

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

OFFERING Memorandum

Offered for \$795,000

2.01 +/- acres



0 CUMMING HWY. | SUGAR HILL, GA 301518 | GWINNETT COUNTY

Possible Assemblage With Adjoining Parcels
With Potential For Up To 13+/- Acres

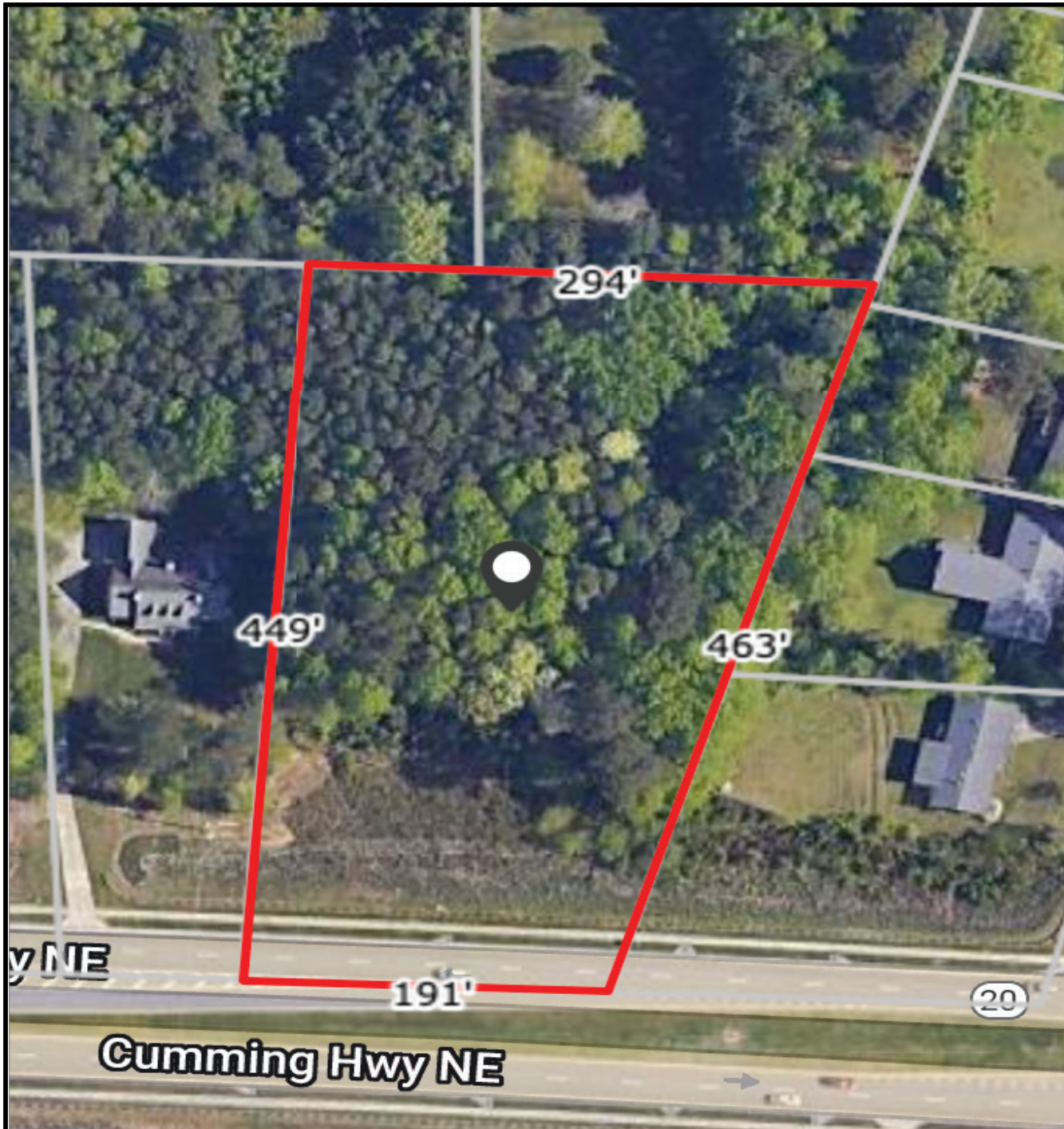




PROPERTY SUMMARY

Potential Commercial over 2+/- acres in the desirable area of Sugar Hill along Highway 20. The current zoning is R-100 with approximately 220' of road frontage. All utilities are available for this parcel of land. An excellent location for a professional building or a retail business such as a Coffee bar, Sandwich shop, etc. The location is within walking distance of Publix, Kroger, L.A. Fitness, and local Restaurants. Enjoy the new Dog and Disc Golf Park, Downtown Sugar Hill, The Bowl Amphitheater or stop by The Eagle Theatre which hosts a variety of events, including concerts, film festivals and theatrical performances. Don't miss becoming one of Sugar Hill's local stops.

** Possible Assemblage With Adjoining Parcels With Potential For Up To 13+/- Acres.*



PROPERTY DESCRIPTION

General Features:

- **Township:** Sugar Hill
- **Zoning:** AA060
- **Flood Zone Code:** X
- **Topography:** Flat / Level
- **Land Use:** Universal
- **APN / Parcel ID:** R7306 220

Property Features:

- **Lot Acres:** 2.01 +/- acres
*Possible Assemblage With
Adjoining Parcels With Potential
For Up To 13+/- Acres.*
- **Building Type:** Residential
- **Water:** Public

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

EXTERIOR PROPERTY PHOTOS



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EXTERIOR PROPERTY PHOTOS

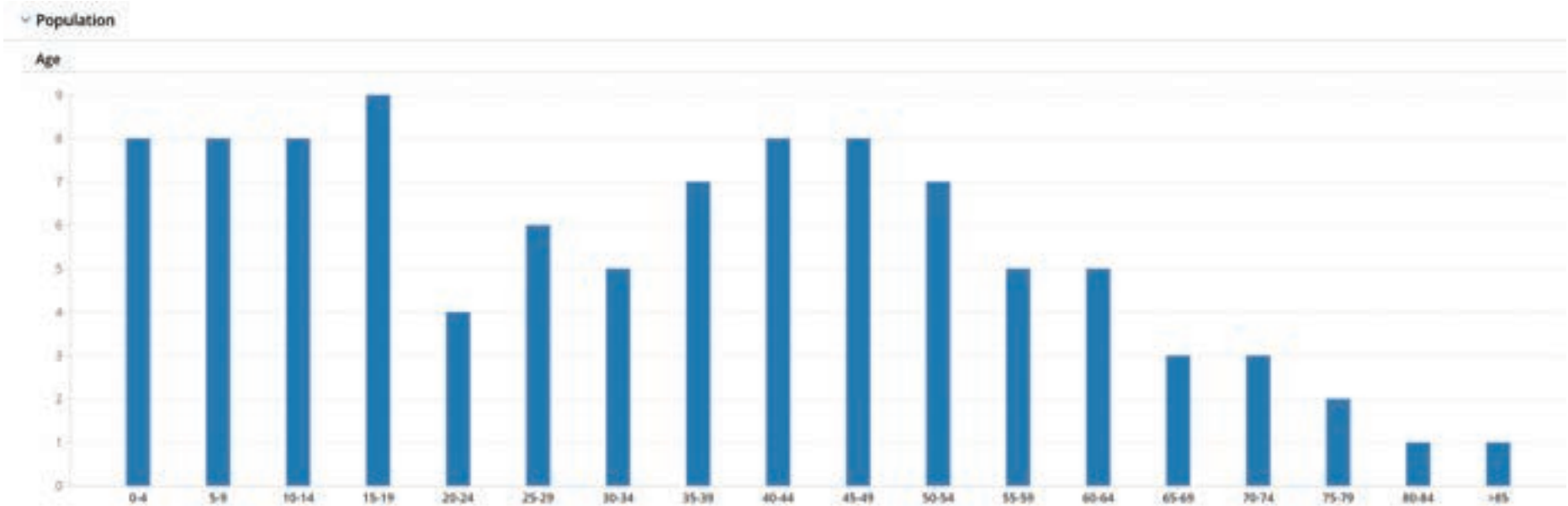


EXTERIOR PROPERTY PHOTOS



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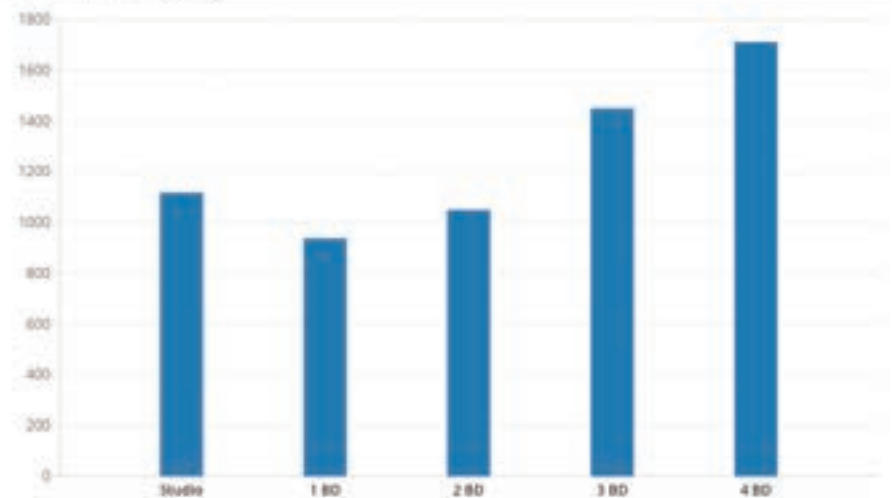
AREA DEMOGRAPHICS



Occupancy



Fair Market Rents (County)



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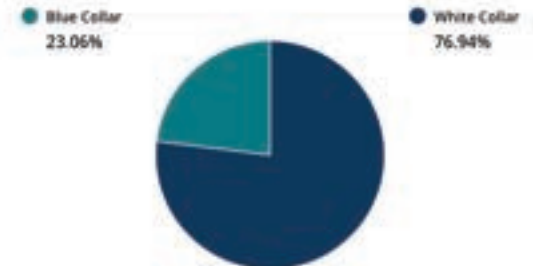
AREA DEMOGRAPHICS

Quality Of Life

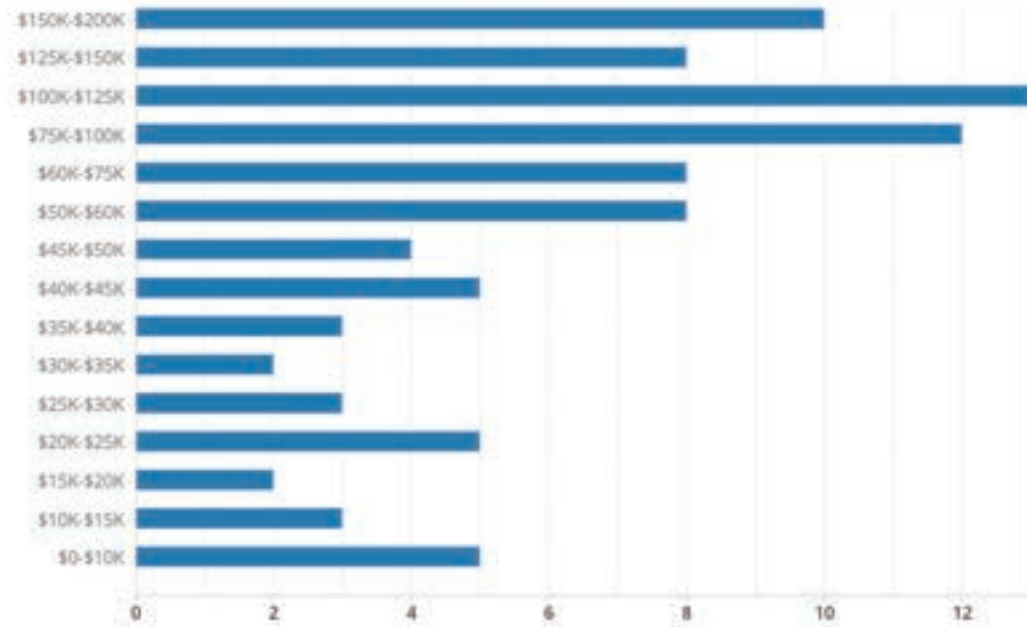
Workers by Industry

Agricultural, Forestry, Fishing	52
Construction	2,805
Manufacturing	3,043
Transportation and Communications	1,333
Wholesale Trade	999
Retail Trade	3,809
Finance, Insurance and Real Estate	1,402
Services	8,823
Public Administration	597

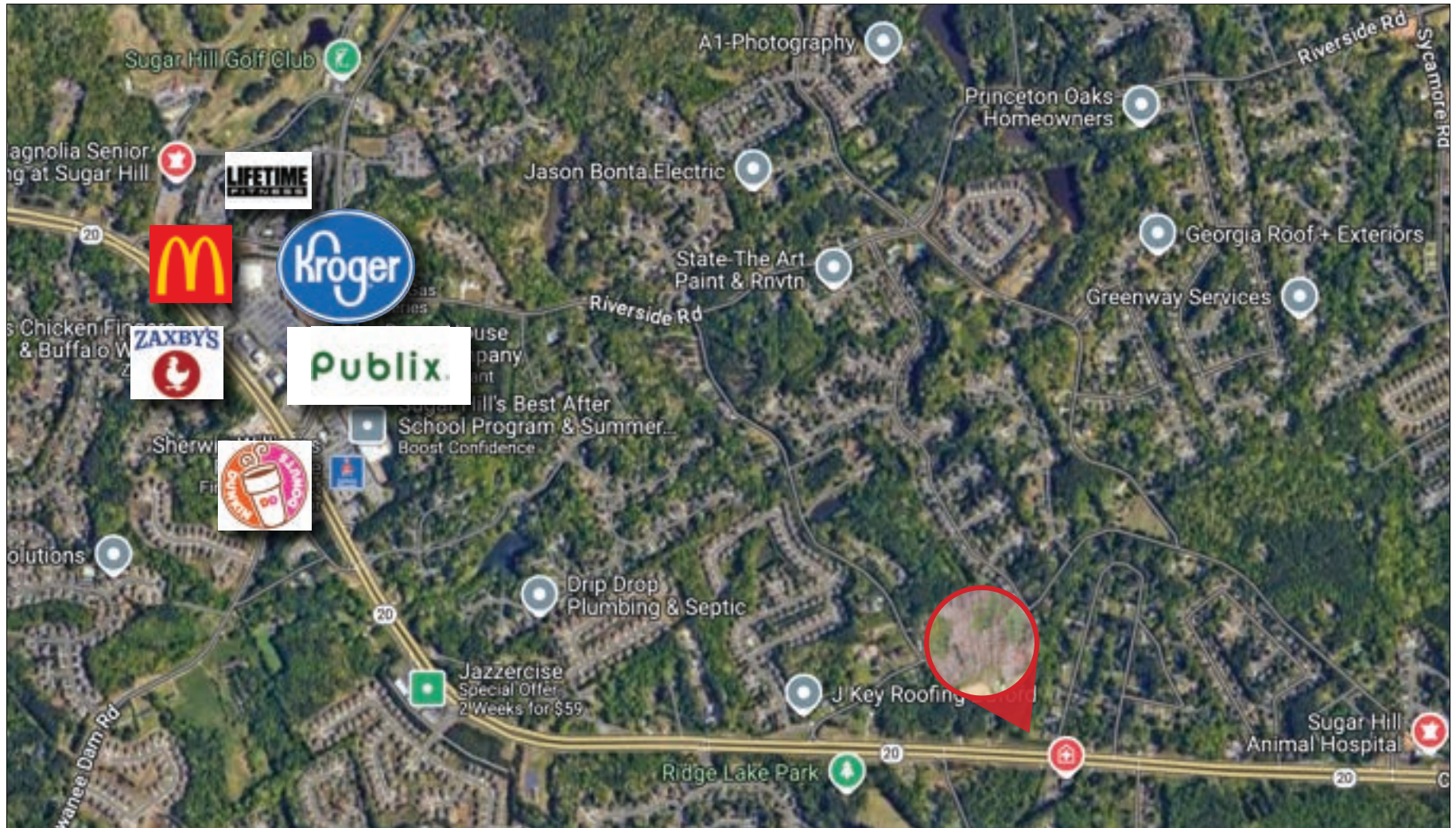
Workforce



Household Income



LOCAL BUSINESSES



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LOCAL AREA | SUGAR HILL



LOCAL AREA | LAKE LANIER



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