

+/- 33.322 Acres with +/- 823.99 Feet of Road Frontage on Harbins Road
 (between Drowning Creek Road and McMillian Road)
 City of Dacula, Gwinnett County, Georgia 30019



Driving Directions: From Atlanta, take I-85 North. Take GA 316 toward Athens. Turn right on Harbins Road. You will pass Alcovy Road and Drowning Creek Road (on the right). The property will be on your right. Look for Jesse & Associates' signage. If you pass McMillian Road, you've gone too far.

Bill Jesse, Exclusive Agent

Cell: (404) 290-1889; E-mail: bjesse@gacommercialrealestate.com



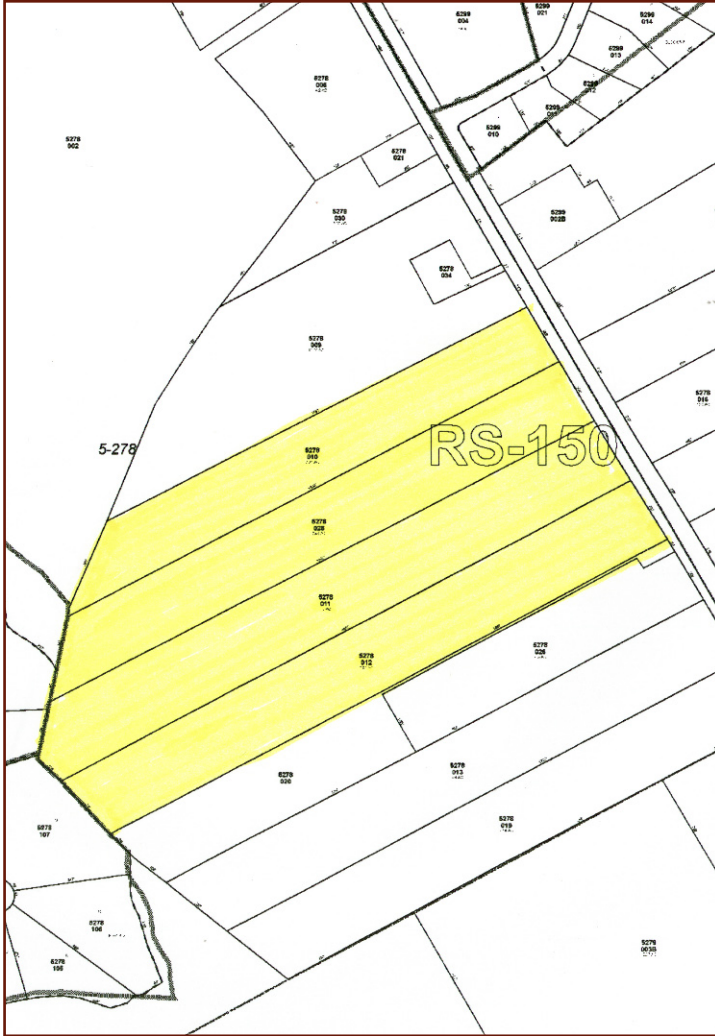
JESSEE & ASSOCIATES, INC.
 2711 Buford Highway
 Buford, Georgia 30518
 (770) 932-7021; FAX (770) 932-0960
www.gacommercialrealestate.com



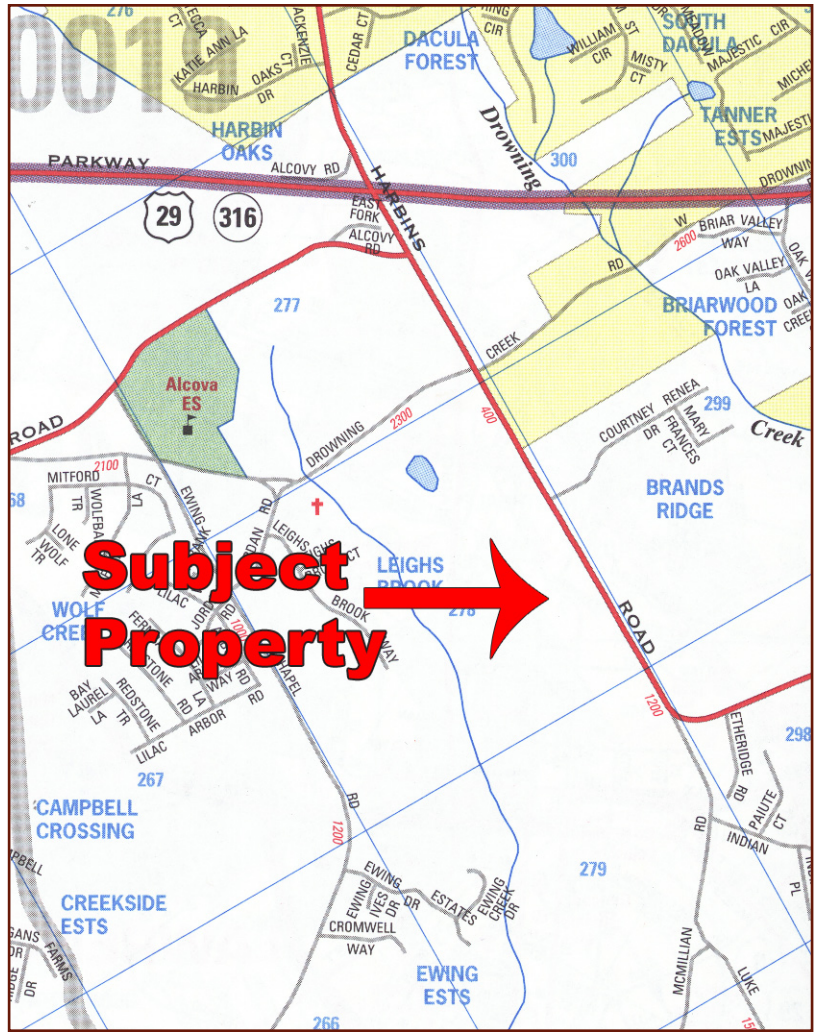
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Tax Plat



Location Map



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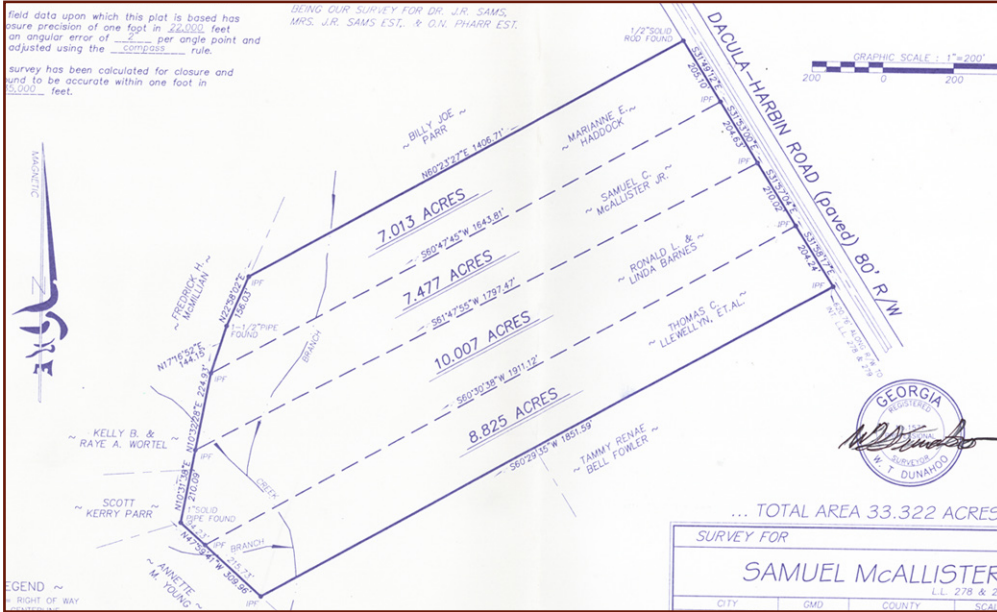
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Survey and Property Information



Full-sized aerials and survey can be downloaded from www.gacommercialrealestate.com.

| | |
|----------------------|--|
| FMLS #: | 3656757 |
| MLS#: | 02383665 |
| CBLS #: | A434010 |
| Acreage: | +/- 33.322 Acres |
| Taxes: | \$19,572 (2007 Tax Rate) |
| Utilities Available: | Cable, Electric, Gas, Telephone, Water |
| Topography: | Level, Sloping |

| | |
|--------------------|---|
| Location: | The subject property is located on Harbins Road between Drowning Creek Road and McMillian Road. It is in close proximity to the proposed Lowe's and Super Walmart Supercenter (proposed at Georgia 316 and Harbins Road). This site would be an excellent location for a mixed use development (commercial on the front and residential on the back). |
| Other Information: | This site is a prime location for a Mixed Use Development (commercial on the front and residential on the back). There is a proposed Lowe's and Walmart Super Center planned at GA 316 and Harbins. The property re-zoning for this property are under the jurisdiction of the City of Dacula. Typically, rezonings can take place in under 90 days. This site is comprised of 1111, 1141, 1071, and 1091 Harbins Road. |
| List Price: | \$7,830,670 (\$235,000 per acre); Will sell subject to rezoning. |

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Aerial Photo



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