

# For Sale

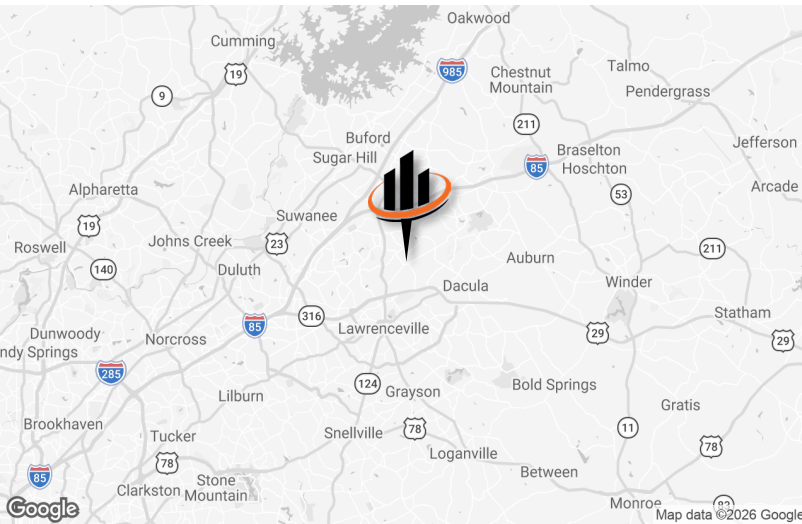
## OFFERING HIGHLIGHTS

### Office/Institutional Development Opportunity

- Suitable for professional office, medical, institutional, and service uses per [Gwinnett County UDO](#)
  - Office
  - Medical
  - Place of Worship
  - Learning Center
  - Animal Care
  - Day Care
- Signalized corner site at Braselton Hwy (GA-124) and Old Fountain Rd
- High-visibility frontage in growing commercial corridor
- Level terrain supports efficient, cost-effective development
- Existing driveway with utilities available
- Convenient Access to Lawrenceville, Dacula & Northeast Atlanta

# ±1.75 AC Development Site

1207 Braselton Highway • Lawrenceville, GA 30043



## OFFERING SUMMARY

<b>Sale Price</b>	\$825,000
<b>Land Size</b>	±1.75 Acres
<b>Market Area</b>	Gwinnett County
<b>Zoning</b>	O-I (Office & Institutional)
<b>Parcel ID</b>	R7054 114
<b>Utilities</b>	Water, Gas, Electric at Site (Sewer across street)

## EXCLUSIVELY LISTED BY:

**Jake Creviston**  
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Old Fountain Rd

Braselton Hwy

124



