

FOR SALE



# PREMIER DEVELOPMENT OPPORTUNITY: US-78 CORRIDOR

Snellville, GA 30039



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Section 1

# Property Information

# Property Summary

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## PROPERTY DESCRIPTION

An exceptional land opportunity on Killian Hill Road Southwest tailored for discerning investors focusing on future build-to-suit prospects. This parcel presents a flexible canvas with generous frontage, gentle topography, and excellent ingress possibilities. The unobstructed delivery ensures straightforward entitlement progress and phased development options, whether for a retail node, professional office campus, or mixed-use infill concept. With thoughtfully retained mature trees along the boundary, the site offers immediate presence while accommodating inviting streetscape design. Utility connections and potential for strategic pad site placement further strengthen this stand-alone offering, satisfying the demands of a patient, visionary land buyer.

## OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	4.1 Acres

DEMOGRAPHICS	0.25 MILES	1 MILE	2 MILES
Total Households	159	2,803	9,383
Total Population	429	8,115	28,974
Average HH Income	\$101,140	\$98,354	\$110,364

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- **Institutional Shadow-Anchor Advantage:** Positioned directly adjacent to a top-tier Home Depot power center and a high-traffic Chili's hard-corner outparcel, capturing massive, built-in daily consumer flow.
- **Flexible C-2 Zoning (By-Right):** Ready for immediate commercial execution. Permits multi-tenant retail strips, corporate offices, and premium dining footprints without the risk or delay of a lengthy rezoning process.
- **Dual-Street Frontage & Access:** Features high-visibility frontage on the bustling Killian Hill Road commuter corridor with seamless secondary access along Paxton Drive for flexible logistical layouts.
- **Priced Below Market Value:** Offered at \$1.9M for 4.10 acres (~\$463K/Acre), representing a competitive entry point compared to recent corridor comps trading between \$520K and \$555K per acre.
- **Panoramic Landmark Views:** The site's elevation and western exposure deliver completely unobstructed, marketable views of the Stone Mountain dome and the Atlanta skyline from upper levels.
- **Cost-Efficient Topography:** Gently rolling to level terrain with clean site boundaries, heavily reducing initial clearing, grading, and structural site-prep expenditures.

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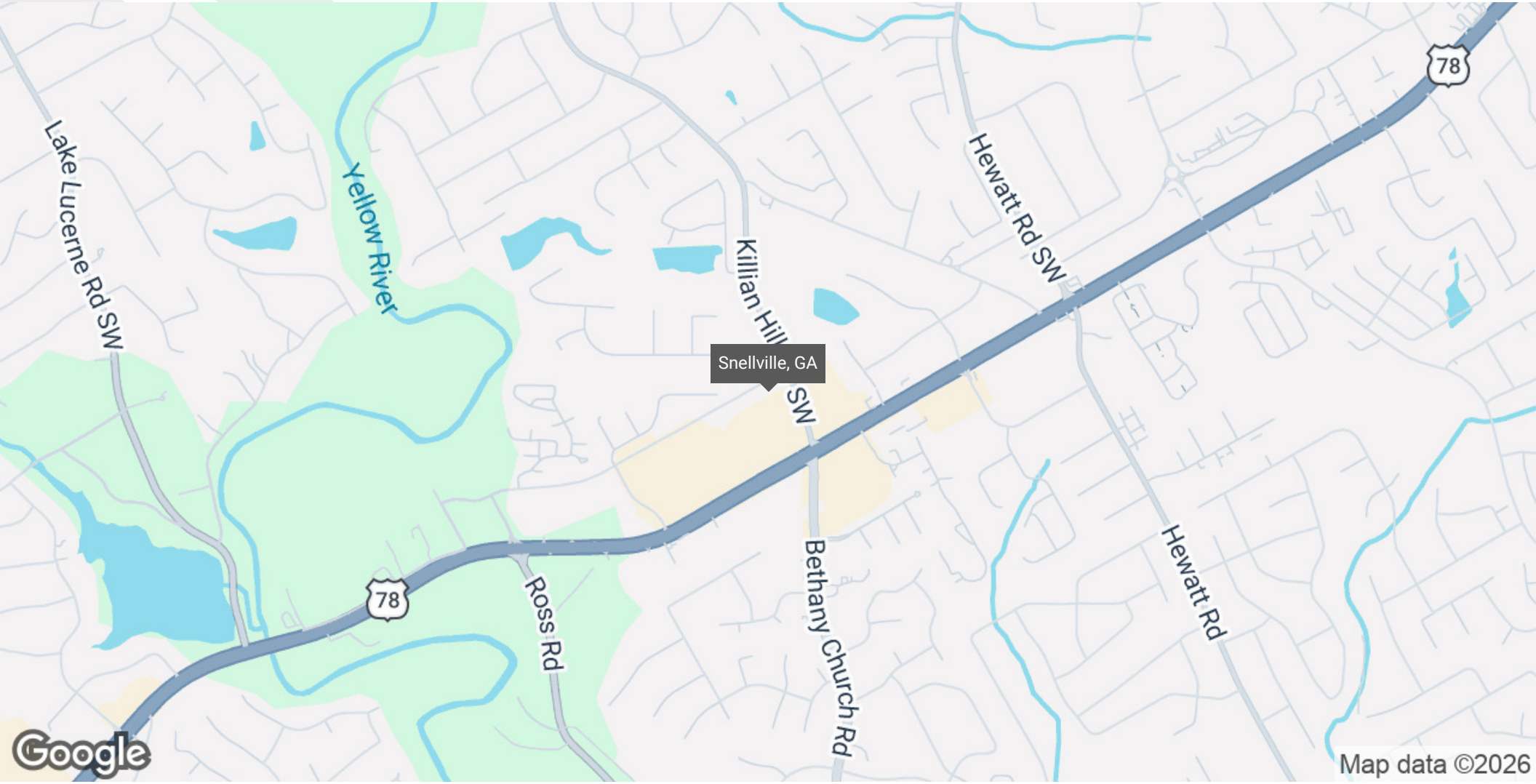


Section 2

# Location Information

# Regional Map

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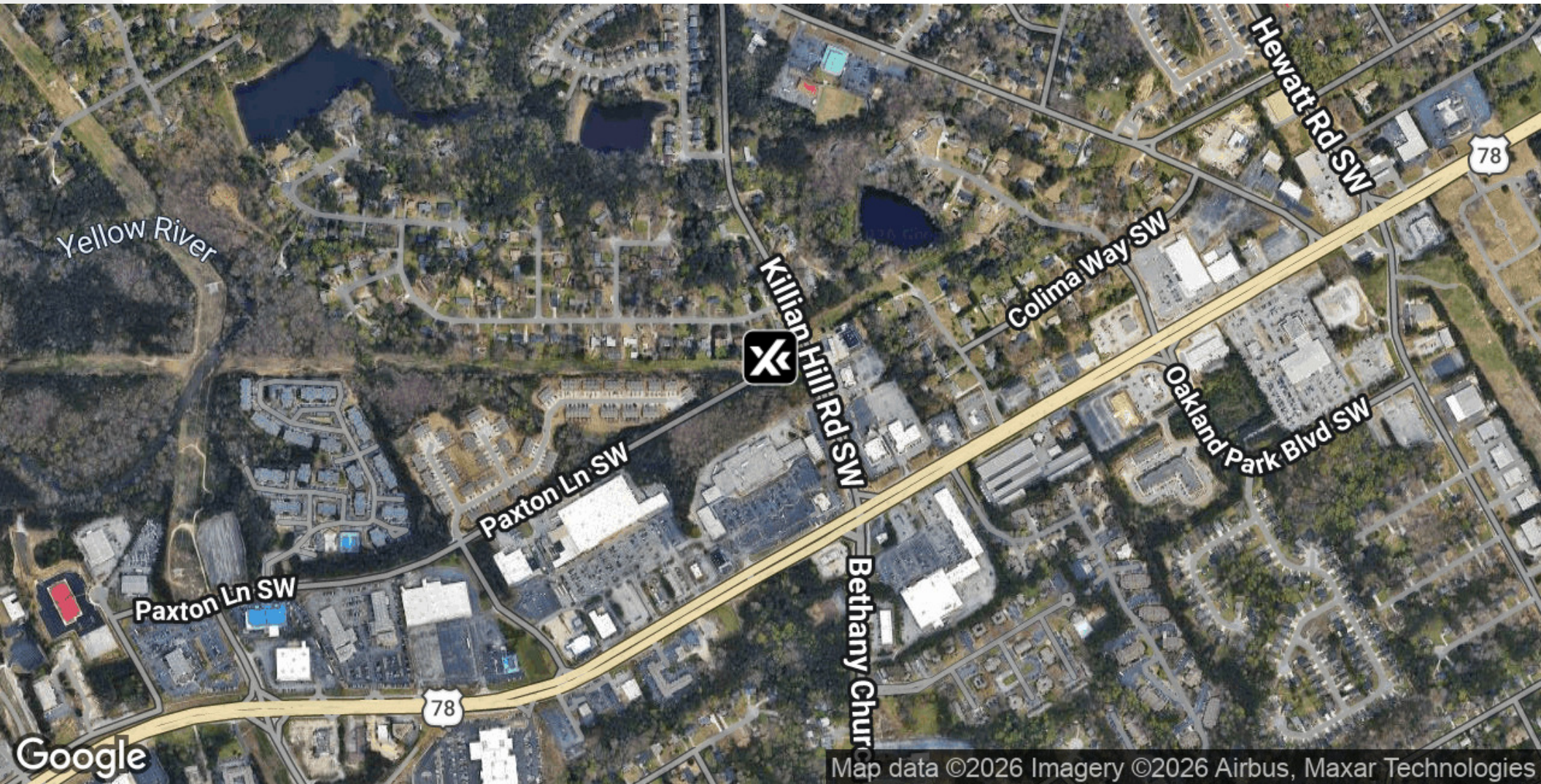
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# Aerial Map

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Section 3

# Sale Comparables

# Sale Comps

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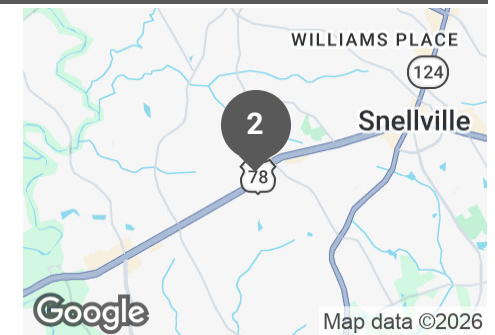
**1**  
4413 KILLIAN HILL RD SW  
Snellville, GA 30047

Price: \$2,200,000 Lot Size: 5.12 Acres



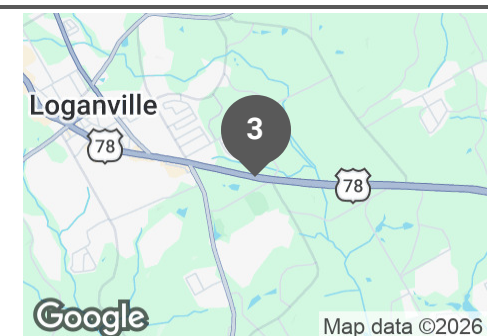
**2**  
3293 STONE MOUNTAIN HWY  
Snellville, GA 30087

Price: \$2,000,000 Lot Size: 3.60 Acres



**3**  
4884 HIGHWAY 78  
Lilburn, GA 30047

Price: \$300,000 Lot Size: 1.00 Acres



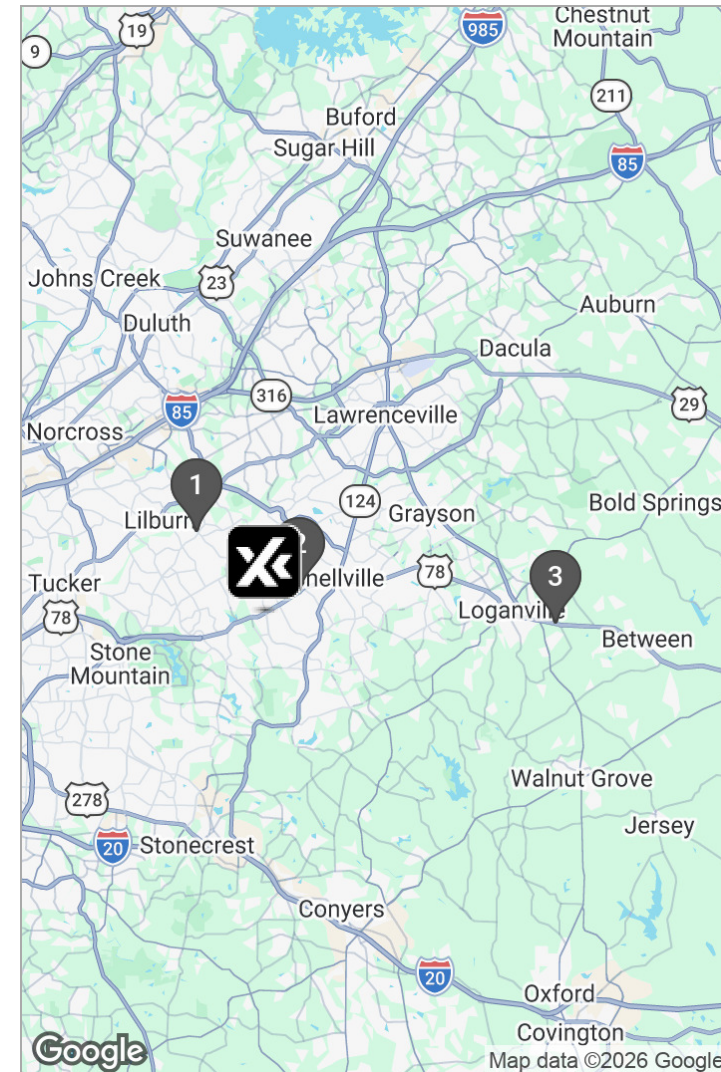
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# Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	LOT SIZE
★	<b>Killian Hill Road Southwest</b> Snellville, GA 30039	\$1,900,000	4.1 Acres
1	<b>4413 Killian Hill Rd SW</b> Snellville, GA 30047	\$2,200,000	5.12 Acres
2	<b>3293 Stone Mountain Hwy</b> Snellville, GA 30087	\$2,000,000	3.60 Acres
3	<b>4884 Highway 78</b> Lilburn, GA 30047	\$300,000	1.00 Acres
<b>AVERAGES</b>		<b>\$1,500,000</b>	<b>3.24 ACRES</b>



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Section 4

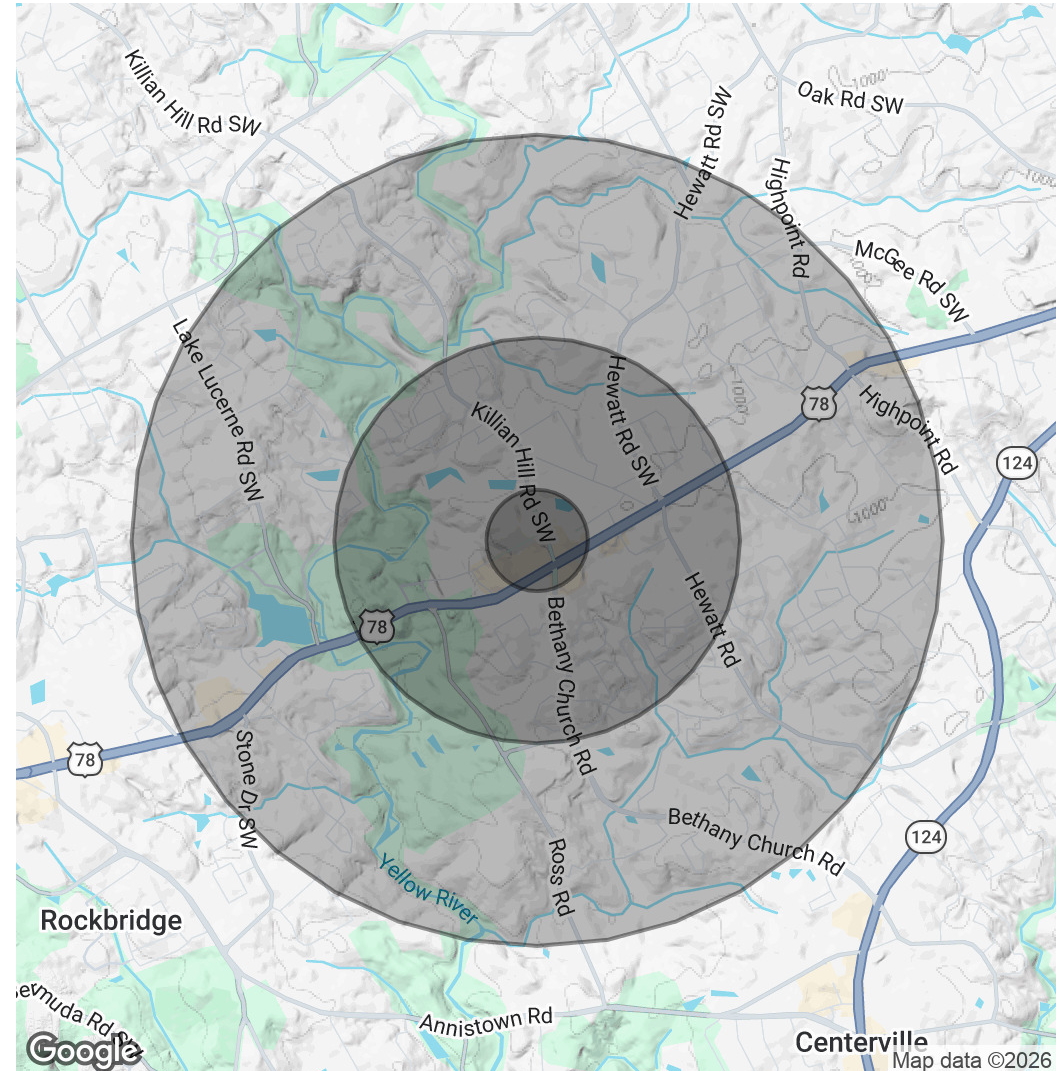
# Demographics

# Demographics Map & Report

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POPULATION	0.25 MILES	1 MILE	2 MILES
Total Population	429	8,115	28,974
Average Age	39.0	37.9	39.4
Average Age (Male)	39.2	36.6	37.9
Average Age (Female)	40.4	40.2	40.2
HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	2 MILES
Total Households	159	2,803	9,383
# of Persons per HH	2.7	2.9	3.1
Average HH Income	\$101,140	\$98,354	\$110,364
Average House Value	\$323,788	\$292,852	\$325,026

2023 American Community Survey (ACS)



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# Advisor Bio 1

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