



Atlanta
Land
Group



FOR SALE

2980 Gravel Springs Rd

Buford, GA 30519

Rosetta Dillard

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Robert Armstrong

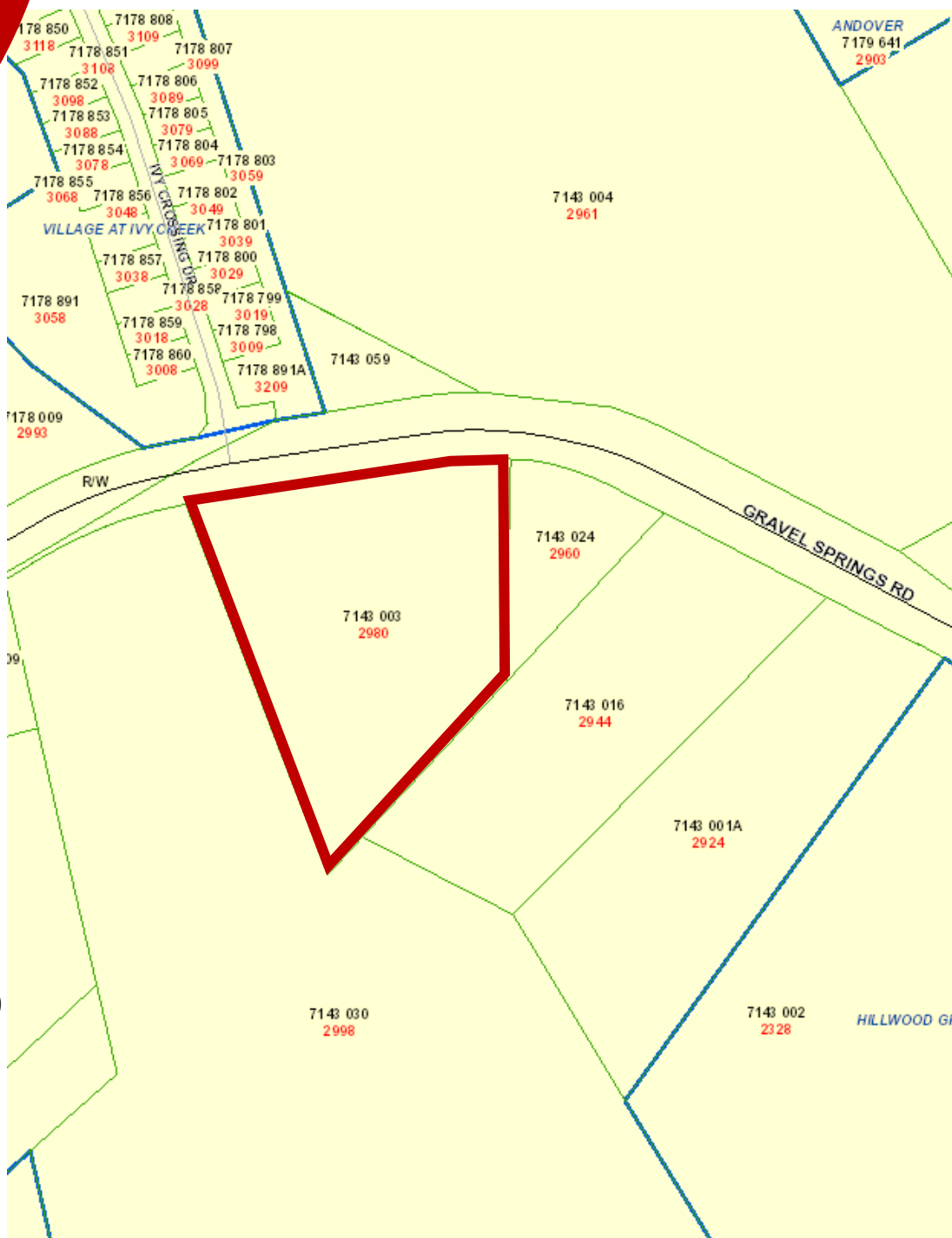
404-790-6100

rarmstrong@AtlantaLandGroup.com

PROPERTY OVERVIEW

- +/- 7.02 Acres
- Gwinnett County – City of Buford
- Zoned C2: Commercial
- +/- 630 ft Frontage on Gravel Springs Rd
- 3,276 Sqft Building on Site
- 28,600 ADT (2020)
- Proximate to Mall of Georgia
- 1 Mile from New Exit on I-85
- 5 Miles from the I-985 and I-85 Intersection
- Parcel can be subdivided for 3 Acres for \$950,000

Offering Price - \$2,000,000



BUILDING PHOTOS



BUILDING PHOTOS

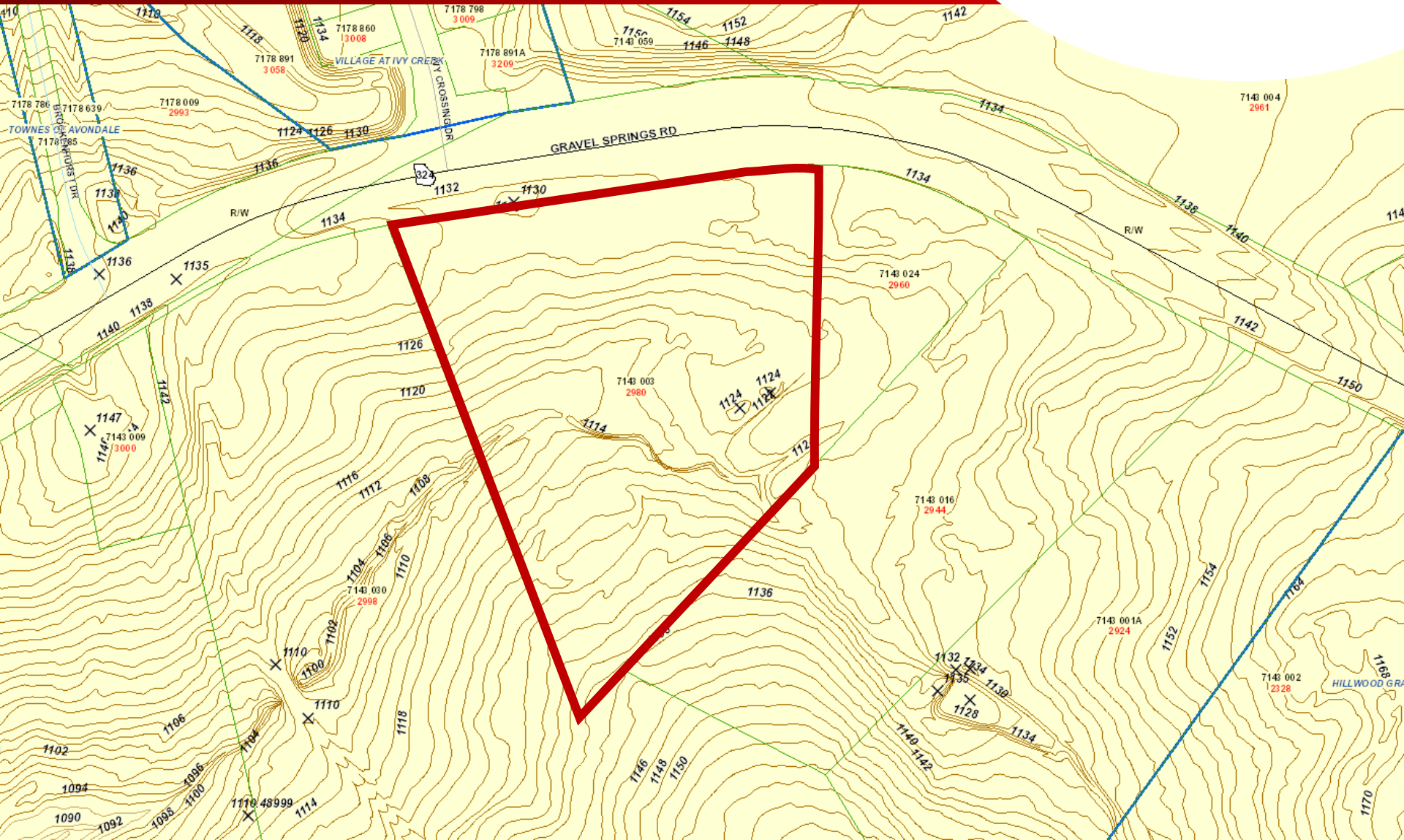


SUBDIVIDED SITE



* Boundary Lines to be Determined

TOPOGRAPHY



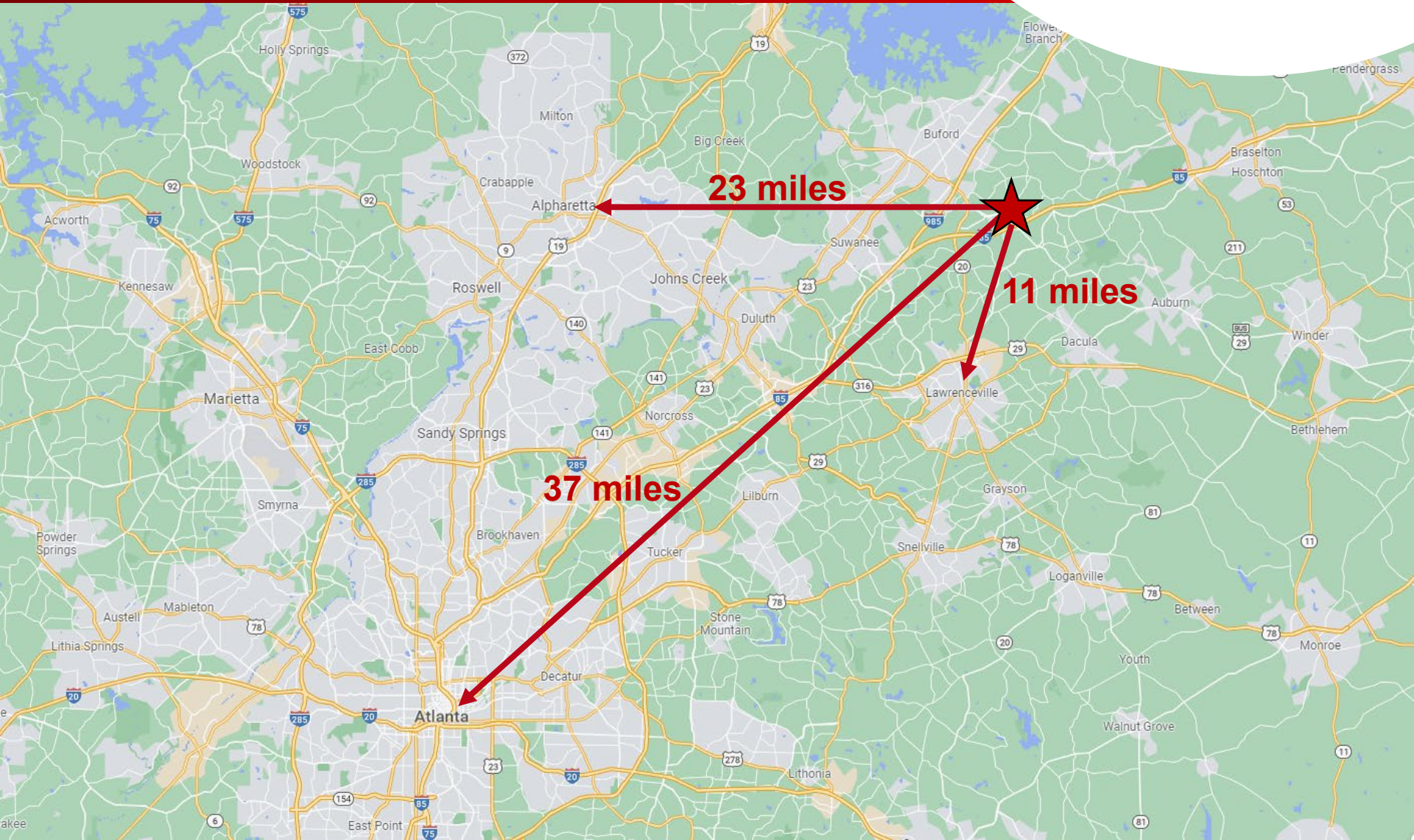
SUBMARKET AERIAL



DISTANCE MAP



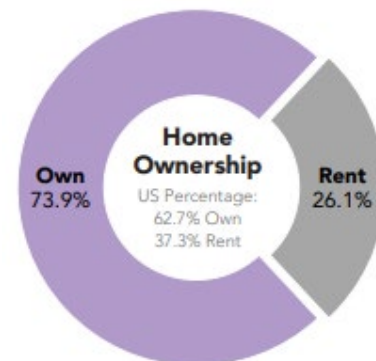
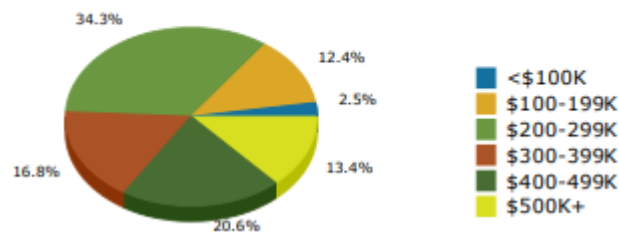
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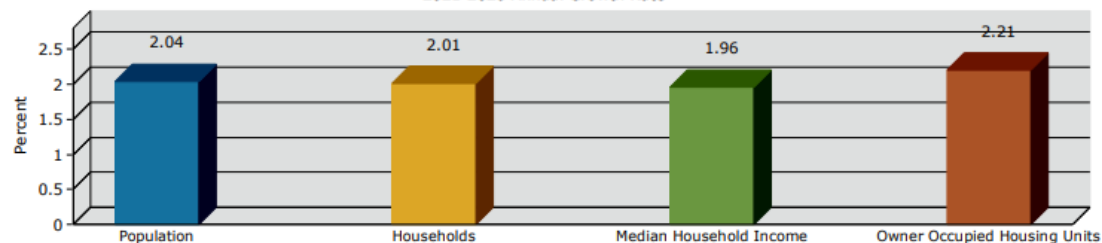
Demographics Esri 2021

	Population	# of Households	Avg Household Income	Median Age
1 Mile	6,185	2,155	\$111,421	34
1-3 Miles	53,526	18,269	\$107,059	36
3-5 Miles	140,663	45,994	\$108,886	36

2021 Home Value



2021-2026 Annual Growth Rate



1 mile

Trends 2021-2026

