

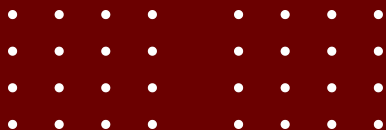


LAND FOR SALE



DETAILS:

22 +/- Acres in the heart of Grayson, GA. Residential land. Great development opportunity!



GREAT LOCATION

Located in rapidly growing Gwinnett County

CONTACT FOR PRICING

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imax
REALTY

DEVELOPMENT OVERVIEW



1000 GRAYSON PKWY, GRAYSON, GA 30017



imax
R E A L T Y

DEVELOPMENT OVERVIEW

A Rare Opportunity in Gwinnett County's Growth Corridor

1000 Grayson Pkwy presents an exceptional land acquisition for residential developers. Comprising 22.54 +/- acres in the heart of Grayson, Georgia, this fully fenced and gated estate sits within one of Metro Atlanta's most in-demand suburban markets. A highly desirable Gwinnett County school district, this tract is ideally positioned for a premium single-family subdivision. This property presents an excellent opportunity for experienced builders, investors, and land developers seeking a project with strong potential, favorable positioning, and the ability to move quickly toward planning, redevelopment, or new construction.

SITE FUNDAMENTALS

Total Land Area	22 +/- Acres
Parcel Address	1000 Grayson Pkwy, Grayson GA
County	Gwinnett County, Georgia
Zip Code	30017
Parcel Frontage	Grayson Parkway
Site Condition	Gated, Fenced, Manicured
Topography	Gently Rolling
Tree Coverage	Fully Tree-Lined Perimeter

INFRASTRUCTURE & UTILITIES

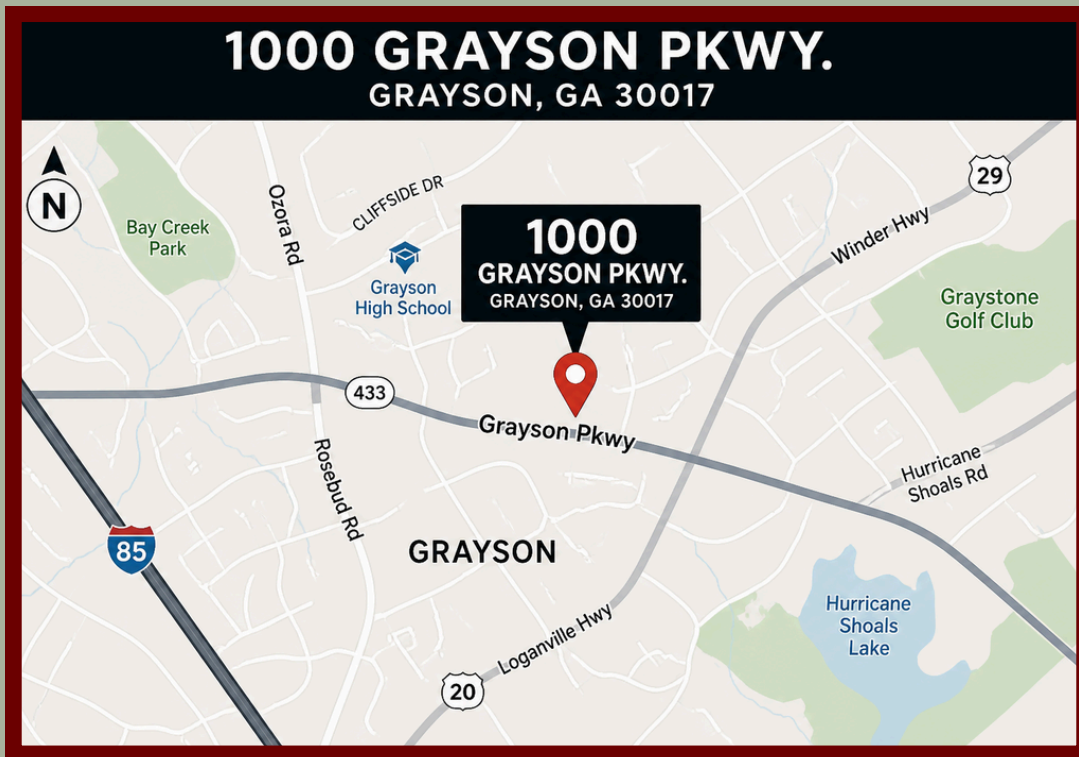
Water	Available
Natural Gas	Available
Electricity	Available
Cable / Fiber	Available
Sewer	Verify with County
Road Access	Direct Grayson Pkwy Frontage
Existing Improvements	7,809 SF Custom Home (1983)
Garages / Out-Buildings	3-Car + Detached Garage with Loft



WHY NOW: The Grayson/Gwinnet corridor has seen sustained demand and limited large-tract availability. With median home prices in 30017 exceeding \$457K and new construction commanding a premium, this parcel represents one of the last opportunities to deliver a meaningful residential community in a market with strong absorption.



LOCATION & MARKET



Market Snapshot
• Median home price 30017: \$457+
• Avg price/SF (new): ~177+
• 30017 ownership rate: 85%
• Median household income: \$82,696
• Avg family size: 3.5 persons
• Population (30017): 22,891
• Gwinnett County pop: 872,242
• Active homebuying market

School District
• Grayson Elementary School
• Bay Creek Middle School
• Grayson High School
• Gwinnett County Public School
• High parent satisfaction scores
• Strong resale value driver
• Key draw for family buyers

Development Drivers
• Limit target-tract availability
• High-demand for SFR product
• Established neighborhood feel
• Major employer base nearby
• Access to I-85 & Hwy 78
• Growing tech & logistics sector
• Atlanta MSA growth corridor
• Low supply to new lots



GWINNET COUNTY - Georgia's most populous county with over 874,000 residents and among the nation's fastest-growing. Consistent top 10 ranking nationally for job growth, business climate, and quality of life.



FOR MORE INFORMATION:



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CONTACT US TODAY TO SCHEDULE A TOUR.



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