

# 1319 Scenic Highway Land For Sale

1319 Scenic Hwy, Lawrenceville, GA 30045



## Property Description

7.69 acre development parcel in unincorporated Gwinnett County between Lawrenceville and Snellville GA near high traffic intersection of Scenic Highway and Webb Gin House Rd. Property is Zoned O&I (Office & Institutional). The site has great visibility from the intersection of Scenic Highway and Webb Gin House Rd

Permitted uses: General Office, Medical Office, Auto Broker, Bank, House of Worship, School, please consult the Gwinnett County use table for OI zoning. May be available for re-zoning for residential.

## Property Highlights

- Unincorporated Gwinnett County
- 7.69 acres
- Zoned O&I (Gwinnett Unincorporated)
- Traffic 42,900 (on Scenic Highway - GDOT)

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	7.69 AC

**DANNY GLUSMAN**

**BROKER**

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dglusman@widespreadgroup.com

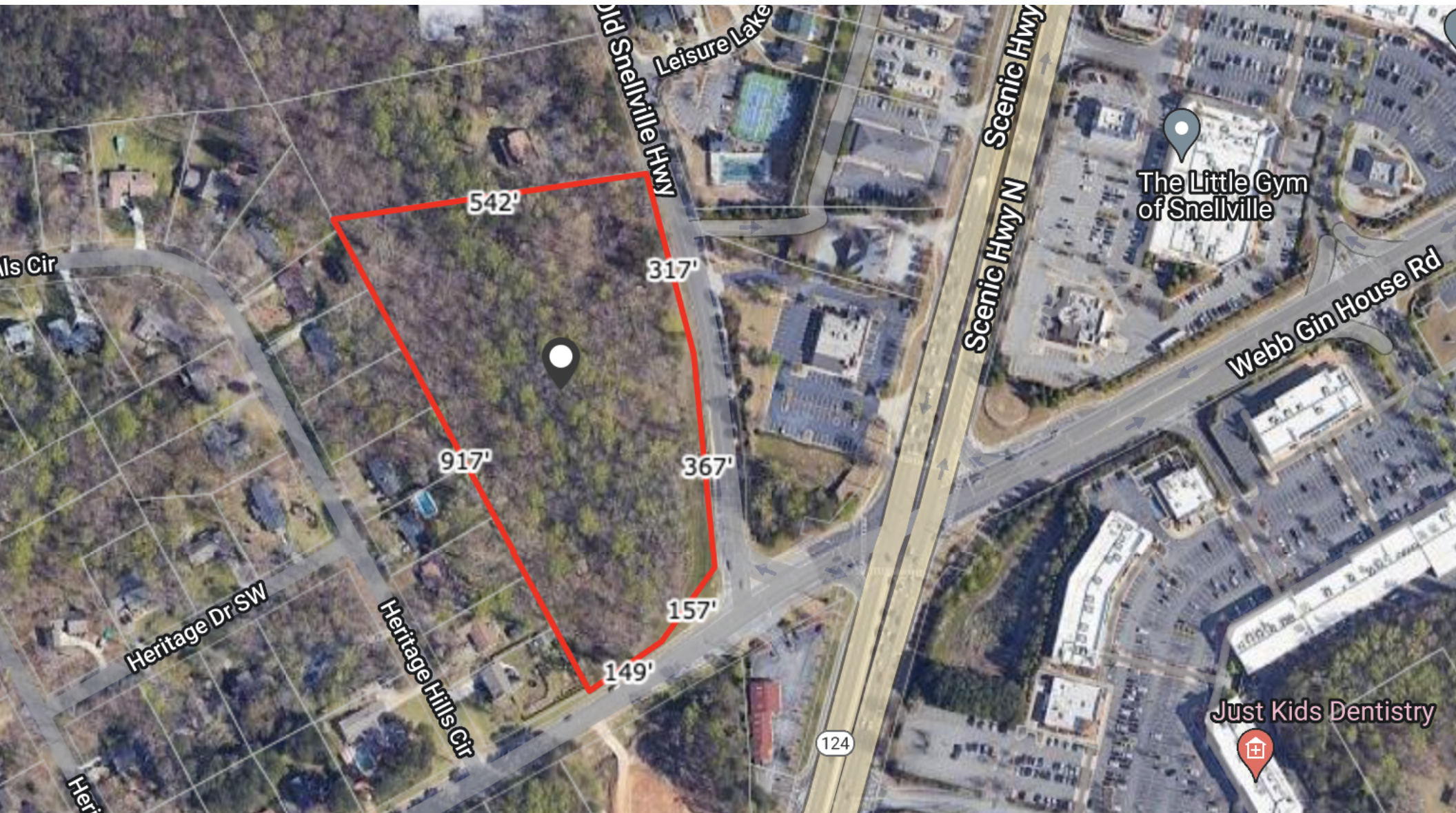
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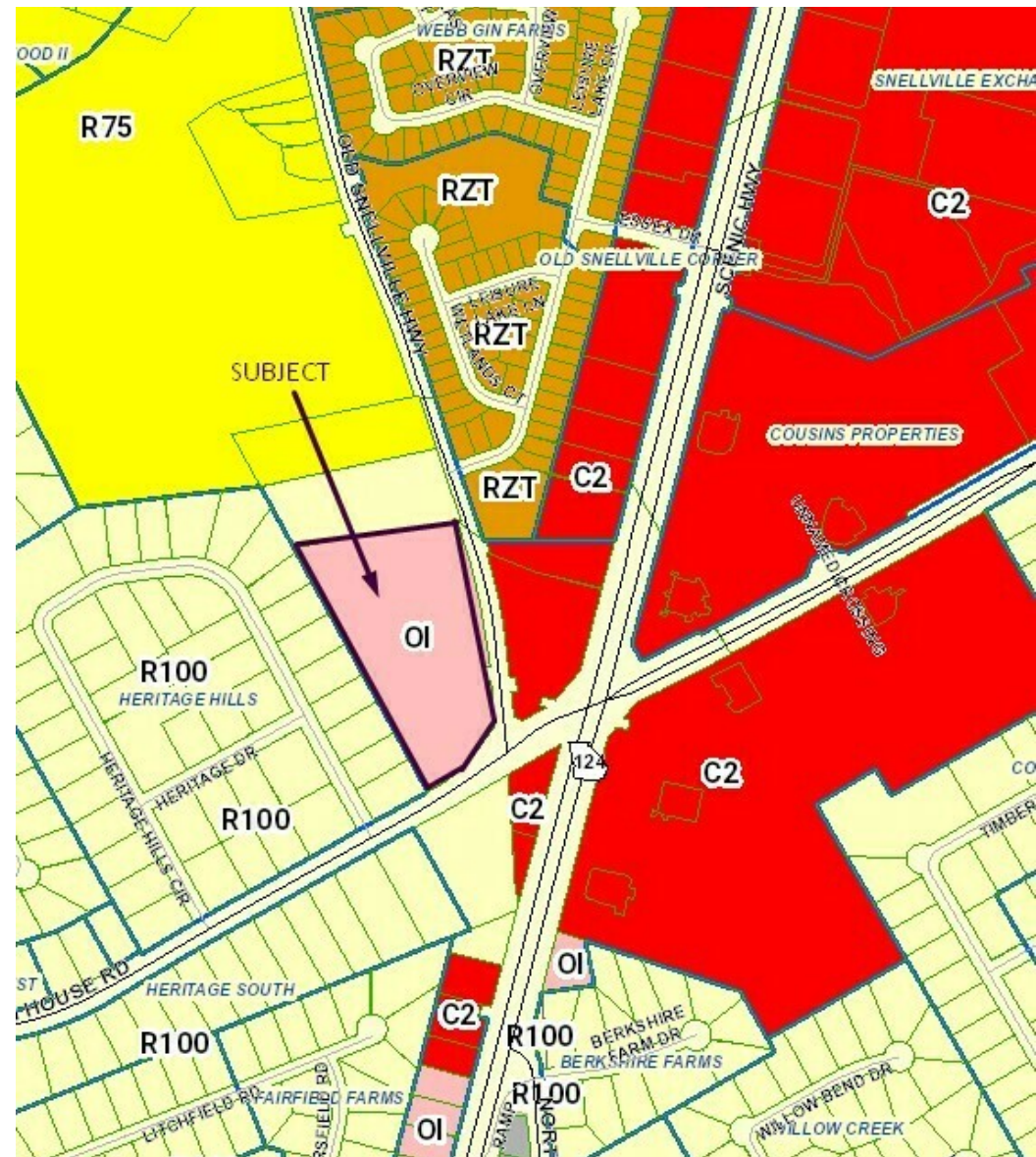
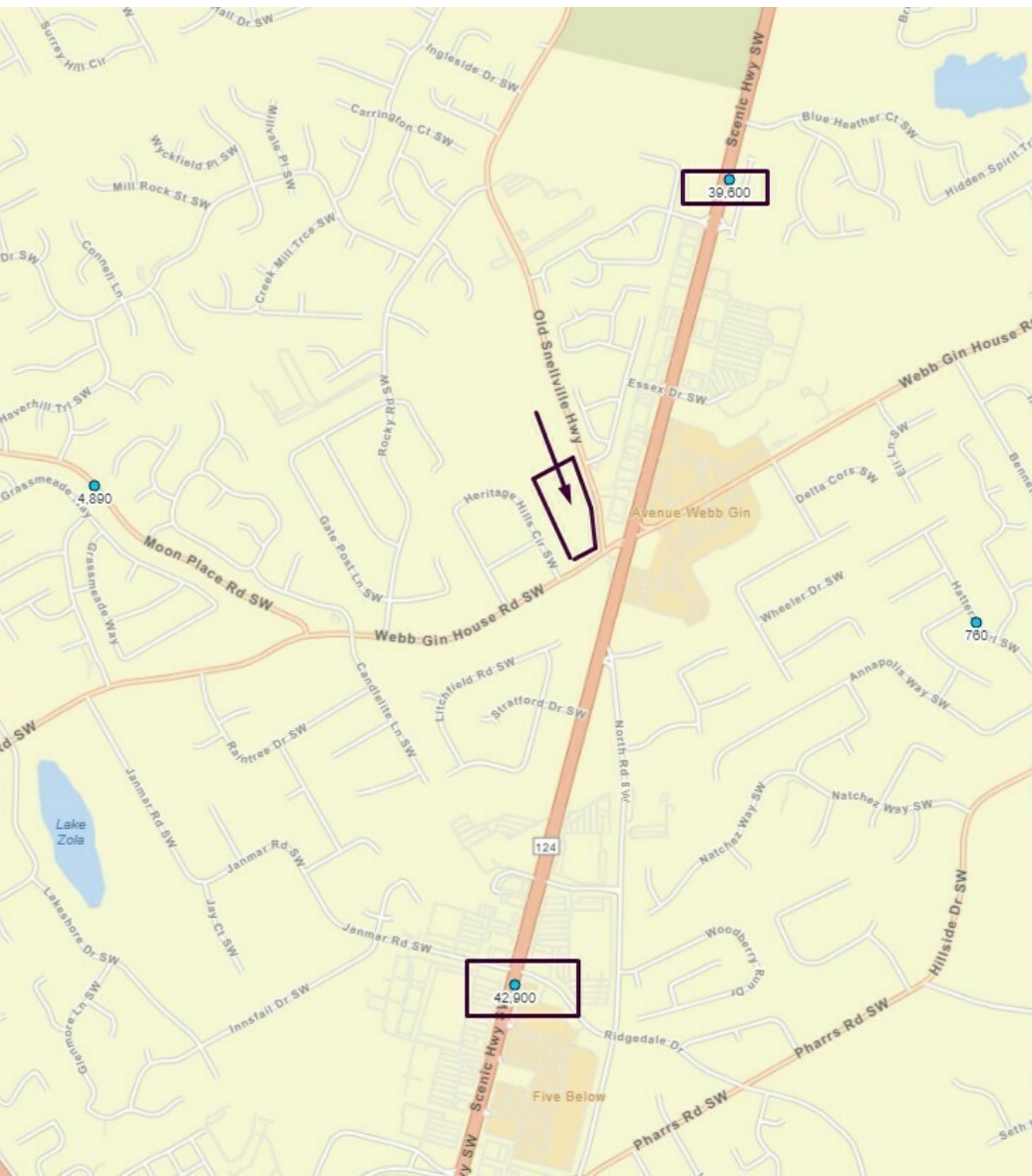
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## Lawrenceville Awarded Regional Excellence 2023

The Atlanta Regional Commission presented the Regional Excellence Award for Livable Center to the City of Lawrenceville and the Novare Group for the Lawrenceville Lawn and Lawrenceville SouthLawn at the State of the Region on Friday, October 27, 2023. The Lawrenceville Lawn, a 5.5-acre City of Lawrenceville park, and the adjacent Lawrenceville SouthLawn mixed-use development bring new green space, housing, and shops to the City's vibrant downtown. The Lawn features a volleyball court, dog park, playground and amphitheater and boasts an exciting schedule of events. The SouthLawn is a live-work-play community that includes 15,000 square feet of retail, 159 single family homes and 426 apartments and townhomes. This ambitious public-private project fulfills the community's long-range vision developed almost 20 years through ARC's Livable Centers Initiative.



## Downtown Lawrenceville

Lawrenceville is the county seat of Gwinnett County, Georgia, United States. It is a suburb of Atlanta, located approximately 30 miles northeast of downtown and neighbors Suwanee, Dacula, and Duluth. The City of Lawrenceville is known for creating exciting and unique family-friendly events in and around Downtown Lawrenceville.

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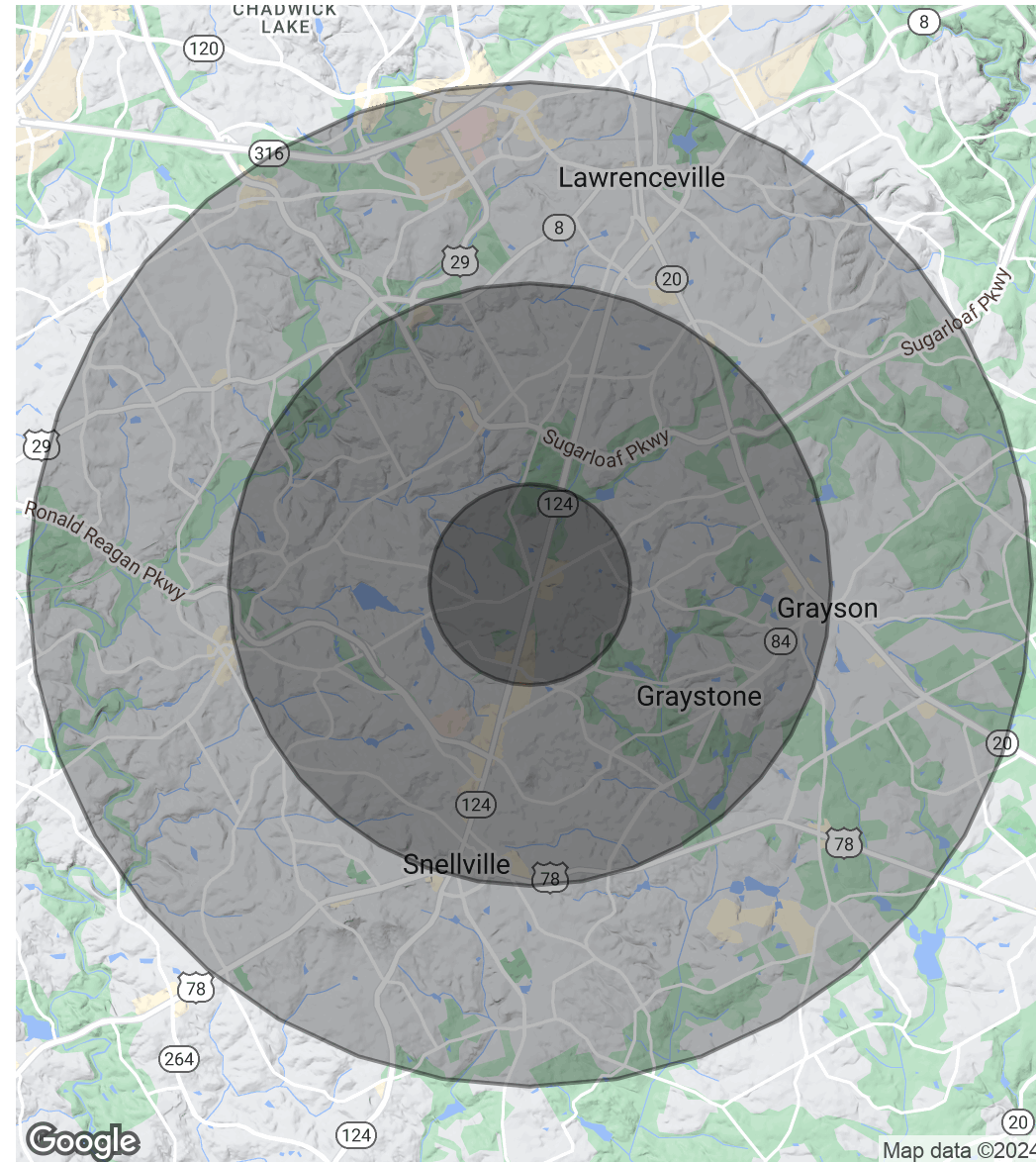
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,429	71,168	187,704
Average Age	38.2	38.7	36.9
Average Age (Male)	35.4	36.6	35.2
Average Age (Female)	39.5	40.3	38.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,469	23,176	61,193
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$129,238	\$107,670	\$91,876
Average House Value	\$331,271	\$264,284	\$231,031

2020 American Community Survey (ACS)



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