



OAK ROAD
SNELLVILLE, GA
30078

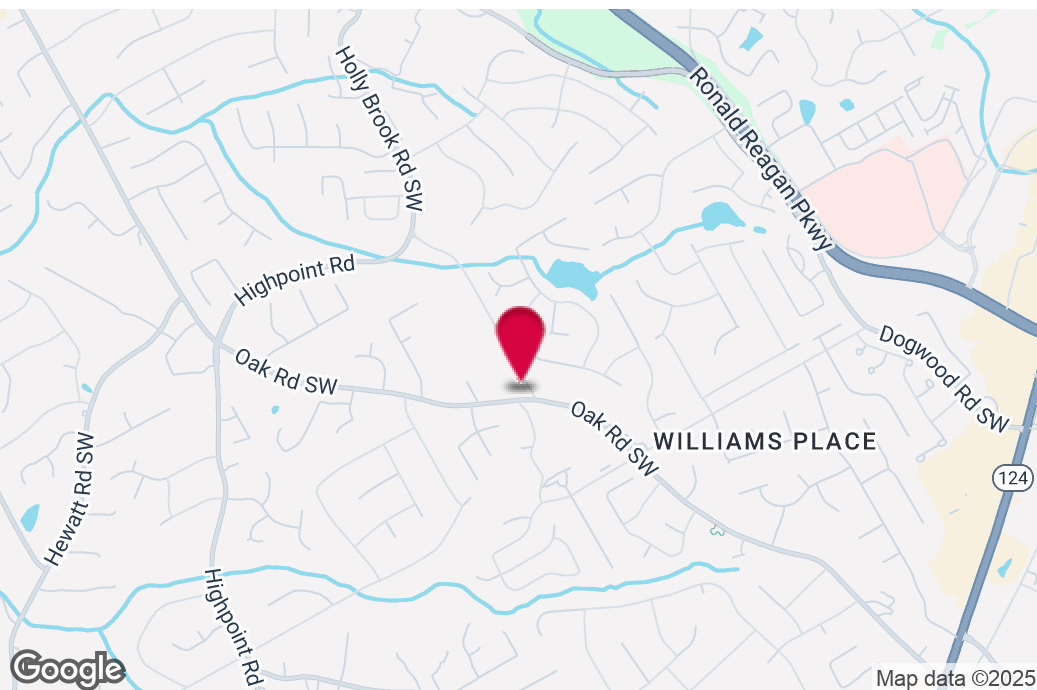
**APPROVED
18 HOME
DEVELOPMENT**

JASON MCCART, SIOR
Senior Vice President
770.601.5451
jmccart@kingindustrial.com

king Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

FOR SALE
4.89 +/- ACRES



PROPERTY HIGHLIGHTS

- Approved 18 Home Development
- Variances in Place Allow Minimum of 5,000 SF Lots
- Brookwood School District
- Directly Across the Street from Oak Road Park
- Close Proximity to Snellville Retail
- Close Proximity to Major Transportation Routes
- Exemption Plat Possible for Estate Lots

OFFERING SUMMARY

Lot Size:	4.89 Acres
-----------	------------

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.



Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

MASTER PLAN RENDERING



JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc. **CORFAC**
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

RETAILER MAP

SUBJECT PROPERTY ►



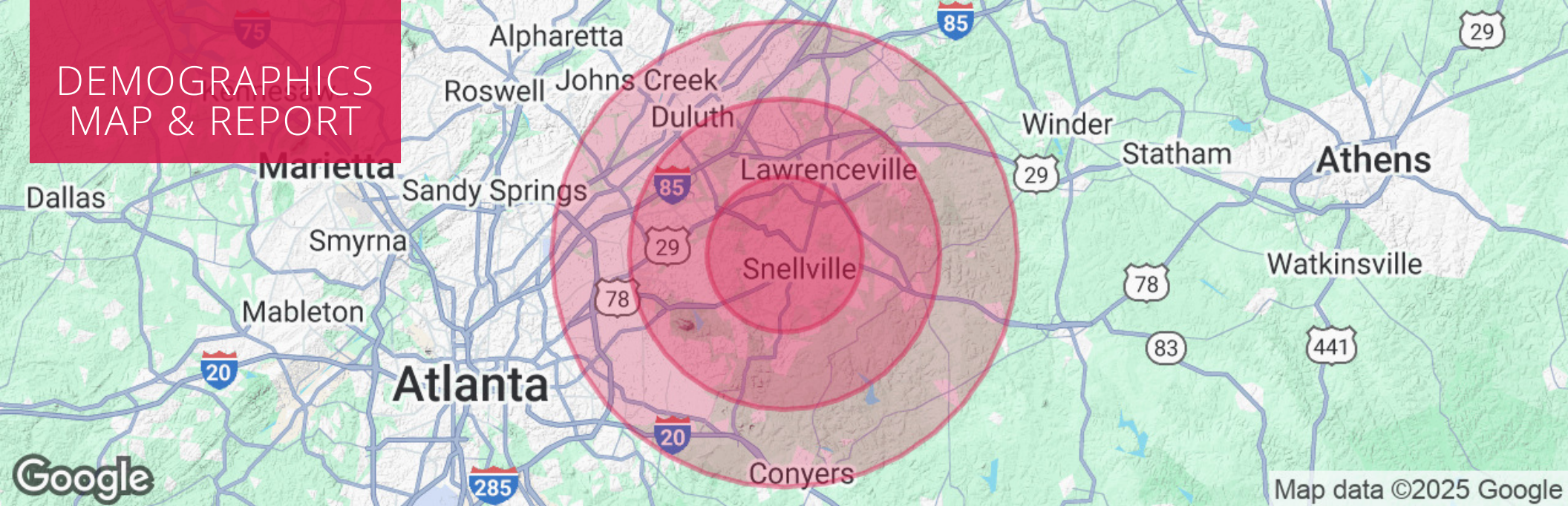
Map
data
©2025

JASON MCCART, SIOR
Senior Vice President
770.601.5451
jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc. **CORFAC**
INTERNATIONAL
Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	207,534	711,614	1,430,915
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	66,380	236,152	496,523
# of Persons per HH	3.1	3	2.9
Average HH Income	\$111,670	\$99,031	\$108,524
Average House Value	\$380,589	\$354,231	\$391,802

JASON MCCART, SIOR

Senior Vice President

770.601.5451

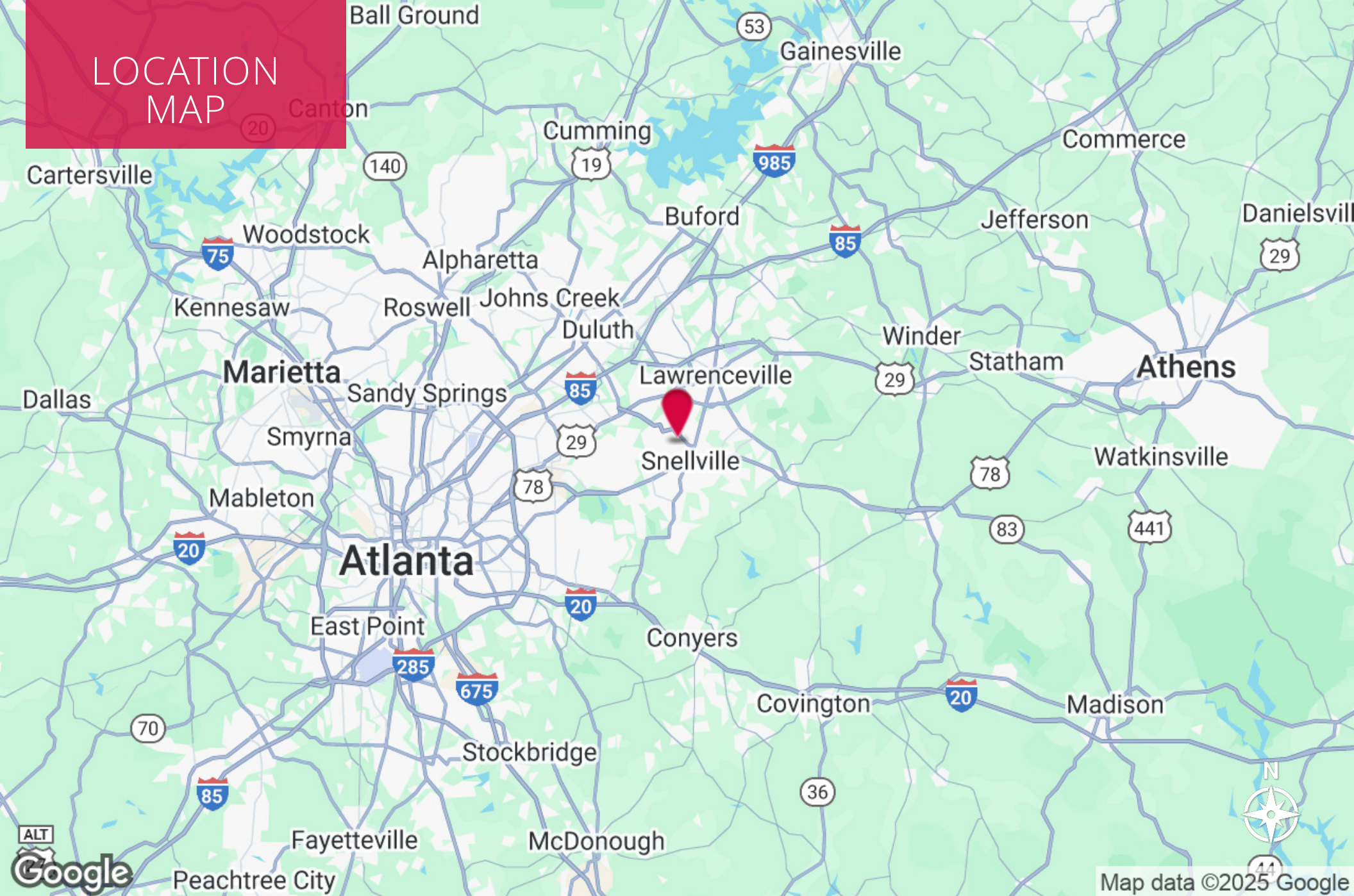
jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc. **CORFAC**
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

LOCATION MAP



JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc. **CORFAC**
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com