

FOR SALE

**1.88 Acres Located at the southeast
intersection of Hwy 124 and Laurens Lane
in Snellville, Georgia Gwinnett County**

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



William R. Johnson, CCIM
Senior Vice President
Associate Broker
T: 404.816.1600
wjohnson@richardbowers.com

Anthony T. Lois
Land and Investment Specialist
T: 404.816.1600
alois@richardbowers.com

Mary Sorrells
Licensed Assistant
T: 404.816.1600
msorrells@richardbowers.com

Richard Bowers & Company

260 Peachtree Street
Suite 2400
Atlanta, GA 30303
T: 404.816.1600
www.richardbowers.com



PROPERTY DETAILS

- Asking Price/Acre:** \$195,000 per acre.
- Price/Sq Ft:** \$4.48
- Zoning:** The property is currently zoned R-100.
- Size:** The property is 1.88 Acres.
- Improvements:** There are no improvements on the site and to the best of the owner's knowledge there have never been any.
- Traffic Counts:** On Hwy 124 approximately 26,180 cars per day.
- Frontage:** The site has approximately 200 feet of direct frontage on Hwy 124 and approximately 350 feet on Laurens Lane.
- Topography:** The property has relatively flat topography and it sits slightly higher than the road.

