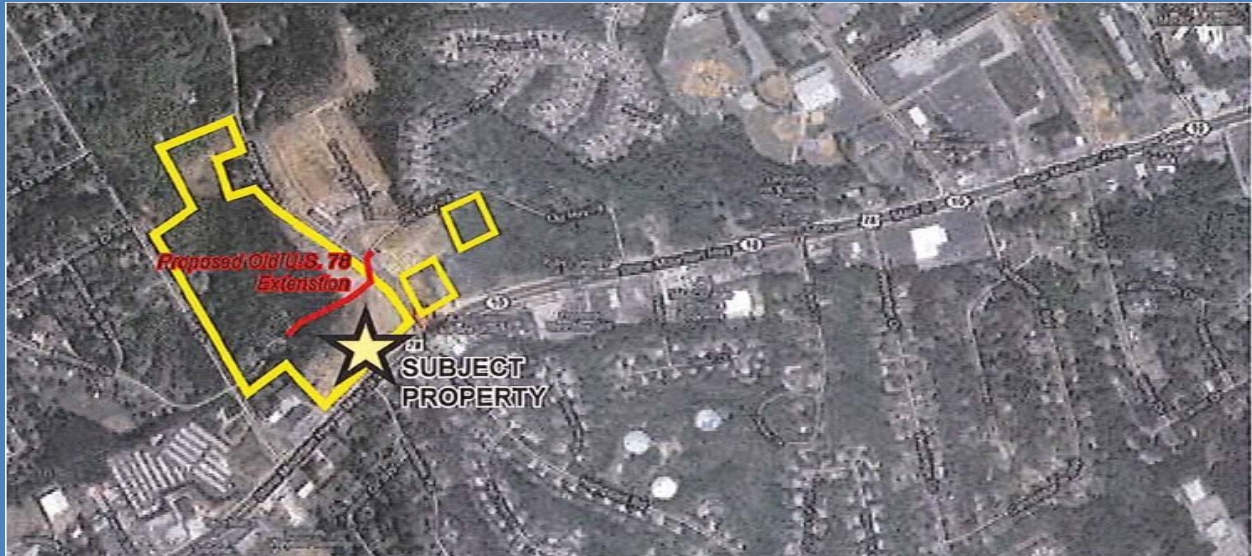


LAND FOR SALE

US HIGHWAY 78 & HIGHPOINT RD. SNELLVILLE GA 30078 GWINNETT COUNTY



Fantastic Opportunity to acquire ±36.45 acres

Located on the north side of the lighted intersection of U.S. Hwy 78 & Highpoint Road in Snellville in the highly sought after Brookwood High School district

This site is west of Emory Eastside Medical Center, and numerous dining and retail amenities, traffic counts of over 43,000 cars per day.

Local CID conducting extension of Old U.S. 78 through property further enhancing this great location

Site Features Include

- Zoning: ±33.68 acres zoned MUR – Mixed Use Redevelopment, which allows for ±50,000 SF of Commercial, ±120,000 of Office, ±41 residential sires, and ±22 live/work units;
- 1.77 acres zoned C-2 Commercial
- Property fronting U.S. Hwy 78 graded to road level
- All public utilities available, including sewer

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