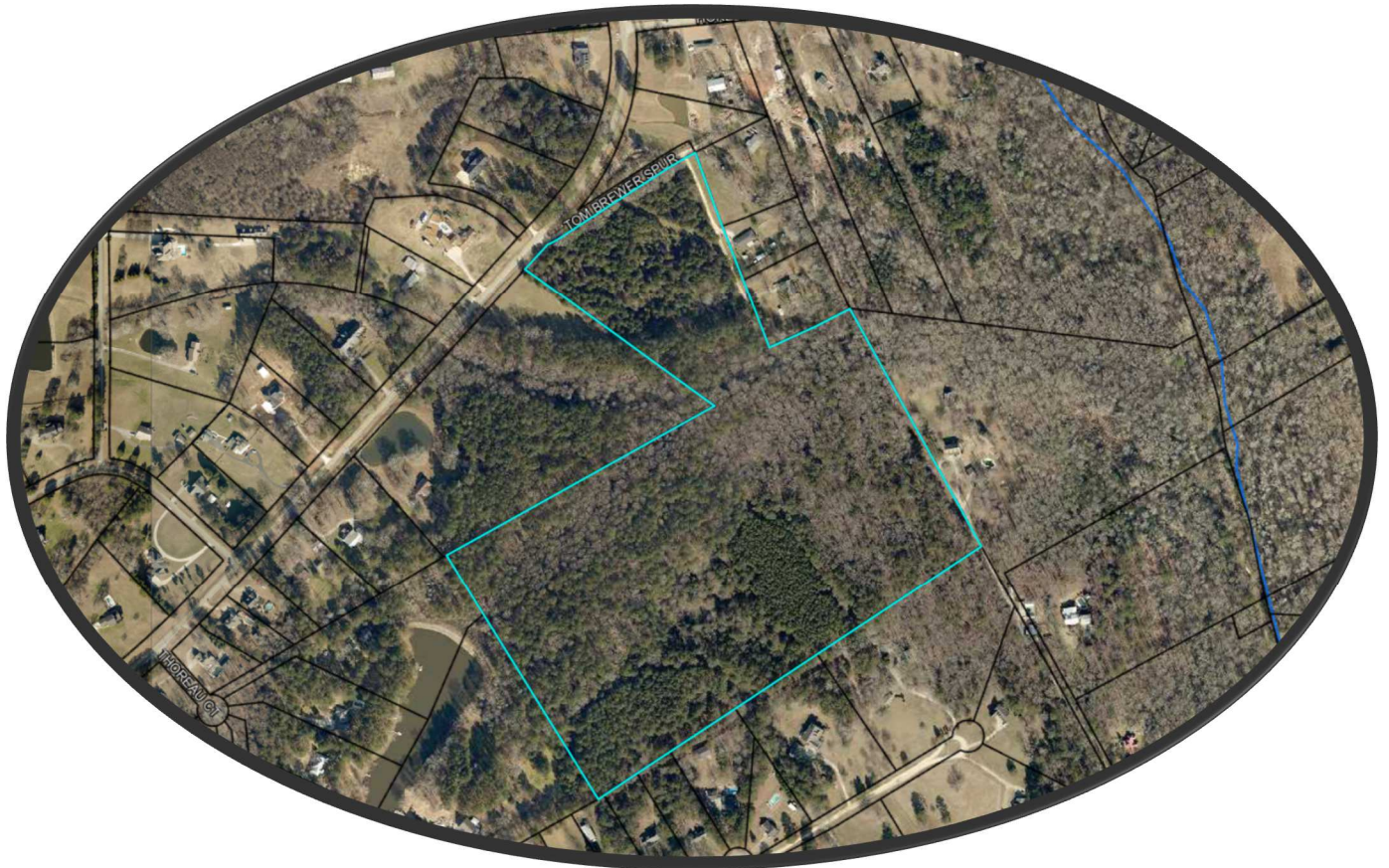


# For Sale

## +/- 52.26 Acres

(Walton County)

Tom Brewer Rd.  
Loganville, GA 30052



Residential  
Development Site

For More Information:

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Michael@WendtCRS.com  
(770) 873.1770

The information contained herein has been assembled by Wendt CRS, Inc. (the "Broker") from what it believes to be reliable sources. However, the Broker cannot guarantee, insure or be responsible for the completeness or accuracy of the information contained herein. The Broker expressly disclaims all responsibility for errors, omissions, representations, matters of price, income, or expense, legal or tax consequences, conditions of structure, existing environmental conditions, operating, investment and resale value and potential suitability for intended use of any other matters. Those interested in this property are advised not to rely on this information but to obtain their own information as to this property and all matters related thereto.

**Wendt CRS, Inc.**  
Commercial Realty Services

**The subject property is approximately 52.26 acres of vacant land 1 mile from Hwy 78, the main East/West corridor connecting Atlanta (30 miles) to Loganville, GA and more. The site is in an area that is slated to grow at a faster pace than both the NE Georgia Region and the State of Georgia.**

Walton County expects major routes, such as state highways, to experience significant growth pressures moving forward, accommodating commercial and industrial development appropriate for major thoroughfares. The Georgia Department of Transportation has a planned bypass on the eastern boundary of the City of Monroe that is expected to serve a concentration of future employment centers.

**Site Address:** 0 Tom Brewer Road, Loganville, Georgia 30052

**County:** Walton

**Land Size:** Approximately 52.26 acres

**Directions:** Hwy 78 East from Snellville to Loganville, turn right on Tom Brewer Road. Property will be on the left about a mile away.

**Road Frontage:** 129 Ft. on Tom Brewer Road  
656 Ft. on Tom Brewer Spur

**Schools:** **Elem:** Loganville (3.9 miles) **Middle:** Loganville (3.9 miles)  
**High:** Loganville (1.6 miles) **Private:** Loganville Christian Academy (2.1 miles)

**Utilities:** Water (Walton County), Gas (Lawrenceville Gas) – no sewer  
Electricity (Walton EMC)

**Zoning:** A-1/A-2 which allows for minimum lot size of 1.5 to 2 acres.

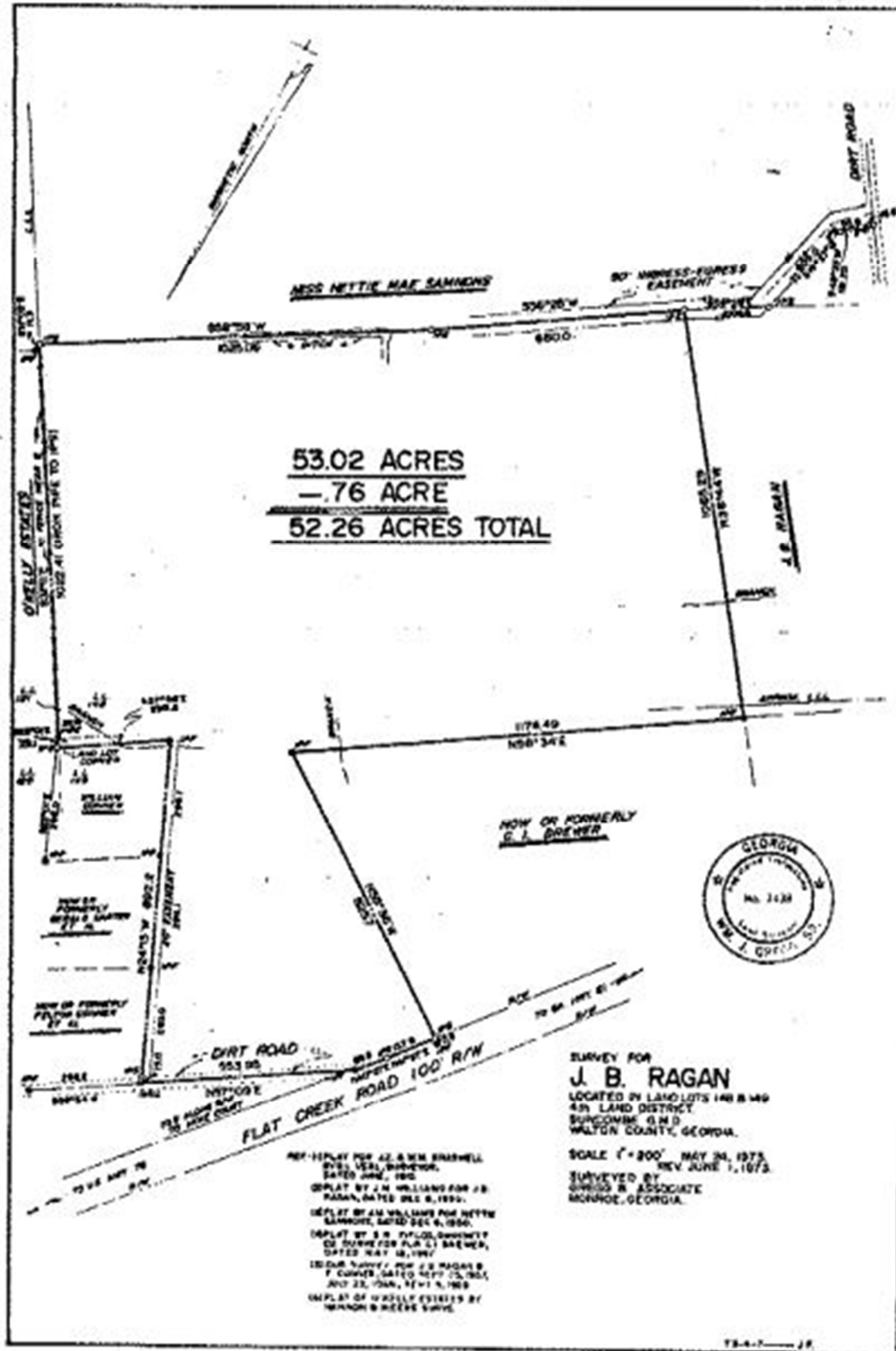
**Allowed Uses:** Residential, timber, agriculture, conservation, public, parks, general recreation, (Rec. Sports and Outdoor Rec.)

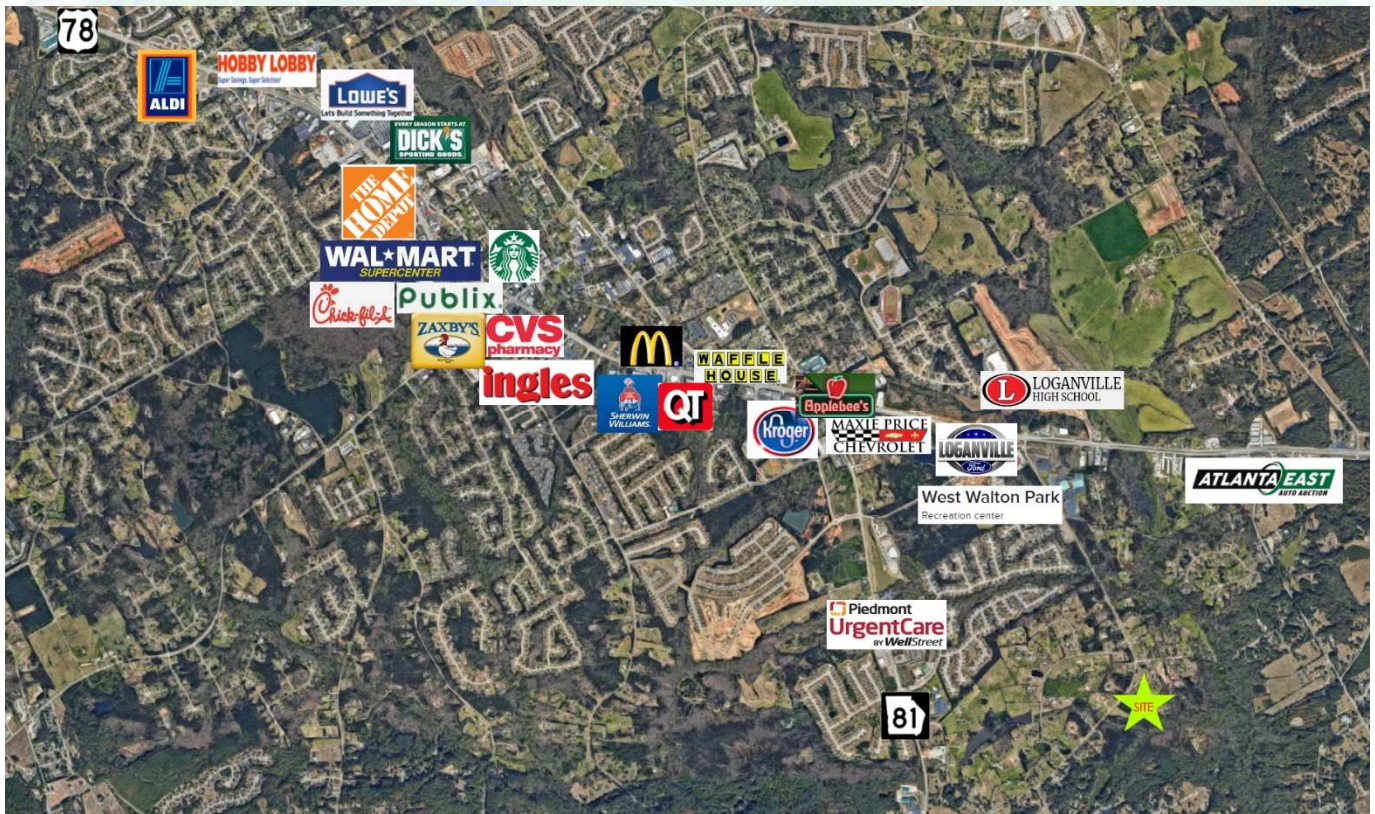
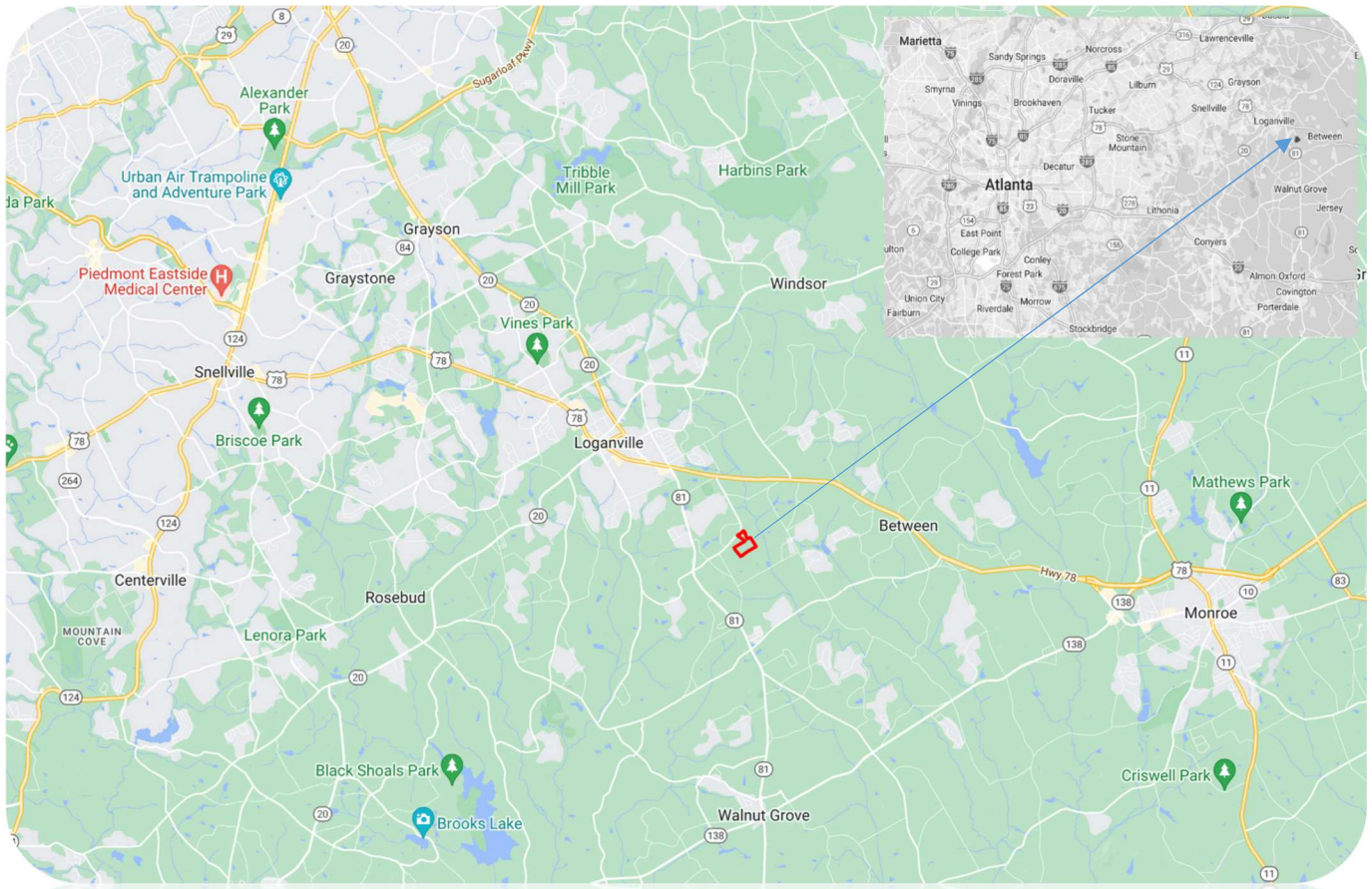
See Section 5 & 6 on the website below:  
<https://www.waltoncountyga.gov/DocumentCenter/View/7162/Walton-County-Land-Development-Ordinance-July-1-2023>

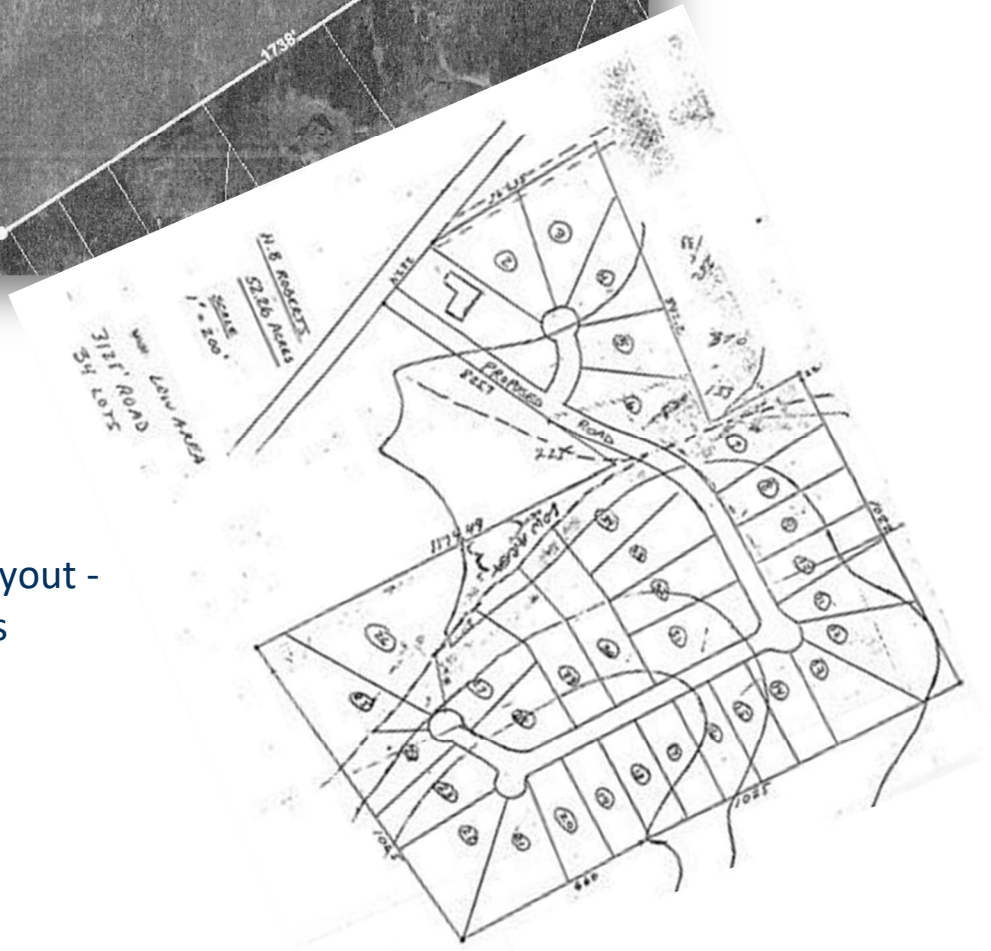
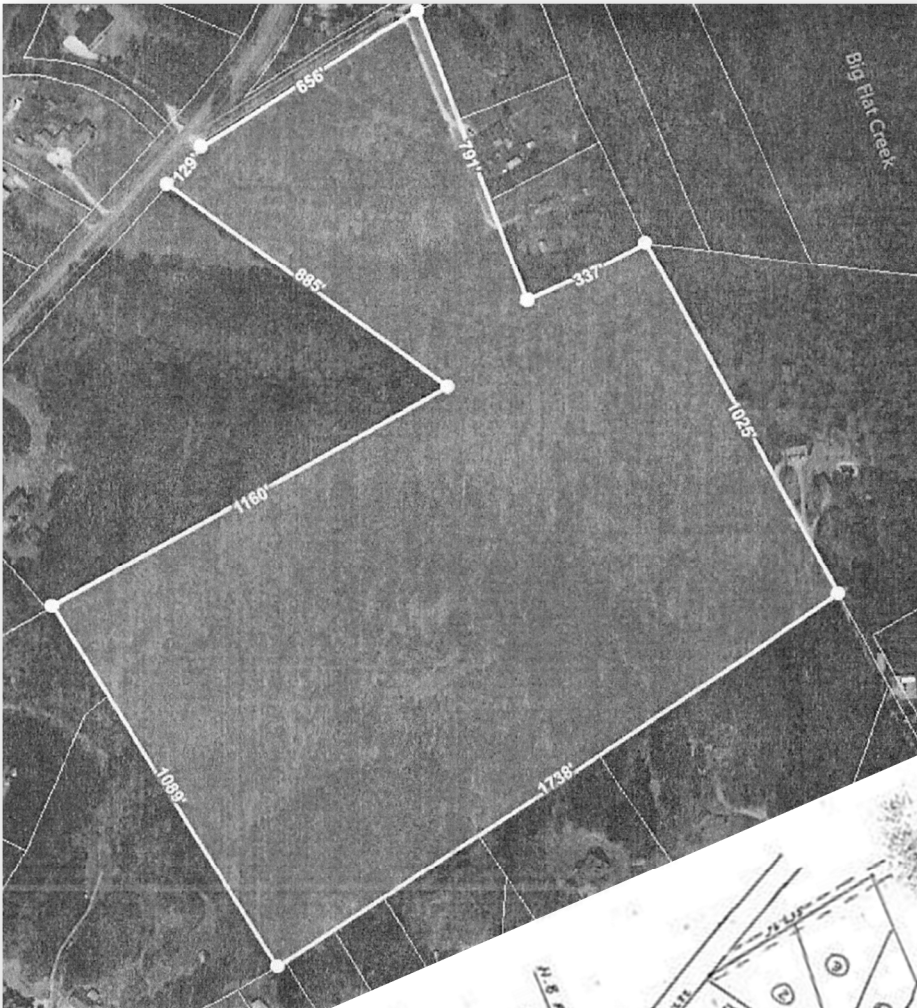
**2022 Taxes:** \$5,122

**Tax ID:** C047000000039000

**Landlot/District:** 148 / 4





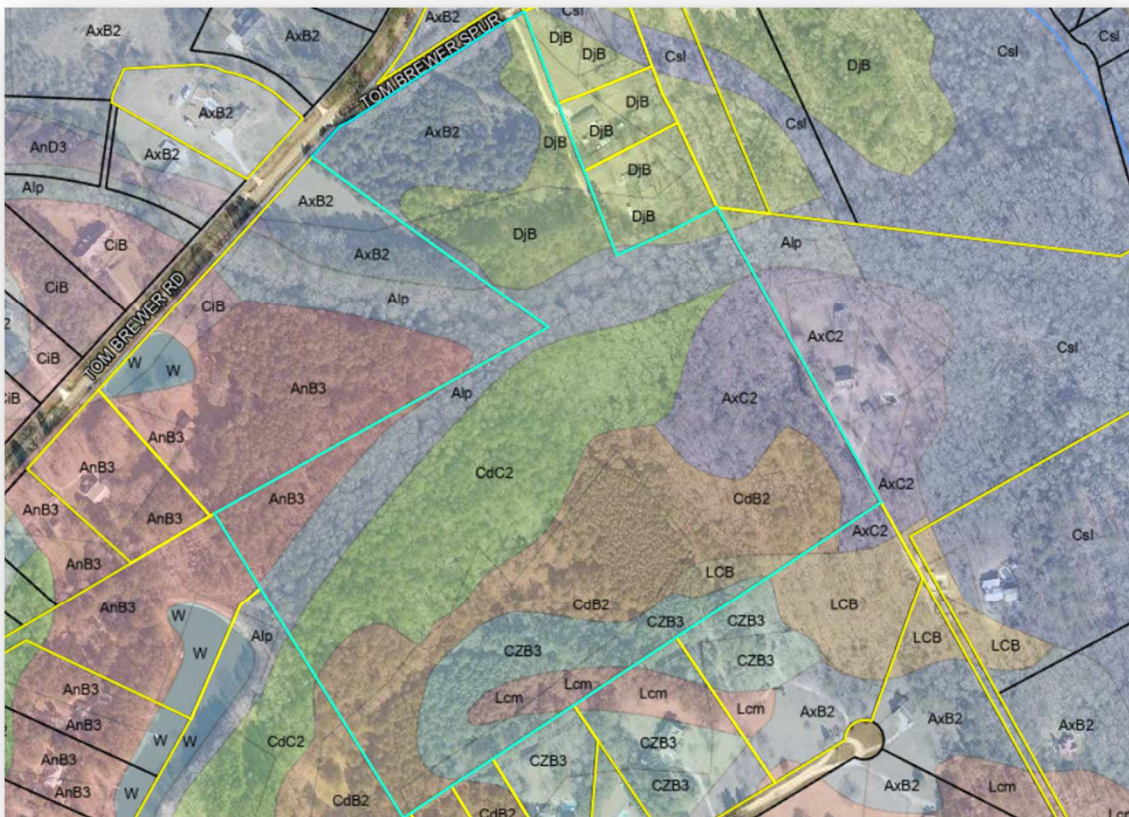


Potential Layout -  
34 Lots

# Topo



# Soils



# Demographics

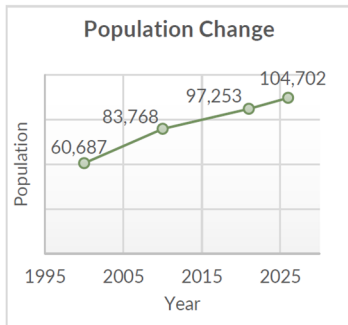


Figure 1. Walton County population over time, Census (2000 and 2010) and projected (2021 and 2026).

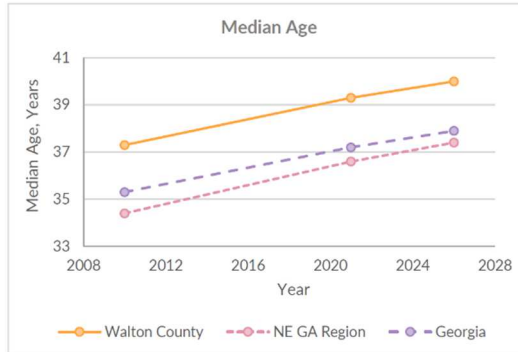


Figure 2. Median age of Walton County residents over time, compared with the Northeast Georgia Region and the state, Census (2010) and projected (2021 and 2026).

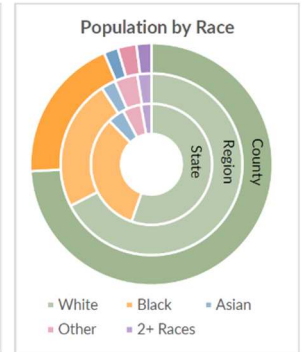


Figure 3. 2021 population of Walton County, by racial percentage, compared with the Northeast Georgia Region and the state.

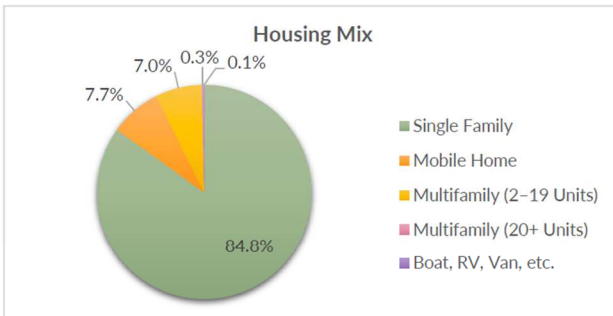


Figure 11. Housing types in Walton County, 2015-2019.

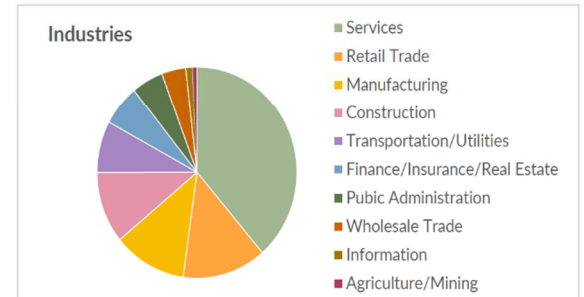


Figure 6. Walton County's 2021 employed population, ages 16+, by industry.

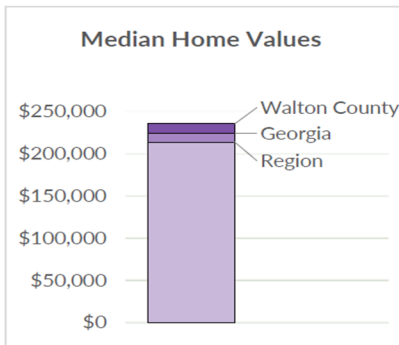


Figure 9. Median home values in Walton County, the Northeast Georgia Region, and the state, 2021.

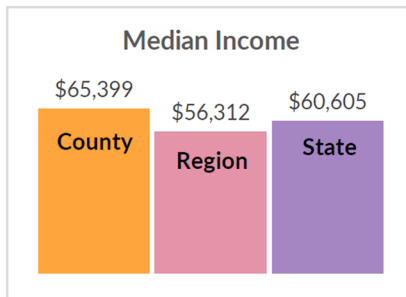


Figure 4. 2021 median income of Walton County, compared with the Northeast Georgia Region and the state.

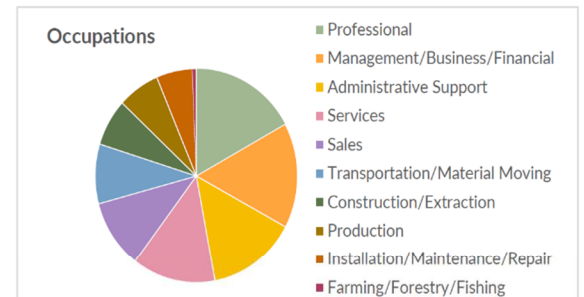


Figure 7. Walton County's 2021 employed population, ages 16+, by occupation. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.



Figure 10. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015-2019.

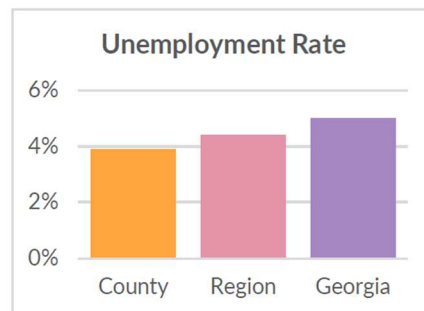


Figure 5. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state.

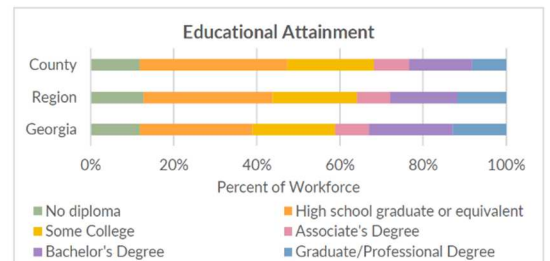


Figure 8. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

Source: Walton Co. Comprehensive Plan | 2022 - 2026