

Zoar Church Road Southwest

4002 ZOAR CHURCH ROAD

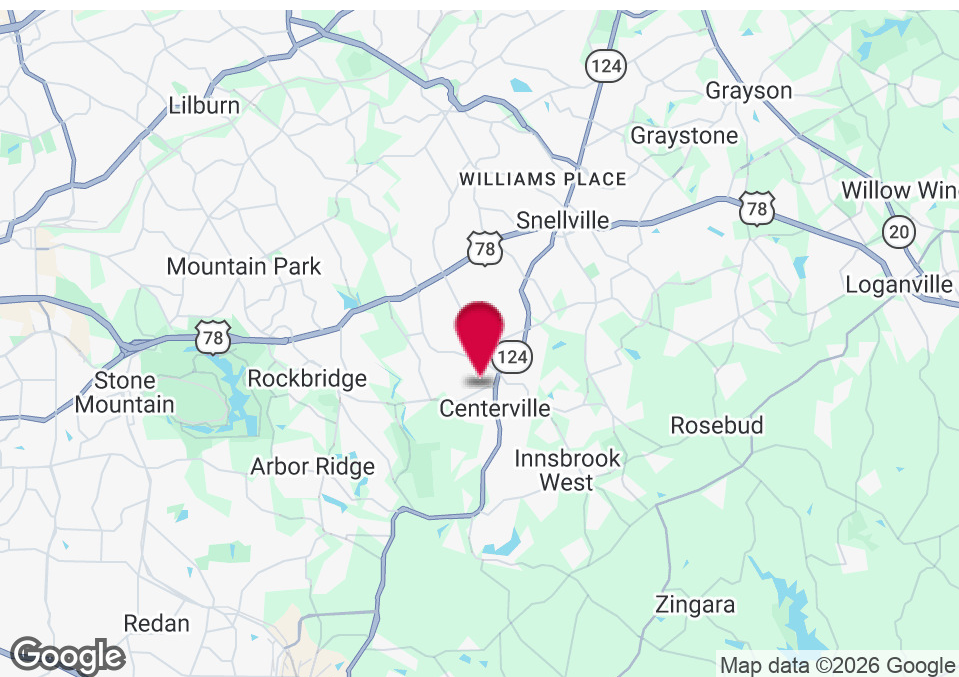
SNELLVILLE, GA 30039

For Sale
3.33± Acres

JASON MCCART, SIOR
Senior Vice President
770.601.5451
jmccart@kingindustrial.com

King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



PROPERTY HIGHLIGHTS

- Zoned C-2 (Gwinnett)
- Gentle Topo
- Sewer in Close Proximity
- Efficient Rectangular Tract
- 225 Feet of Road Frontage
- Next to Wal-Mart
- Use Possibilities - Kennel, Auto Brokerage, Funeral Home, Recreation Facility, Light Equipment & Tool Rental, Self-Storage with SUP, Contractors Office, Animal Hospital, Nursing Home, General Office, Place of Worship

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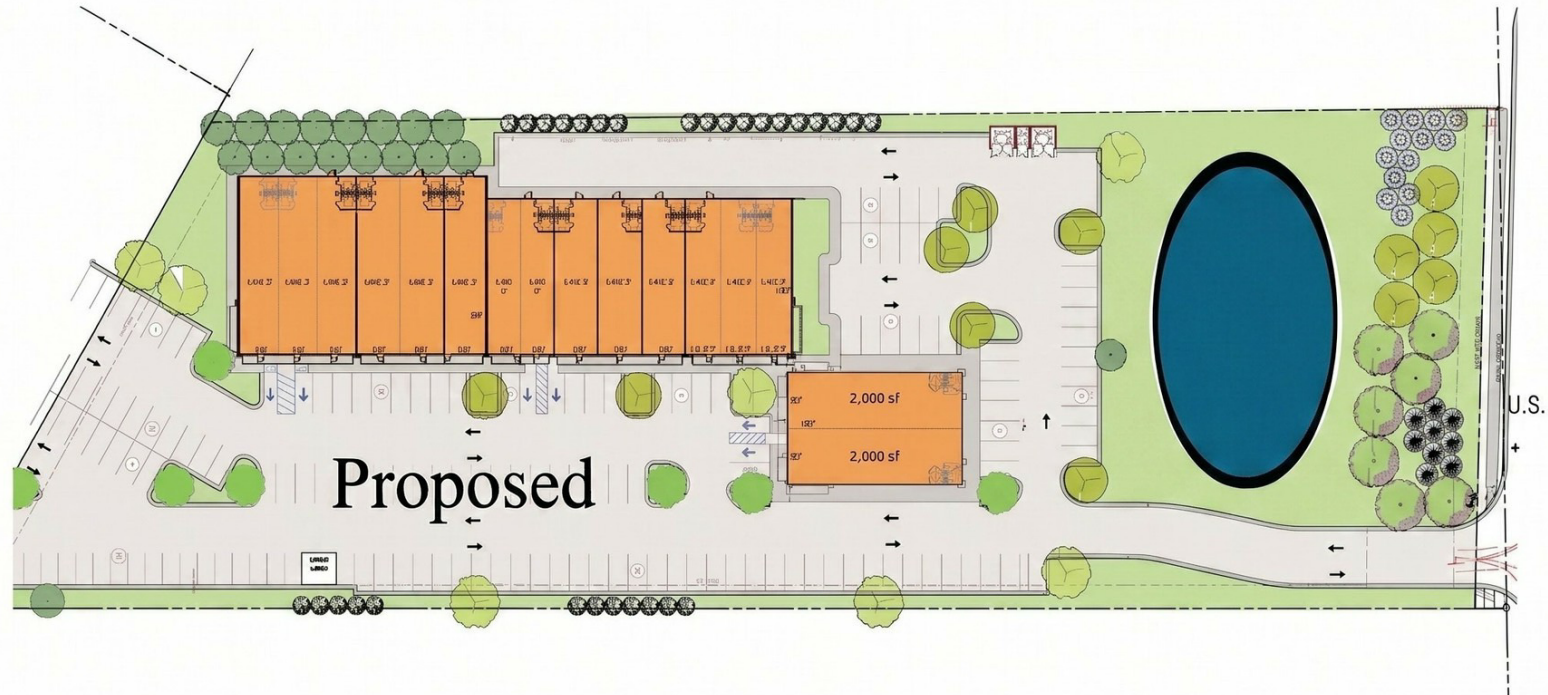
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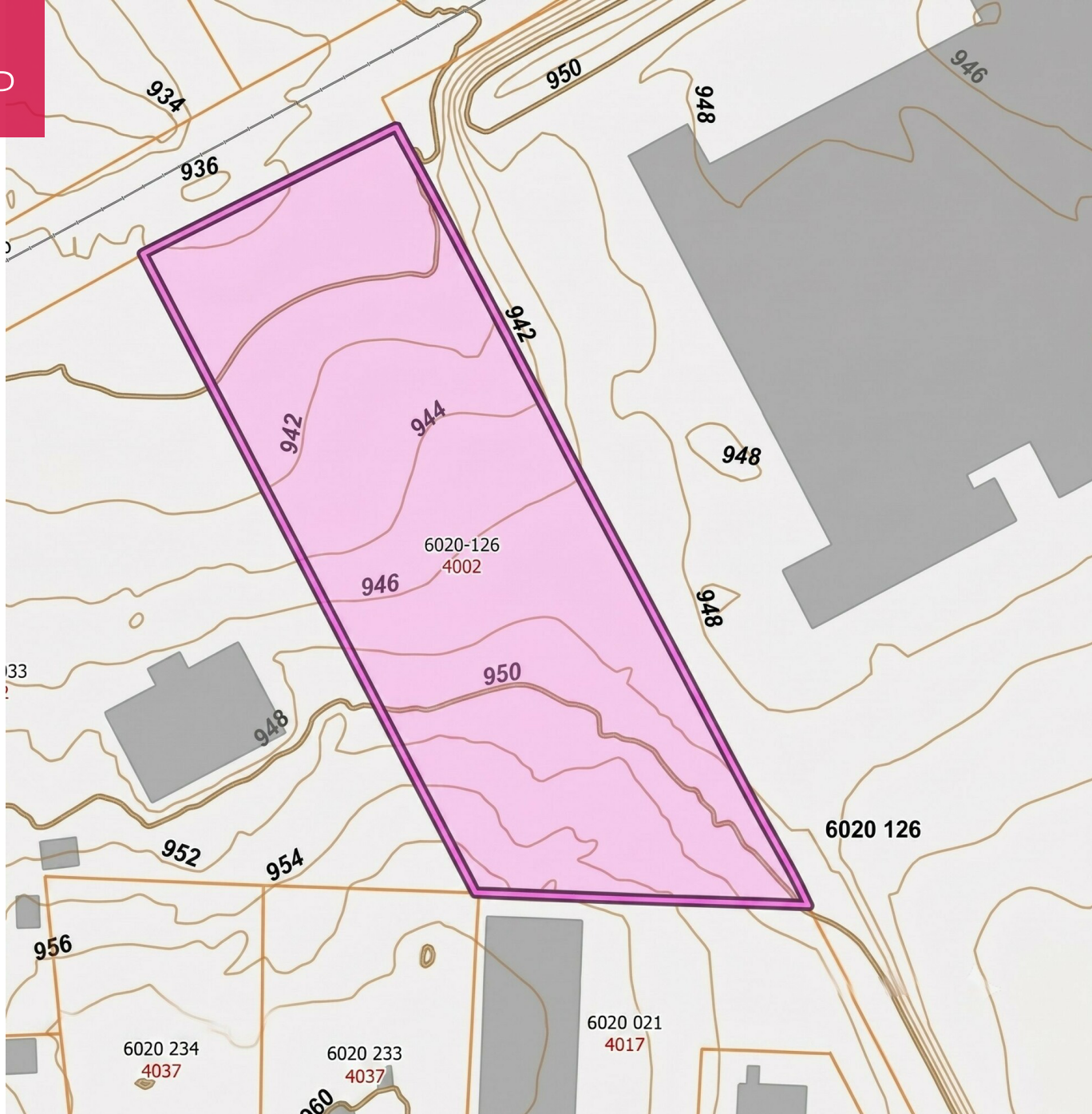


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PROPOSED PLAN



TOPO MAP



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SEWER MAP



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Table 230.4

Uses	Supl. Reg.	RA-200	R-L	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Agricultural and Rural Recreational Uses																								
Agricultural Uses (crop or animal production)	Y	P																						
Beekeeping	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		
Community Garden	Y	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Country Clubs and Golf Courses	Y	P	S	S	S	S																		
Equestrian Facility, Riding Stables or Academy	Y	P																						
Fishing Club or Fishing Pond		P																						
Forestry and Logging		P																						
Golf Driving Range		S																S	P		S	S	S	S
Greenhouse or Plant Nursery (wholesale)		P																					P	P
Kennel or Pet Boarding	Y	P							S								P	P					S	S
Livestock Sales Pavilion or Auction Facility	Y	P																						
Livestock, keeping of (for personal utility)	Y	P	P	P	P																			
Shooting and Archery Ranges and similar outdoor recreation facilities	Y	S															S	S					S	S
Wild Animals, keeping of	Y	P																						
Winery		P																						
Commercial and Retail Uses																								
Adult Establishment	Y																						P	P
Ambulance or Medical Transport Company																	S	P					P	P
Antique Shop									P					P			P	P	P	P	P	P		
Appliance Repair Shop																	P	P					P	P
Art and School Supply Store									P					P			P	P	P	P	P	P		
Auction House																	P	P					P	P
Automatic Teller Machine									P					P		P	P	P	P	P	P	P	P	P
Automobile Accessories Sales and Installation																	P	P					S	P
Automobile Auction																	S	S					S	P
Automobile Body Repair and Painting																	S	P					S	P
Automobile Brokerage	Y															P	P	P	P				P	P
Automobile Customization, Modification and Rebuilding																	S	P					S	P
Automobile Parts Store (with installation)																	S	P						

gwinnettcounty Unified Development Ordinance

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Automobile Parts Store (without installation)																		P	P					
Automobile Repair Shop, Lubrication and Tire Store																		S	P				S	P
Automobile Sales and Related Service																		S	P					
Bed and Breakfast Inn	Y	S		S	S				S								S	P	P	P	P	P		
Bicycle Shop									P					P			P	P	P	P	P	P		
Billboard or Oversized Sign																		P	P			S	S	S
Boat and Marine Equipment Sales and Service																		S	P				S	P
Book, Music and Media Store									P					P			P	P	P	P	P	P		
Building Materials Sales (wholesale)																							P	P
Building Materials Sales (retail)																		P	P					
Camera/Photographic Supply Store									P					P			P	P	P	P	P	P		
Car Wash (express-service)																		S	P					
Car Wash and/or Detailing (full-service)																		S	P					
Car Wash (self-service)																		S	P					
Catering Service														P			S	P	P	P	P	P	P	P
Cellular Phone Store														P			P	P	P	P	P	P		
Check Cashing or Payday Loan Facility	Y																	S	S					
Clothing, Apparel and Shoe Stores									P					P			P	P	P	P	P	P		
Convenience Store (with or without fuel pumps)																	P	P	P	P	P	P		
Copy, Blueprint or Printing Shop									P					P				P	P	P	P	P	P	P
Department Store	Y													P				P	P		P	P		
Discount Department Store, Big-Box Specialty Store or Supercenter	Y													P				P	P		P	P		
Dollar or Variety Store																		P	P					
Driving Instruction/DUI School																		P	P				P	P
DUI School																		P	P				P	P
Electronics and Computer Stores									P					P				P	P		P	P		
Emissions Inspection Station	Y																	P	P				P	P
Farmer's Market (off-site products)		S							S									P	P		P	P		
Farmer's Market (on-site products only)	Y	P																						
Fireworks Sales, principal use	Y																	S	S				S	S
Fireworks Sales, ancillary use	Y																P	P	P	P	P	P		

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Commercial and Retail Uses																								
Florist or Flower Shop									P					P			P	P	P	P	P	P		
Food Store, Specialty (butcher, greengrocer, bakery)									P					P			P	P	P	P	P	P		
Funeral Home																		P	P				P	P
Furniture or Home Furnishings Store														P				P	P		P	P		
Garden Supply Center																		S	P					
Gift Shop or Greeting Card Shop									P					P			P	P	P	P	P	P		
Grocery Store														P			P	P	P	P	P	P		
Hair Salon, Beauty Parlor or Barber Shop									P					P			P	P	P	P	P	P		
Hardware Store									P					P			P	P	P	P	P	P		
Health Club, Spa or Fitness Center									P					P			P	P	P	P	P	P	S	S
Home Improvement Store																		P	P					
Hookah/Vapor Bar or Lounge	Y													S				S	S		S	S		
Hotel or Motel	Y													P				P	P	P	P	P	P	P
Ice Vending Machines, Bulk																								S
Interior Decorating Shop									P					P			P	P	P	P	P	P	P	P
Jewelry Store									P					P			P	P	P	P	P	P		
Laundry or Dry Cleaners									P					P			P	P	P	P	P	P		
Lawn and Garden Equipment Sales and Service																		S	P				S	P
Locksmith																		P	P				P	P
Lounge or Nightclub														P				P	P			P		
Massage, Therapeutic														P				P	P		P	P		
Motorcycle, Scooter and ATV Sales and Related Service																		S	P					
Motorcycle, Scooter and ATV Service and Repair																		S	P				S	P
Motorcycle Parts, Apparel and Accessories Store (without installation)																		P	P					
Movie Theater, Cineplex or Multiplex														P				P	P		P	P		
Musical Instrument Store									P					P			P	P	P	P	P	P		
Outdoor Sales, Storage or Display (retail)																		S	P	S	S	S		
Palm/Psychic Reading and Fortune Telling																		P	P					
Parking Garage or Lot														P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (general)																		S	S					
Pawn Shop (jewelry only)																		P	P					

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Commercial and Retail Uses																								
Pet Grooming									P					P			P	P	P	P	P	P		
Pet Shop or Pet Supply Store									P					P			P	P	P	P	P	P		
Pharmacy or Drug Store									P					P			P	P	P	P	P	P		
Pool or Billiards Halls	Y																	S	S					
Precious Metals Dealer																		P	P					
Recreation and Entertainment Facility (indoor)														P			S	P	P	P	P	P	P	P
Recreation and Entertainment Facility (outdoor)																		S	P	S	S	S	S	S
Recreational Vehicle Park or Campground		S																S	P					
Recreational Vehicle Rental, Sales and Service																		S	P				S	S
Rental, Automobile	Y																	P	P				P	P
Rental, Furniture and Electronics														P				P	P					
Rental, Heavy and Farm Equipment																							S	P
Rental, Light Equipment and Tool																		P	P				P	P
Rental, Truck and Trailer	Y																	S	P				S	P
Repair Shop, Electronics and Small Appliance																		P	P				P	P
Repair Shop, Shoe and Leather									P					P			P	P	P	P	P	P	P	P
Restaurant (coffee shop, doughnut shop or ice cream parlor)									P					P			P	P	P	P	P	P		
Restaurant (drive-in or drive-thru fast food)																	S	P	P	P	P	P		
Restaurant (full service)									P					P			P	P	P	P	P	P	S	S
Self-Storage or Mini-Warehouse Facility	Y																	S	P				P	P
Shooting Ranges, Indoor																		P	P				S	S
Smoke Shop or Novelty Shop																		P	P					
Sporting Goods Store									P					P			P	P	P	P	P	P		
Sports Training Facility (indoor)														P			S	P	P	P	P	P	P	P
Sports Training Facility (outdoor)																		S	P				S	S
Stone Yard or Stone Cutting																		S	S				P	P
Studio, Art									P					P			P	P	P	P	P	P	P	P
Studio, Dance or Martial Arts									P					P			P	P	P	P	P	P	P	P
Studio, Photography									P					P			P	P	P	P	P	P	P	P
Swimming Pool Sales Facility																		P	P				P	P
Swimming Pool Supply Store																		P	P				P	P

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Tailor, Dressmaker, Sewing Shop									P					P			P	P	P	P	P	P	P	P
Tanning Salon														P			P	P	P	P	P	P		
Tattoo and Body Piercing Parlor																		S	S					
Taxi or Limousine Service														P				S	P				S	P
Title Loan Facility																		P	P					
Toy Store, Hobby Shop or Game Store									P					P			P	P	P	P	P	P		
Travel Agency									P					P			P	P	P	P	P	P	P	P
Truck Sales, Leasing and/or Service, Heavy																		S	S				S	P
Wholesale Membership Club																		P	P				S	S
Industrial and Manufacturing Uses																								
Aircraft Factory																							S	P
Aircraft Hanger and Maintenance																							P	P
Aircraft Landing Field																		S	S				S	P
Alcoholic Beverage Plant/Distillery																							P	P
Asphalt Plant																								S
Automobile Manufacturing Plant																								S
Automobile or Truck Storage Lot (excl. junk/wrecked vehicles)	Y																	S	P				S	P
Baking Plant																							P	P
Beverage Bottling Plant																							P	P
Bulk Storage Tank (accessory use)																							P	P
Bulk Storage Tank (principal use)																							S	S
Cabinet Shop																							P	P
Call Center																S	S	P	P				P	P
Caretaker or Watchmen Quarters (accessory)																							A	A
Carpet and Upholstery Cleaning Service																		P	P				P	P
Cement, Concrete or Masonry Plant																							S	P
Chemical Plant (non-pharmaceutical)																							S	P
Clothing, Apparel or Shoe Manufacturing																							P	P
Cold Storage Plant																							P	P
Composting Facility (municipal solid waste)																								S
Composting Facility (yard trimmings)	Y																						S	P

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Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Contractors Office, Building Construction																		P	P				P	P
Contractors Office, Heavy/Civil Construction/Logging																							S	P
Contractors Office, Landscape																		S	P				P	P
Contractors Office, Specialty Trade																		P	P				P	P
Convention Facility																		P	P		P	P	P	P
Data Center																P	P	P	P			S	P	P
Depot / Passenger Terminal (bus or rail)																		S	P	S	S	P	P	P
Distribution Facility																							P	P
Die Casting Works																							P	P
Electronics Waste (e-waste) Collection/Recycling																		S	S				P	P
Explosives Plant / Storage																							S	P
Fat and Bone Rendering Plant																								S
Feed Processing Facility																							S	P
Fertilizer Plant																								P
Food Processing/Packaging/Canning Plant (other than poultry/meat processing)																							P	P
Heavy Equipment or Farm Equipment Sales or Service																							S	P
Ice Manufacturing/Packing Plant																							P	P
Janitorial and Maid Services																		P	P				P	P
Laboratory (medical or dental)																		P	P			S	P	P
Laboratory, Research and Testing Facility																						S	P	P
Landfill	Y	S		S																			S	S
Laundry/Dry Cleaning Plant																							P	P
Lawn Treatment Service																		P	P				P	P
Liquid Waste Treatment/Recycling																							S	P
Machine Shop																							P	P
Maintenance Shop (automobile or truck fleet vehicles)																							S	P
Manufactured Building or Mobile Home Sales																		S	P				S	P
Manufacturing or Assembly Plant																						S	P	P
Metal Smelting/Forging Works																								P
Movie Studio																						P	P	P

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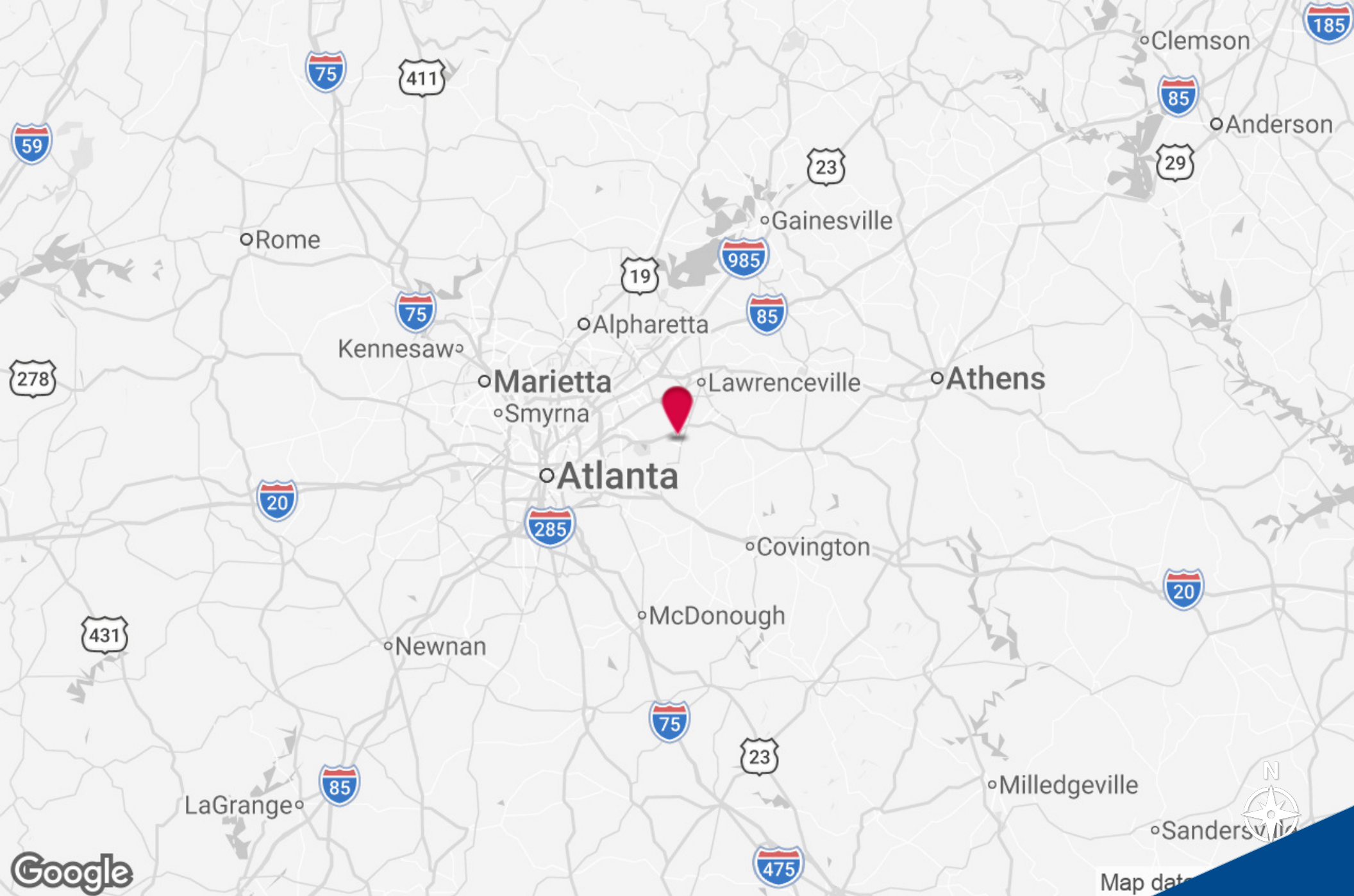
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Industrial and Manufacturing Uses																								
Moving Company																							P	P
Outdoor Storage (other than junk/salvage yards)																							P	P
Quarrying, Mining, Borrow Pit																								S
Paper/Pulp Mill																								S
Pest Control/Extermination Business																		P	P				P	P
Petroleum Refinery/Processing Plant																								S
Pharmaceutical Manufacturing Plant																							P	P
Photo Processing Plant																							P	P
Plastics Extrusion Plant																							P	P
Plumbing Equipment Dealer																		P	P				P	P
Poultry/Meat Processing Plant																							S	S
Printing, Bookbinding or Publishing Plant																							P	P
Radio or Television Station/Studio																		P	P			S	P	P
Railroad Repair or Storage Yard																							S	P
Recording/Rehearsal Studio																		P	P		P	P	P	P
Recovered Materials Processing Facility	Y																						S	P
Research or Testing Facility (indoor)																					S	P	P	P
Research or Testing Facility (outdoor)																							S	P
Salvage Operation or Junk Yard	Y																						S	S
Sawmills and Logging Facility		S																					S	P
Scrap Tire Processing, Grinding or Retreading																							S	S
Self-Service Ice Manufacturing/Vending Machine																		S	S				S	S
Septic Tank Pumping Company																							S	P
Slaughterhouse																								S
Soft Drink Bottling/Distribution Plant																							P	P
Solid Waste Transfer Station																								S
Studio, Movie																						P	P	P
Sugar Refinery																								S
Tannery/Leather Processing																								S
Taxidermist																		S	S				S	P
Textile or Carpeting Factory																							P	P
Towing/Wrecker Service and Impound Lot																							S	S

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Industrial and Manufacturing Uses																								
Tree Service and Log Splitting																							S	P
Truck Terminal or Intermodal Terminal																							S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																							S	P
Upholstery Shop																		P	P				P	P
Waste Incineration Facility																								S
Welding Shop																							P	P
Wholesaling and Warehousing (accessory retail <15%)																							P	P
Wood Chipping and Shredding, Log Splitting	Y																						S	P
Office, Institutional, and Cultural Uses																								
Acupuncture																P	P	P	P				P	P
Animal Hospital or Veterinary Clinic	Y	S							P							S	S	P	P	S	P	P	P	P
Art Gallery									P				P				P	P	P	P	P	P	P	P
Bail Bonding Company																		S	S				S	P
Bank or Financial Services Institution									P				P		P	P	P	P	P	P	P	P	P	P
Blood Plasma Donation Center																S	P	P	P				P	P
Cemetery or Mausoleum	Y	S		S	S													S	S				S	S
Cemetery, Family	Y	S	S	S	S																			
Club, Lodge, or Fraternal Organization									P							S	P	P	P	P	P	P	S	S
Community Center or Cultural Facility	Y	P		P	P				P				P				P	P	P	P	P	P	S	S
Corporate Training and Education Centers													P			S	S	P	P	S	P	P	P	P
Counseling Center															S	P	P	P	P				P	P
Crematory (accessory use)																		S	S				S	P
Crematory (principal use)																								P
Day Care Facility									P				P		S	S	P	P	P	P	P	P	S	S
Hospice Home															S	S	P	P	P					
Hospital																		P	P				P	P
Human Services Ministry																		P	P				P	P
Medical Office or Clinic									P				P		P	P	P	P	P	P	P	P	P	P
Meditation Center		S		S	S										S	P	P	P	P	P	P	P	P	P
Museum or Library									P				P				P	P	P	P	P	P	P	P
Nursing Home																P	P	P	P				P	P
Office (business)													P		P	P	P	P	P	P	P	P	P	P
Office (professional)									P				P		P	P	P	P	P	P	P	P	P	P

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Office, Institutional, and Cultural Uses																								
Office Park																P	P	P	P				P	P
Office/Showroom Facility																		P	P				P	P
Place of Worship	Y	P	P	P	P				P					P	S	P	P	P	P	P	P	P	P	P
Residential Rehab. Center		S		S	S											S	S	S	S				S	P
School or College, Business/Career (for profit)														P		S	P	P	P	P	P	P	P	P
School, Montessori									S			S	S	P	S	S	P	P	P	P	P	P	S	S
School, Private (College or University)	Y	S		S												P	P	P	P	P	P	P	P	P
School, Private (Primary and Secondary)	Y	S		S	S				S							P	P	P	P	P	P	P	P	P
School, Trade or Vocational																		S	P			S	P	P
Shelter, Community	Y																	S	S				S	P
Shelter, Residential	Y																	S	S				S	P
Special Events/Banquet Facility or Rental Hall	Y	S							S					P			S	P	P	S	P	P	P	P
Stadium, Concert Hall or Amphitheater																		S	P		P	P	S	P
Tutoring and Learning Centers									P					P	S	S	P	P	P	P	P	P	P	P
Residential Uses																								
Child Caring Institutions (CCI)	Y	S	S	S	S	S			S															
Community Living Arrangement or Host Home (CLA)	Y	S	S	S	S	S			S															
Customary Home Occupation	Y	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Day Care Facility (family)		P	P	P	P	P	P	P	P															
Day Care Facility (group)		S	S	S	S	S	S		S															
Dormitory											P	P	P									S	S	S
Dwelling, Accessory	Y	P	P	P	P				P						P									
Dwelling, Boarding or Rooming House	Y											P	P											
Dwelling, Duplex												P	P							P	P	P		
Dwelling, Live/Work									P						P					P	P	P		
Dwelling, Loft												P	P	P						P	P	P		
Dwelling, Mobile or Manufactured Home		S						P																
Dwelling, Multifamily												P	P	P						P	P	P		
Dwelling, Single-Family Detached		P	P	P	P	P	P		P	P										P	P	P		
Dwelling, Townhouse									P		P									P	P	P		
Dwelling, Villa									P	P	P									P	P	P		
Dwelling, Zero Lot Line									P	P										P	P	P		



JASON MCCART, SIOR

Senior Vice President

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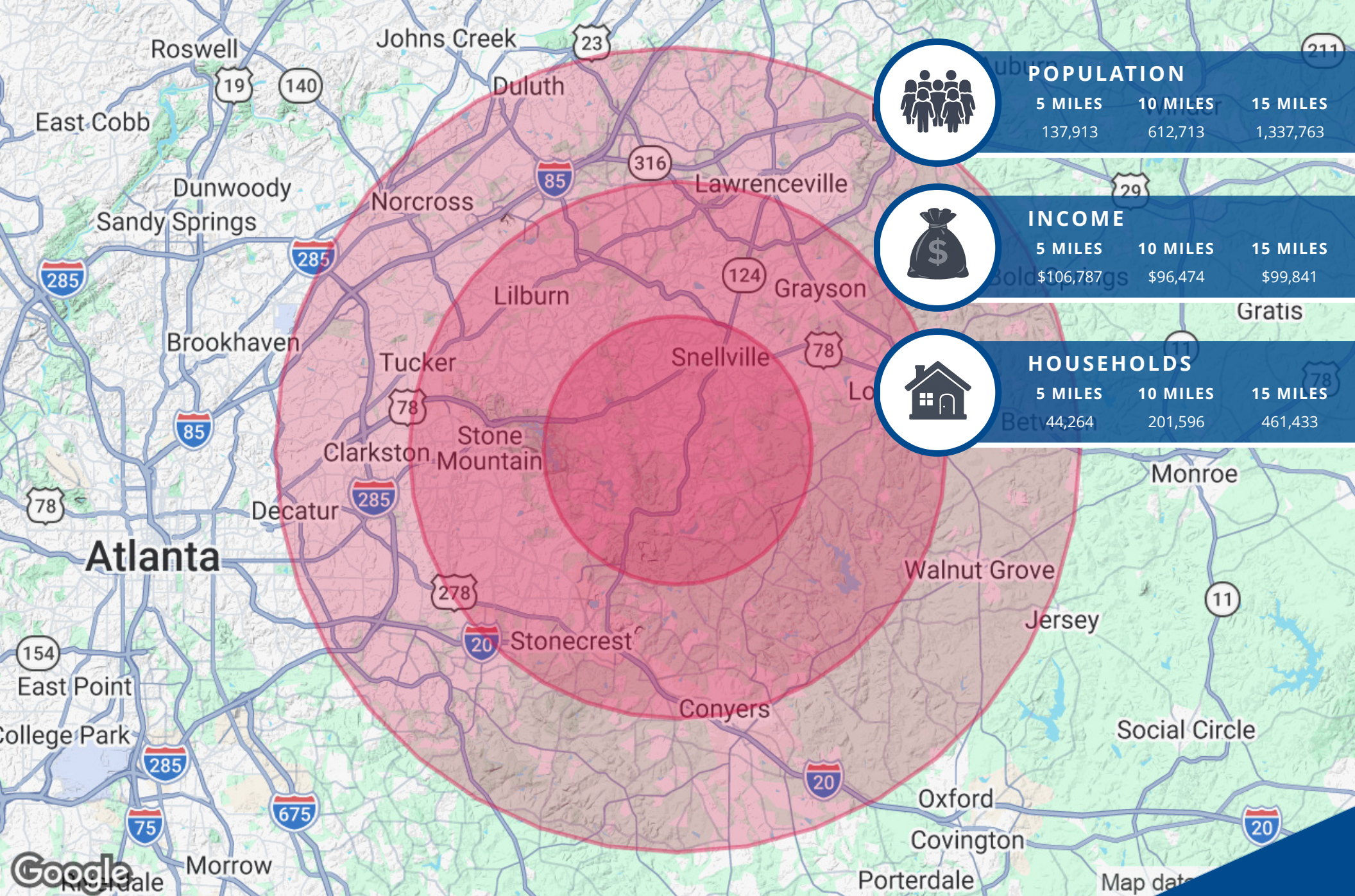
jmccart@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

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POPULATION

5 MILES	10 MILES	15 MILES
137,913	612,713	1,337,763



INCOME

5 MILES	10 MILES	15 MILES
\$106,787	\$96,474	\$99,841



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
44,264	201,596	461,433

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EXCLUSIVELY LISTED BY:

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