

LAKE VICTRON

Developer Executive Summary

**37.26 ±
acres**

www.lakevictron.com

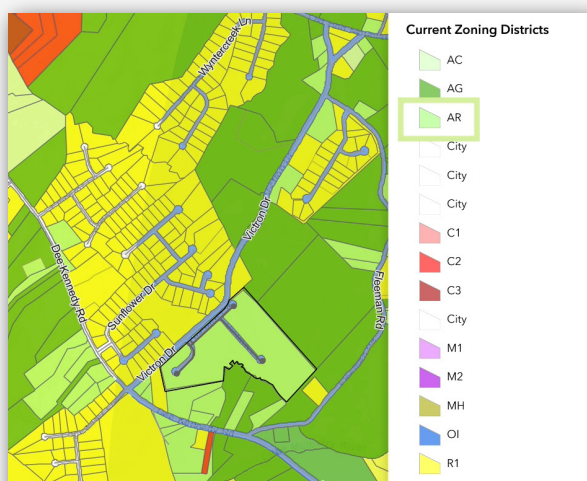
1055 Victron Drive, Hoschton GA 30548

Opportunity Overview

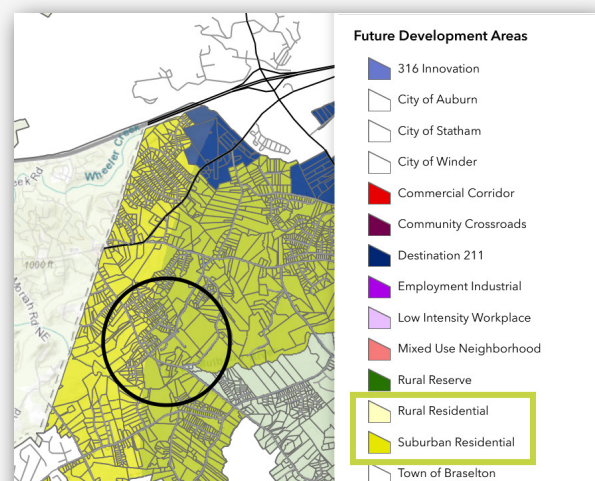
Lake Victron is a large, improved acreage tract in a growth area, offering multiple potential end uses—from a high-end estate/compound to a future residential development concept*—supported by substantial existing infrastructure and a significant on-site residence.

Highlights

Includes 5,230 SF home* with 3-car garage, in-ground pool, full basement, theater, bar, fenced yard, gated entrance, and pond views. Improvements include private roads and streetlights, underground utilities, stormwater ponds/structures, Kinetic high-speed fiber optic internet.* Historically, Lake Victron was a subdivision concept featuring ~18-24 lots with R-1 zoning. Current zoning is AR. There are many estate-homes in the area and strong nearby demand drivers. There is an adjoining parcel (inquire for details).*



Subject parcel outlined in black, zoned AR. Many surrounding parcels zoned R-1.



Subject parcel located near FLU areas of Suburban and Rural Residential.

*Infrastructure installed: buyer to verify current condition, capacity, and any recommissioning/updates through standard due diligence. Historic Lake Victron subdivision documents available for inspection upon request. Buyer may pursue rezoning/approval subject to county approvals. Home occupancy available at closing or short-term leaseback possible.