

EXECUTIVE SUMMARY

1421 DROWNING CREEK ROAD DACULA, GA

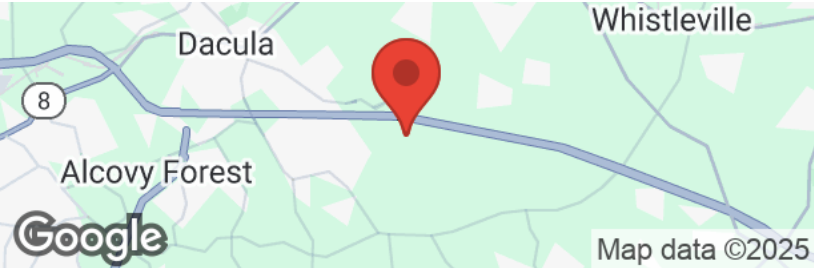


OFFERING SUMMARY

PRICE:	\$6,087,640
ACCESS:	20.36
ZONING:	Residential
UTILITIES:	GA Power, Gwinnett County Water,

PROPERTY OVERVIEW

Just minutes from the transformative 2,000-acre Rowen development, this property is ideally positioned to benefit from one of Georgia’s most ambitious innovation communities. The Rowen Project is expected to bring cutting-edge research, high-quality jobs, and long-term economic growth to the region—making nearby real estate a strategic investment. With easy access to Highway 316 and a peaceful setting on Drowning Creek Road, the location offers a unique balance of future-forward potential and rural charm.

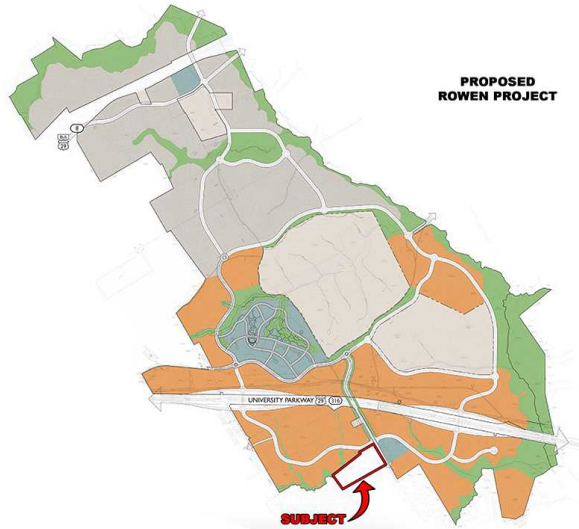


KW COMMERCIAL ATLANTA PARTNERS
4878 Manhattan Drive
Buford, GA 30518

DAVID E. WILLIAMS
O: (404) 386-4782
C: (404) 386-4782
davidewilliams@kw.com

LOCATION & HIGHLIGHTS

1421 DROWNING CREEK ROAD



LOCATION OVERVIEW

Located adjacent to the expansive Rowen development, 1421 Drowning Creek Road benefits from immediate proximity to Gwinnett County's visionary 2,000-acre "knowledge community" project. Rowen is designed as a mixed-use innovation district—including offices, research facilities, public spaces, residences, and a walkable town center—anchored in agricultural, environmental, and medical sciences.

This expansive undertaking, which began infrastructure build-out in late 2021 and entered its Phase I construction in December 2022, is expected to create tens of thousands of jobs and create significant economic growth for the area.

PROPERTY HIGHLIGHTS

- An exceptional opportunity awaits with this 20-acre parcel at 1421 Drowning Creek Road, Dacula, GA, offering prime residential-zoned land in one of Gwinnett County's most sought-after corridors. The property includes a well-maintained 2,200 square foot single-family residence, suitable for immediate occupancy or use during future development. With a mix of cleared acreage and mature hardwoods, the land offers flexibility for a private estate, equestrian facility, or boutique residential project. Its strategic location near top-rated schools, public parks, and major highways ensures both privacy and connectivity. This property is ideal for builders, developers, or investors seeking a rare land offering with significant growth and value potential.

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DISCLAIMER

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4878 Manhattan Drive
Buford, GA 30518

PRESENTED BY:

DAVID E. WILLIAMS

O: (404) 386-4782

C: (404) 386-4782

davidewilliams@kw.com

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