



HARBOR HAVEN REALTY
COMMERCIAL REAL ESTATE ADVISORY & BROKERAGE



FOR SALE | LAND DEVELOPMENT OPPORTUNITY

±5.6 ACRES

2592-2602 LAWRENCEVILLE-SUWANEE ROAD

SUWANEE, GEORGIA 30024

\$3.15M

ASKING PRICE

C-1

ZONING

4

PARCELS

±450 FT

ROAD FRONTAGE



THE OPPORTUNITY

A documented infill development site with established C-1 zoning, existing infrastructure and potential assemblage flexibility.

Harbor Haven Realty is offering an approximately 5.6-acre assemblage along Lawrenceville-Suwanee Road in Suwanee, Georgia. The property combines established C-1 zoning, prior entitlement and engineering work, utility infrastructure and direct frontage in a mature Gwinnett County growth corridor.

NEW BASIS FOR THE MARKET

\$3,150,000

Current Asking Price

Potential adjacent assemblage opportunities create an additional path to scale, while remaining separately owned and outside the current offering unless otherwise documented.

ENTITLEMENT POSITION

C-1 zoning was approved through Gwinnett County case RZC2023-00001. The prior rezoning process included a commercial development plan and approval conditions.

DEVELOPMENT FRAMEWORK

Historical engineering depicted approximately 51,000 SF of commercial development with 104 parking spaces, providing a useful planning reference rather than a final site plan.

DUE DILIGENCE

Existing survey and environmental work help qualified buyers evaluate known site conditions earlier in the underwriting process.

POSITIONING

The opportunity is best understood as development land with a documented entitlement history - not speculative raw land. Buyers can begin with known zoning, prior engineering and identified site conditions, then evaluate the development program that best fits their strategy.



PROPERTY SNAPSHOT

The core underwriting facts - scale, frontage, zoning, infrastructure and parcel configuration.

±5.6 AC

OFFERED SITE

4

PARCELS

C-1

ZONING

±450 FT 0.75 MI

FRONTAGE

TO I-85

OFFERING PRICE

\$3,150,000

LOCATION

Lawrenceville-Suwanee Road | Suwanee, GA 30024

COUNTY

Gwinnett County

PARCEL IDS

R7127 007 | R7127 019 | R7127 035 | R7127 392

ZONING

C-1 | Neighborhood Business District

UTILITIES

Water, sewer and power available / infrastructure in place

TOPOGRAPHY

Gently rolling

ENTITLEMENT HISTORY

2023 rezoning approval; prior commercial development exhibit

ENVIRONMENTAL WORK

Preliminary Jurisdictional Waters Assessment completed



AERIAL + PARCEL OVERVIEW

The current offering combines four tax parcels along Lawrenceville-Suwanee Road; the supplied aerial shows the offered site in context.



CURRENT OFFERING

±5.6 ACRES | 4 PARCELS | C-1 ZONING | \$3,150,000

PARCEL IDS

R7127 007 | R7127 019 | R7127 035 | R7127 392

ROAD PRESENCE

Approximately 450 feet of frontage along Lawrenceville-Suwanee Road.

INFILL CONTEXT

Established residential and commercial development surrounds the site.

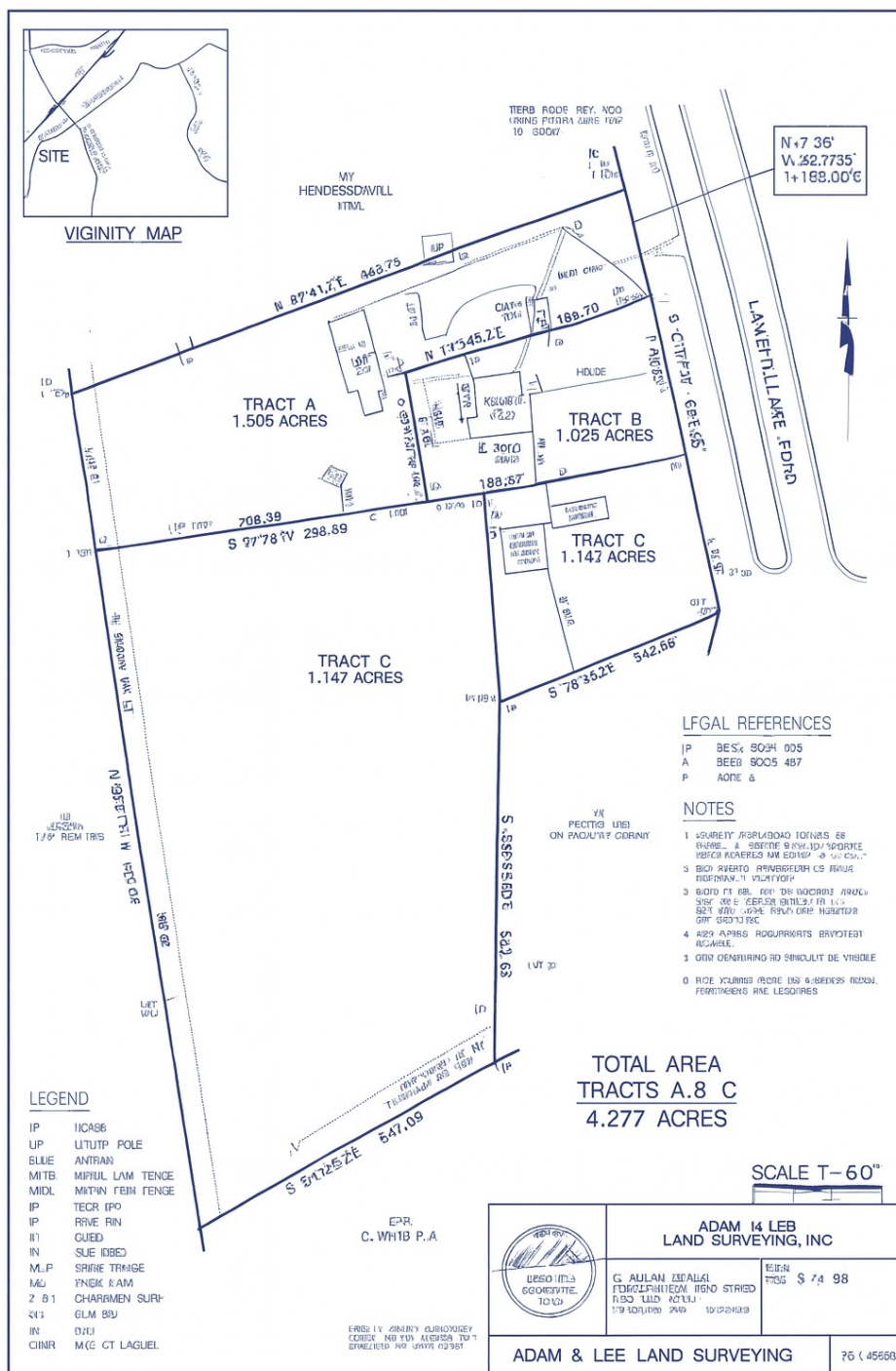
TECHNICAL CONTROL

Survey, title and county records control exact geometry, dimensions and legal descriptions.



SURVEY REFERENCE

A legacy survey exhibit provides useful tract, frontage and dimensional context; current offering acreage should be verified against controlling records.



REFERENCE EXHIBIT

The supplied survey exhibit identifies Tracts A, B and C and states a total area of 4.277 acres.

CURRENT MARKETING

The current offering is marketed as approximately 5.6 acres across four parcels.

USE OF EXHIBIT

Use this image for reference only. Purchasers should rely on current title, survey and legal descriptions for controlling acreage, boundaries and easements.



POTENTIAL ASSEMBLAGE

Adjacent ownership may create additional scale; all neighboring land remains separately owned and outside the current offering.

ASSEMBLAGE SCALE - CONCEPTUAL ONLY

±5.6 AC

CURRENT OFFERING

Four parcels | Asking price \$3.15M

±6.6 AC

WITH ONE POTENTIAL ADJACENT PARCEL

One neighboring ±1-acre parcel is understood to be available

**UP TO ±7.6
AC**

WITH SECOND POTENTIAL ADJACENT PARCEL

A second adjacent ±1-acre parcel may potentially be obtainable

IMPORTANT

The ±6.6-acre and up-to-±7.6-acre figures are simple conceptual scale scenarios based on the user-identified neighboring ±1-acre opportunities. They are not an offer of those parcels, do not indicate control, and do not establish exact combined acreage or configuration.

DEVELOPMENT IMPLICATION

Additional acreage could change circulation, site planning, usable development area and the range of feasible development programs.



ZONING + ENTITLEMENT HISTORY

Prior entitlement work reduces discovery risk and provides a documented commercial-development framework.

C-1

NEIGHBORHOOD
BUSINESS DISTRICT

RZC2023-00001

Gwinnett County Board of
Commissioners approval
following the February 28,
2023 public hearing.

WHAT THE RECORD SHOWS

- The rezoning request converted the four-parcel site from O-I / R-100 to C-1 for commercial development.
- The County case report identified a 5.58-acre site and approximately 51,000 SF of proposed commercial development.
- The approval resolution requires development in general conformance with the site plan received November 15, 2022, subject to conditions and County review.
- The historical engineering exhibit depicted 104 parking spaces against a stated minimum requirement of 102 spaces.
- This prior work is a planning reference; purchasers should verify current code, conditions, permits and project-specific approvals.

WHY IT MATTERS

A buyer begins with a documented zoning and entitlement history rather than an untested commercial rezoning concept.



SITE CONDITIONS + DUE DILIGENCE

Known environmental features can be evaluated early and incorporated into project-specific engineering.

±385 LF

PERENNIAL STREAM

±0.18 AC

WETLANDS

JWA

COMPLETED

ENVIRONMENTAL WORK

Corblu Ecology completed a Preliminary Jurisdictional Waters Assessment during prior buyer due diligence. The report identified a perennial stream and a relatively small wetland area.

PLANNING IMPLICATION

The stream corridor and associated buffers affect site planning more materially than the wetland acreage itself. Final jurisdiction, buffers, variances and disturbance approvals should be confirmed by the purchaser and its consultants.

AVAILABLE DUE DILIGENCE

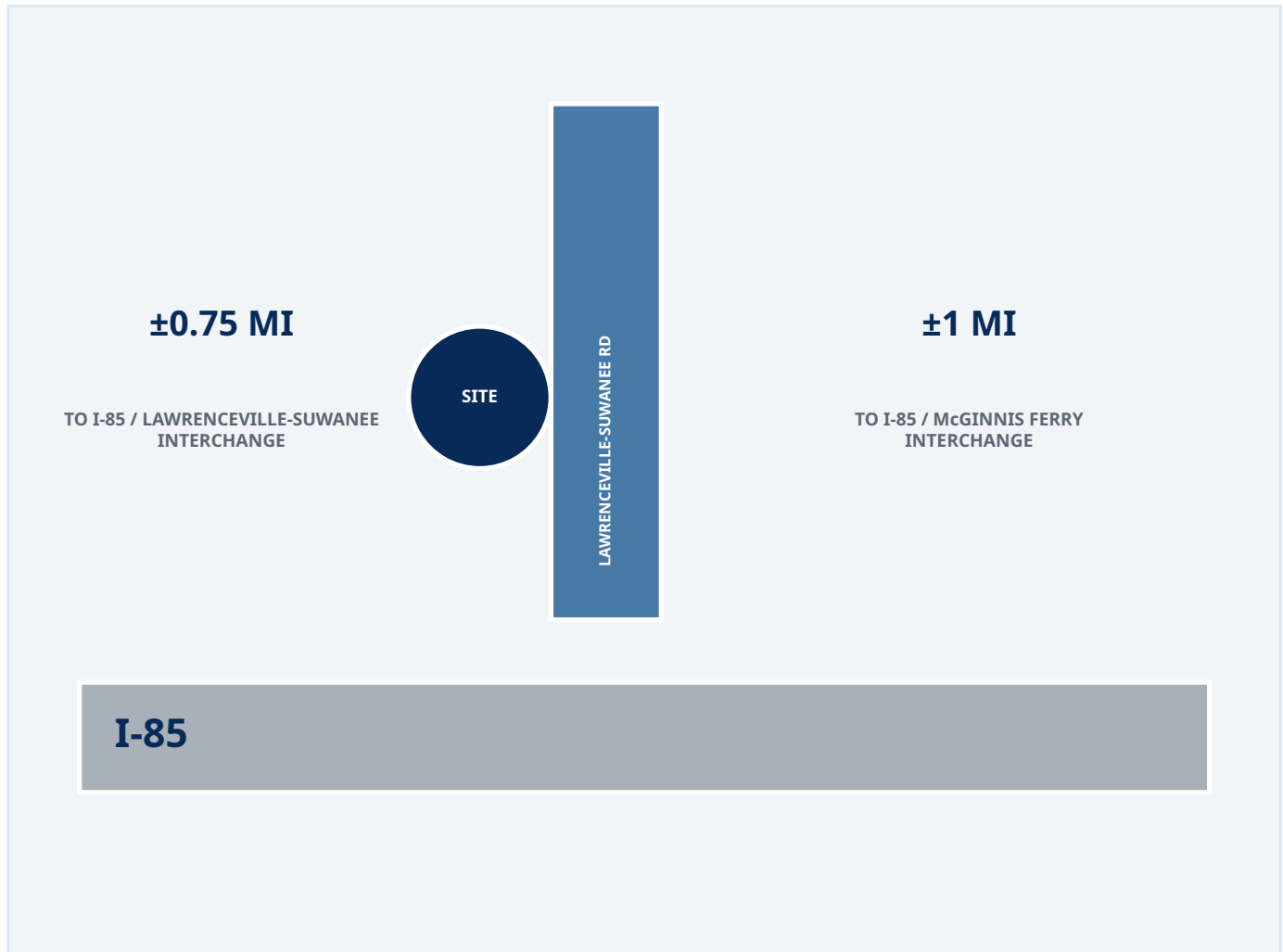
- 1 Gwinnett County rezoning approval / resolution
- 2 Historical commercial development / rezoning exhibit
- 3 Existing boundary survey
- 4 Preliminary Jurisdictional Waters Assessment
- 5 Parcel and entitlement history

Prospective purchasers should rely on their own engineers, environmental consultants, attorneys and governmental review for development feasibility.



ACCESS + CONNECTIVITY

Direct frontage on Lawrenceville-Suwanee Road places the site close to two I-85 access points and established residential growth.



LOCATION IMPLICATION

The corridor combines regional interstate access with established neighborhood demand. Richmond Row and surrounding residential development reinforce the site's infill character and potential customer base for commercial, medical, service and other permitted C-1 concepts.



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Potential neighboring assemblage parcels are separately owned and are not included in the current offering unless expressly documented otherwise.