



**17.3 Acre Assemblage
Burnette Trail at Georgia Highway 20
Sugar Hill, GA 30518**

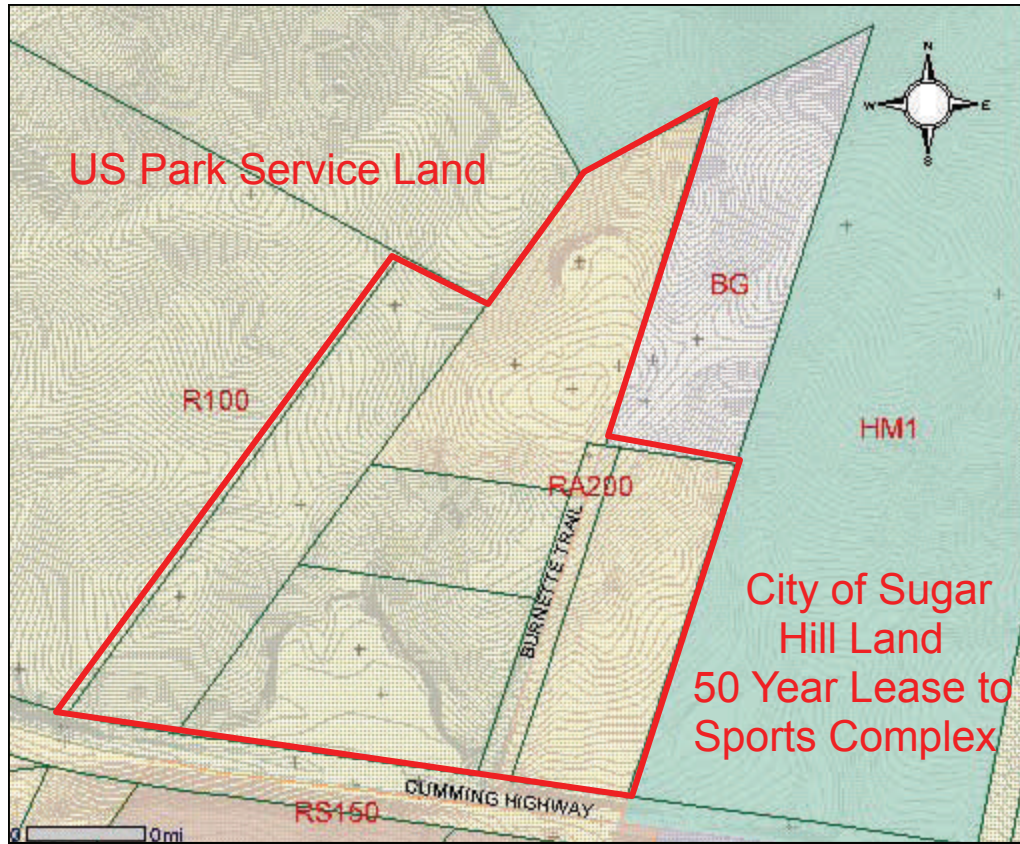


Chris Harpenau
chris@summitgeorgia.com
678-735-0100
www.summitgeorgia.com

Property Highlights

- 17.3 Acres with 1000+ Ft of Frontage on GA Hwy 20
- Daily Traffic Counts: 22,220 (2006 DOT)
- Road Widening to Four Lanes
- High End Residential Nearby
- 70 acre Sports Complex approved and planned for adjacent land
- Property is also adjacent to US Government Land in the Chattahoochee River Corridor
- Ideal Uses: Retail, Mixed Use, Office, Multi-Family
- Price: Negotiable

Current Assembled Parcels

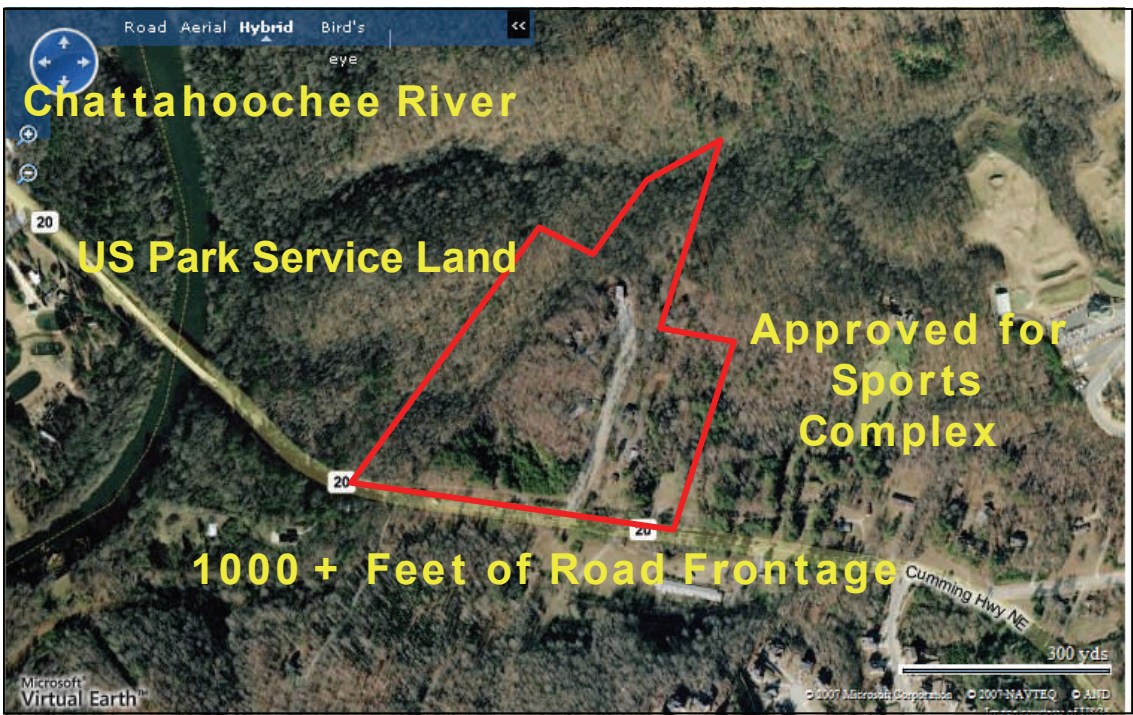
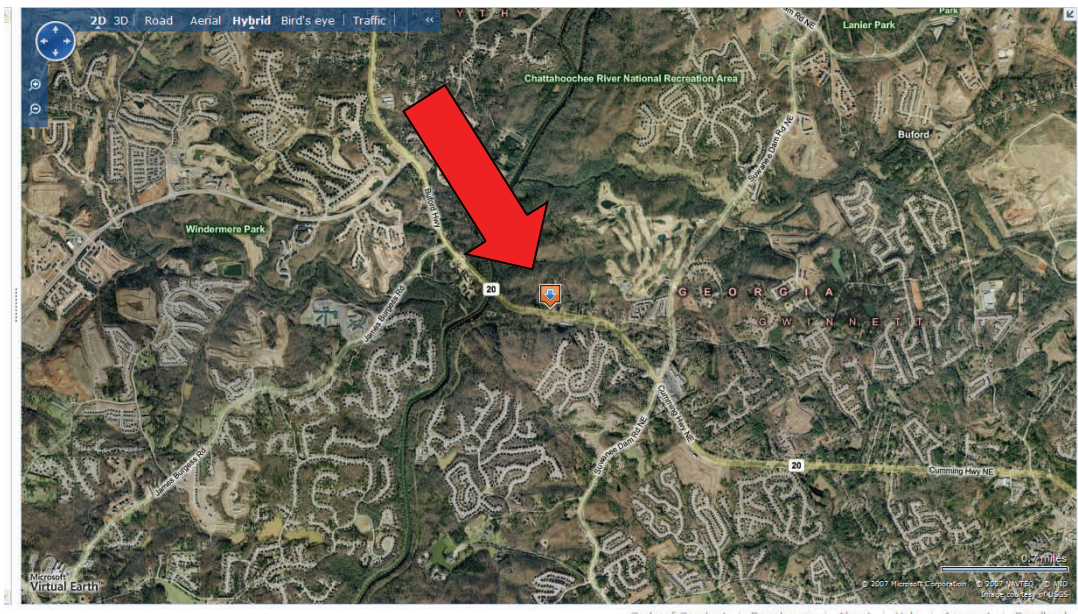


Atlanta Journal and Constitution, December 19, 2007

The Sugar Hill City Council has signed an agreement with Global Sports to build a 2000 square foot building housing medical and recreational facilities. The company also will build eight soccer fields, three tournament baseball fields and a soccer stadium seating 10,000-12,000 people.

Later, a major hotel and conference center will be constructed in the same area.

Aerial Photos



Aerial Photos, Map

