

TREE LANE TOWNHOME PROPERTY

Approved with Water & Sewer
Zoning Approved for 108 Townhomes

FOR SALE

±15.00 ACRES



SNELLVILLE, GA

1719 Scenic HWY Snellville, GA 30078



PRIME TOWNHOME PROPERTY

FOR SALE
±15.0 ACRES

Approved with Water & Sewer
Zoning Approved for 108 Townhomes



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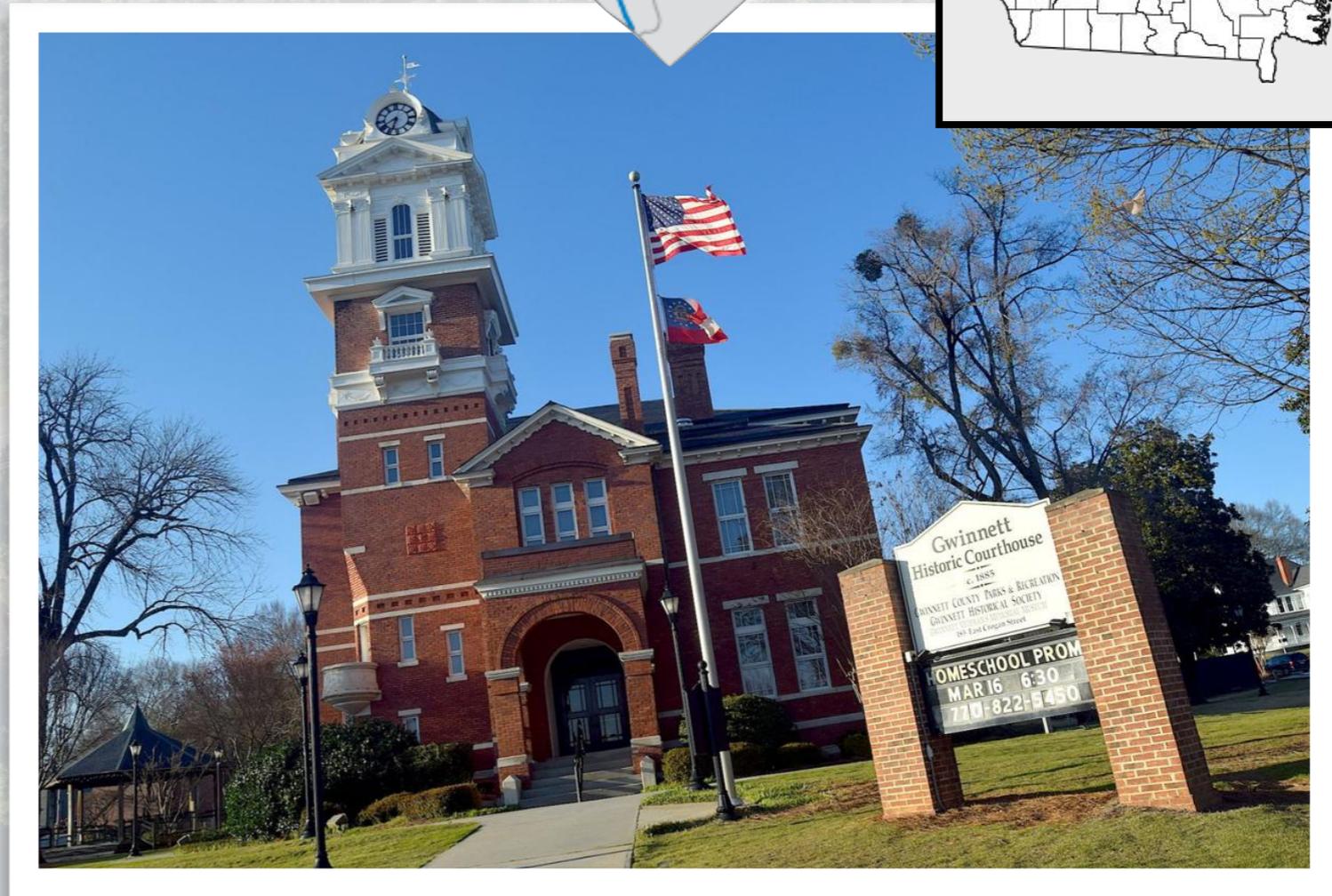
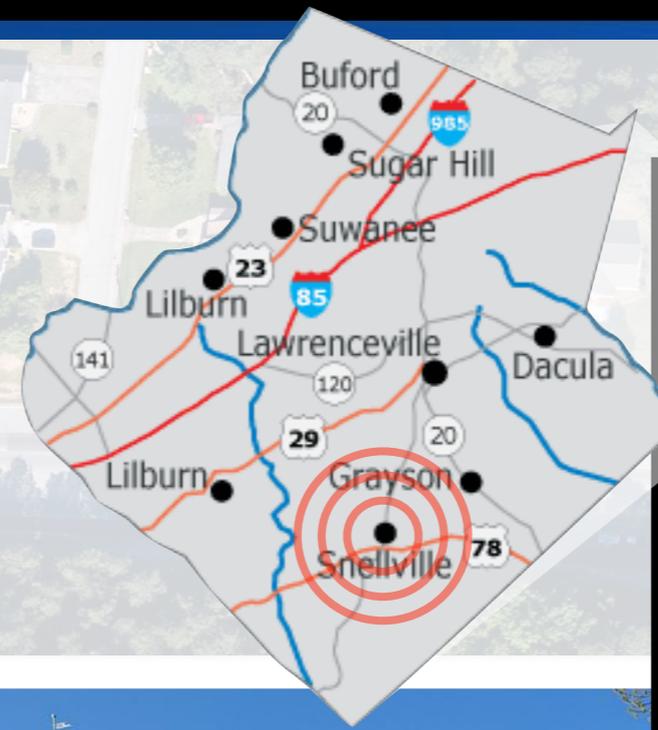
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GWINNETT COUNTY HIGHLIGHTS

Gwinnett County is a county in the north central portion of Georgia. With a population of \pm 907,135, it is the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwannee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also host many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.



AREA HIGHLIGHTS

The City of Snellville is committed to supporting businesses in Snellville as they realize a new vision for the city. The Park Place Snellville Properties are positioned in the main retail corridor surrounded by many other national retailers. The properties are strategically positioned between Target and a Walmart anchored center, in addition they are in close proximity to Sams Club and a life-style center, The Shoppes at Webb-Gin. Park Place is located on the main north-south highway, Scenic Highway and Pharris Road. Both properties are **located between the intersections of Ronald Reagan Parkway and Sugarloaf Parkway**, which both have high traffic counts. Scenic Highway (GA SR 124) is the main commercial corridor for the suburb and is lined with retailers (Presidential Markets, Snellville Crossing, Presidential Commons, etc.) to the north and south. **Both Park Place properties sit in the middle of it all!** Businesses are thriving along the Scenic Highway (GA SR 124) commercial zone, which is the #1 retail node east of I-85 in Atlanta and one of the largest stretches of shopping in Gwinnett County. The immediate area also boasts a strong residential community with average household incomes of just over \$133,142 within a 1-mile radius of the property, making Snellville one of the strongest demographic areas in the Atlanta area. According to the U.S. Census, Snellville's population has risen approximately 30% in recent years. The area is supported with a vast amount of employment and residents. In Snellville, the Piedmont Eastside Medical Center (0.2 miles) is a 310-bed, full-service, acute-care medical center with nearly 1,200 employees and 450 affiliated physicians. Additionally, many people live in the upscale suburb of Snellville for its easy commute to Atlanta for work and recreational activities. The Snellville Loop (Snellville East-West Connector) concept was developed as a loop road connecting US 78 west of Snellville with GA SR 124 (Scenic Highway) north of Snellville. SR 124 begins at an intersection with I-20/US 278/SR 12 in Lithonia, in DeKalb County. To the northeast, it crosses into Gwinnett County and, immediately, crosses over the Yellow River. Southwest of Snellville, it meets SR 264. In town, it intersects US 78/SR 10 and then, the Ronald Reagan Parkway. Scenic Square is located near the main intersection of Ronald Reagan Parkway and SR 124.

SURROUNDING RETAIL

THE SHOPPES

A T W E B B G I N



Piedmont Eastside Medical Center



PROPERTY HIGHLIGHTS

»» **Superior Access** – Both Properties have multiple points of access from Scenic Highway and Pharrs Road.

» **Visibility** – Both out-parcels are at road grade and have favorable visibility from Scenic Highway and Pharrs Road.

» **Superior Location Within The Trade Area** – Park Place is located in the heart of Scenic Hwy shopping district in Snellville, Ga. Park Place will draw from the trade area's generators such as Target, Super Wal-Mart, Sam's Club, The Shoppes at Webb Gin, Kroger, Publix, Home Depot, Lowes and other major retailers.



AREA HIGHLIGHTS

» **High Population Density** – 30% Population Growth - There is an abundant population of 314,571 people located within a 7 mile radius.

» Popular, **Upscale Growing Suburb of Atlanta:** Average Household Incomes Above \$133,142 (1-Mile Radius)

» **High Traffic Counts** of 42,000 VPD & High Visibility: Convenient Location Near Main Intersection (0.2 Miles) of Ronald Reagan Parkway & Scenic Highway (SR 124)

» **Desirable Parcels** Strategically Positioned in Main Retail Corridor: Surrounded by National Retailers (Between Sam's Club, Wal-Mart, Target, and The Shoppes at Webb Gin)

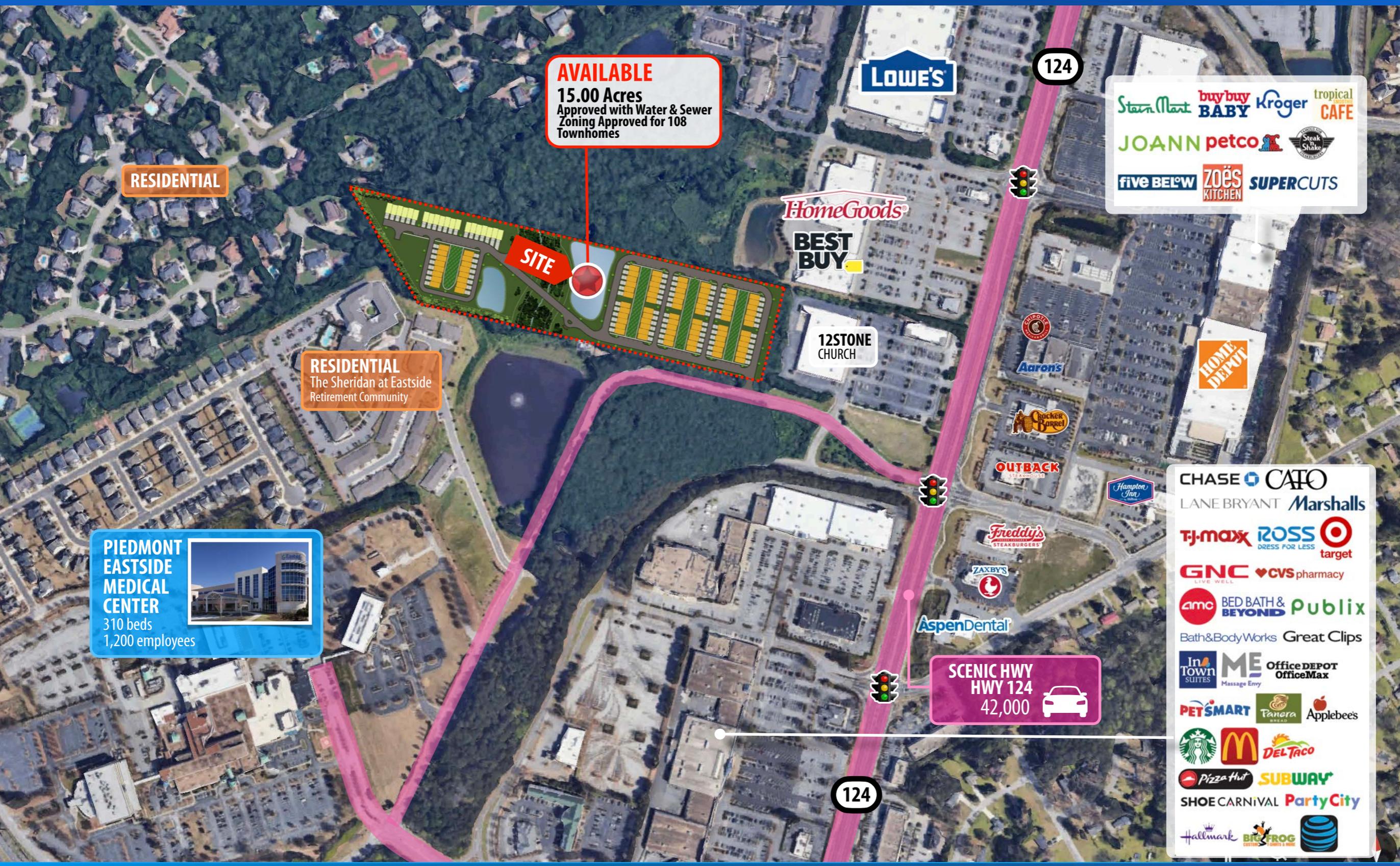
» **Major Surrounding Area Employers,** Vast Amount of Employments in the Region and Third Largest Concentration of Fortune 500 Companies

» **Employment Centers** - Eastside Medical Center is directly across the street. Eastside has 310 beds and employs approximately 1,200 employees.

» **Dominant Retail Corridor:** Situated within #1 retail node east of I-85 in Atlanta which encompasses more than 5.4 MSF of retail space. The surrounding area includes the Shoppes at Webb Gin, a 333,795-square-foot lifestyle center immediately adjacent to the site.

» **New Grove Development in Snellville.**

SITE AERIAL PLAN VIEW



AVAILABLE
15.00 Acres
 Approved with Water & Sewer
 Zoning Approved for 108
 Townhomes

RESIDENTIAL

RESIDENTIAL
 The Sheridan at Eastside
 Retirement Community

**PIEDMONT
 EASTSIDE
 MEDICAL
 CENTER**
 310 beds
 1,200 employees



**SCENIC HWY
 HWY 124**
 42,000

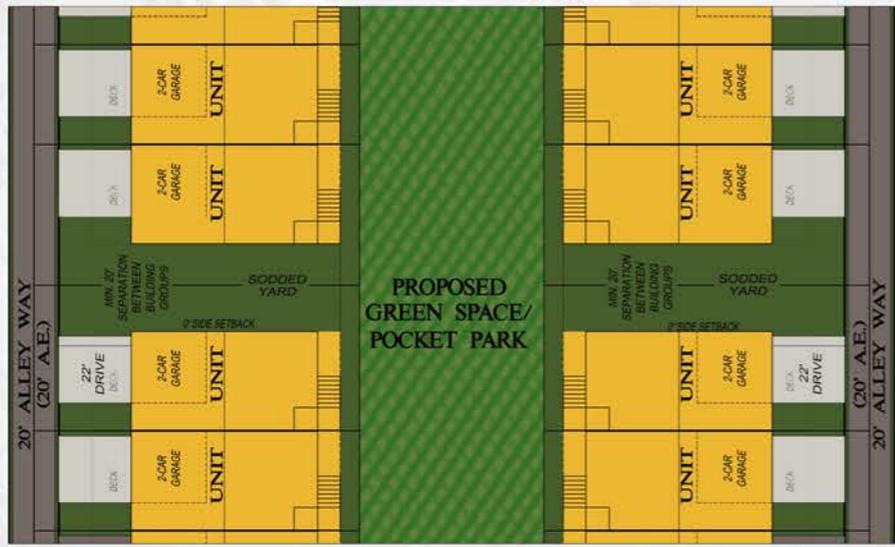
Bath&BodyWorks Great Clips

 SHOE CARNIVAL Party City

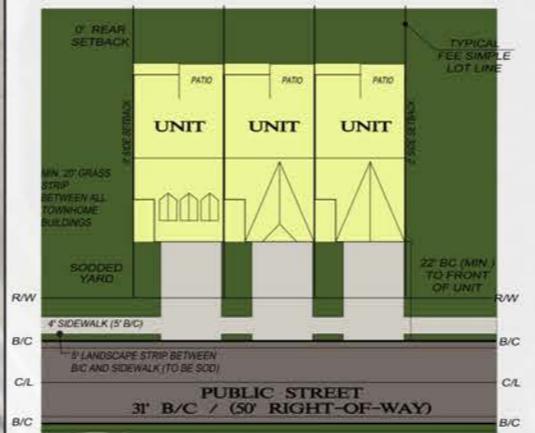
PROPERTY PLAN



TYPICAL REAR ENTRY UNIT SECTION
NOT TO SCALE



TYPICAL FRONT ENTRY TOWNHOME LAYOUT
NOT TO SCALE



GENERAL NOTES

- TOTAL BOUNDARY ACREAGE: ±15.0 ACRES.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT

TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 108
GROSS DENSITY = 7.2 LOTS / ACRE
REQUIRED OPEN SPACE = 3.0 ACRES (20%)
PROVIDED OPEN SPACE = ±7.0 ACRES (46.7%)
PROVIDED RECREATION AREA = 1.4 ACRES (9.3%)
**EXCLUDES STORMWATER MANAGEMENT FACILITIES, STREAM BUFFERS AND OTHER ENVIRONMENTALLY CRITICAL AREAS.
- BOUNDARY AND INFORMATION BASED UPON SUBDIVISION PLAT FOR SNELLVILLE CROSSING, LLC. BY COLUMBIA ENGINEERING, INC. DATED 08/10/05.
- TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY FOR TRAMMEL CROW COMPANY BY COLUMBIA ENGINEERING, INC. DATED 12/20/06.
- SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY.
- WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
- A 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- A 4' WIDE SIDEWALK WITH A 5' WIDE PLANTER IS REQUIRED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE ADJACENT TO TREE LANE.
- UNITS 1-12, 61-72, AND 101-108 AS SHOWN ON THE LAYOUT A CONCEPTUAL SITE PLAN DATED 08/18/2025 SHALL PROVIDE ARCHITECTURAL TREATMENTS ON THE ROAD FACING SIDE OF EACH UNIT TO PROVIDE ELEVATION CHANGES AND AVOID MONOTONY.
- DEVELOPER SHALL PROVIDE A MINIMUM OF 4 DIFFERENT ELEVATION FOR FRONT DOORS THROUGHOUT PROJECT, ALTERNATING, AND 4 DIFFERENT ELEVATIONS FOR GARAGE DOORS, ALTERNATING.
- TWO GWINNETT COUNTY MICROTRANSIT BUS STOP SHALL BE PROVIDED WITH COVERED BENCHES AS SHOWN ON SITE PLAN.

PREPARED FOR:
**DETHOMAS INVESTMENTS/
TREE LANE**

LAYOUT A CONCEPTUAL SITE PLAN 1719 SCENIC HWY

SNELLVILLE | GEORGIA
AUGUST 19, 2025



5074 bristol industrial way · suite a
buford, ga 30518 · 770.271.2868
www.thomasandhutton.com

THOMAS HUTTON

This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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PROPERTY SUMMARY



LAND AREA
±15.0 Acres

124

Scenic Hwy. - Hwy 124

40,600 VPD

**At the Intersection of
Ronald Reagan Parkway & Hwy 124**

25,600 VPD

**At the Intersection of
Sugarloaf Parkway & Hwy 124**

38,400 VPD

SURROUNDING RETAIL

THE SHOPPES
AT WEBB GIN



Piedmont Eastside Medical Center



RETAIL CENTER OF GRAVITY
Over 2 Million Shoppers Per Year



PRIME RETAIL DESTINATION



GREAT ACCESS
Multiple Access points.



LOCATED NEAR SCHOOLS



**LARGE POPULATION DRAW
FROM LAWRENCEVILLE &
SNELLVILLE**



**SIGNALIZED
INTERSECTION**



**MAJOR STREET WITH
TRAFFIC FLOW**



**LOCATED NEAR EMPLOYMENT
OPPORTUNITIES**



PUBLIC SCHOOLS
Pharr Elementary School, Snellville Middle School, and South Gwinnett High School, all part of the Gwinnett County School District.

The City of Snellville is committed to supporting businesses in Snellville as they realize a new vision for the city. The Scenic Pointe Property is positioned in the main retail corridor surrounded by many other national retailers. The property is strategically positioned between Walmart anchored center, Sams Club and is also just south of a life-style center, The Shoppes at Webb-Gin. Scenic Pointe is located on the main north-south highway, Scenic Highway, **located between the intersections of Ronald Reagan Parkway and Sugarloaf Parkway**, which both have high traffic counts. Scenic Highway is the main commercial corridor for the suburb and is lined with retailers (Presidential Markets, Snellville Crossing, Presidential Commons, etc.) to the north and south. **The Scenic Pointe Property sits in the middle of it all!** Businesses are thriving along the Scenic Highway commercial zone, which is the #1 retail node east of I-85 in Atlanta and one of the largest stretches of shopping in Gwinnett County. The immediate area also boasts a strong residential community with average household incomes of just over \$133,142 within a 1-mile radius of the property, making Snellville one of the strongest demographic areas in the Atlanta area. According to the U.S. Census, Snellville's population has risen approximately 30% in recent years. The area is supported with a vast amount of employment and residents. In Snellville, the Eastside Medical Center (0.2 miles) is a 310-bed, full-service, acute-care medical center with nearly 1,200 employees and 450 affiliated physicians. Additionally, many people live in the upscale suburb of Snellville for its easy commute to Atlanta for work and recreational activities. The Snellville Loop (Snellville East-West Connector) concept was developed as a loop road connecting US 78 west of Snellville with GA SR 124 (Scenic Highway) north of Snellville. SR 124 begins at an intersection with I-20/US 278/ SR 12 in Lithonia, in DeKalb County. To the northeast, it crosses into Gwinnett County and, immediately, crosses over the Yellow River. Southwest of Snellville, it meets SR 264. In town, it intersects US 78/SR 10 and then, the Ronald Reagan Parkway. Scenic Square is located near the main intersection of Ronald Reagan Parkway and SR 124.

SITE AERIAL - MARKET OVERVIEW

DEMOGRAPHICS

POPULATION

5-Minute Drive Time	63,269
10-Minute Drive Time	177,739
15-Minute Drive Time	618,755

AVG. HOUSEHOLD INCOME

5-Minute Drive Time	\$120,324
10-Minute Drive Time	\$125,436
15-Minute Drive Time	\$108,291

- CHASE CATO
- LANE BRYANT Marshalls
- TJ-maxx ROSS target
- GNC CVS pharmacy
- amc BED BATH & BEYOND Publix
- Bath&BodyWorks Great Clips
- InTown SUITES ME Office DEPOT OfficeMax
- PET SMART Panera Applebees
- Starbucks McDonald's DEL TACO
- Pizza Hut SUBWAY
- SHOE CARNIVAL Party City
- Hallmark BILLY ROG AT&T

AVAILABLE
15.00 Acres
 Approved with Water & Sewer
 Zoning Approved for 108
 Townhomes

RESIDENTIAL

RESIDENTIAL
 The Sheridan at Eastside
 Retirement Community

RESIDENTIAL

PIEDMONT EASTSIDE MEDICAL CENTER
 310 beds
 1,200 employees

Lawrenceville →

124

SCENIC HWY HWY 124
 42,000

← **Atlanta**

- Stearns Mart buybuy BABY Kroger tropical CAFE
- JOANN petco Steak Shake
- five BELOW ZOË'S KITCHEN SUPERCUTS



DEMOGRAPHIC PROFILE

POPULATION

	1 MILES	3 MILES	5 MILES
2020 Estimated Population	5,775	68,751	188,559
2025 Projected Population	5,999	71,851	197,935
Projected Annual Growth (2020-2025)	224 - 0.8%	3,100 - 0.9%	9,376 - 1.0%

HOUSHOLDS

2020 Estimated Households	1,944	22,233	60,559
2025 Projected Households	2,016	23,190	63,461

HOUSEHOLD INCOME

2020 Estimated Average Household Income	\$133,142	\$119,573	\$103,292
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BUSINESS

2020 Estimated Total Businesses	291	2,518	6,512
2020 Estimated Total Employees	3,718	21,306	56,371

MAJOR EMPLOYERS IN SNELLVILLE, GA

Gwinnett County Public School System	20,421
Gwinnett County Government	4,817
Gwinnett County Healthcare System	2,908
Publix	2,700
Wal-Mart	2,215
State of Georgia	2,084
Kroger	1,917
United States Postal Service	1,582
Cisco1	1,530
Fiserv2	1,444



\$119,573

AVERAGE HH INCOME 3 Mile Radius



68,751

POPULATION 3 Mile Radius



22,233

HOUSEHOLDS 3 Mile Radius



1.6%

UNEMPLOYMENT RATE 3 Mile Radius



146,556

LABOR FORCE
EDPA.org
5 Mile Radius



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