

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

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Subject

5245
055
26.61 Ac.

26.6 ACRES ON ALCOVY FOREST DRIVE IN GWINNETT COUNTY

Land:

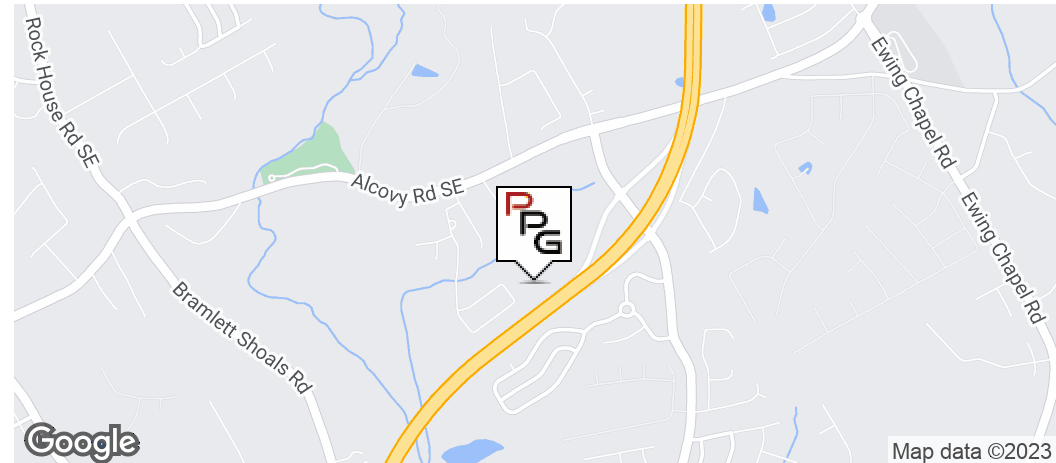
ALCOVY FOREST DR, LAWRENCEVILLE, GA 30045

Subject

FOR SALE

26.6 ACRES ON ALCOVY FOREST DRIVE IN GWINNETT COUNTY

ALCOVY FOREST DR, LAWRENCEVILLE, GA 30045



OFFERING SUMMARY

Sale Price: \$725,000

Available SF:

Lot Size: 26.61 Acres

Zoning: R-100 CSO

Price / SF: \$0.63

PROPERTY OVERVIEW

26+ acres zoned R-100 CSO (Residential within a Conservation Subdivision Overlay District). Tax parcel R5245-055 and R5245-024

PROPERTY HIGHLIGHTS

- The site has been partially cleared.
- Mostly level topography, adequate drainage.
- All utilities available including sewer.

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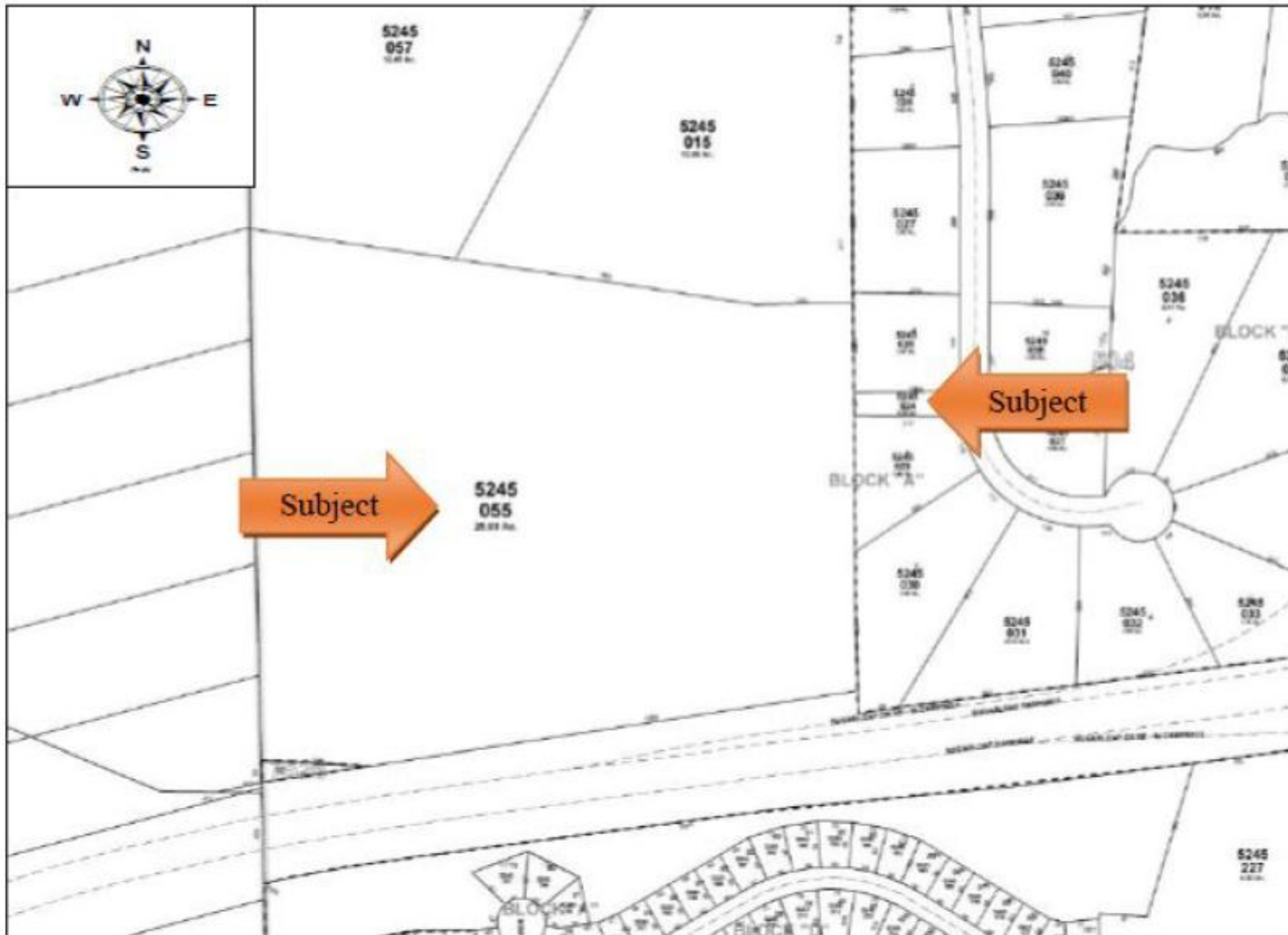
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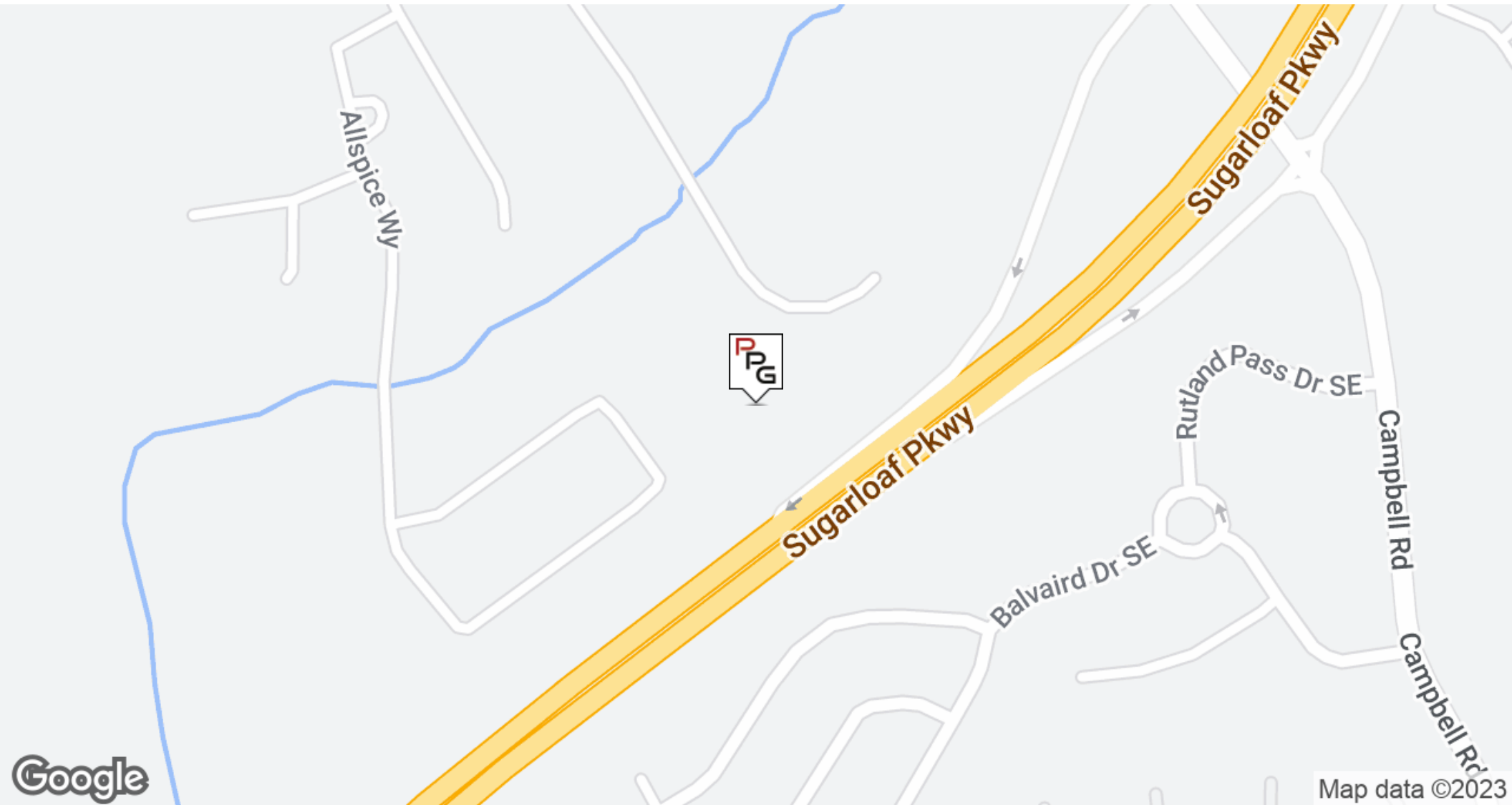
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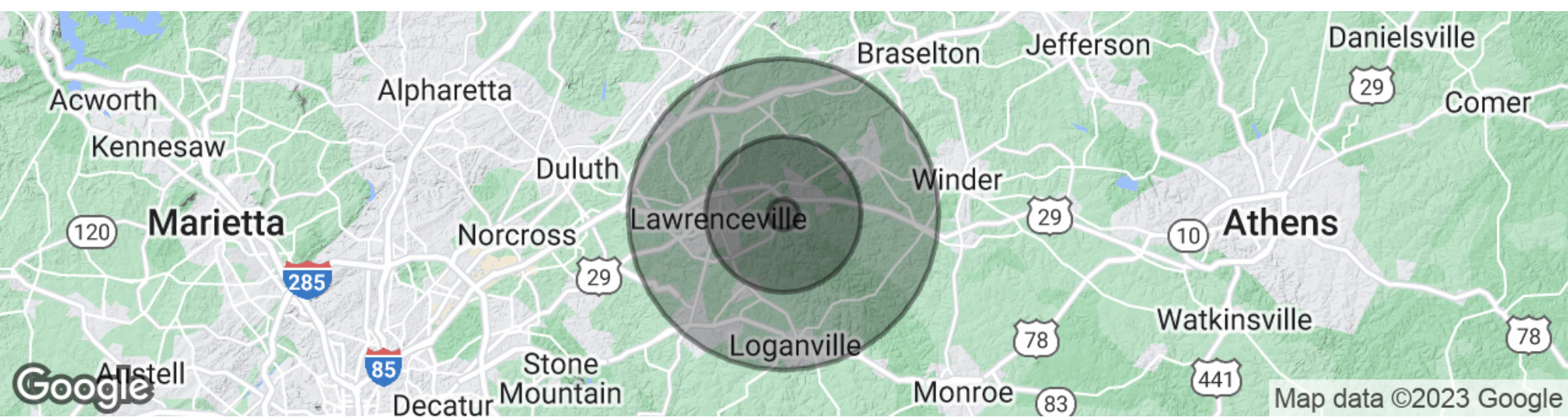
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,366	91,269	392,401
Median age	30.8	32.6	34.0
Median age (Male)	30.9	31.6	33.1
Median age (Female)	30.5	33.4	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	745	27,857	126,373
# of persons per HH	3.2	3.3	3.1
Average HH income	\$68,441	\$79,300	\$80,152
Average house value	\$208,333	\$232,371	\$231,834

** Demographic data derived from 2020 ACS - US Census*

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