



**LAND FOR SALE**  
**331 BROGDON ROAD**  
Suwanee, GA 30024

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# PROPERTY OVERVIEW



- o +/- 0.33 Acres
- o Gwinnett County
- o Zoned HM1
- o 10 ft Frontage on Brogdon Rd
- o Minutes from Suwanee Town Center
- o 3 Miles from I-985 & I-85 connection
- o 8 Miles from Sugarloaf Mills Mall
- o 20 Miles to I-285

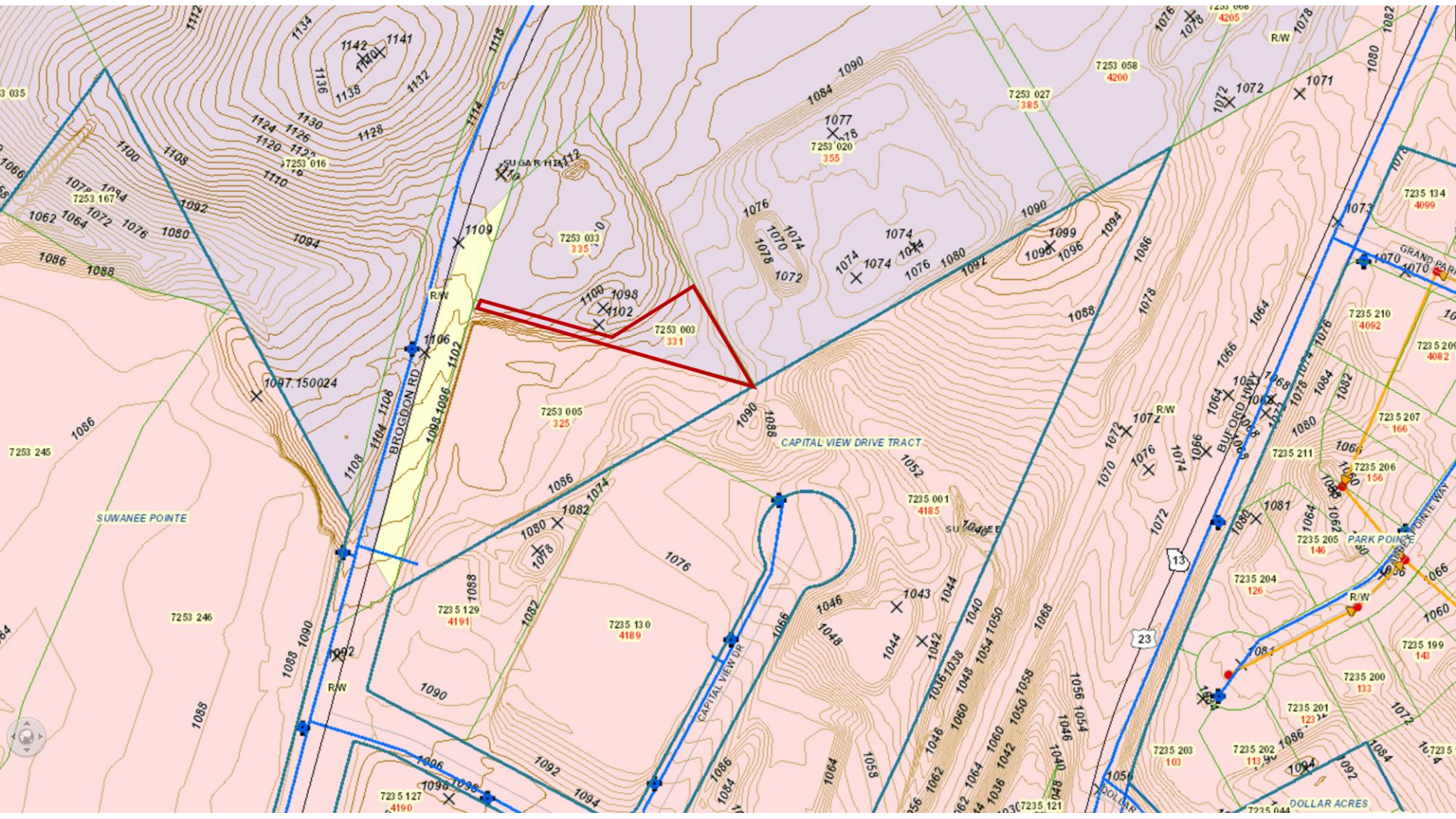
**Offering Price - \$49,500**







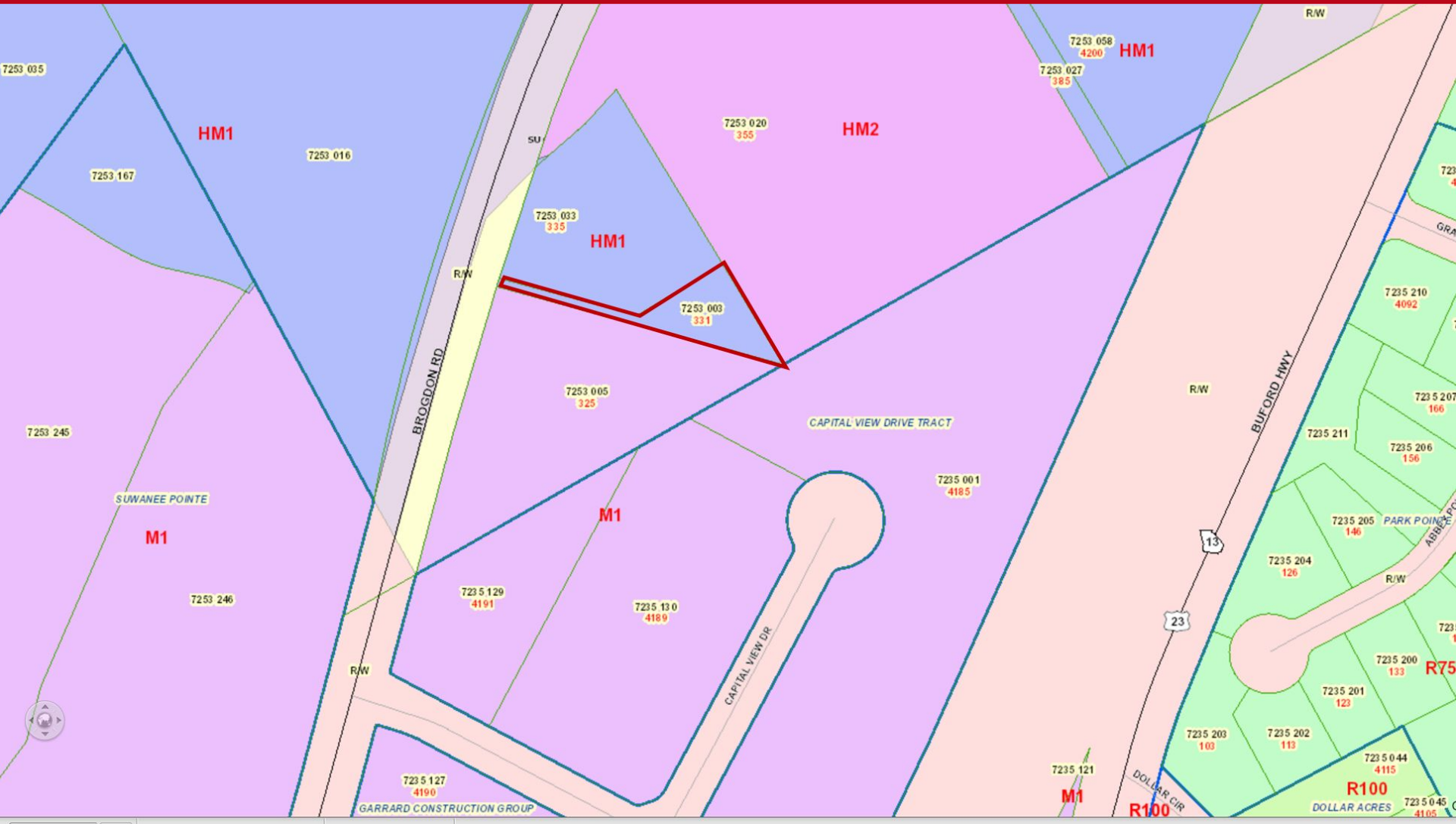
# TOPOGRAPHY MAP







# ZONING MAP







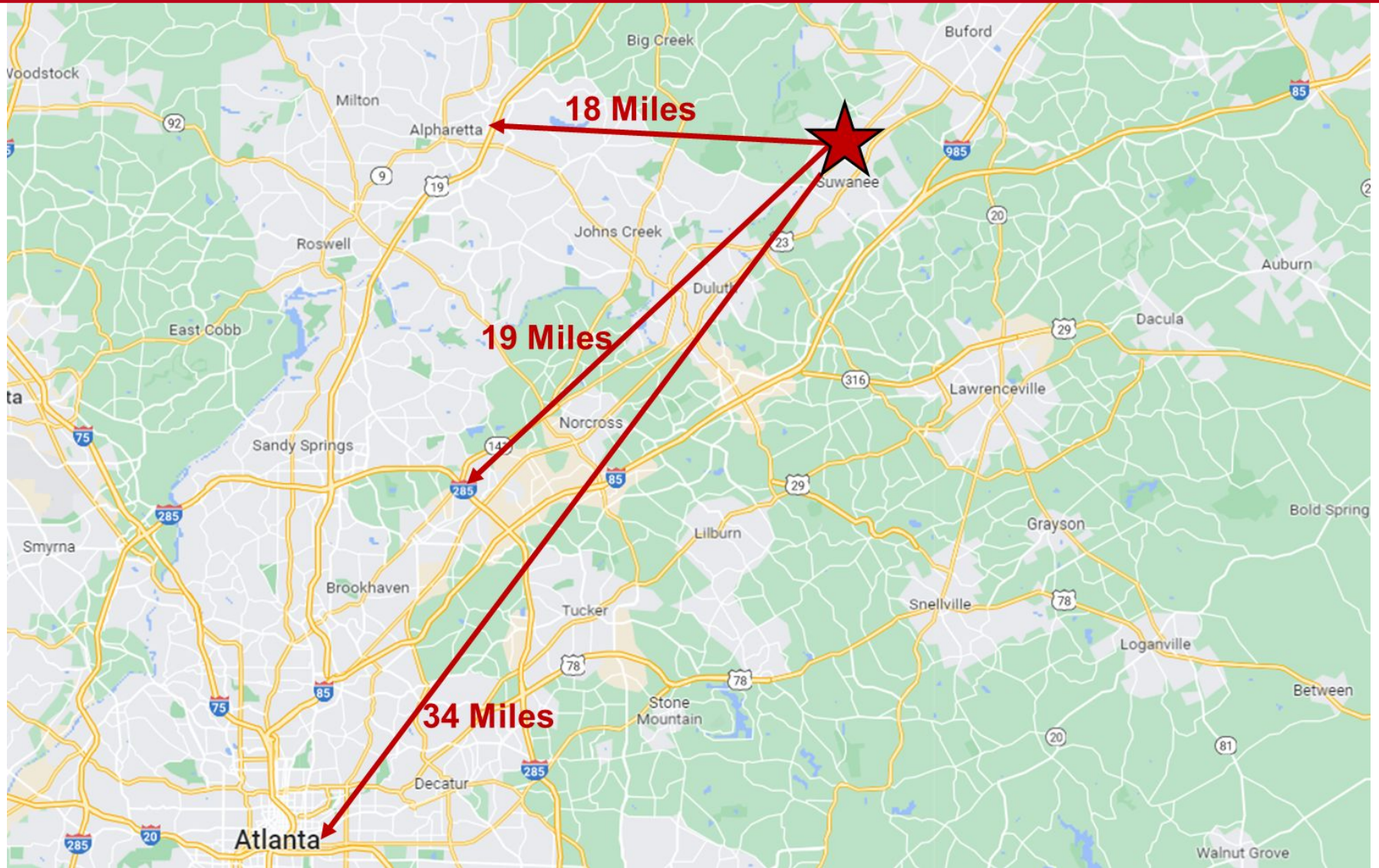
# SUBMARKET AERIAL







# DISTANCE MAP

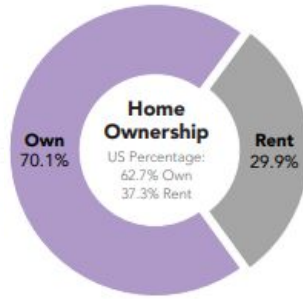
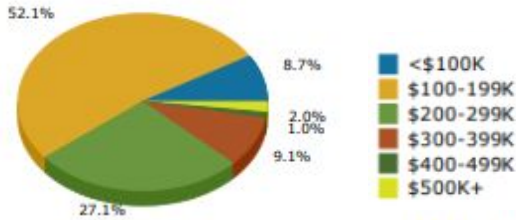




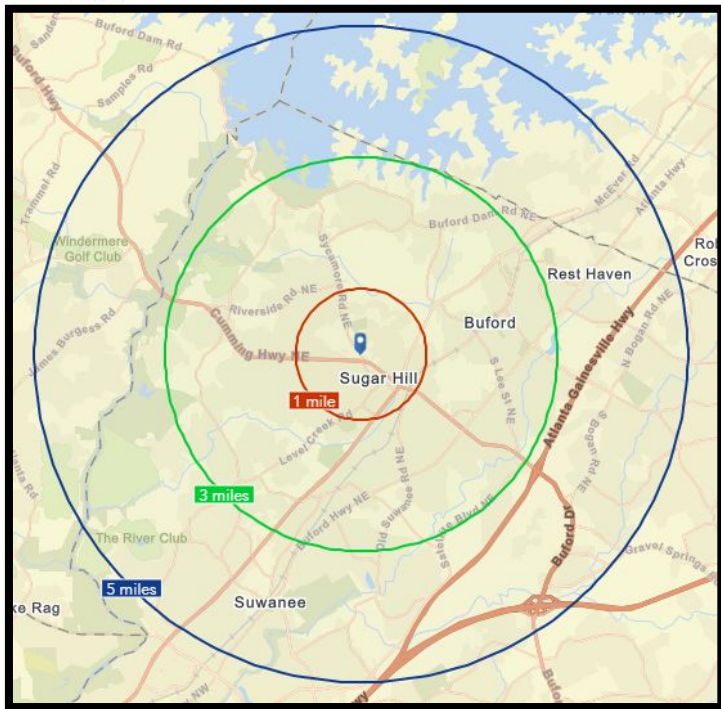
# DEMOGRAPHICS



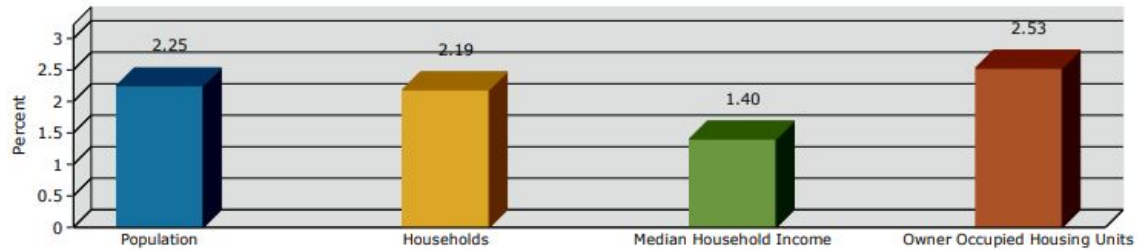
Home Value



	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	9,078	2,919	\$84,313	34
<b>1-3 Miles</b>	49,741	16,613	\$100,709	36
<b>3-5 Miles</b>	110,920	36,484	\$117,822	36



2019-2024 Annual Growth Rate



Trends 2019-2024

