FOR SALE

3.56 ACRE COMMERCIAL SITE

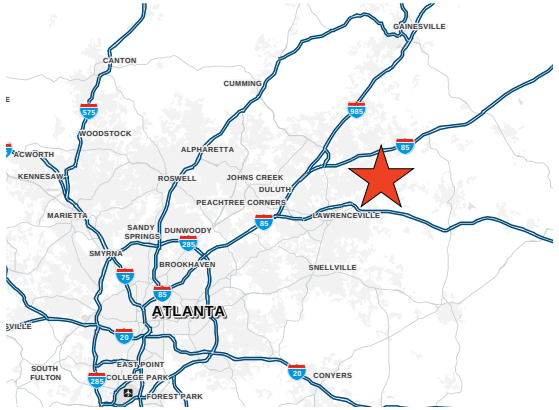
Fence Rd & Auburn Rd, Dacula, GA 30011

DEVELOPMENT OPPORTUNITY

$2,500,000

PROPERTY HIGHLIGHTS

- Large corner parcel zoned C-2 allowing for multiple options for commercial or retail development
- All utilities available
- Strong population of over 46,000 people within 3 miles
- Rapidly growing retail corridor with popular Publix shopping center across from the site
- Numerous recently completed and active residential communities in the area currently under-served by retailers



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AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	6,068	46,132	106,076
HOUSEHOLDS	1,838	14,422	33,388
AVG HH INCOME	$143,872	$143,843	$135,021

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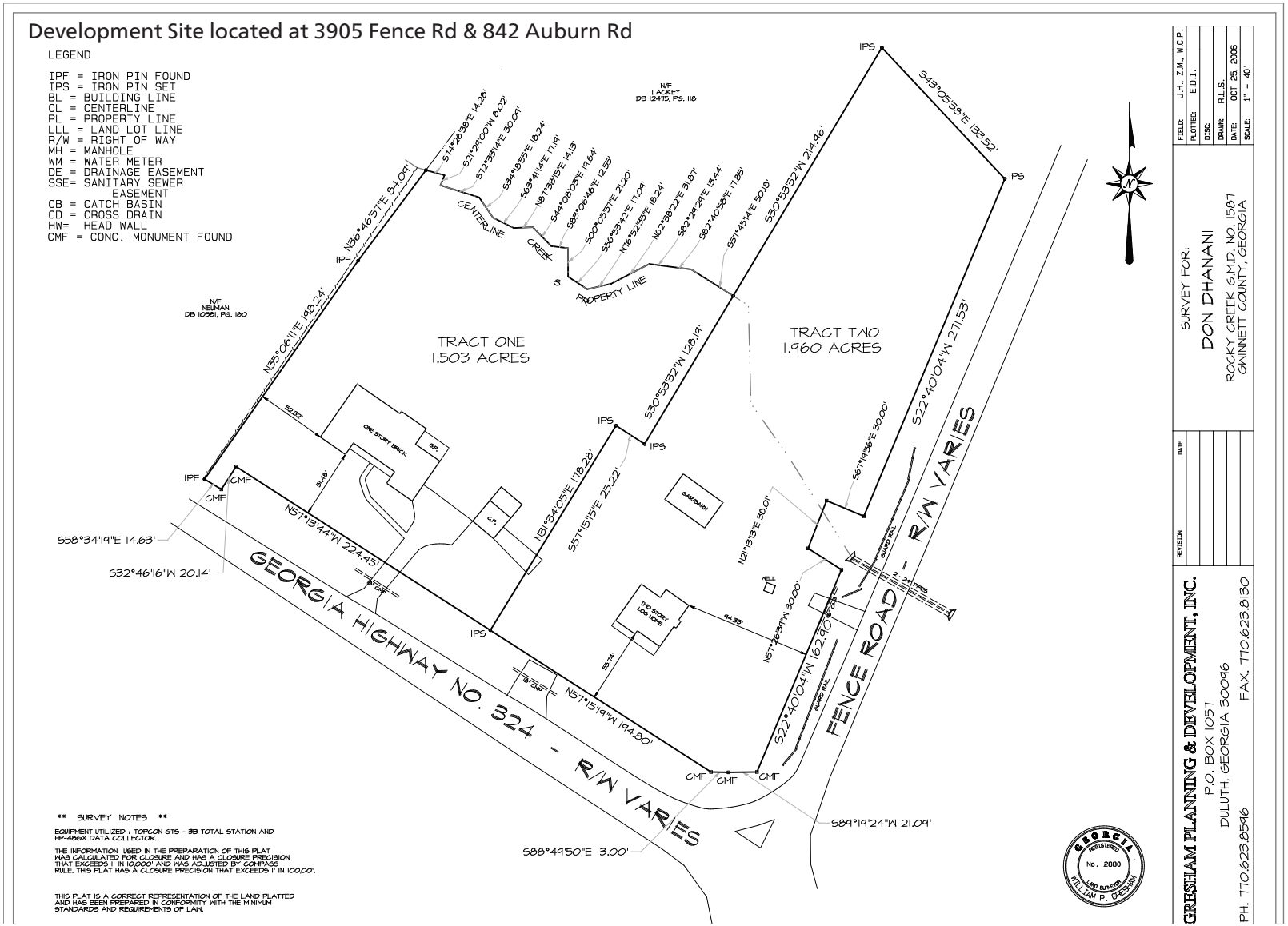

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SEWER AVAILABLILTY

Gravity Line

Force Line

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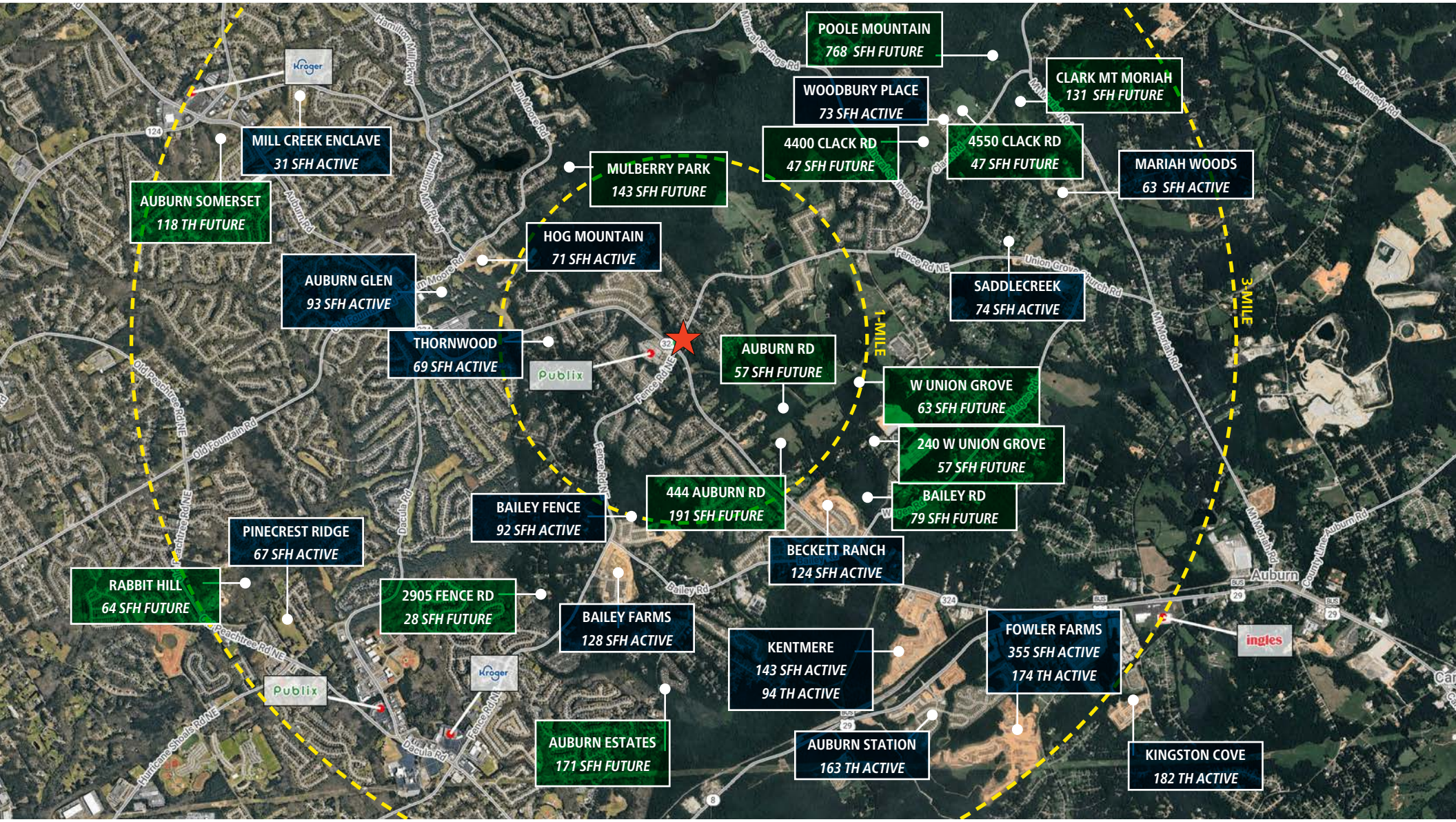

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