

# 4.21 acres of Prime Development Land

1972 Pharr Road, Snellville

For more Information contact

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Located Just off the Main Road in Snellville.  
A walkable neighborhood close to  
Piedmont Eastside Medical Center and Retail.



# North Road Transitional Corridor

## The Vision of the Corridor

According to the City of Snellville the vision of the corridor is:

“With its proximity to the Towne Center, the southern portion of the North Road Transitional Corridor is well suited to office expansion. To the north, infill mixed uses are envisioned to help buffer the quieter residential neighborhoods to the east from the commercial development along Highway 124 to the west. North Road itself will be major corridor in Snellville’s growing system of greenways, linking the City north towards the Shoppes at Webb Gin House.”

A Key strategy is to permit infill development of small offices and medium density residences.

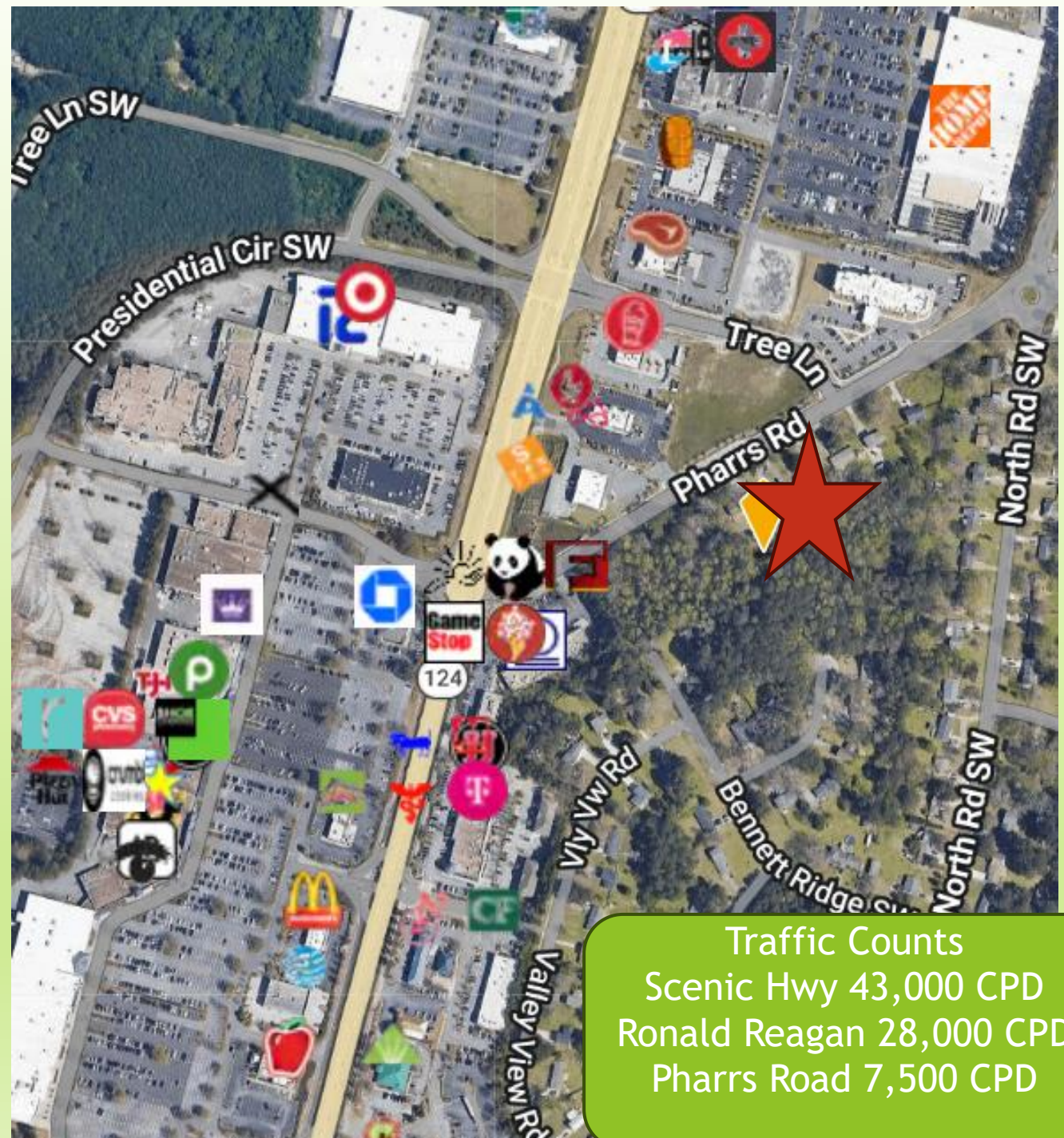


► Walkable Retailers:

- Firehouse Subs
- First Watch
- Home Depot
- Kroger
- Zaxby's
- Cracker Barrel
- Outback

► Within 1 mile

- Publix
- Target
- Panera Bread
- Piedmont Eastside Medical Center



Traffic Counts

Scenic Hwy 43,000 CPD  
Ronald Reagan 28,000 CPD  
Pharrs Road 7,500 CPD



**PHARRS ROAD**  
(80' R/W ~ 40' PAVED)

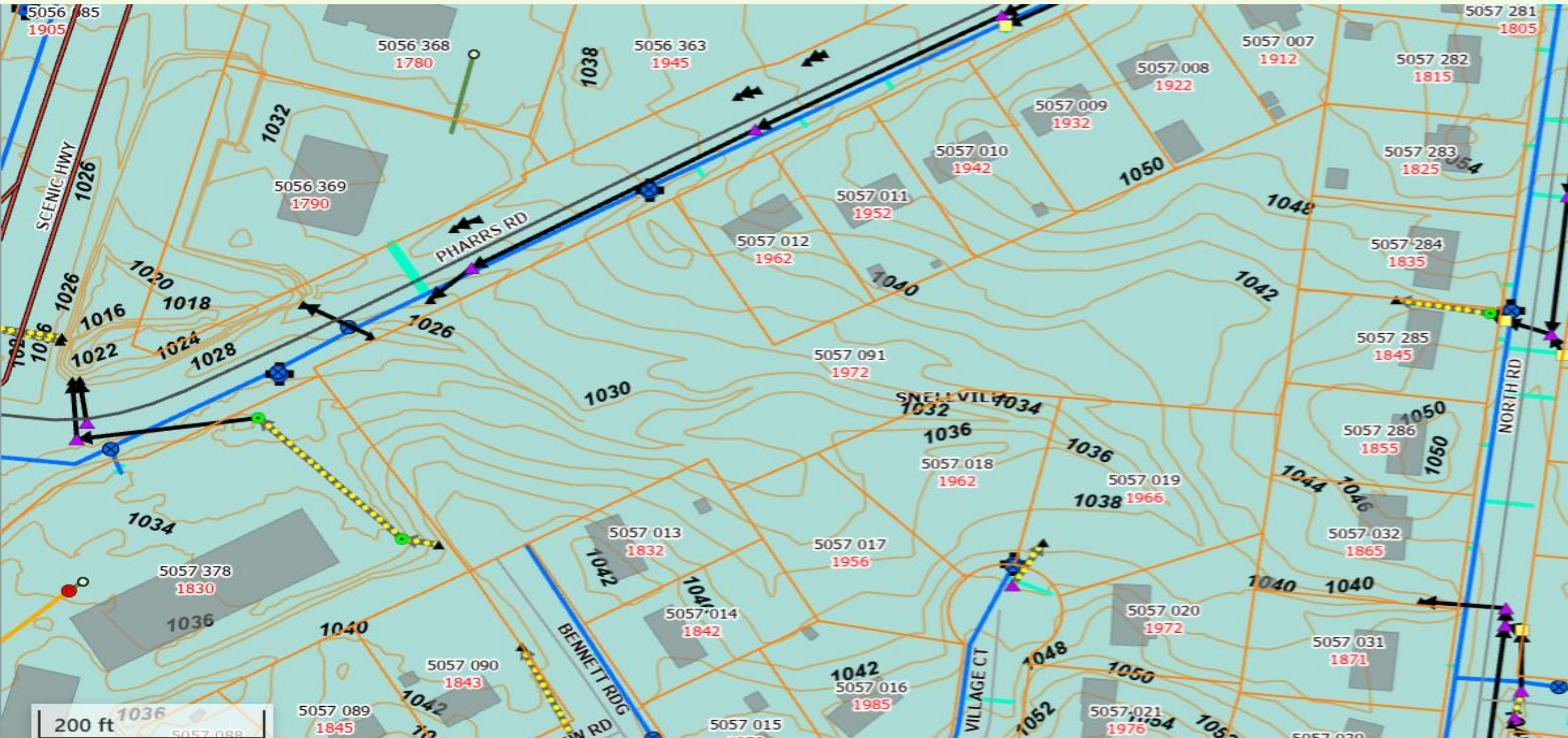
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APPROXIMATE  
BRANCH LOCATION  
(MAY BE SUBJECT TO STATE AND LOCAL BUFFERS)

| <b>PLAT ABBRE</b> |          |
|-------------------|----------|
| IPF -             | IRON PIN |
| IPS -             | IRON PIN |
| OTP -             | OPEN TO  |
| R/W -             | RIGHT OF |
| C/L -             | CENTERL  |
| P.O.C. -          | POINT OF |
| P.O.B. -          | POINT OF |
| N/F -             | NOW OR I |
| DB. -             | DEED BO  |
| PB. -             | PLAT BOG |



# Utilities Available





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