

±3.30 ACRES | 4002 ZOAR CHURCH ROAD, SNELLVILLE GEORGIA 30039



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OVERVIEW

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Prime Commercial Land – 3.30 Acres in Snellville, GA

Don't miss this exceptional opportunity to own a prime commercial property in a highly sought-after location! This 3.30-acre tract, zoned C-2, is perfectly situated adjacent to the bustling Walmart Supercenter, offering outstanding visibility and traffic in Snellville, GA. Located in the thriving northeast metro Atlanta area, this property is ideal for your next business or investment venture.

Address: [4002 Zoar Church Road, Snellville, GA 30039](#)

County: Gwinnett

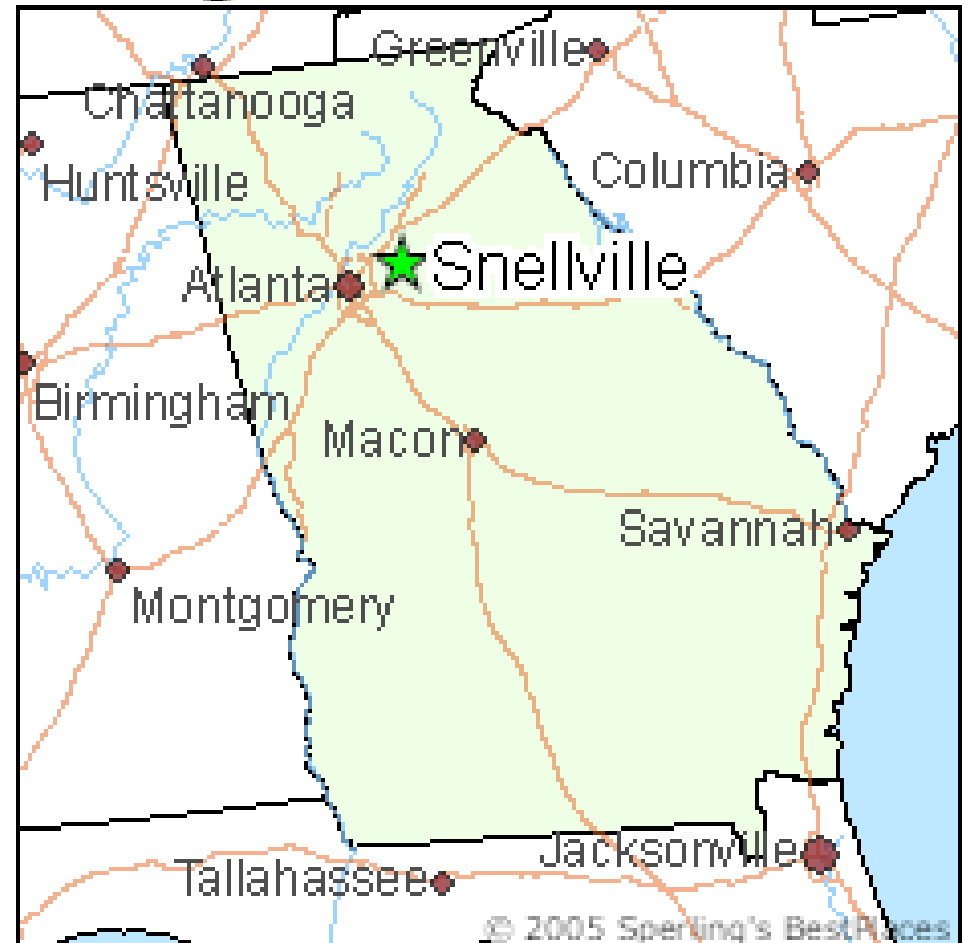
Zoning: [C-2 General Business District](#).

Parcel ID: R6020 126

Annual Property Tax: \$7,917.98

Whether you're looking to develop or expand, this property's strategic location and high-growth area make it a rare find. Act now to secure this incredible investment opportunity!

Georgia



Property Description

Introducing this Perfect Investment Opportunity! Are you looking for a prime commercial tract of land in an ideal location? Look no further! We are thrilled to present a remarkable property with C-2 zoning, situated right next to the bustling Walmart Supercenter in Snellville, part of the thriving northeast metro Atlanta MSA.

Key Features: Unbeatable Location: Conveniently positioned on one of the main arteries through Snellville, this property offers exceptional visibility and accessibility. With a curb cuts on Zoar Church Road and adjoining shopping center, your business will benefit from high traffic exposure and a steady flow of potential customers.

Strong Demographics: Located in a high household income area, with an impressive average income of over \$76,000 within a 1-mile radius, this property provides an excellent customer base for various commercial ventures. The affluent community surrounding the site ensures a receptive market eager for quality goods and services.

Walmart Supercenter: With the property directly adjacent to the Walmart Supercenter, you have a unique opportunity to tap into the foot traffic generated by one of the nation's leading retail giants. This strategic positioning provides a built-in customer base, boosting your business potential.

Zoning and Utilities: The C-2 zoning designation allows for a wide range of commercial uses, ensuring flexibility for various business types. Additionally, utilities such as electric, water, gas, and sewer are readily available.

Surrounding Amenities: The property is flanked by an adjoining strip center to the south, providing additional convenience for potential customers. This complementary retail space can foster synergistic partnerships and enhance the overall appeal of the location. Whether you envision a retail store, restaurant, service-oriented establishment, or any other commercial venture, this property offers the perfect canvas to bring your business dreams to life. Don't miss out on this exceptional opportunity to establish your presence in a thriving community with strong economic potential. Contact us today to learn more about this prime commercial tract of land. Don't wait too long, as properties of this caliber seldom stay on the market for long!

AERIAL VIEW

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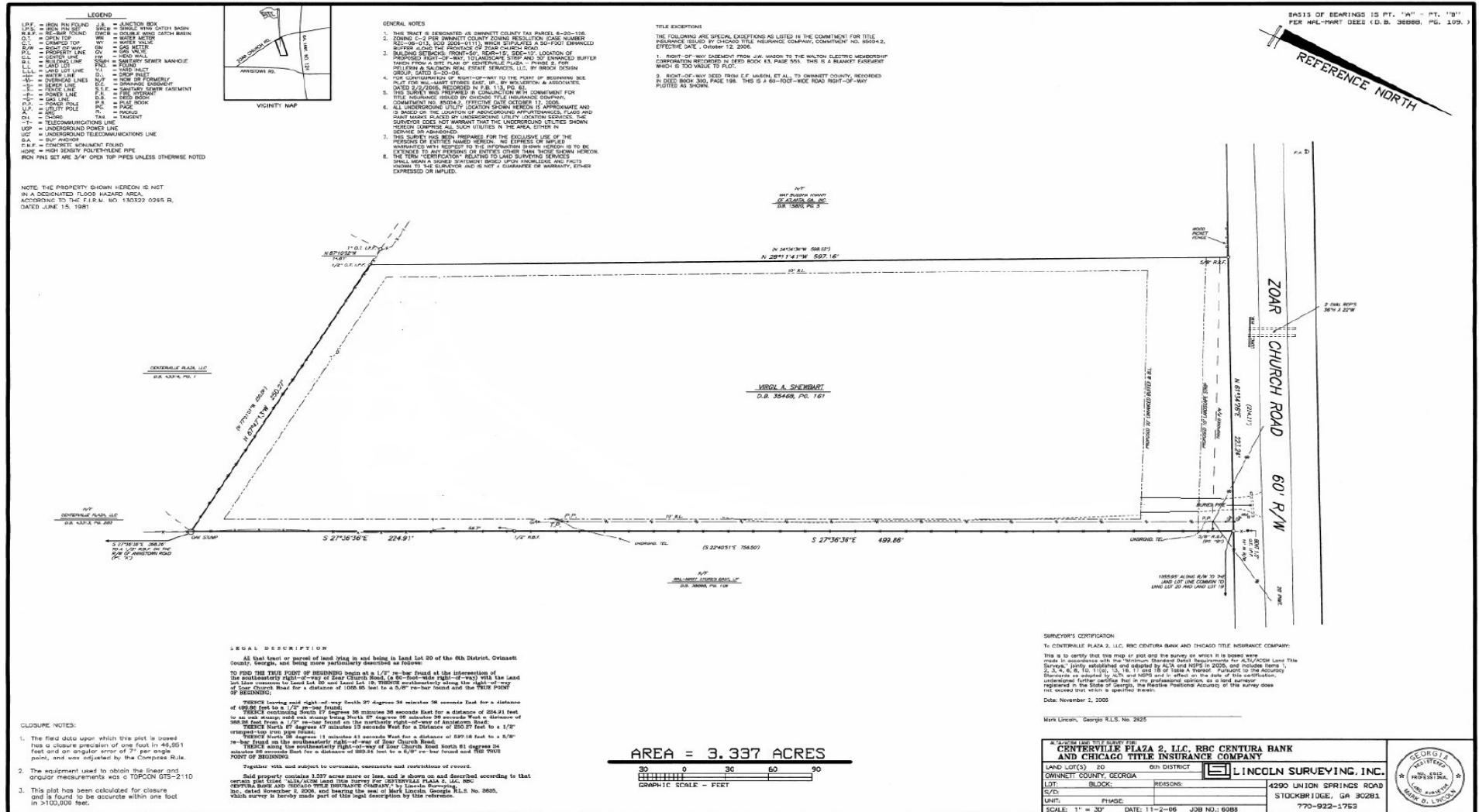


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PROPERTY PHOTOS

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KEY FACTS

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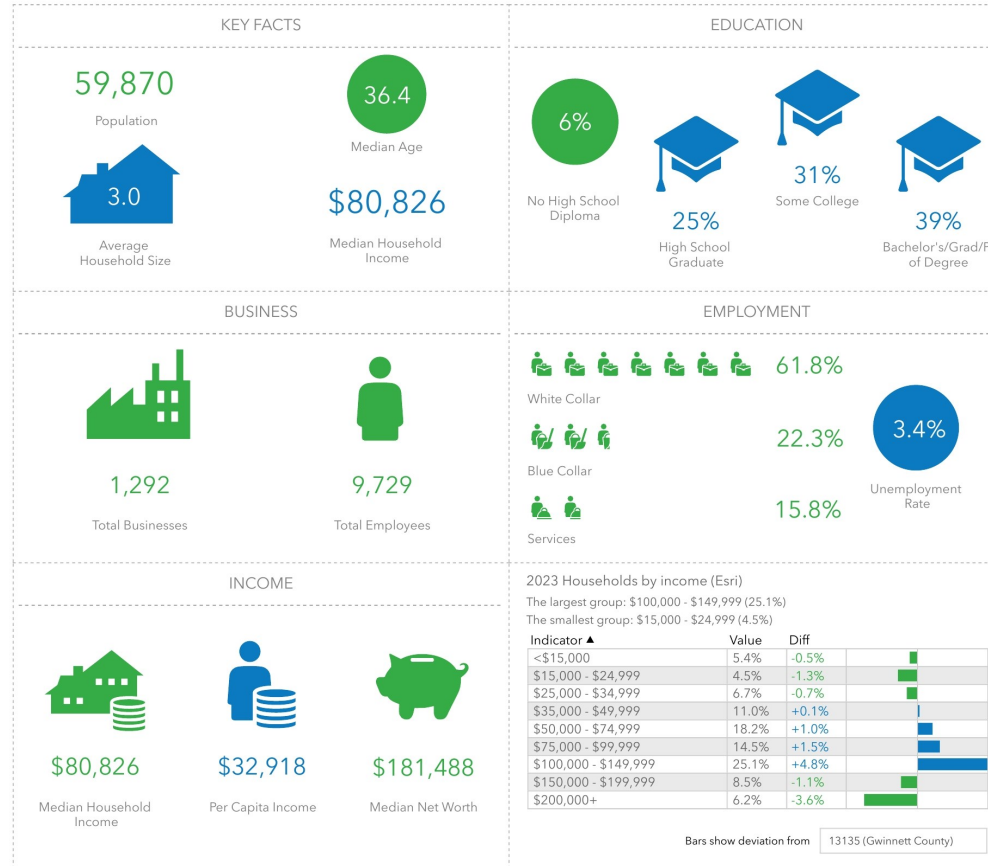
Key Facts

4002 Zoar Church Rd SW, Snellville, Georgia, 30039 2 (3 miles)
4002 Zoar Church Rd SW, Snellville, Georgia, 30039
Ring of 3 miles

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Latitude: 33.80822
Longitude: -84.04864

Key Facts

4002 Zoar Church Rd SW, Snellville, Georgia, 30039 2
Ring of 3 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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DEMOGRAPHICS

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Demographic and Income Profile

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Summary	Census 2010	Census 2020	2023	2028
Population	51,358	59,554	59,870	60,336
Households	17,130	19,467	19,660	19,896
Families	13,356	-	14,919	15,051
Average Household Size	2.99	3.06	3.04	3.03
Owner Occupied Housing Units	13,682	-	15,022	15,393
Renter Occupied Housing Units	3,450	-	4,638	4,503
Median Age	34.9	-	36.4	36.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.16%	0.51%	0.30%
Households	0.24%	0.65%	0.49%
Families	0.18%	0.59%	0.44%
Owner HHs	0.49%	0.82%	0.66%
Median Household Income	3.20%	3.01%	2.57%

Households by Income	Number	Percent	Number	Percent
<\$15,000	1,057	5.4%	841	4.2%
\$15,000 - \$24,999	887	4.5%	648	3.3%
\$25,000 - \$34,999	1,311	6.7%	1,095	5.5%
\$35,000 - \$49,999	2,170	11.0%	1,750	8.8%
\$50,000 - \$74,999	3,578	18.2%	3,236	16.3%
\$75,000 - \$99,999	2,847	14.5%	2,874	14.4%
\$100,000 - \$149,999	4,925	25.1%	5,666	28.5%
\$150,000 - \$199,999	1,671	8.5%	2,255	11.3%
\$200,000+	1,215	6.2%	1,530	7.7%

Median Household Income	\$80,826	\$94,603
Average Household Income	\$100,027	\$115,519
Per Capita Income	\$32,918	\$38,172

Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,721	7.2%	3,780	6.3%	3,874	6.4%
5 - 9	4,203	8.2%	4,099	6.8%	3,947	6.5%
10 - 14	4,431	8.6%	4,297	7.2%	4,258	7.1%
15 - 19	4,179	8.1%	4,057	6.8%	3,847	6.4%
20 - 24	2,843	5.5%	3,695	6.2%	3,345	5.5%
25 - 34	6,347	12.4%	8,912	14.9%	9,160	15.2%
35 - 44	8,347	16.3%	8,030	13.4%	8,689	14.4%
45 - 54	8,105	15.8%	7,928	13.2%	7,359	12.2%
55 - 64	5,647	11.0%	7,513	12.5%	6,890	11.4%
65 - 74	2,277	4.4%	5,308	8.9%	5,754	9.5%
75 - 84	972	1.9%	1,807	3.0%	2,656	4.4%
85+	286	0.6%	444	0.7%	558	0.9%

Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	18,503	36.0%	12,604	21.2%	11,875	19.8%	10,529	17.5%
Black Alone	26,925	52.4%	34,908	58.6%	35,350	59.0%	36,146	59.9%
American Indian Alone	147	0.3%	343	0.6%	354	0.6%	386	0.6%
Asian Alone	1,642	3.2%	2,844	4.8%	3,009	5.0%	3,253	5.4%
Pacific Islander Alone	32	0.1%	46	0.1%	47	0.1%	48	0.1%
Some Other Race Alone	2,360	4.6%	3,888	6.5%	4,134	6.9%	4,517	7.5%
Two or More Races	1,749	3.4%	4,921	8.3%	5,101	8.5%	5,458	9.0%

Hispanic Origin (Any Race)	5,252	10.2%	8,081	13.6%	8,572	14.3%	9,121	15.1%
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Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 12, 2023

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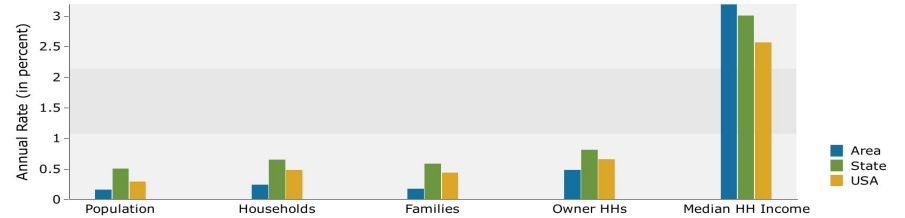


Demographic and Income Profile

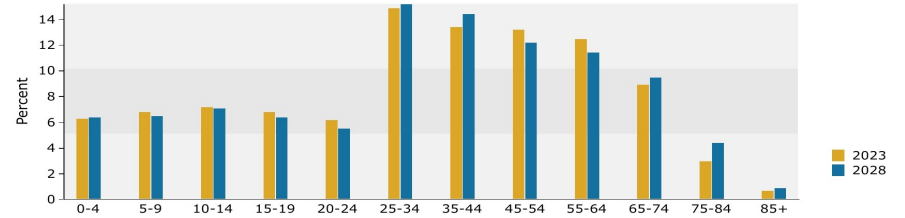
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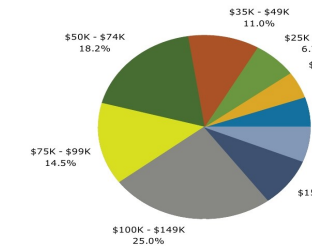
Trends 2023-2028



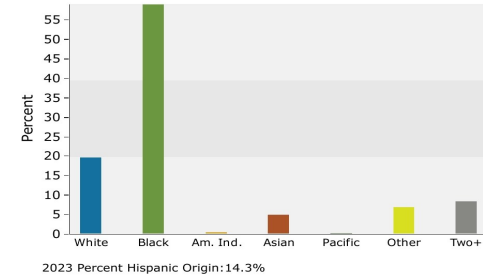
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 12, 2023

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DEMOGRAPHICS

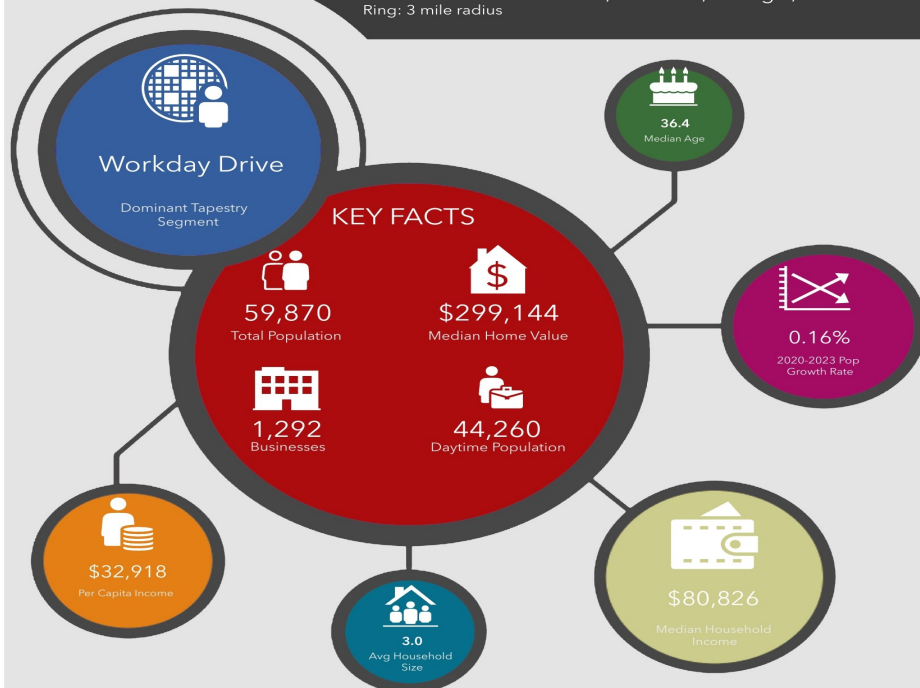
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Executive Summary - Call Outs

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Ring: 3 mile radius



KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS, Esri forecasts for 2023, 2028.

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Spending facts are average annual dollars per household

Housing Market Characteristics

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Housing market characteristics

4002 Zoar Church Rd SW, Snellville, Georgia, 30039 2
Ring: 3 mile radius

\$299,144 ↑
Median Home Value
10% higher than Georgia which is \$268,396

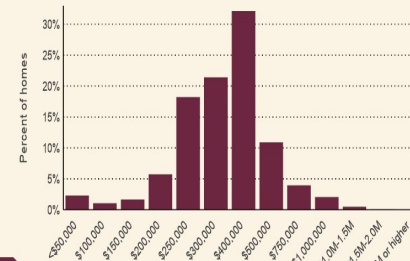
106
Housing Affordability Index

22.2%
Percent of Income for Mortgage

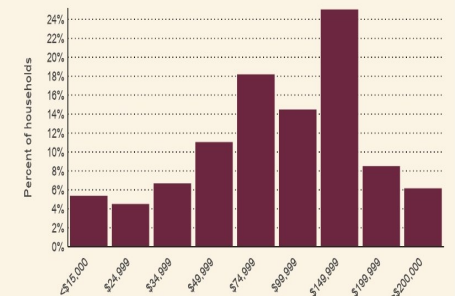
87
Percent of Income for Mortgage (Index)

Age <18	Age 18-64	Age 65+	Total Pop	Pop Growth	Average HH Size	Median Net Worth
14,744	37,567	7,558	59,870	0.16%	3.04	\$181,488

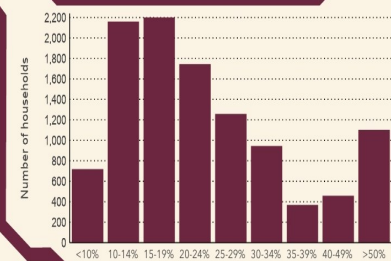
Home value



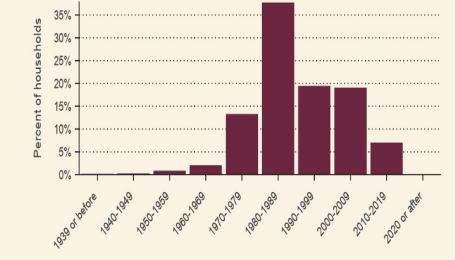
Household income



Mortgage as % salary



Year property built



esri

Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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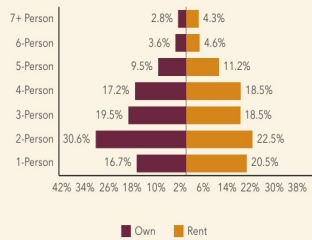
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Housing Market Characteristics

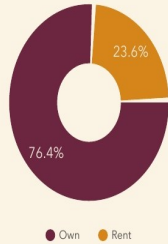
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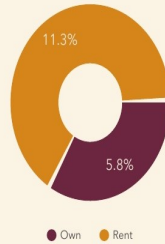
2010 Census housing by size



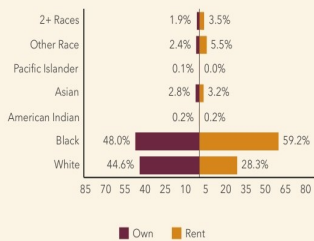
Home ownership



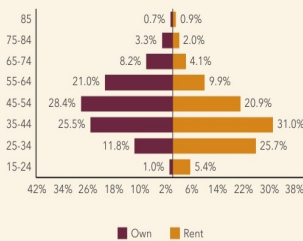
Hispanic home ownership



2010 Housing by race of householder



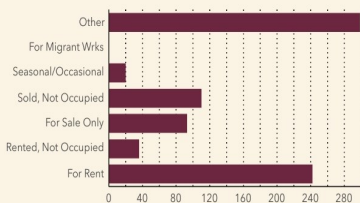
Housing by age of householder



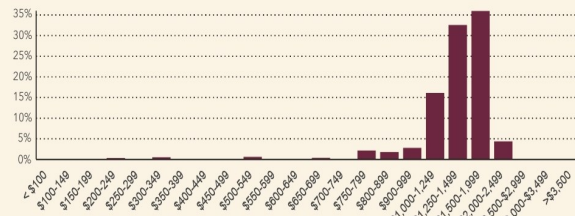
Year householder moved in



Vacant housing units (Total 799)



Gross rent



Commute Profile

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COMMUTE PROFILE

4002 Zoar Church Rd SW, Snellville, Georgia, 30039 2
Ring: 3 mile radius

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



29,059

ACS Workers Age 16+



72.9%

Drove Alone to Work

TRANSPORTATION TO WORK



0.5%

Took Public Transportation



9.8%

Carpooled



0.7%

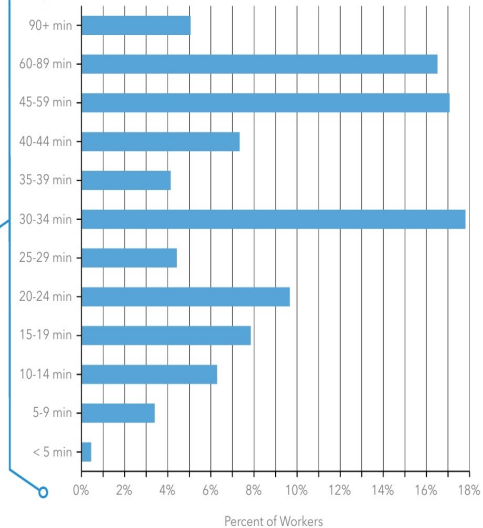
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2017-2021.

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ABOUT THE AREA

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SNELLVILLE

The City of Snellville is located 18 miles east of Atlanta and 45 miles west of Athens at the intersection of Highway 78 and Georgia Highway 124. The city has consistently been one of Gwinnett County's fastest growing cities for the past thirty years, offering an attractive selection of residential neighborhoods, excellent schools, great shopping and a friendly business climate and continues to grow with several upcoming installments. A brand-new development is underway for Downtown Snellville dubbed The Grove at Towne Center. The mixed-use development will create a new central hub for the city including apartments, library, restaurants and a greenway. The new development will serve as Snellville's downtown.

GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2018, the population is estimated to be 927,781 making it the second-most populous county in Georgia. Its county seat is Lawrenceville. The county is named for Button Gwinnett, one of the signatories of the Declaration of Independence. Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosting many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

Gwinnett County is included in the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. It is located about 10 miles northeast of Atlanta's city limits.



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Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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