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# 3.56 ACRE COMMERCIAL SITE

Fence Rd & Auburn Rd, Dacula, GA 30011



**DEVELOPMENT OPPORTUNITY**  
**\$2,500,000**

## PROPERTY HIGHLIGHTS

- Large corner parcel zoned C-2 allowing for multiple options for commercial or retail development
- All utilities available
- Strong population of over 46,000 people within 3 miles
- Rapidly growing retail corridor with popular Publix shopping center across from the site
- Numerous recently completed and active residential communities in the area currently under-served by retailers



RICKY ZIMMERMAN

P: 770.913.3913

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STEPHEN LAPIERRE

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## AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	6,068	46,132	106,076
HOUSEHOLDS	1,838	14,422	33,388
AVG HH INCOME	\$143,872	\$143,843	\$135,021



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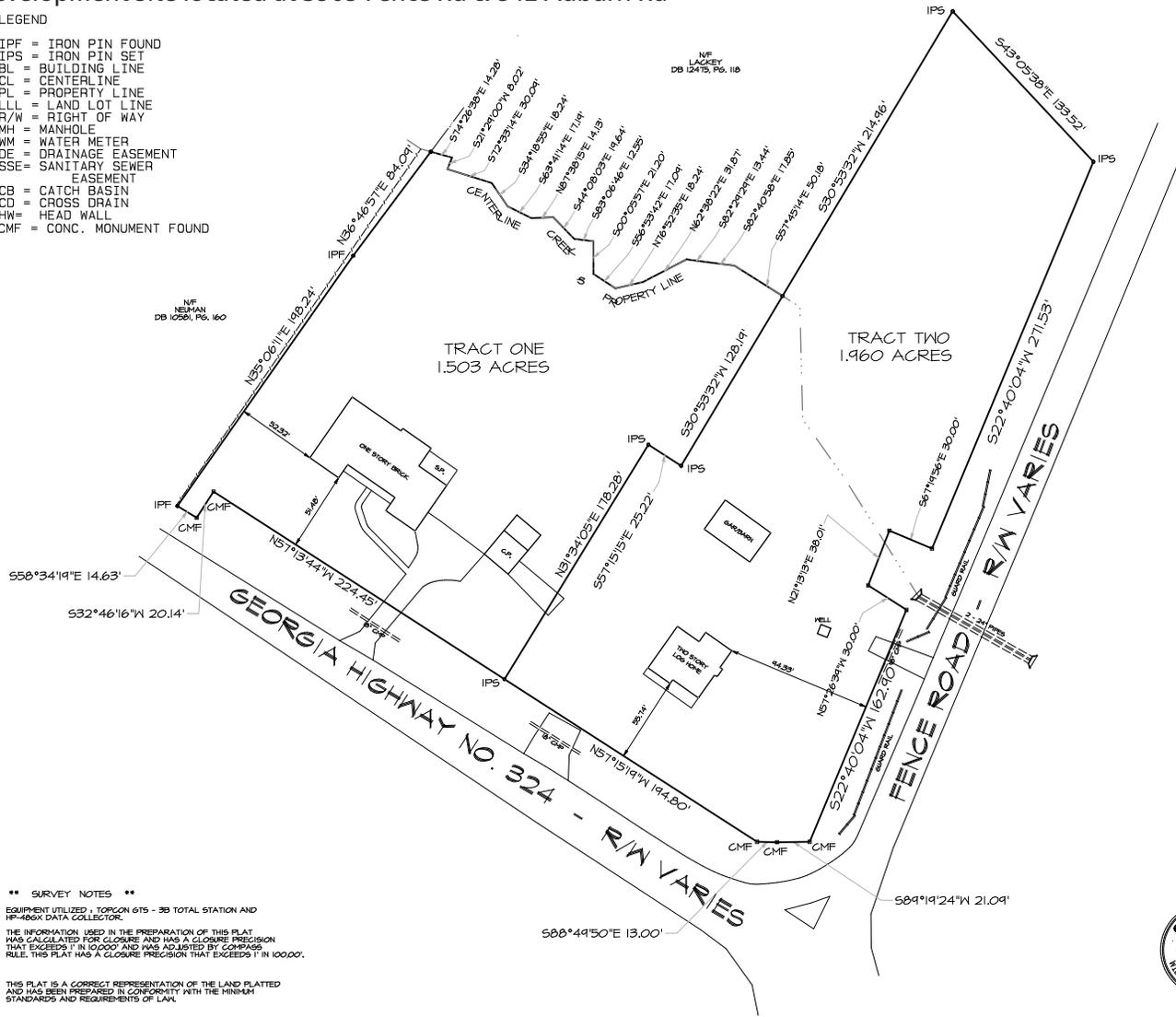
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Development Site located at 3905 Fence Rd & 842 Auburn Rd

**LEGEND**

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- BL = BUILDING LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- LLL = LAND LOT LINE
- R/W = RIGHT OF WAY
- MH = MANHOLE
- WM = WATER METER
- DE = DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- CB = CATCH BASIN
- CD = CROSS DRAIN
- HW = HEAD WALL
- CMF = CONC. MONUMENT FOUND



\*\* SURVEY NOTES \*\*  
 EQUIPMENT UTILIZED : TOPCON GTS - 30 TOTAL STATION AND HP-486X DATA COLLECTOR.  
 THE INFORMATION USED IN THE PREPARATION OF THIS PLAT WAS CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION THAT EXCEEDS 1 IN 10,000 AND WAS ADJUSTED BY COMPASS RULE. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS 1 IN 100,000.  
 THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



FIELD	J.H. Z.M., M.C.P.
PLOTTED	E.D.I.
DISC.	
FRANK	R.L.S.
DATE	OCT 24, 2006
SCALE	1" = 40'

SURVEY FOR:  
**DON DHANANI**  
 ROCKY CREEK SMD, NO. 1587  
 GWINNETT COUNTY, GEORGIA

REVISION	DATE

**GRESHAM PLANNING & DEVELOPMENT, INC.**  
 P.O. BOX 1057  
 DULUTH, GEORGIA 30046  
 PH. 770.623.8546 FAX. 770.623.8190

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### SEWER AVAILABILTY

- Gravity Line
- Force Line

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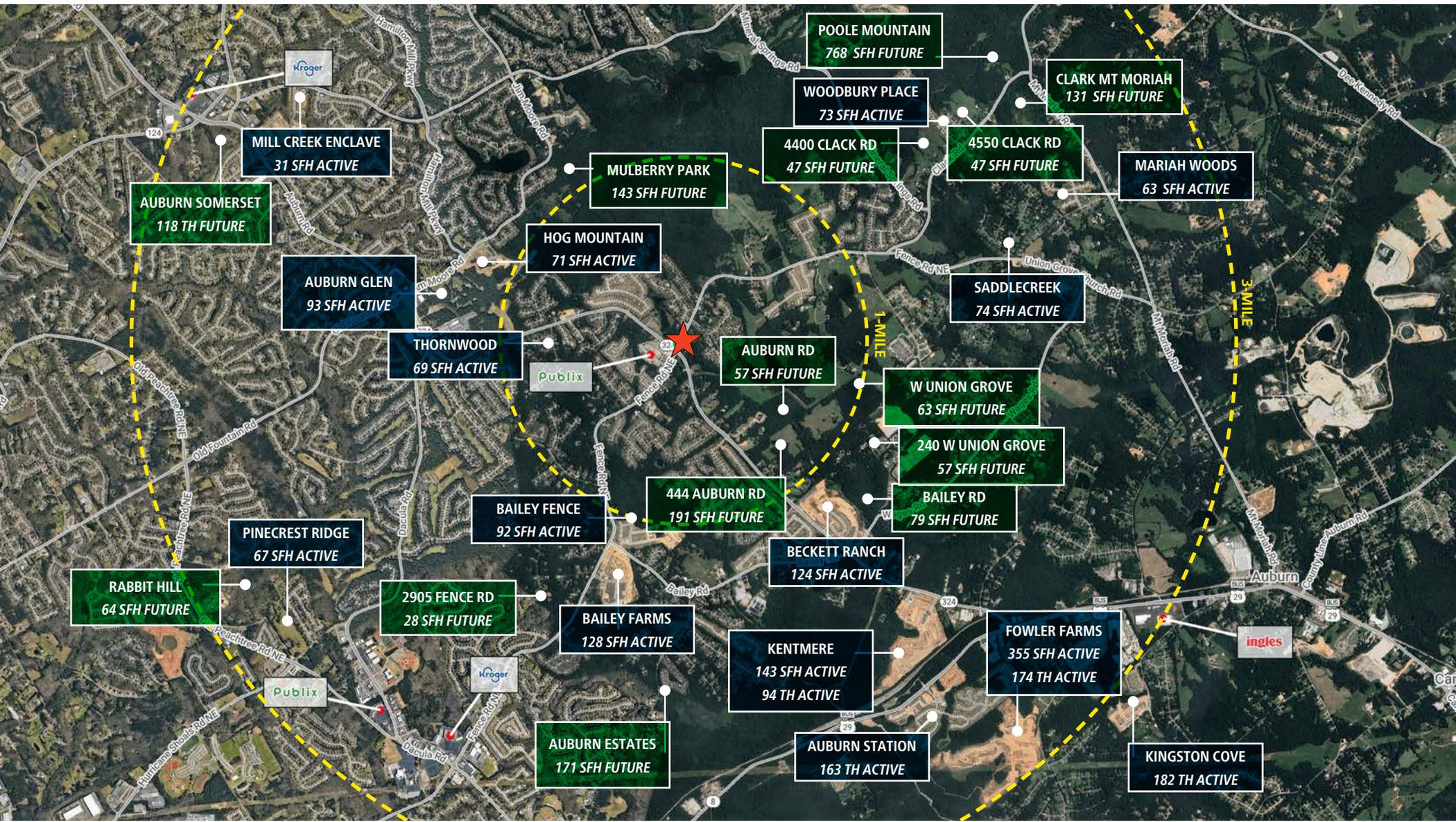
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