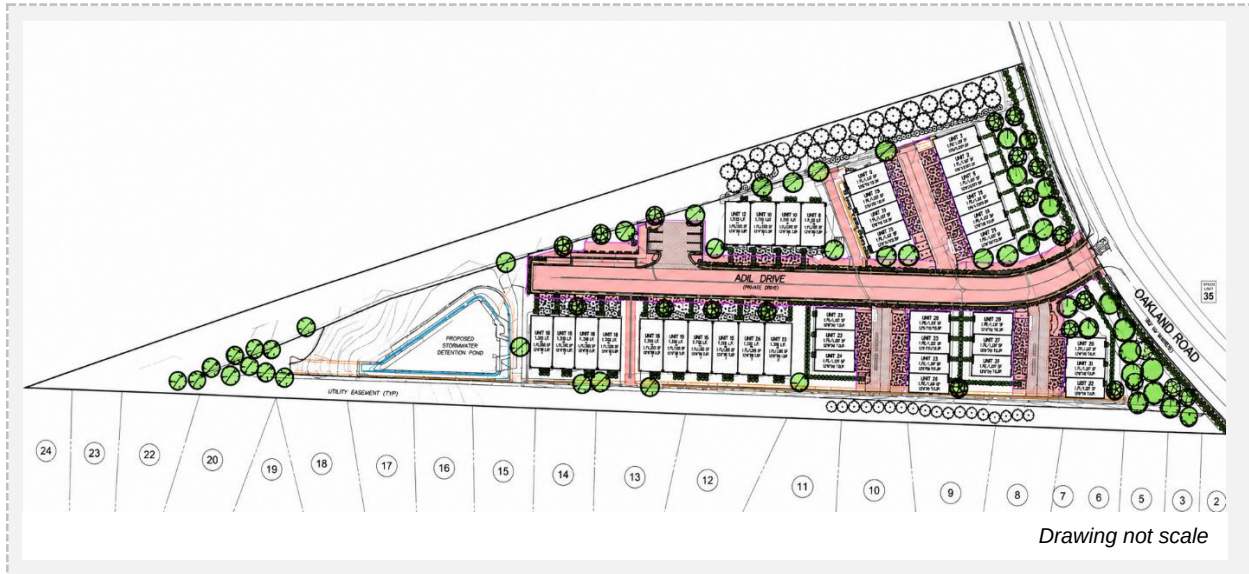




LDP APPROVED 37 UNIT TOWNHOME SITE

1141–1161 Oakland Road, Lawrenceville, GA 30044

2026 LDP-Approved for 37 Townhomes — For-Sale or Build-to-Rent

\$1,595,000 ASKING PRICE	5.34± AC TOTAL SITE	37 UNITS	RTH ZONING
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PROPERTY DESCRIPTION

For sale is a 5.34± acre two parcel tract in unincorporated Gwinnett County, Lawrenceville, with 500+ feet of frontage on Oakland Road. Zoned RTH, the site has a land development permit approved for 37 townhomes issued 2/24/2026 (RESDEV2025-00006). The approved plan supports either a for-sale townhome community or a build-to-rent (BTR) product, giving a buyer flexibility to match the site to current market conditions.

The two parcels (R7037-004 and R7037-005) are held by a single entity, simplifying acquisition. The wooded fairly level topo is above street level. Public sanitary sewer capacity has been certified by the county (Sewer Capacity Certification #C2025-158-06, approved 6/13/2025), with a proposed tie-in to a manhole within 1,000+- feet along the Oakland Road right of way to Oakland Chase Court.

The neighborhood includes the Discovery High School, a \$63.5 million facility whose entrepreneurship and personal finance curriculum has made it one of Gwinnett County's most sought-after schools. The location is minutes from Sugarloaf Parkway/GA-316 corridor, providing future residents convenient access to Atlanta-area employment centers, Sugarloaf Mills, and downtown Lawrenceville.

FOR-SALE TOWNHOME COMPARABLES (5-MILE RADIUS)

Community	Builder	Address	Units	Sales Prices
Rosewood Farm	Taylor Morrison	247 Wilder Ridge Way, Lawrenceville, GA 30044	215 TH	\$369,900–\$445,000
The Beacon at Old Peachtree – TH	Stanley Martin Homes	2511 Line Drive, Lawrenceville, GA 30043	204 TH (planned)	\$364,990–\$400,000
Morningside Village	Meritage Homes	870 Sunny Lake Drive, Lawrenceville, GA 30043	158 TH	\$339,900–\$413,948 (soldout)
West Herrington Heights	Silver Hill Homes	Lawrenceville, GA 30043	24 TH	\$389,900–\$414,900

BTR RENTAL COMPARABLES (5-MILE RADIUS)

BTR Community	Address	Units	Rental Rates
Tricon Trickum Hill	429 Trickum Hill Dr, Lawrenceville, GA 30044	78 (3–4BR TH)	\$2,379–\$2,459
Tricon Rosemary Park	1980–2025 Rosemary Park Ln, Lawrenceville, GA 30046	78 (3BR TH)	\$1,919–\$2,475
HARMON Cedar Run	1575 Cedars Rd SE, Lawrenceville, GA 30045	151 (3–4BR TH/SFH)	From \$2,450
Sugarloaf Landing	3440 Sugarloaf Pkwy, Lawrenceville, GA 30044	114 (2–3BR TH)	\$2,300–\$3,000
Herrington Heights Rental Homes	2367 Whitburn Rd, Lawrenceville, GA 30043	94 (3–4BR TH)	\$2,455–\$2,515

EXCLUSIVELY OFFERED BY



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