

# Snellville Out Lot Development

## Property Information

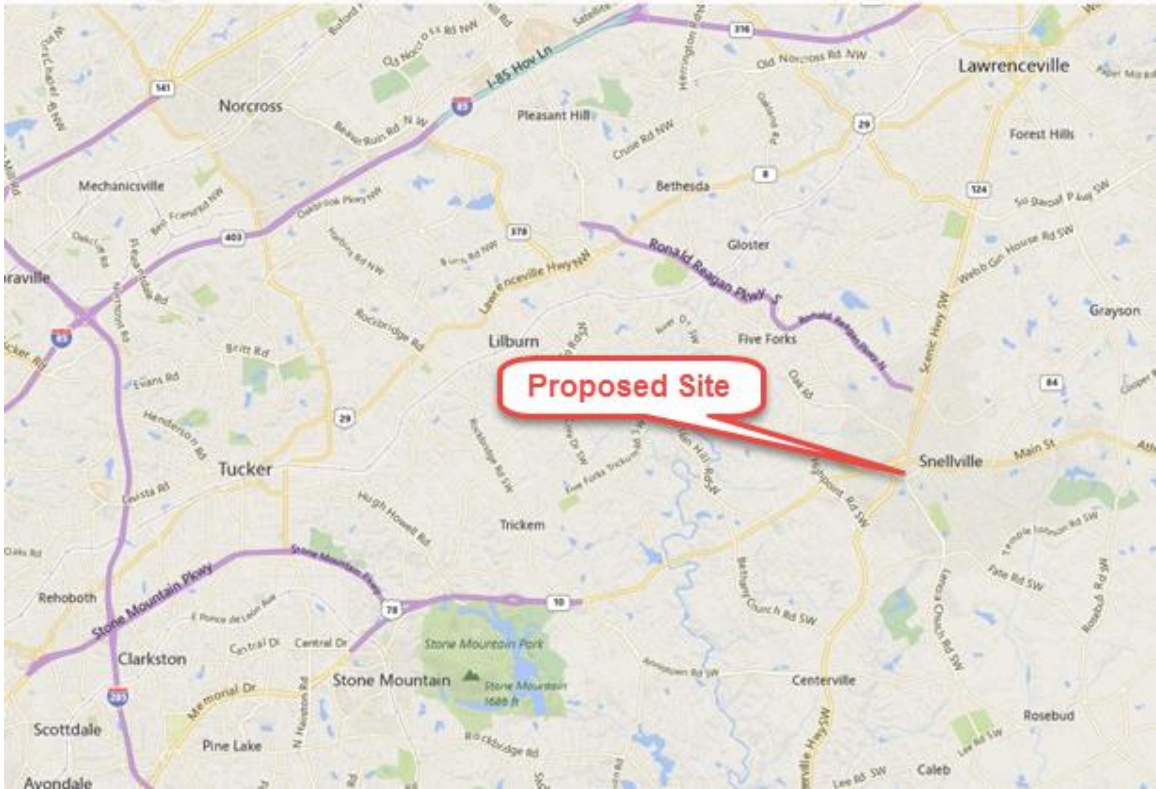
<b>Location</b>	2338 Scenic Hwy S, Snellville, Georgia 30078, NEC Scenic Hwy S at Henry Clower Blvd SW,
<b>Land Area &amp; Price</b>	Two Parcels: 1.712 Acres -- \$380,000 per acre 2.343 Acres -- (Under Contract)
<b>Zoning</b>	BG
<b>Access</b>	1 Curb Cut Scenic Hwy S 1 Curb Cut Henry Clower Blvd SW
<b>Frontage:</b>	465 feet Scenic Hwy S. (Hwy 124) 264 feet Henry Clower Blvd
<b>Traffic Count:</b>	31,000 CPD Scenic Hwy. 11,436 CPD Henry Clower Blvd east of Scenic Hwy
<b>Proposed Hwy Improvements:</b>	GDOT's Project: SR 10/US 78 @ SR 124; & Henry Clower Blvd. Project is to develop improvements to the intersection of US 78 at SR 124 and minor improvements to provide an effective eastbound bypass along Henry Clower Blvd.
<b>Planned Development:</b>	BTS or Sale – Two out lots fronting scenic hwy. Self-storage accessible from scenic highway.
<b>Demographics:</b>	10-minute drivetime population – 115,333 (see attached report)



### Contact:

BRANNEN DEVELOPMENT COMPANY  
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404-355-9500

## Property Location



## Aerial Photo



# Area Aerial Map





# Traffic Counts



# GDOT Proposed Improvements

US Hwy 78 & Scenic Hwy Intersection & Henry Clower Blvd By-Pass for Eastbound Traffic



## Westside Improvements of Henry Clower Blvd By-Pass for Eastbound Traffic

