

FOR SALE

C-2 Commercial Site with Dual Road Frontages
Gwinnett County, GA
0 Oak Grove Rd, Loganville, GA 30052

For More Information: Stephen Lovett
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All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

C-2 Commercial Parcel for High Demand Uses

0 OAK GROVE RD, LOGANVILLE, GA 30052



OFFERING SUMMARY

Sale Price:	\$679,000
Price / Acre:	\$123,007
Lot Size:	5.52 Acres
Hwy 78 Traffic Count:	33,000 VPD
Population Within 10 Mile Radius:	340,000
New Homes Ave SP Within 5 Mile Radius In 2022:	\$396,100
Zoning:	C-2
School Districts:	Trip ES Bay Creek MS Grayson HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present this 5.52-acre property in Loganville, GA on the eastern Gwinnett County and western Walton County border, with very easy access to the major travel corridor of Highway 78 (Athens Highway). With housing starts and traffic increasing rapidly, this is an opportunity to join the commercial market along the Highway 78 corridor. Site is zoned C-2 in Gwinnett County and would be ideal for a number of high demand uses such as doggy daycare/grooming, auto parts, dollar/variety store, retail, restaurant, and more. Also with the FLUM calling for Community Mixed Use, some use could also incorporate townhomes, giving this site many options. Topography is level and the dual road frontage access to the site is a great advantage in the area. There is a pond and a stream on the property which makes approximately 3.5 acres usable. All utilities are available, including public water – public sewer is nearby but not to site currently.

LOCATION OVERVIEW

Site is located roughly 40 miles northeast of Atlanta perimeter and about 28 miles southwest of Athens on the border of Walton and Gwinnett counties. Walton has seen consistent growth since the 1990s and neighboring Gwinnett, one of the most populated counties in the southeastern United States, continues to grow. Simultaneously, there is major employment in both, including Takeda Biotechnology, Hitachi Astemo and Walmart Distribution, as well as the new multi-billion dollar Rivian project nearby, to name but a few. As that development continues, land positions in this area will only become more sought after. Tremendous presence close to Highway 78. Within the Trip ES, Bay Creek MS and Grayson HS districts.

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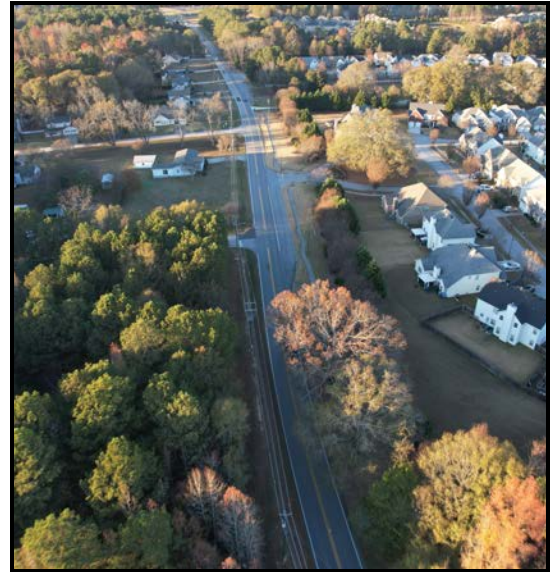


The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

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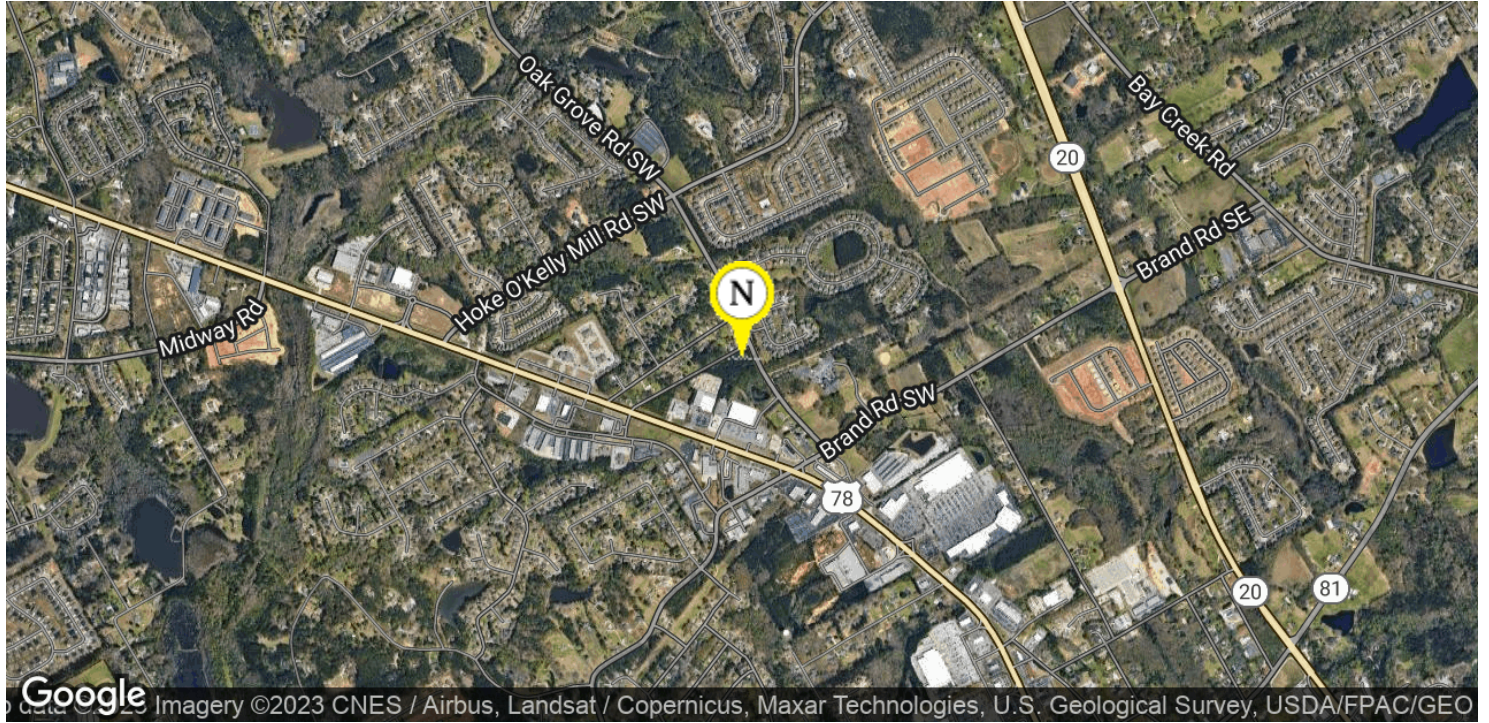
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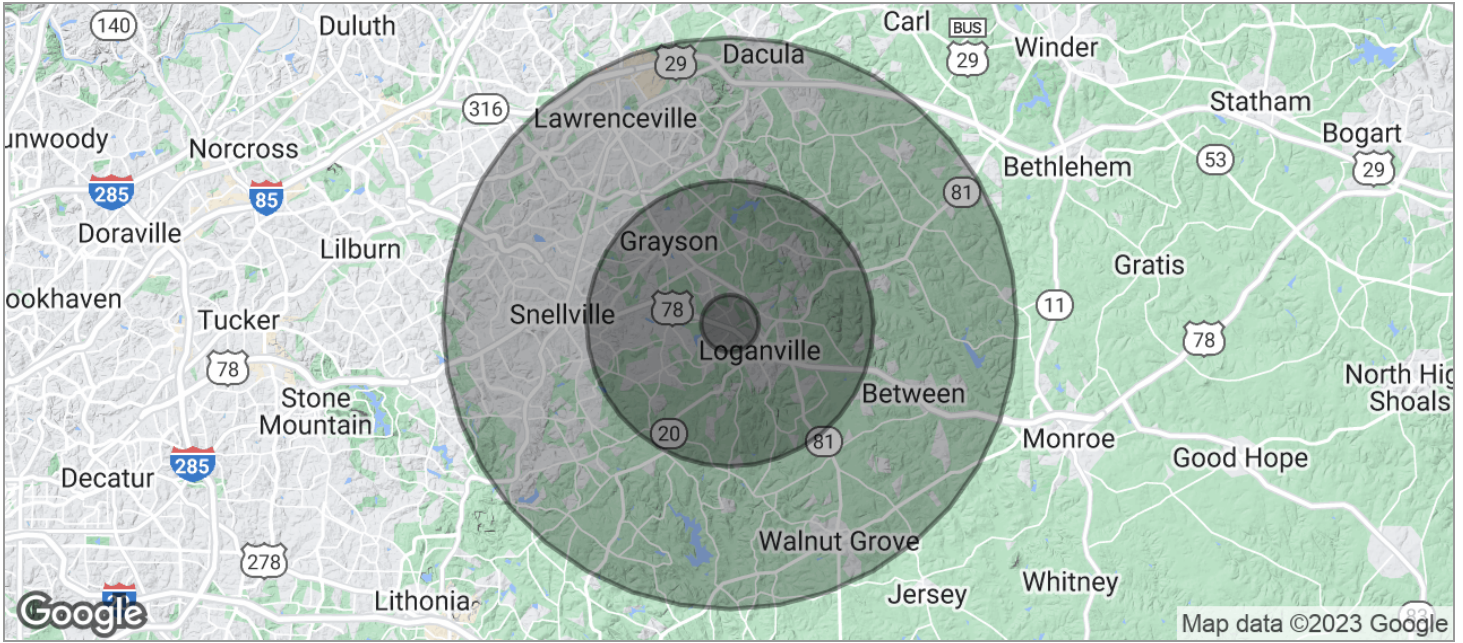
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	49	3,052	14,408
MEDIAN AGE	38.2	31.7	38.1
MEDIAN AGE (MALE)	37.5	31.5	36.8
MEDIAN AGE (FEMALE)	42.4	31.5	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	19	884	5,256
# OF PERSONS PER HH	2.6	3.5	2.7
AVERAGE HH INCOME	\$38,767	\$30,203	\$31,377
AVERAGE HOUSE VALUE	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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