

LAND FOR SALE

BANK OWNED

29+- Acres ZONED C2 & M1

Highway 78

Gwinnett County, Georgia



Presented by:

Walter T. Rabern

Broker

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Associate Broker

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

29+- ACRES – Highway 78

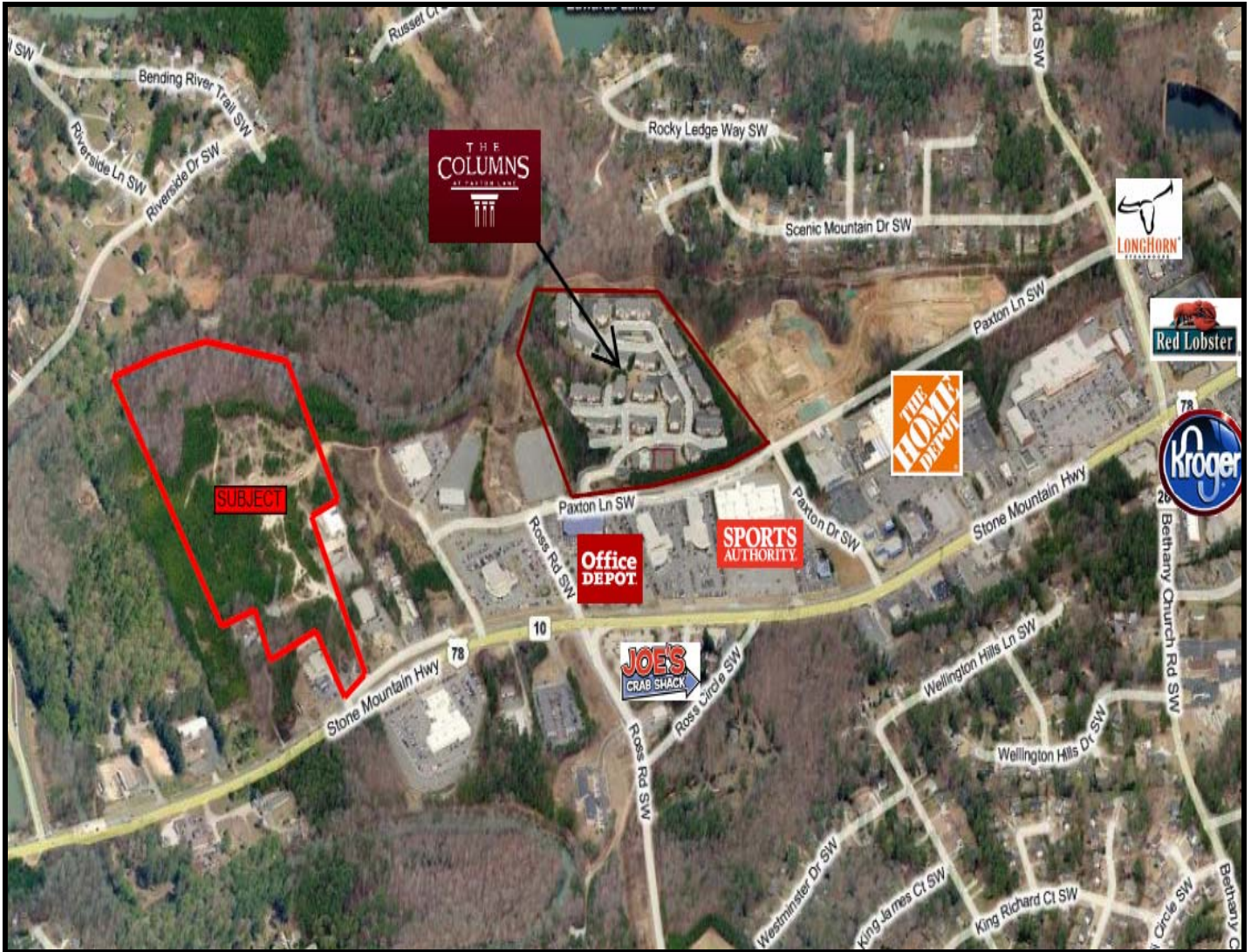
TRACT SIZE:	29+- Acres
LOCATION:	Fronting Highway 78, between Lake Lucerne Road and Ross Road approximately 7 miles East of Stone Mountain Park Within 20 miles East of Atlanta, 40 miles West of Athens and 7 miles south of I-85 GWINNETT COUNTY, GA
EXISTING ZONING:	M1 (industrial) and C2 (general commercial)
POTENTIAL USES:	Industrial Park, Apartments, Family Estate
REMARKS:	Close to Interstate 285 (approximately 10 miles) - Within 20 miles of Atlanta CBD - Billboard, Cell Tower and House on site - Limited frontage on Highway 78 ** Bank owned. Sold as is, where is, with all faults. Bank makes no representations or warranties as to the accuracy of any information provided.

ASKING PRICE:	\$410,000
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AERIAL

AERIAL - GIS



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AERIAL

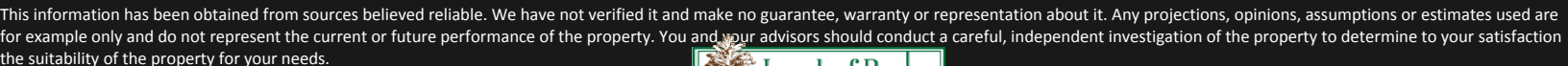
GOOGLE AERIAL – ZOOMED TO SITE



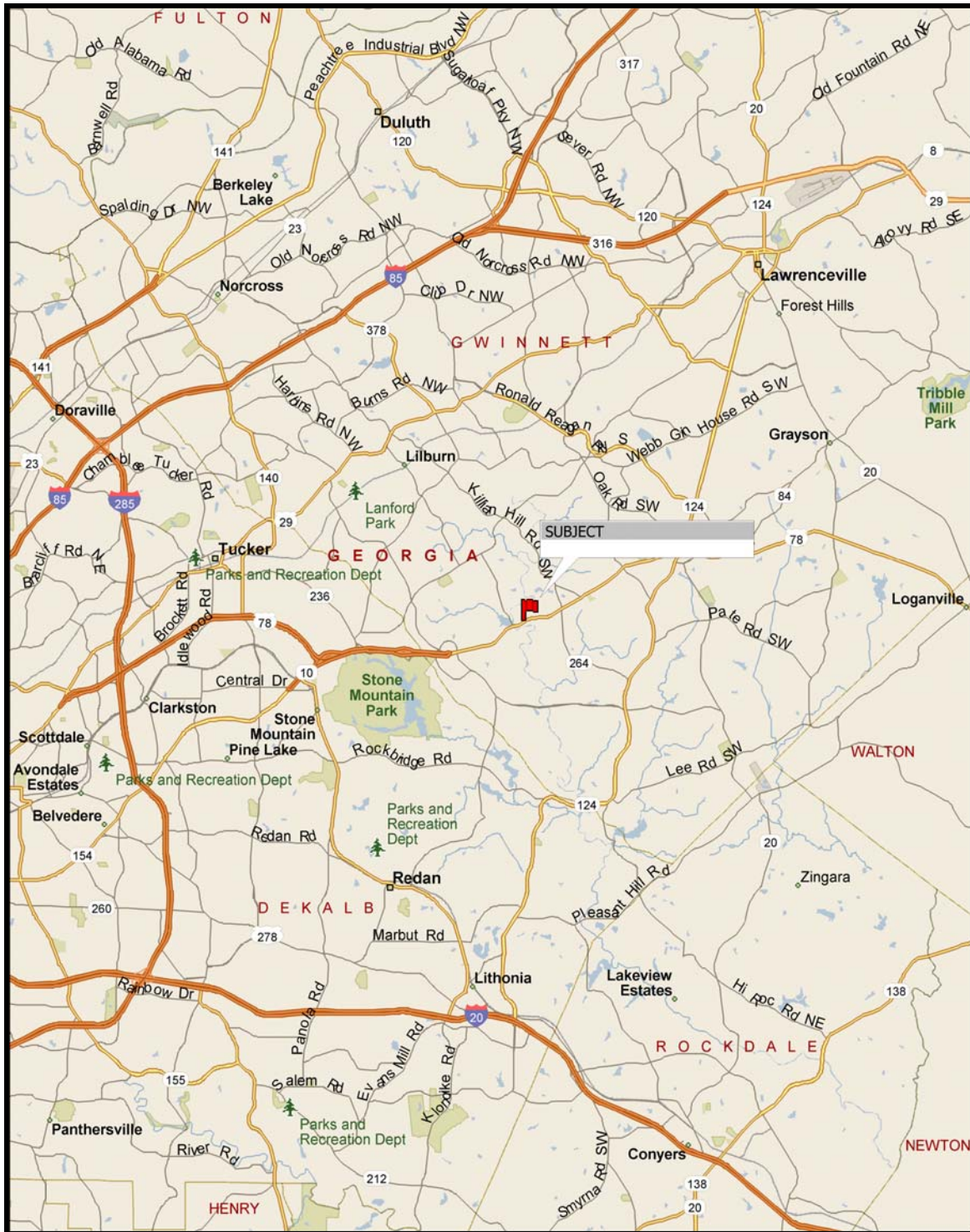
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PROVIDED BY SURVEYOR (Full copy upon request)



PROXIMITY TO ATLANTA

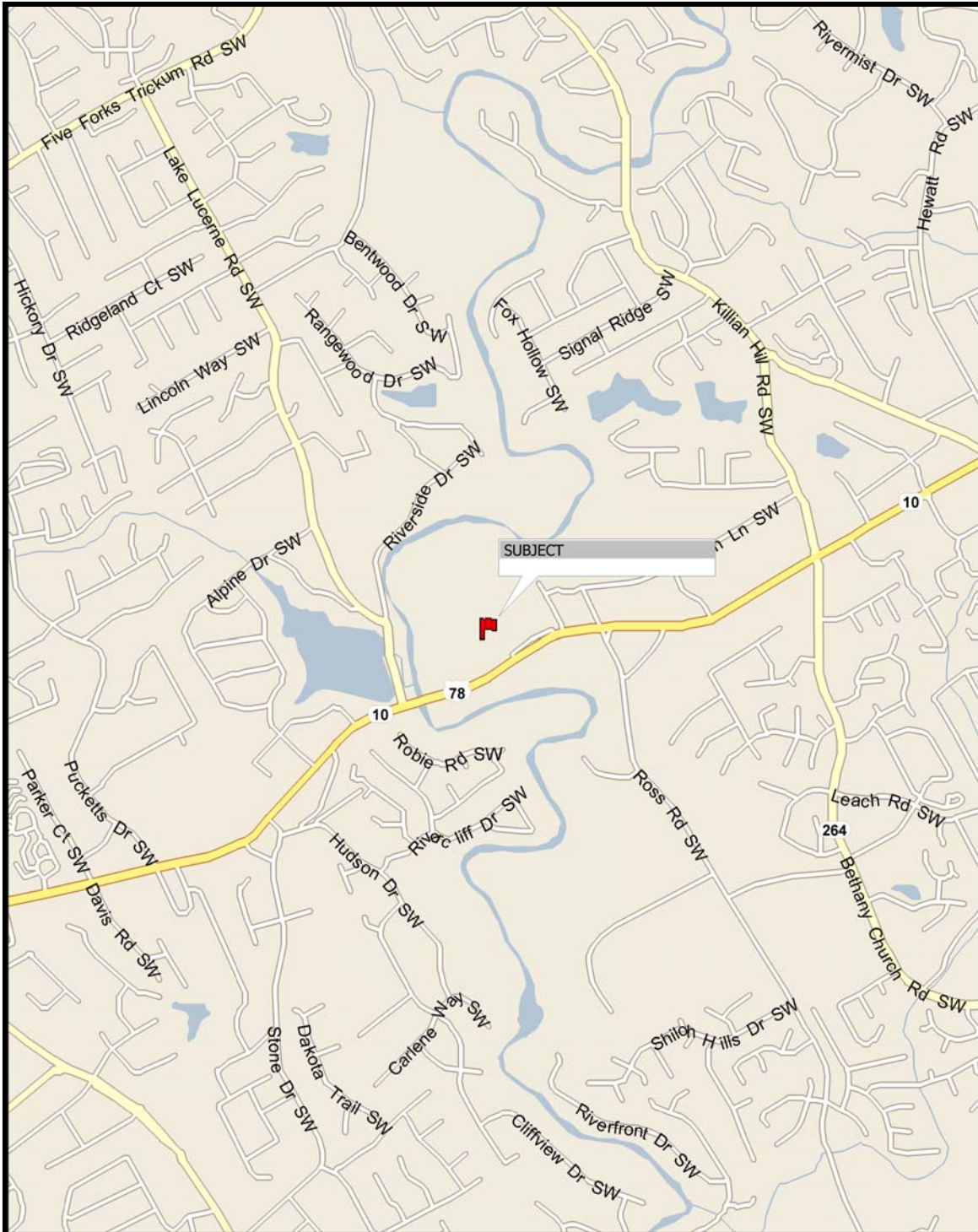


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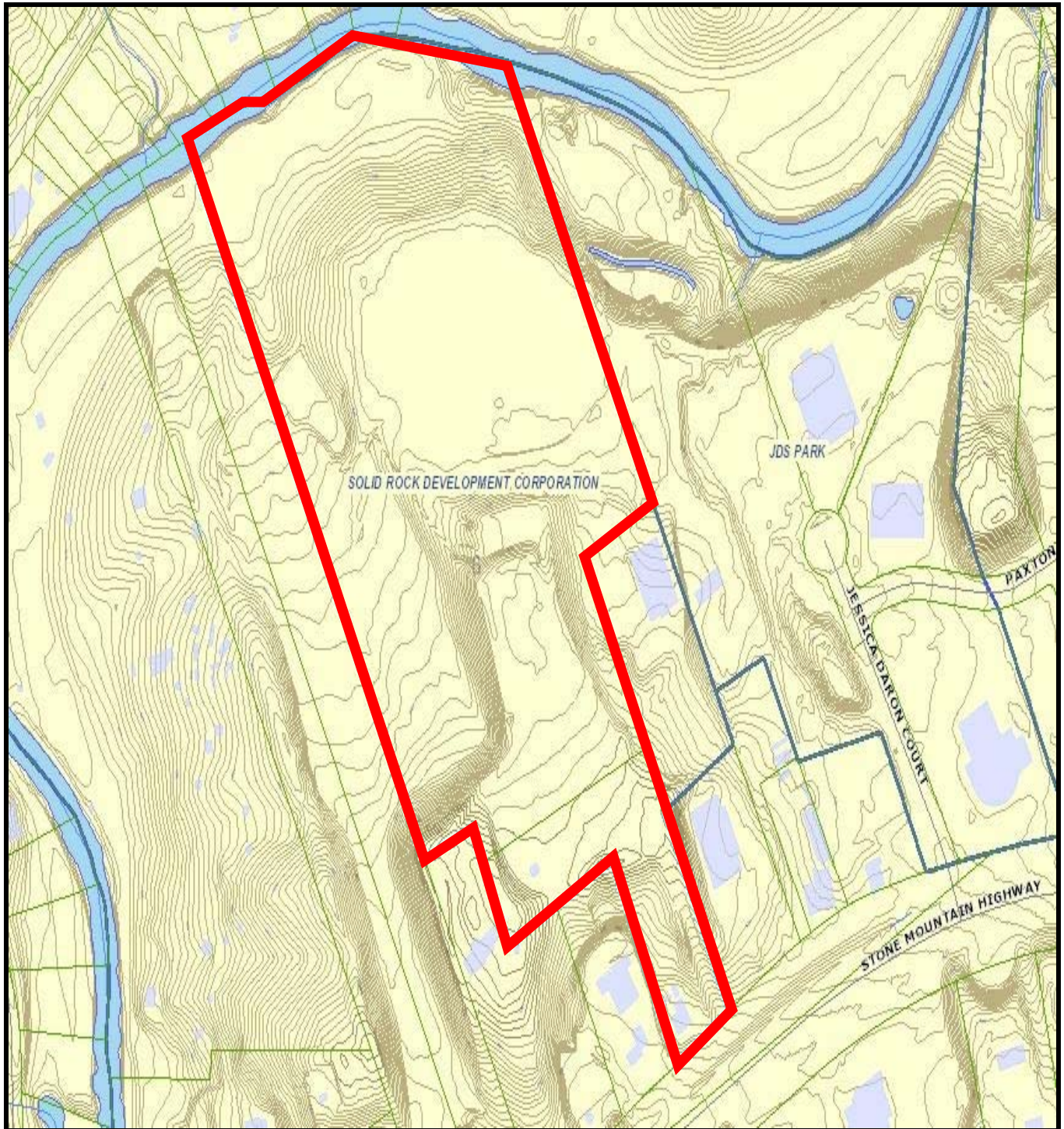
MAPS

ZOOMED



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PHOTOS OF SITE



HOUSE, BILLBOARD AND CELL TOWER ON SITE



CENTER OF PROPERTY



HIGHWAY 78 FACING WEST



PINES NEAR YELLOW RIVER

PHOTOS OF SITE



HIGHWAY 78 FACING EAST



PROPERTY FACING HIGHWAY 78



CENTER OF TRACT