



1725 Ga. Hwy 81 Et.Al. , Loganville, GA 30052



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>LOT SIZE:</b>	12.64 Acres
<b>YEAR BUILT:</b>	2000
<b>BUILDING SIZE:</b>	8,000
<b>RENOVATED:</b>	2011
<b>ZONING:</b>	M1, A2 and R1
<b>MARKET:</b>	Atlanta
<b>SUBMARKET:</b>	East Metro
<b>PRICE / SF:</b>	\$262.50

## PROPERTY OVERVIEW

The subject is an assemblage of 6 properties totaling 12.64 acres, located on a heavily traveled state highway one Western Walton County, Georgia. The 2 parcels fronting on Hwy 81 total 8.95 acres, consisting of a 3.82-acre property on which is located an 8,000 sq. ft. metal industrial building and is zoned M1. The remaining 5.13 acres are zoned A2. The remaining acreage consists of 4 residential properties that front on Youth Jersey Rd., and have the potential to be rezoned to M1. This configuration provides potential ingress and egress to both Hwy 81 and Youth Jersey Rd.

## PROPERTY HIGHLIGHTS

- Potential Development
- Excellent Location
- Great Access
- Mostly Level Topo

**KW COMMERCIAL**  
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## INDUSTRIAL FOR SALE



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# INDUSTRIAL FOR SALE



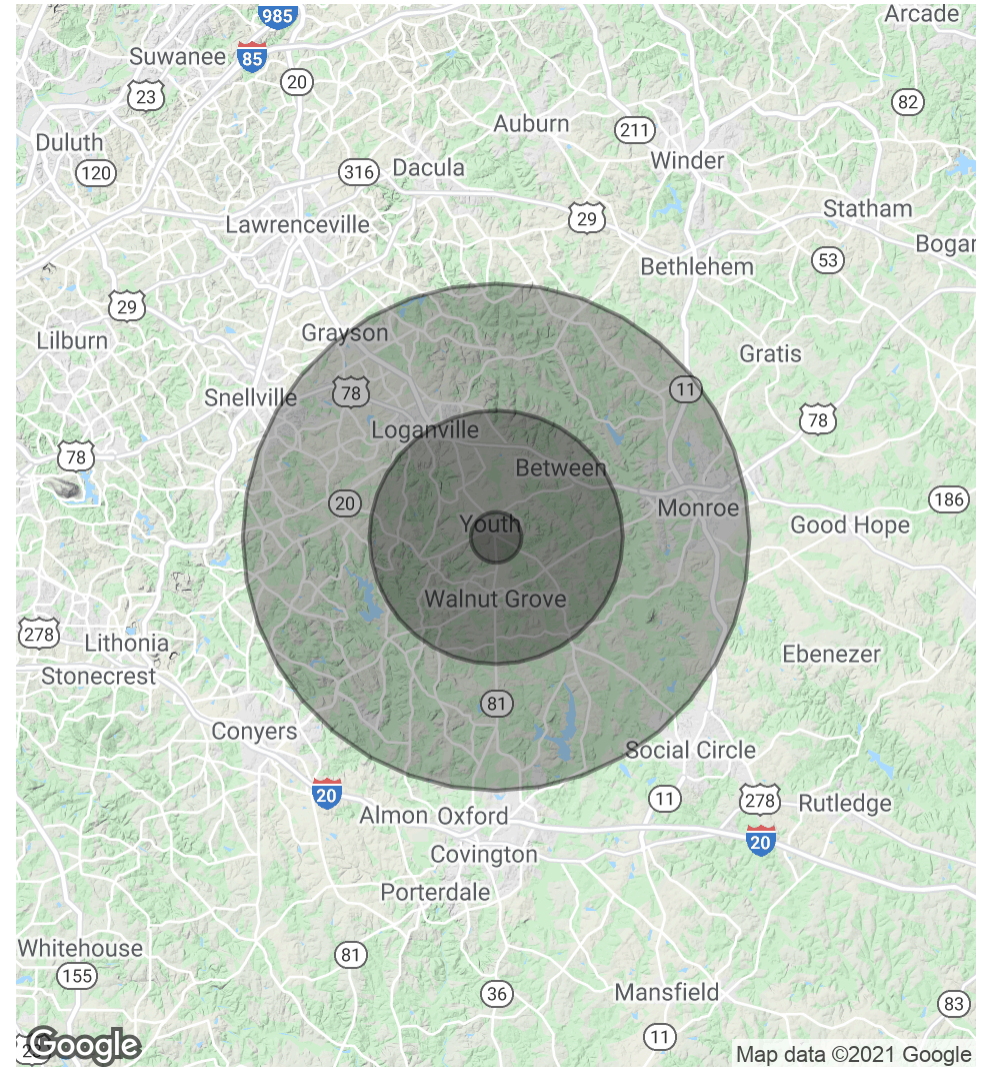
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,248	32,227	128,391
Average age	35.7	37.3	36.2
Average age (Male)	34.1	35.5	34.8
Average age (Female)	36.6	38.3	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	421	11,226	44,046
# of persons per HH	3.0	2.9	2.9
Average HH income	\$63,633	\$67,590	\$71,340
Average house value	\$175,259	\$199,793	\$224,618

\* Demographic data derived from 2010 US Census



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