by encouraging the preservation of environmentally significant, scenic and functional open space.
- D. Provide maximum opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate size, shape and location.
- E. Insure that development will occur according to the advantages and limitations of land, site design, population density, building coverage, improvement standards, and construction phasing as authorized through the approval of a comprehensive site development plan.
- F. Provide a mechanism to incorporate and implement the goals and intent of the City of Suwanee Comprehensive Plan.
- G. Encourage pedestrianism and transportation alternatives.



ZONING TABLE MIXED USE

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ZONING TABLE MIXED USE

This District is not intended to increase overall density or development intensity on a particular property except in relation to an improved design and benefit to the public. The use of open space, public meeting areas, and recreational uses should be included as part of any project. This District is intended to provide a vehicle for improved development through creative design and appropriate mixtures of land uses. There are two variations of the Planned Mixed-Use District; Mixed-Use Village and Mixed-Use Center. The City's Comprehensive Plan should be consulted to determine when and where each of these variations may be appropriate.

Planned Mixed-Use Village

Planned Mixed-Use Villages shall be primarily residential in character and may include a mixture of single-family and multi-family residential uses. Overall residential density shall be limited to no more than 8 units per acre. Lower densities may be required by the City where appropriate.

Supplemental nonresidential uses (office and limited retail) are permitted when complementary to and compatible with the orderly operation of the residential project, provided that all such uses shall not constitute more than twenty (20) percent of the total project land area or gross floor area, whichever is less, or as otherwise permitted by the City Council.

Residential uses may be attached, semi-attached, detached and/or located within multi-story buildings above non-residential office or commercial development. Mixed-Use Villages shall be designed using the adopted Comprehensive Plan Design Guidelines adopted by the City of Suwanee. Favorable projects will incorporate most, if not all, of these standards.

All projects shall incorporate good design and engineering principles. C. Planned Mixed-Use Center Planned Mixed-Use Centers shall be primarily non-residential in character and may include a mixture of office, commercial and industrial uses.

Supplemental residential uses may also be permitted when complementary to and compatible with the orderly development of the planned project; provided that all such residential uses shall not exceed the net density in excess of what the least restrictive conventional residential zoning would permit or that density outlined by the City's Comprehensive Plan, whichever is greater. Lower residential densities may be required by the City Council if adjacent to lower density residential areas, or where otherwise appropriate.

All projects shall incorporate good design and engineering principles.

DEMOGRAPHICS INFO

Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	6,528	862	8	75,372	8,164	9	299,289	32,442	9
Trade Transportation & Utilit...	1,527	118	13	13,790	1,120	12	63,017	4,937	13
Information	292	23	13	3,127	207	15	16,038	851	19
Financial Activities	501	107	5	9,065	1,038	9	28,979	3,898	7
Professional & Business Se...	981	189	5	16,612	1,450	11	53,837	5,847	9
Education & Health Services	1,735	199	9	18,283	2,645	7	68,183	9,981	7
Leisure & Hospitality	769	71	11	8,960	686	13	36,792	2,702	14
Other Services	673	150	4	4,348	969	4	21,194	3,982	5
Public Administration	50	5	10	1,187	49	24	11,249	244	46
Goods-Producing Industries	1,668	153	11	12,673	889	14	43,817	3,774	12
Natural Resources & Mining	0	0	-	37	6	6	270	40	7
Construction	744	109	7	4,811	554	9	18,543	2,463	8
Manufacturing	924	44	21	7,825	329	24	25,004	1,271	20
Total	8,196	1,015	8	88,045	9,053	10	343,106	36,216	9

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$390,328	\$408,851	\$373,011
Median Year Built	1999	1997	1995

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$131,178	\$128,565	\$116,943
Median Household Income	\$105,429	\$99,585	\$87,448
< \$25,000	853	6,657	30,300

Population			
	2 miles	5 miles	10 miles
2020 Population	27,143	174,639	766,280
2024 Population	28,075	178,331	774,593
2029 Population Projection	29,467	187,894	816,755

Households			
	2 miles	5 miles	10 miles
2020 Households	9,477	60,615	260,532
2024 Households	9,943	62,067	263,508
2029 Household Projection	10,462	65,387	277,849

Traffic		
Collection Street	Cross Street	Traffic Volume
Peachtree Industrial Blvd	Riverglen Cir SW	36,145
Peachtree Industrial Boulevard	Riverglen Cir SW	35,633
Buford Hwy	S Scales Rd E	12,456
Buford Hwy	Hugobertson Dr NE NE	15,339

ZIP CODE 30024

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Preferable terms

- Due Diligence Contingency: 60 days from Binding Agreement Date, Buyer shall perform all necessary inspection, report, expenses etc. at Buyer's sole expense. (No survey available)
- Financing Contingency: 45 days from Binding Agreement Date
- Appraisal Contingency: 30 days from Binding Agreement Date
- Earnest Money: \$50,000 Closing Attorney shall be the Earnest Money Holder (non-Negotiable) Due at 3 Days After Binding.
- Closing attorney: Ohlson and Medlock, (\$1,500 retainer fee for title search)
- Due Diligence Material. All parties agree that in the event due diligences period, end on a weekend or national holiday, it shall automatically be extended until 11:59pm the following business day.
- Closing Date: on or before 90 days from binding agreement
- Driveway access: Buyer shall be responsible to build the access rd., if a shared road will be built per final design, Buyer shall be responsible to maintain the road at all the times, an easement with maintenances and access agreement/document shall be recorded, covenants shall be typed by the closing attorney.
- Property Conditions: Buyer shall be responsible for all costs including design and to build and to relocate parking lot, monument sign, septic tank, and detention Pond: Buyer shall be responsible to bring existing detention pond up to code and only in the event where the existing detention pond can be shared to be used to the new development. The Buyer shall be responsible for all expenses/costs.
- Possession: At closing
- Confidentiality: It is the intent of both parties that these terms and conditions are "confidential," and will not be disclosed to any parties who are not privy to these negotiations
- Brokerage Disclosure: Seller and Buyer acknowledge that UC Commercial Properties is acting as Broker for and the Seller, The Buyer's Broker shall be compensated 3.0% of purchase price by the Seller in accordance with a separate agreement.

YOUR TEAM



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