

## Bill Cheek Road Auburn, GA 30011



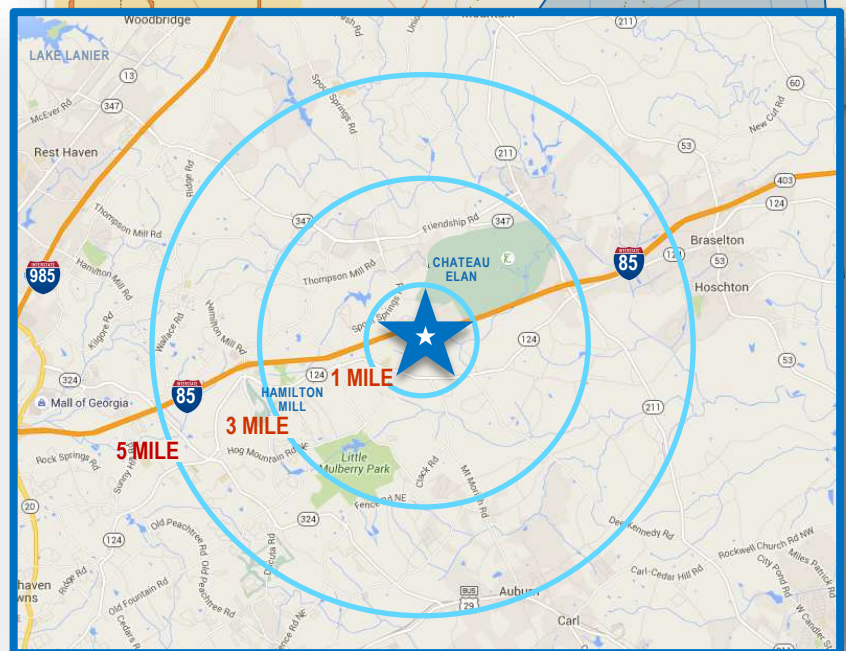
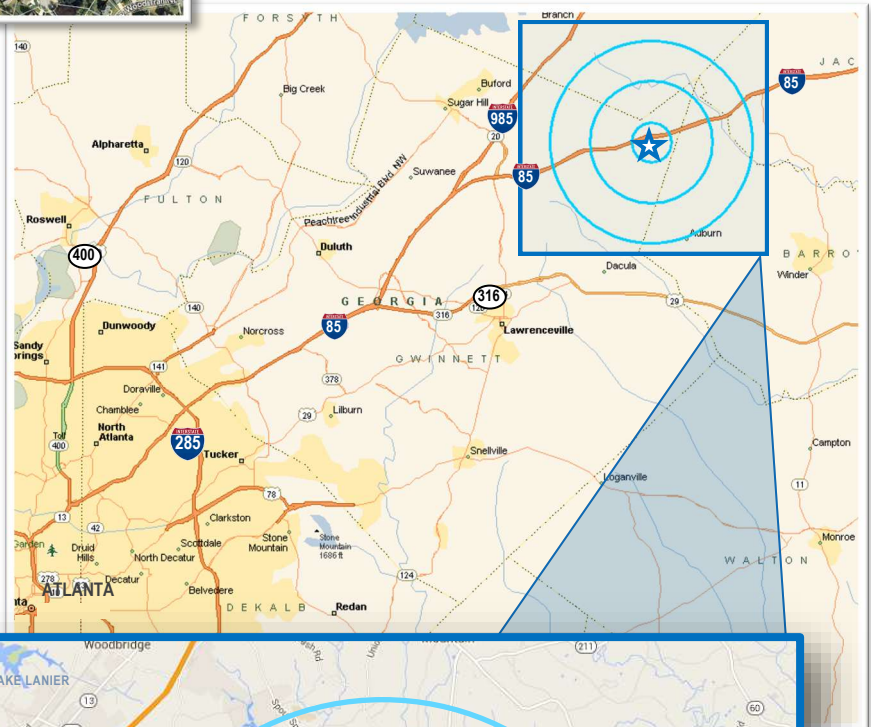
### PROFILE

Prime acreage in one of the fastest growing Atlanta suburbs - Northeast Gwinnett County

- ◆ Two adjacent parcels total 45.59 Acres
  - Parcel 1 - 18.45 Acres
  - Parcel 2 - 27.14 Acres
- ◆ Water and electric are available on-site
- ◆ According to Gwinnett County, access to connect to sewer is available in the immediate area
- ◆ 51.24 acres next to the property has been approved by the county for 99 lot subdivision

### LOCATION

- ◆ Gently rolling land perfect for residential development between 2 luxury communities, Chateau Elan & Hamilton Mill
- ◆ Three miles to the east is Chateau Elan, a resort spa and winery with four golf courses totally 63 holes and 2,000 homes ranging from the high \$300's to over 2 million. Three miles to the west is Hamilton Mill, a golf club community with 36 holes and 2,200 homes ranging from the \$300's to over a million
- ◆ Easy access from either exit 120 or 126 off of I-85 where retailers include Publix, Home Depot, Walmart Super Center, Aldi, Kohls, Dollar Tree, Starbucks and Chilis
- ◆ Very wealthy demographics with average household incomes over \$125,000 in 1 and 3 mile rings
- ◆ Extremely highly ranked Gwinnett County schools - Duncan Creek Elementary ranked 8/10, Frank Osborne Middle ranked 9/10 and Mill Creek High ranked 9/10 by Greatschools.org are 1 mile from the property
- ◆ Less than 8 miles to the Mall Of Georgia, the largest mall in the state, 1.8 Million square feet anchored by Macy's, Nordstrom, Belk, & Dillard's
- ◆ Nearby Little Mulberry Park features pavilions, playgrounds, grilling areas, a lake, a disc golf course and miles of trails. Duncan Creek Park also provides a skate park, playground, basketball and sand volleyball courts and lighted walking track
- ◆ Easy 20 minute drive to Lake Lanier



| DEMOGRAPHICS            | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| Total Population (2021) | 5,804     | 33,219    | 86,075    |
| Households              | 1,727     | 10,216    | 27,602    |
| Average HH Income       | \$142,388 | \$125,375 | \$116,482 |

## AERIAL PERSPECTIVE | SERVICES



## Bill Cheek Road Property

## AERIAL PERSPECTIVE | DEVELOPMENT

