

0.5 - 4 AC FOR SALE, GROUND LEASE, OR BTS

POSITIONED IN HIGH GROWTH RETAIL CORRIDOR



ATLANTA, GA MSA | 971 HARBINS RD, DACULA, GA

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

OVERVIEW



AREA RETAILERS AND BUSINESS DRIVERS

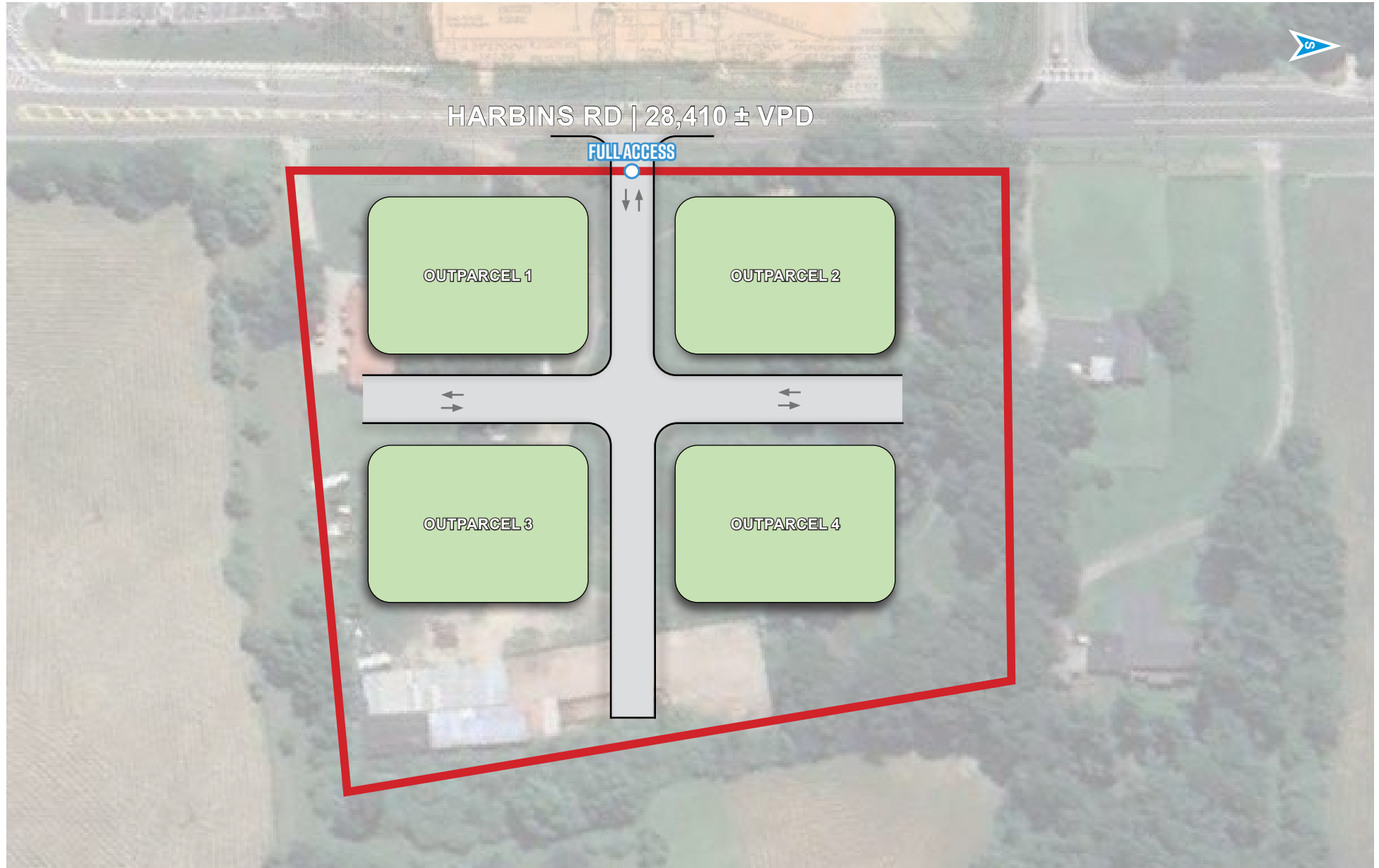
- 0.5 - 4 AC available
- High traffic volume (Harbins Rd 28,410± VPD)
- Neighboring tenants: Publix, McDonald's, Chick-fil-A, Fifth Third Bank, Chipotle, Starbucks, Planet Fitness, Tractor Supply
- Available for sale, ground lease, or build-to-suit

AREA RETAILERS AND BUSINESS DRIVERS



971 HARBINS ROAD, DACULA, GA

SAMPLE SITE PLAN

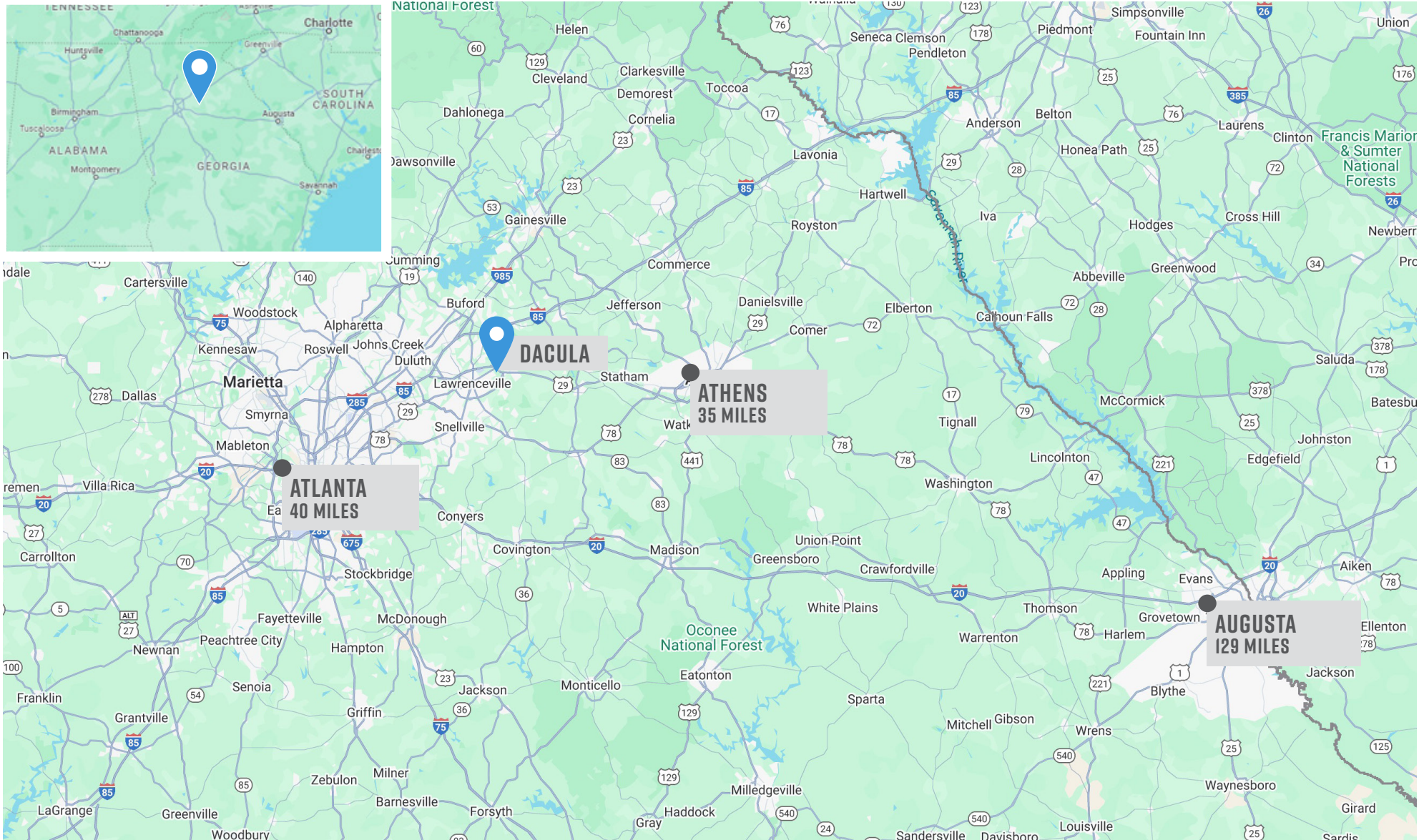


971 HARBINS ROAD, DACULA, GA

MARKET AERIAL



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MARKET OVERVIEW



Dacula, Georgia



Dacula, Georgia is a suburban city in Gwinnett County. Positioned northeast of Atlanta along the route connecting it to Athens, Dacula offers residents a blend of small-town charm and modern suburban convenience. Known for its family-friendly atmosphere, the community features well-kept neighborhoods, quality schools, and expanding parks. With its convenient access to major highways like GA-316 and I-85, Dacula provides an easy commute to the amenities of metro Atlanta while maintaining a quieter, more relaxed pace of life in a community that balances affordability, safety, and community spirit.

2025 SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	6,543	103,983	476,343
HOUSEHOLDS	1,901	31,581	153,544
FAMILIES	1,642	25,922	120,589
AVERAGE HOUSEHOLD SIZE	3.44	3.27	3.07
OWNER OCCUPIED HOUSING UNITS	1,665	26,634	117,873
RENTER OCCUPIED HOUSING UNITS	236	4,947	35,671
MEDIAN AGE	35.6	35.8	37.2
MEDIAN HOUSEHOLD INCOME	\$108,100	\$99,775	\$95,818
AVERAGE HOUSEHOLD INCOME	\$120,672	\$117,471	\$116,569
2030 EST SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	6,878	110,120	510,331
HOUSEHOLDS	2,003	33,567	165,749
FAMILIES	1,727	27,426	129,305
AVERAGE HOUSEHOLD SIZE	3.43	3.26	3.05
OWNER OCCUPIED HOUSING UNITS	1,780	28,665	127,477
RENTER OCCUPIED HOUSING UNITS	223	4,901	38,272
MEDIAN AGE	35.8	36.3	37.8
MEDIAN HOUSEHOLD INCOME	\$126,069	\$110,361	\$107,667
AVERAGE HOUSEHOLD INCOME	\$133,392	\$129,665	\$128,277

103,983



POPULATION
5 MILE RANGE

3.27



AVG HH SIZE
5 MILE RANGE

\$116,569



AVG HH INCOME
5 MI RANGE

971 HARBINS ROAD, DACULA, GA

ABOUT US

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company founded in 2002 and headquartered in Charleston, SC.

Focusing on the growth regions of the Southeastern and Mid-Atlantic United States, Twin Rivers Capital provides national retailers with a comprehensive solution for strategic growth.

TRC has developed nearly 1.5 million SF of real estate throughout 8 states.

TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in GA, NC, SC, and VA.

View our properties online at twinriverscap.com.



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