



Multiple Commercial Outparcels Available

Loganville Hwy | Loganville, GA 30052 | Gwinnett County





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Offering Summary



See Page 4



± 1.7 – 16.78 AC



Current Zoning: C-2
Commercial



All Utilities Available
Including Sewer



Traffic
Loganville Hwy – 32,800 VPD



Acreage (+/-)	Parcel ID	Listing Price	Listing Price Per Acre
10	1	SOLD	SOLD
5.8	2	\$2,175,000	\$375,000
2.58	3	\$1,031,360	\$400,000
16.78	A	\$3,775,500	\$225,000
2.2	B	\$950,000	\$431,818
1.9	C	\$750,000	\$394,737
1.7	D	\$750,000	\$441,176
2.8	E	\$1,250,000	\$446,429
2.8	F	\$900,000	\$321,429
7.7	G	\$1,925,000	\$250,000
13.6	H	\$3,400,000	\$250,000



Independence
SOLD TO DR HORTON



Independence
SOLD TO DR HORTON

SOLD



2

3

SOLD



SOLD

A

B

C

D

SOLD

E

F

H

G

GRAPHIC SCALE



Property Overview

Tenure Land Group represents the commercial component of Independence, a master-planned community located in eastern Gwinnett County just outside the Grayson city limits. The offering includes multiple commercial outparcels ranging from approximately 1.7 to 16.78 acres, positioned to serve continued residential and commercial growth along the Loganville Highway corridor.

Located approximately 27 miles northeast of Atlanta, the surrounding submarket includes more than 587,000 residents within a 10-mile radius. The available sites benefit from full-access signalized intersections, generally level to gently rolling topography, C-2 zoning, and access to public water and sanitary sewer.

Chick-fil-A and Encompass Health are established within the development, reinforcing the site's commercial momentum and regional appeal. The seller is open to adjusting property lines to accommodate qualified buyer needs, providing flexibility for a variety of retail, medical, service, and neighborhood-serving commercial uses.



Location Overview

The site is strategically located along the Loganville Highway/GA-20 corridor in eastern Gwinnett County, approximately 27 miles northeast of Midtown Atlanta. The corridor provides direct connectivity between Lawrenceville, Grayson, and Loganville, with the property positioned just 2 miles from Grayson's town center and approximately 6.5 miles from Lawrenceville.

More than 32,800 vehicles pass the site each day, providing strong visibility and convenient regional access. The property is also positioned alongside Independence, a large master-planned community that is nearing buildout, with only a limited number of new homes still available. This established residential base, combined with continued growth throughout eastern Gwinnett County, creates additional demand for retail, restaurant, medical, service, and other neighborhood-serving commercial uses. The site is located within the Grayson High School District.

GWINNETT COUNTY

1M+

Gwinnett Co.
Residents

6.3%

Population
Growth 2020-
2025

4.9%

Employment
Growth 2022-
2023











Topography Map



Community Highlights



Downtown Grayson

Downtown Grayson offers the charm of a close-knit community with convenient access to the larger employment, shopping, and entertainment centers of Gwinnett County. Located just minutes from the property, the area features local restaurants, neighborhood businesses, public parks, and year-round community events that create an inviting hometown atmosphere. Grayson continues to preserve its small-town character while benefiting from steady growth across the expanding eastern Gwinnett market.



Tribble Mill Park

Tribble Mill Park provides more than 700 acres of outdoor recreation near the Lawrenceville–Grayson area. The park features two scenic lakes, fishing and boating access, playgrounds, picnic areas, and a 3.4-mile paved trail, along with additional hiking, biking, and equestrian trails. Its combination of open space, water access, and diverse recreational amenities makes it a popular lifestyle destination for nearby residents, families, and visitors throughout the region.



Piedmont Eastside Medical Center

Piedmont Eastside Medical Center is a 305-bed, multi-campus healthcare system located in nearby Snellville. The hospital provides comprehensive medical, surgical, emergency, and diagnostic services and has served Gwinnett County and surrounding communities for more than 40 years. Its proximity gives residents and businesses convenient access to established healthcare services while also supporting the area as a significant regional employment center and important community resource.

LOCATION MAP

2 miles

to Grayson Town Center

6.5 miles

Drive Downtown Lawrenceville

27 miles

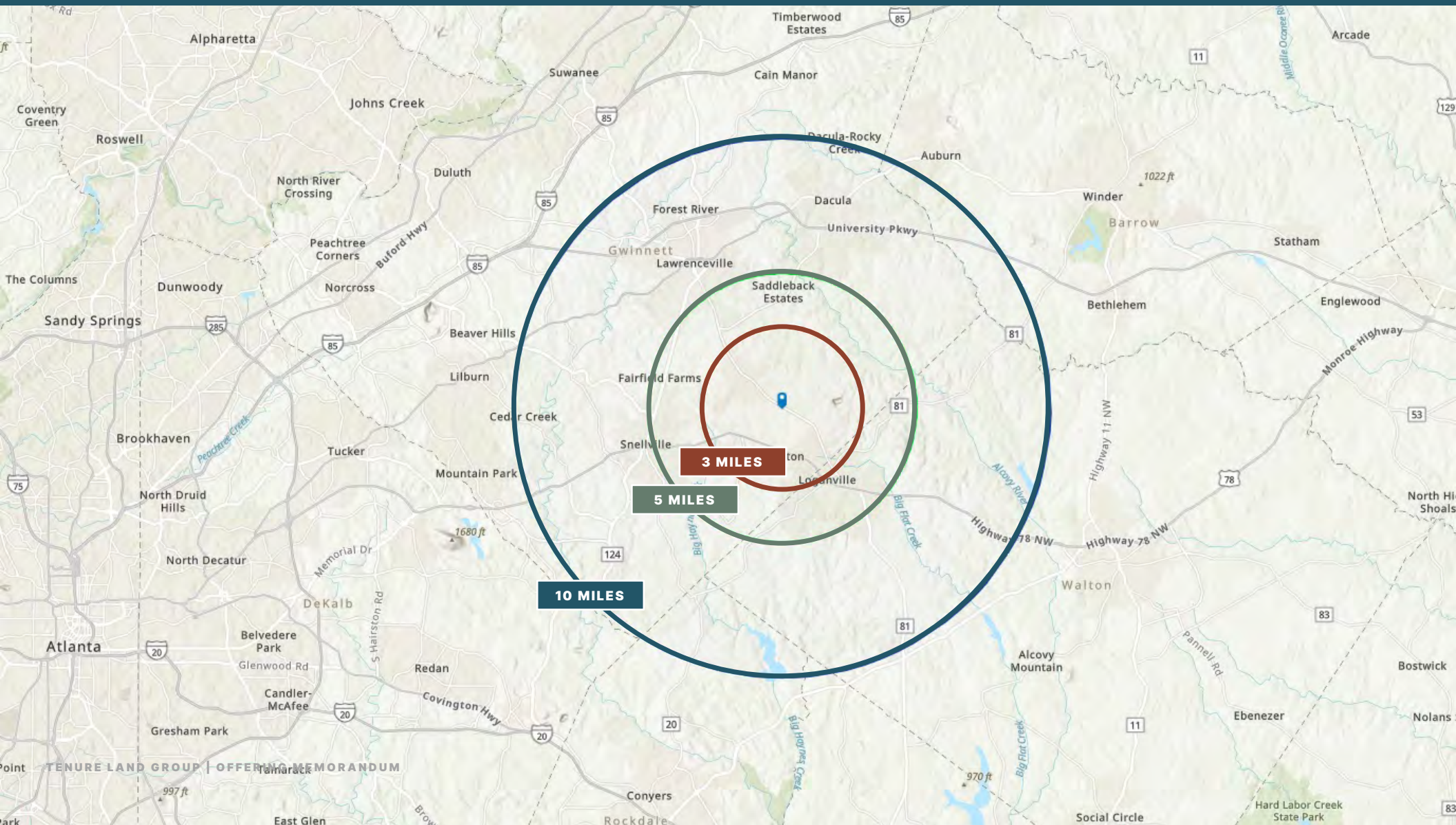
Northeast of Atlanta

146,092

Population within 5 miles

\$125,271

Average Household income (5 miles)



Retailers Map



Demographics

Executive Summary

2885 Loganville Hwy, Loganville, Georgia, 30052

Rings: 3, 5, 10 mile radii



Population	3 miles	5 miles	10 miles
2020 Population	46,389	126,857	445,161
2020 Male Population	47.2%	47.3%	48.0%
2020 Female Population	52.8%	52.7%	52.0%
2026 Population	58,650	146,092	487,184
2026 Male Population	48.2%	48.0%	48.6%
2026 Female Population	51.8%	52.0%	51.4%
2031 Population	64,659	157,339	515,733
2031 Male Population	48.1%	47.9%	48.4%
2031 Female Population	51.9%	52.1%	51.6%
2010-2020 Annual Rate	2.70%	2.17%	1.82%
2020-2026 Annual Rate	3.82%	2.28%	1.45%
2026-2031 Annual Rate	1.97%	1.49%	1.15%

In the identified area, the current year population is **487,184**. In 2020, the Census count in the area was **445,161**. The rate of change since 2020 was **1.45%** annually. The five-year projection for the population in the area is **515,733** representing a change of **1.15%** annually from 2026 to 2031. Currently, the population is **48.6%** male and **51.4%** female.

Median Age

2026 Median Age	37.2	37.6	37.3
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This median age in this area is **37.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	32.7%	32.7%	33.7%
2026 Black Alone	45.6%	43.8%	36.7%
2026 American Indian Alone	0.4%	0.6%	0.7%
2026 Asian Alone	5.7%	6.3%	9.0%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	5.6%	7.0%	9.4%
2026 Two or More Races	9.8%	9.6%	10.4%
2026 Hispanic Origin	13.3%	14.9%	19.0%
2026 Diversity Index	74.5	76.3	80.9

Persons of Hispanic origin represent **19.0%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **80.9** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 2885 Loganville Hwy, Loganville, Georgia, 30052 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	97	97	93
2010 Total Households	11,640	33,538	121,584
2020 Total Households	14,690	39,822	141,235
2026 Total Households	18,578	46,022	155,460
2031 Total Households	20,564	49,710	165,194
2010-2020 Annual Rate	2.35%	1.73%	1.51%
2020-2026 Annual Rate	3.83%	2.34%	1.55%
2026-2031 Annual Rate	2.05%	1.55%	1.22%
2026 Average Household Size	3.15	3.16	3.11

The household count in this area has changed from **141,235** in 2020 to **155,460** in the current year, a change of **1.55%** annually. The five-year projection of households is **165,194**, a change of **1.22%** annually from the current year total. Average household size is currently **3.11**, compared to **3.12** in the year 2020. The number of families in the current year is **121,894** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	21.8%	22.5%	22.4%
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Median Household Income

2026 Median Household Income	\$108,778	\$104,523	\$102,532
2031 Median Household Income	\$127,231	\$122,071	\$116,931
2026-2031 Annual Rate	3.18%	3.15%	2.66%

Average Household Income

2026 Average Household Income	\$126,485	\$125,271	\$119,810
2031 Average Household Income	\$142,738	\$142,594	\$135,079
2026-2031 Annual Rate	2.45%	2.62%	2.43%

Per Capita Income

2026 Per Capita Income	\$39,943	\$39,621	\$38,417
2031 Per Capita Income	\$45,242	\$45,217	\$43,450
2026-2031 Annual Rate	2.52%	2.68%	2.49%

Income Equality

2026 Gini Index	35.6	36.9	37.3
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Tenure

LAND GROUP



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