

SENIOR HOUSING SITE - MALL OF GEORGIA

FOR SALE 7 ACRES | GRAVEL SPRINGS ROAD IN GWINNETT COUNTY, GA



MACALLAN
REAL ESTATE

HEATH MILLIGAN
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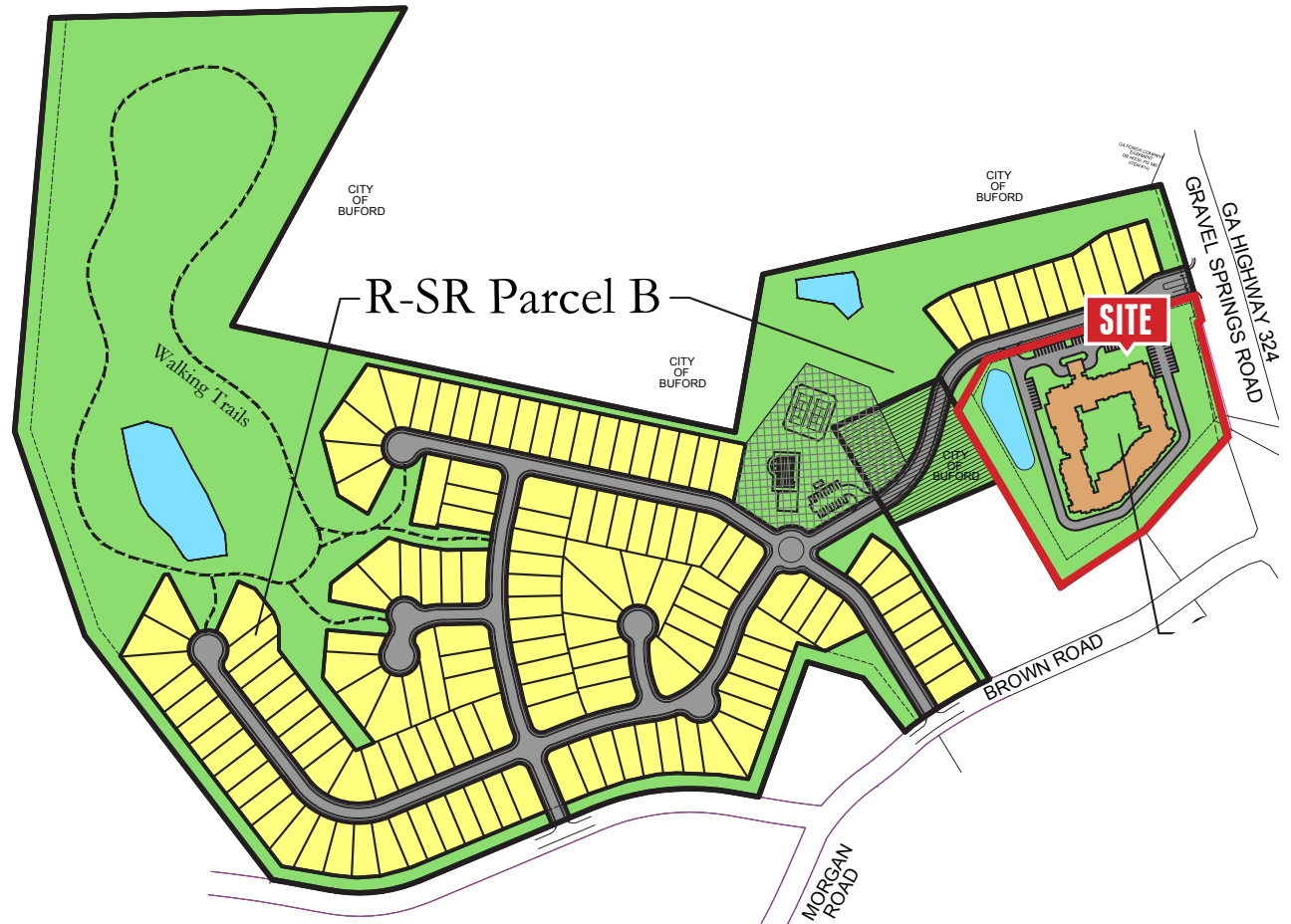
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PROPERTY FEATURES

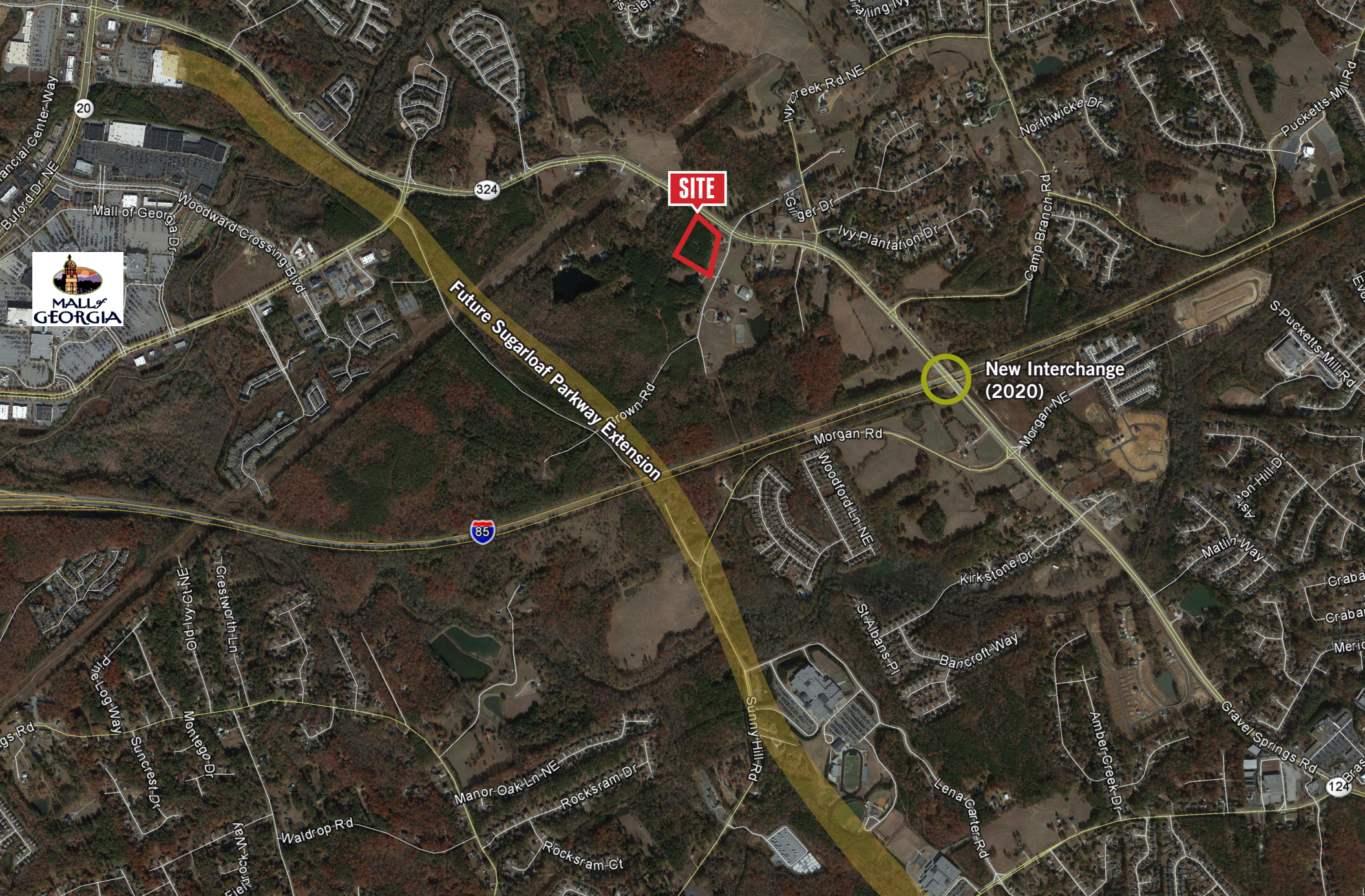
- 7 Acres
- Zoned O-I (Gwinnett County)
- 125 Units approved for Independent/ Assisted Living/Memory Care
- 400+ Feet frontage with Median Cut
- 24,600 Vehicles Per Day (GDOT)
- New Interchange I-85 at Gravel Springs Road (2020)
- 800+ New homes sites under development in close proximity to site
- Close proximity to Mall of Georgia, top retail market place in the State of Georgia
- National Homebuilder developing 150 55+ SF Homes on adjacent property
- Very strong demographic trends (separate attachment)
- Gently Sloping Topography
- All utilities in close proximity and will be provided prior to closing

Asking Price \$1,250,000



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SITE



**New Interchange
(2020)**

Future Sugarloaf Parkway Extension



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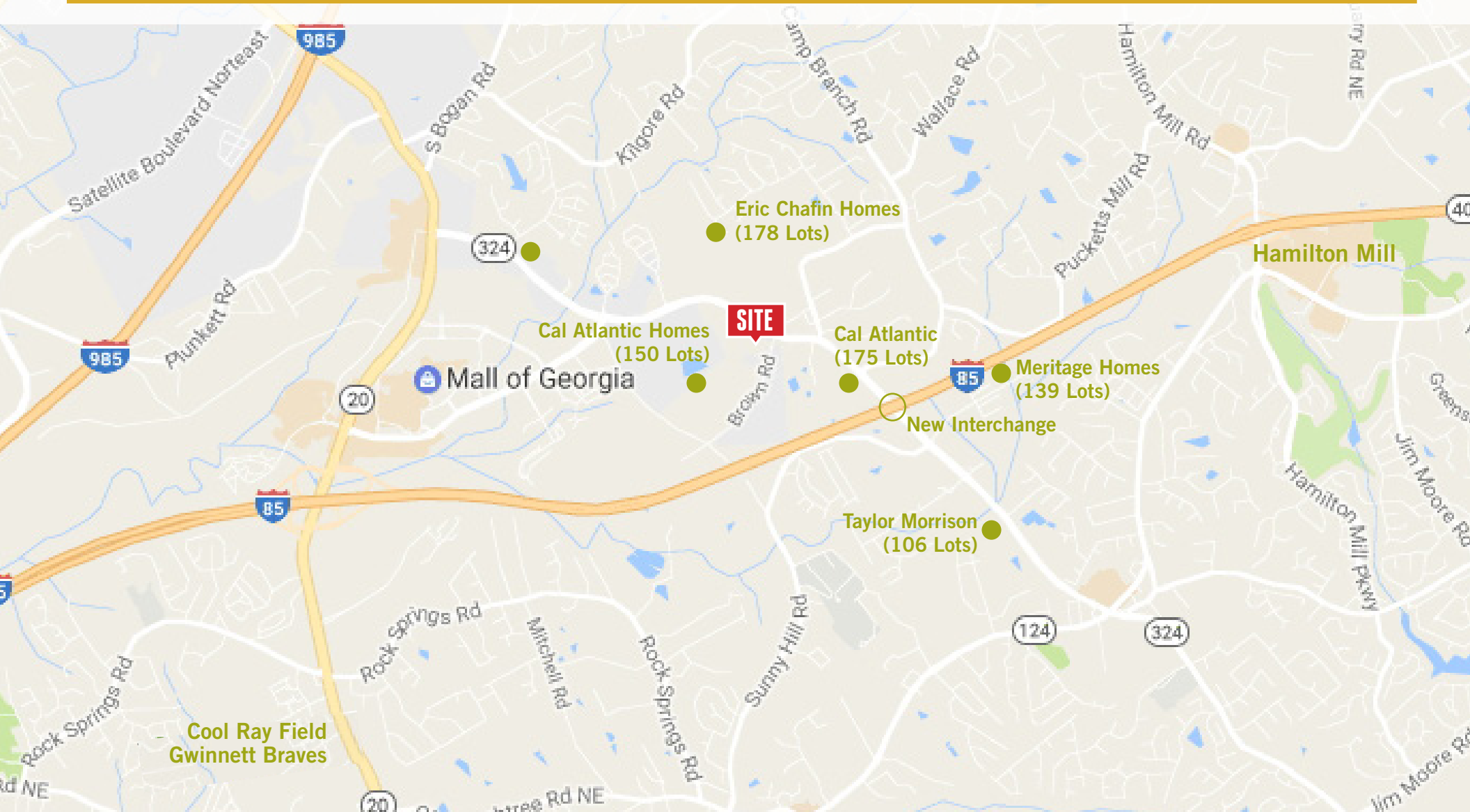
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ACTIVE RESIDENTIAL DEVELOPMENT



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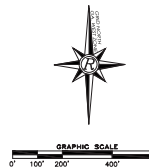
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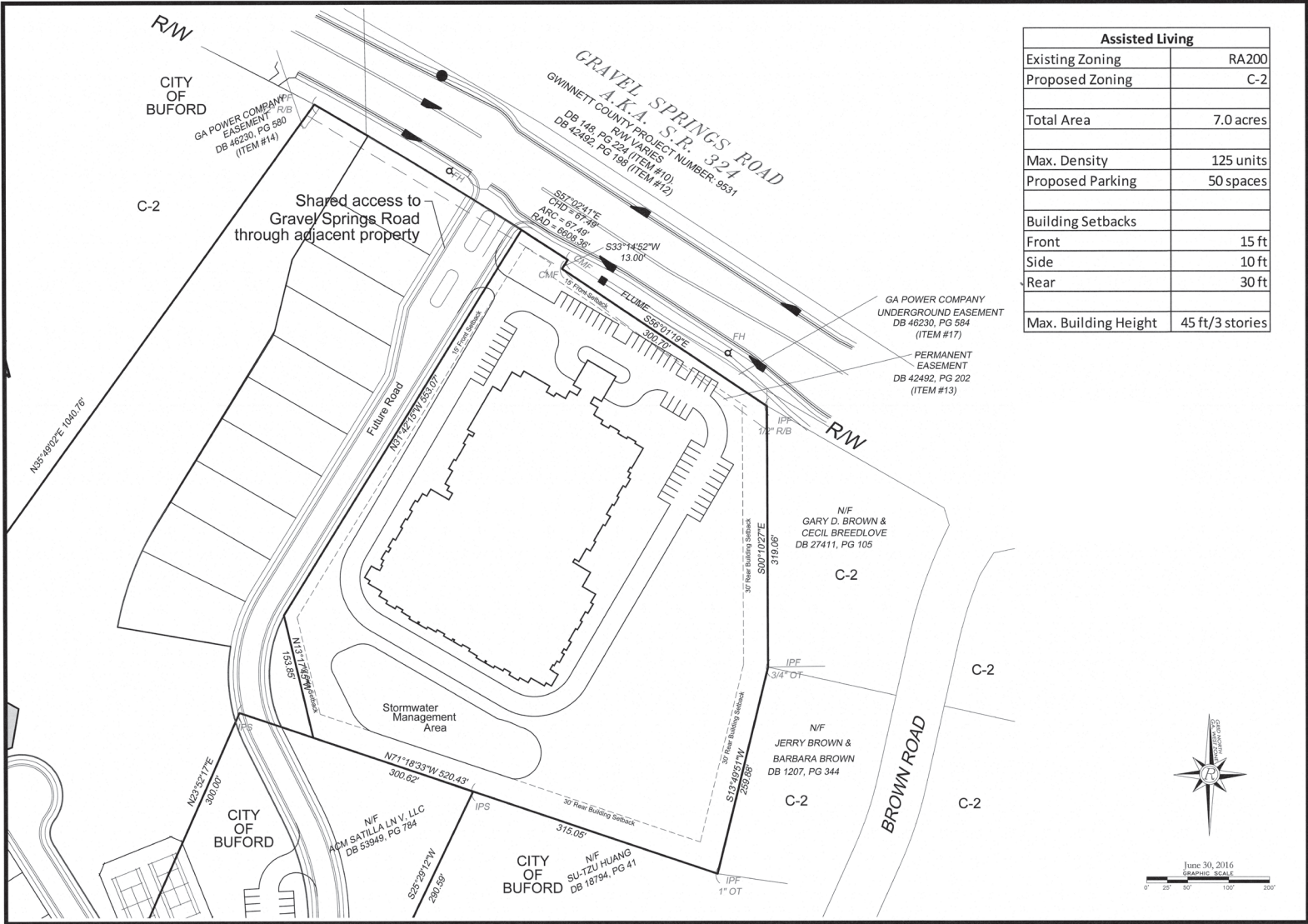
DEVELOPMENT SUMMARY	
PARCEL A	O-1
Total Area	7.0 ac +/-
Total Units	125 Units
PARCEL B	R-SR
Total Area	78.0 ac +/-
52' x 140' Lots	150 lots
PARCEL C	R-ZT
Total Area	27.6 ac +/-
52' x 125' Lots	38 lots
70' x 125' Lots	47 lots
Total Lots	85 lots
PARCEL D	R-60
Total Area	35.0 ac +/-
52' x 130' Lots	90 lots



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SITE PLAN & SURVEY



Assisted Living	
Existing Zoning	RA200
Proposed Zoning	C-2
Total Area	7.0 acres
Max. Density	125 units
Proposed Parking	50 spaces
Building Setbacks	
Front	15 ft
Side	10 ft
Rear	30 ft
Max. Building Height	45 ft/3 stories



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Information is deemed from reliable sources.
No warranty is made as to its accuracy.

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