

Price Reduction



±21 AC Development Site

2525 Loganville Hwy SW • Grayson, GA 30017



Prime Development Site

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Offering Summary

Reduced Price	\$5,500,000
Land Size	±21.39 Acres
Price / Acre	\$257,130
Zoning	C-2 General Business District
Market	Metro Atlanta Gwinnett County
Traffic Count	35,000 VPD
Parcel ID #s	5-134-030, 5-134-280, 5-155-005



Offering Highlights

- Zoned C-2 with a wide range of allowable uses
- ±787 feet of frontage on Loganville Hwy (Hwy 20)
- Excellent visibility with 35,000 VPD
- All utilities available, including sewer
- Relatively flat, favorable topography
- Surrounded by strong retail anchors including Publix and Kroger
- Located in the heart of Grayson, one of Gwinnett County's fastest-growing communities
- Affluent trade area with an average household income of \$124,823 within 1 mile



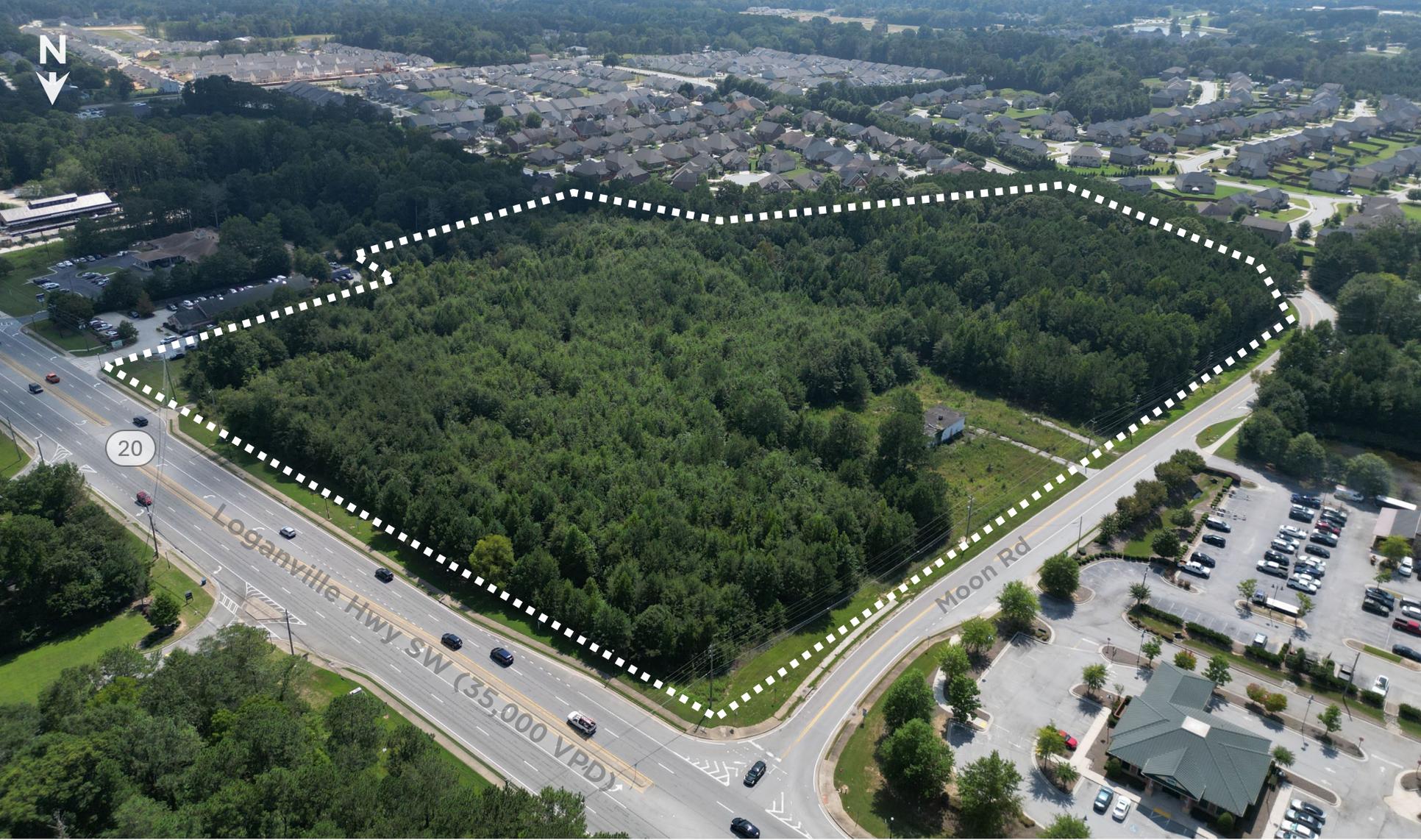


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,285	50,397	154,002
2029 Projection	6,630	53,130	162,499
Median Age	39.8	38.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,985	15,903	48,689
Persons Per HH	3.1	3.1	3.1
Average HH Income	\$112,829	\$113,926	\$105,897
Median Home Value	\$348,893	\$329,738	\$311,328



EXCLUSIVELY LISTED BY:

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