 **JLL** SEE A BRIGHTER WAY

Commercial Development Opportunity

Lawrenceville, GA

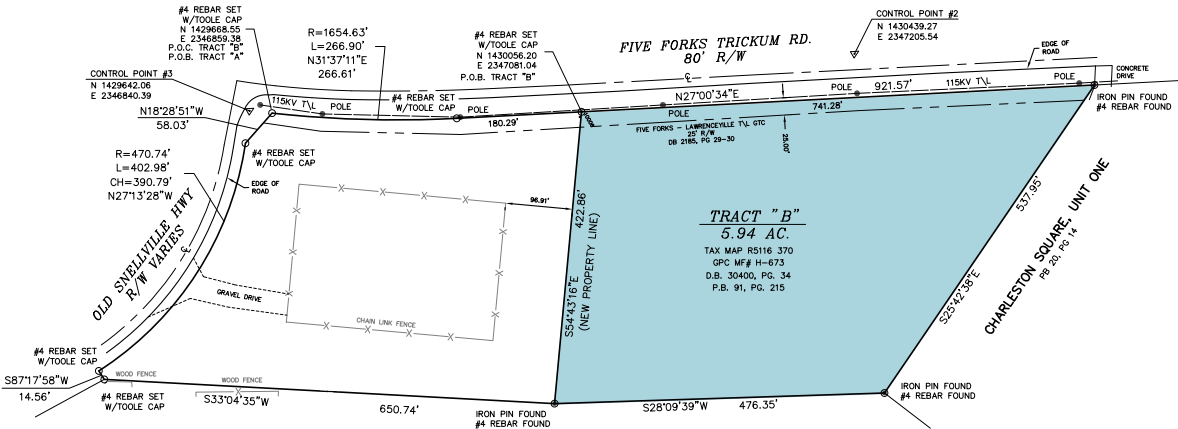
5.94 Acres, BG Zoning

Investment Highlights

- Flexible BG zoning allows for a variety of commercial uses.
- The Lawrenceville area has seen tremendous growth over the past 10 years, with an overall increase of 136,000 residents.
- BG zoning allows for self-storage and hotel development via special use permit.
- Maximum impervious coverage of 95% with limited environmental allows for an endless variety of building configurations.

The Offering

JLL is pleased to present the opportunity to acquire 100% fee simple interest in Five Forks in Lawrenceville, a 5.94-acre land parcel located in the city of Lawrenceville in Gwinnett County. Situated on Five Forks Trickum Rd, the subject property is minutes away from Lawrenceville Highway, Scenic Highway, and Downtown Lawrenceville. The property is also a short drive from Route 316 and I-85. The Lawrenceville, Grayson, and Snellville area has seen unprecedented population growth over the past 10 years, with a 41.8% increase in population. The property is a perfect candidate for commercial development.



| | |
|-----------------------------------|--|
| Address | 825 Five Forks Trickum Rd, Lawrenceville, GA |
| Acreage | 5.94 Acres |
| Zoning | General Business (BG) |
| Maximum Impervious Surface | 95% |
| Setbacks | (Front – 50’, Side – 10’, rear – 10’) |
| Height Limit | 35’ |
| Permitted Uses | Retail, Data Center, Medical Office, (Hotel, Self-Storage available with a special use permit) |
| Listing Price | \$1,850,000 |

Contact

Scott Cullen

Managing Director

Capital Markets

+1 404 995 2127

Scott.Cullen@jll.com

Mark Lindenbaum

Managing Director

Capital Markets

+1 404 995 2181

Mark.Lindenbaum@jll.com

Conor Welton

Director

Capital Markets

+1 404 558 8622

Conor.Welton@jll.com



Copyright © Jones Lang LaSalle IP, Inc. 2023

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced, or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262.

Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.