



**DEVELOPMENT OPPORTUNITY**  
**JIMMY DODD ROAD**  
Buford, GA 30518

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# PROPERTY OVERVIEW



- +/- 6.85 Acres
- Gwinnett County
- Parcel ID: 7350 044
- Zoned R100
- All Utilities Available to Site
- +/- 170 ft Frontage on Jimmy Dodd Rd
- 3 Miles from Downtown Sugar Hill
- 6 Miles from I-985
- 7 Miles from Mall of Georgia and major retailers

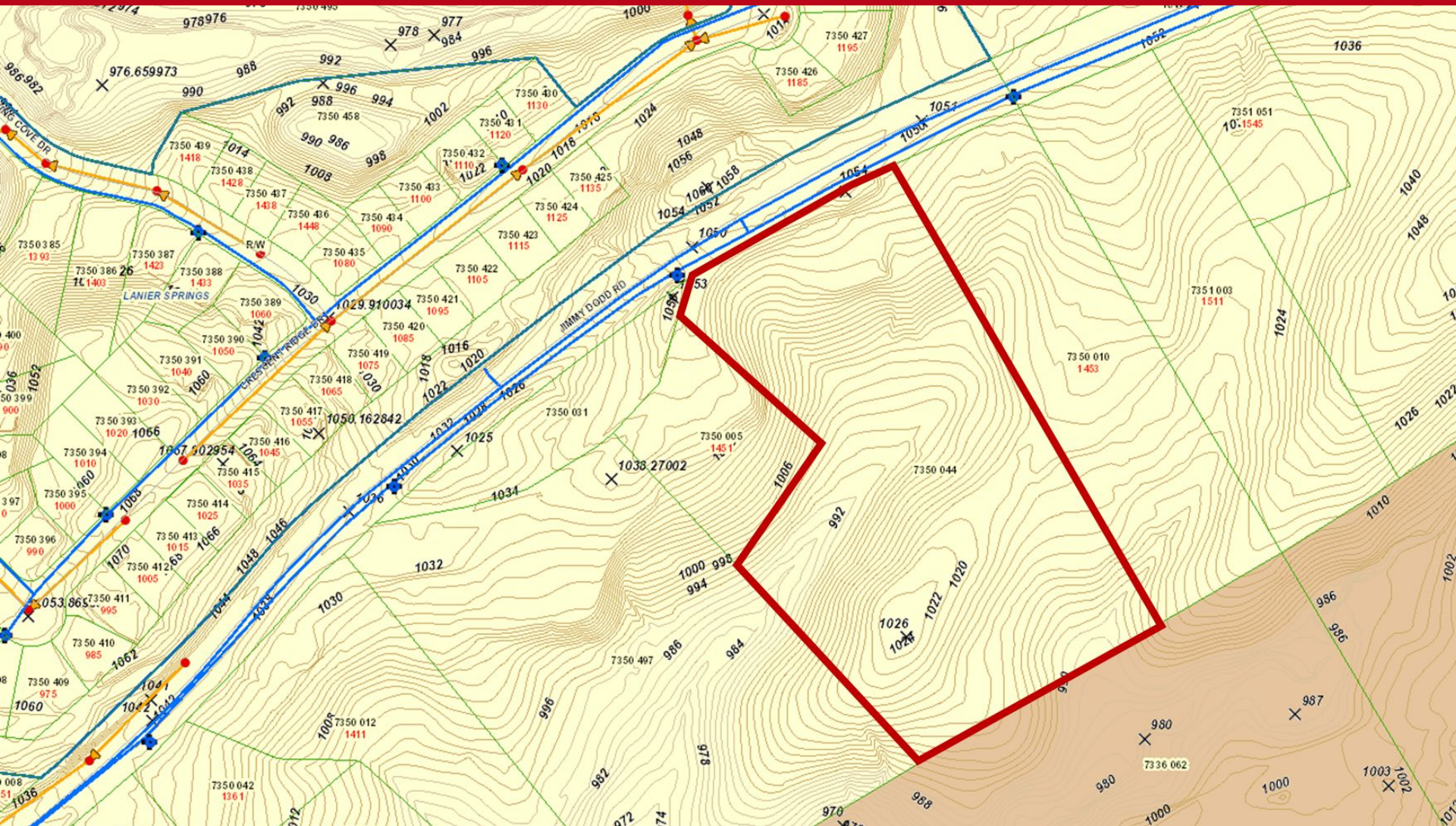
**Offering Price - \$189,900**







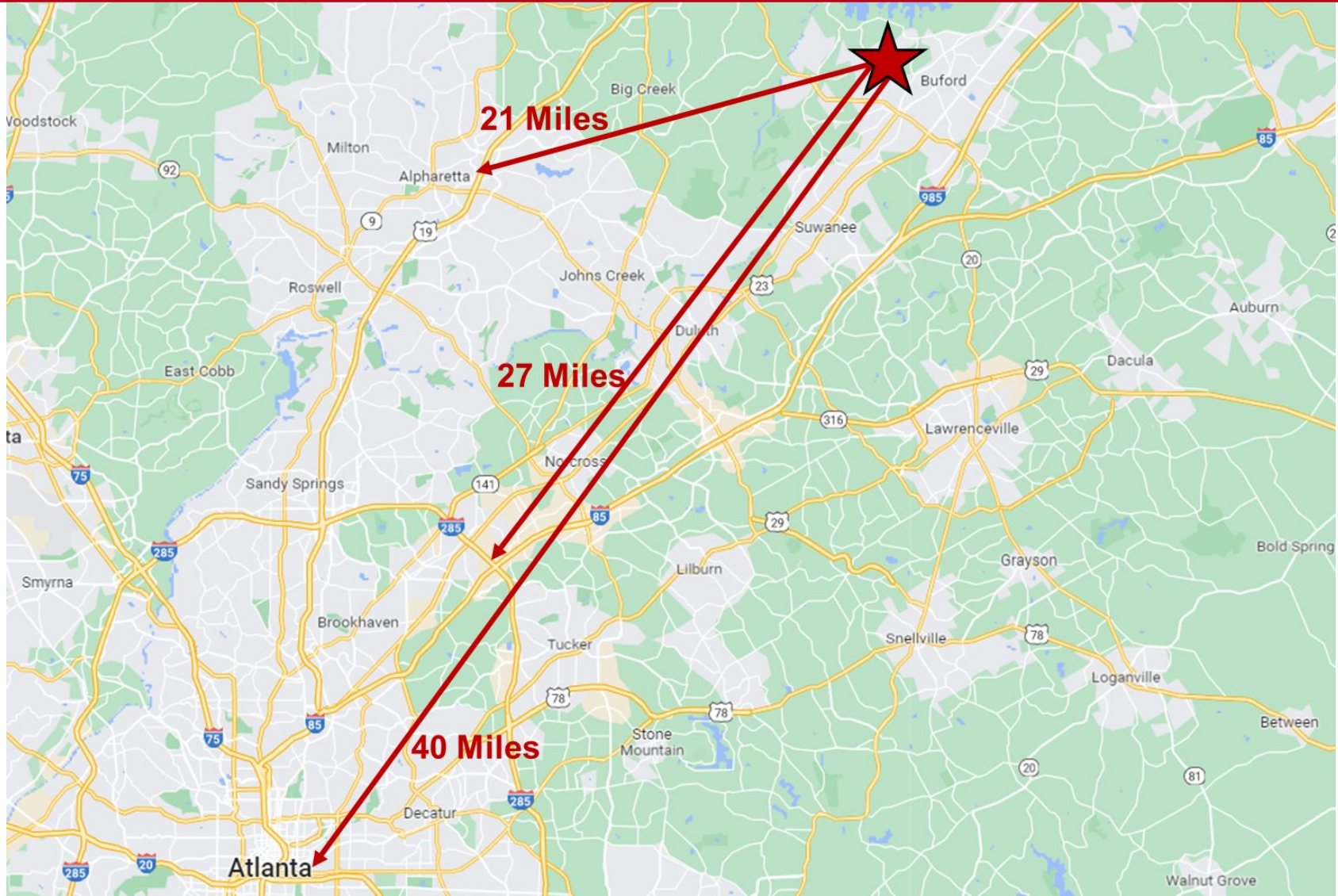
# TOPOGRAPHY & UTILITY







# DISTANCE MAP

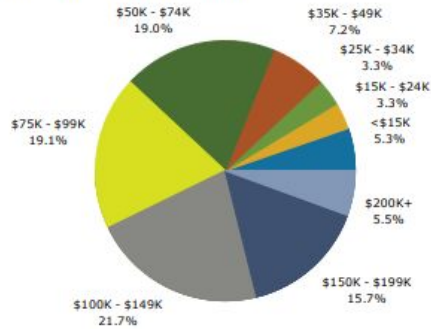




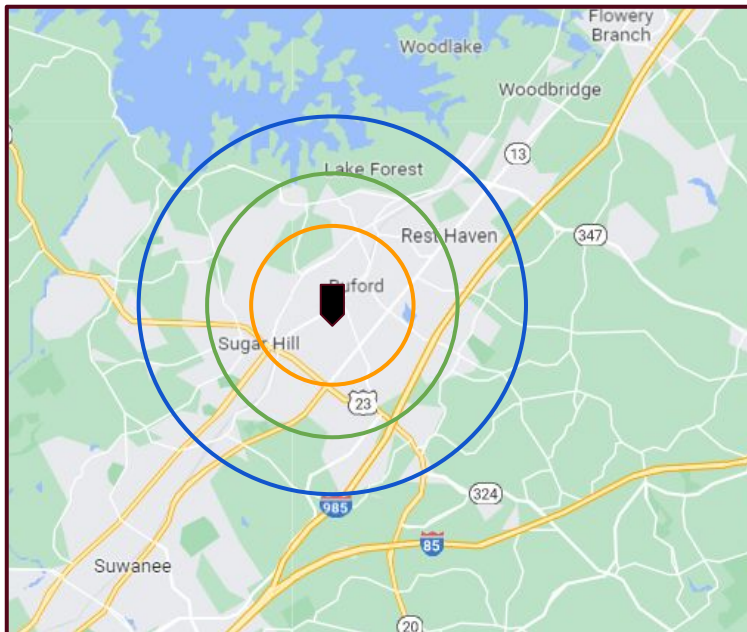
# DEMOGRAPHICS



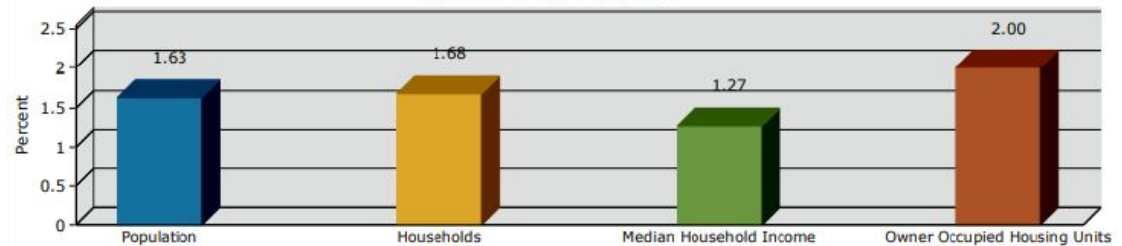
2021 Household Income



	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	8,774	2,862	\$88,666	35
<b>1-3 Miles</b>	34,678	8,998	\$92,598	36
<b>3-5 Miles</b>	48,738	15,750	\$113,958	37



2020-2025 Annual Growth Rate



1 mile

Trends 2021-2026

