



**Jordan Company**  
Investment & Commercial Real Estate



**Available**  
**32 Developed Townhouse Lots**  
**Bennington Square**  
Lawrenceville, Gwinnet County, Georgia



Presented by:  
**The Jordan Company**  
Michael Canady  
4200 Northside Parkway,  
Building 3, Suite A  
Atlanta, GA 30327  
404-237-2900



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**LOCATION:** The site is located off Old Norcross Rd at Sugarloaf Parkway in unincorporated Gwinnett County, GA, +/- 3 miles West of the City of Lawrenceville, +/- 1 mile Southeast of SR-316, and +/- 28 miles from Downtown Atlanta. The surrounding area consists of residential development and commercial development.

**DESCRIPTION:** **Lots:** 32 townhouse residential lots.

**Status of Lots:**

32 lots are developed with infrastructure and utilities; the remaining 58 lots have been built and sold. All lots are slab foundation lots.

**Typical Lot:** 20ft x 89.5ft (lot size varies)

**ACCESS:** Access via one entrance on Old Norcross Road with right and left turn lanes.

**FRONTAGE:** +/- 1500 ft on Old Norcross Road

**SCHOOLS:**  
**Elementary:** Benefield Elementary  
**Middle:** Sweetwater Middle  
**High:** Berkmar High

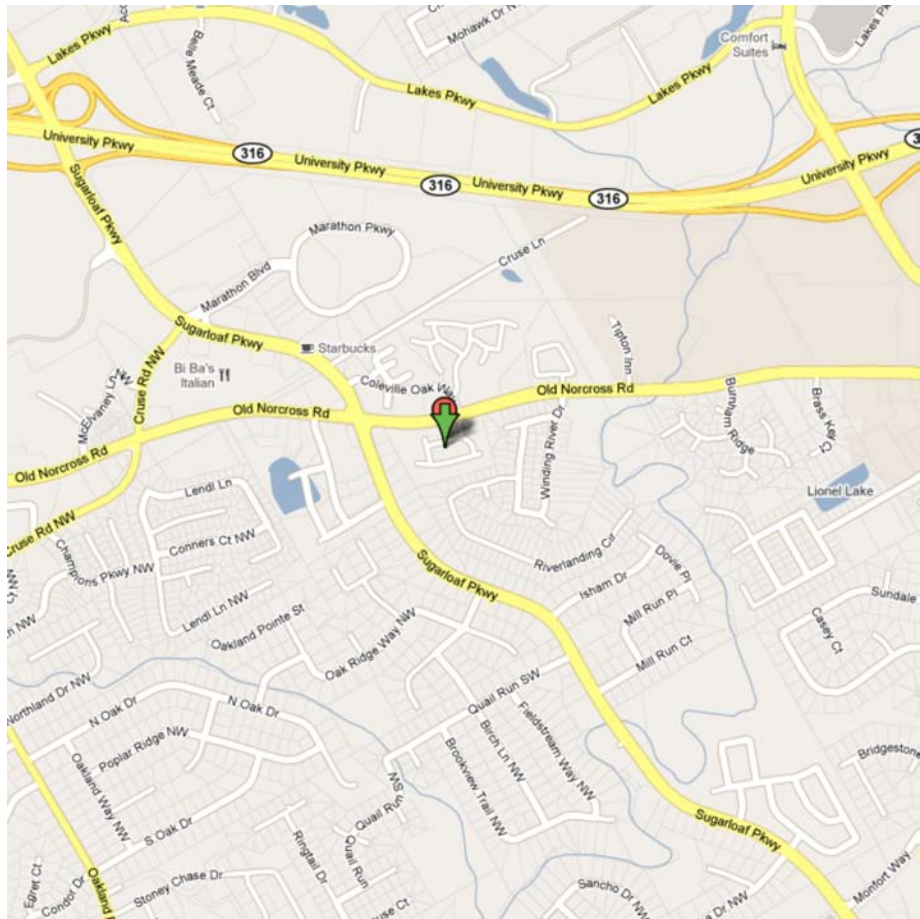
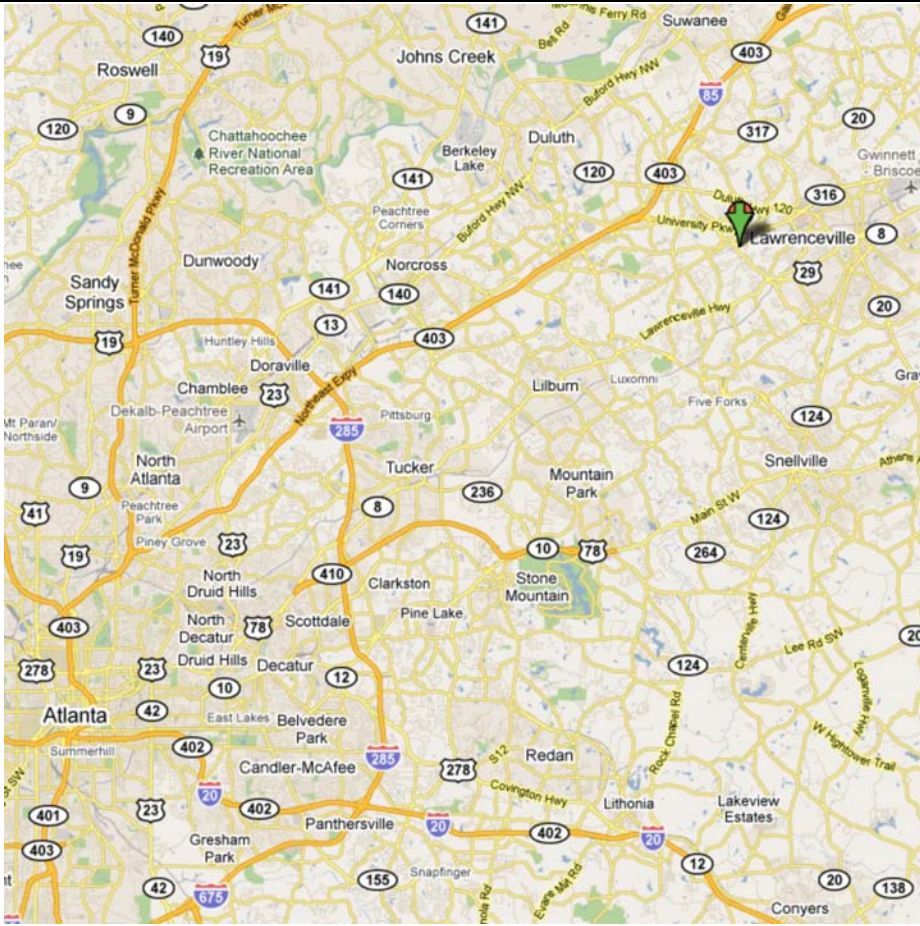
**ZONING:** RM-10 Site Specific (Conditions attached)

**ASKING PRICE:** **\$256,000** Property is offered strictly on an as is, where is basis.

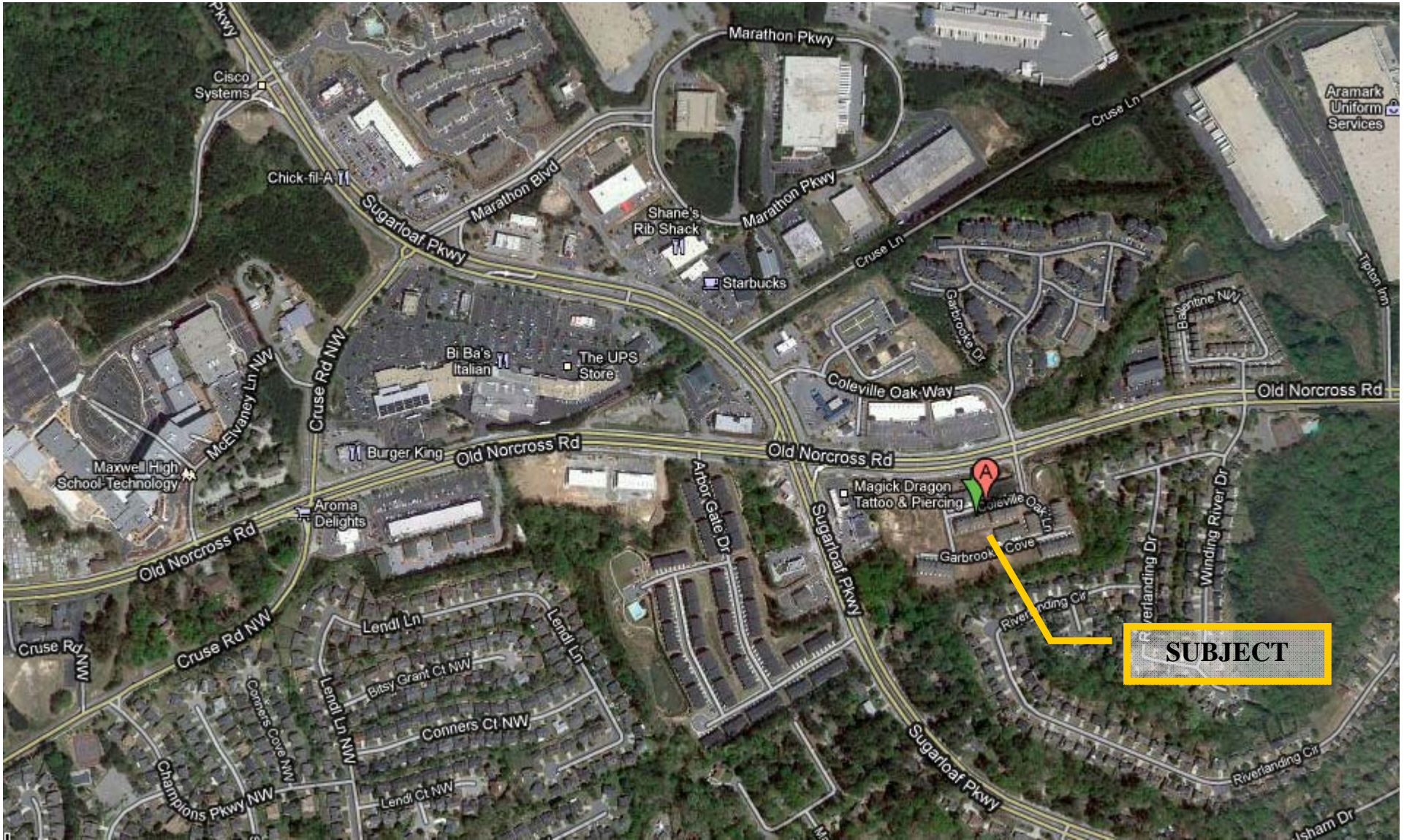
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This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.









**SUBJECT**



11 Lots

5 Lots

16 Lots



NO.	DATE	BY	DESCRIPTION

Land Planning and Development

**FocalPoint**  
engineering

1000 North Georgia Street  
Norcross, Georgia 30093  
Phone: 770.531.8800  
Fax: 770.531.8803  
email@focalpoint.com

**BENNINGTON SQUARE TOWNHOMES**

7th DISTRICT

LAND LOT 5

WINNETT COUNTY, GEORGIA

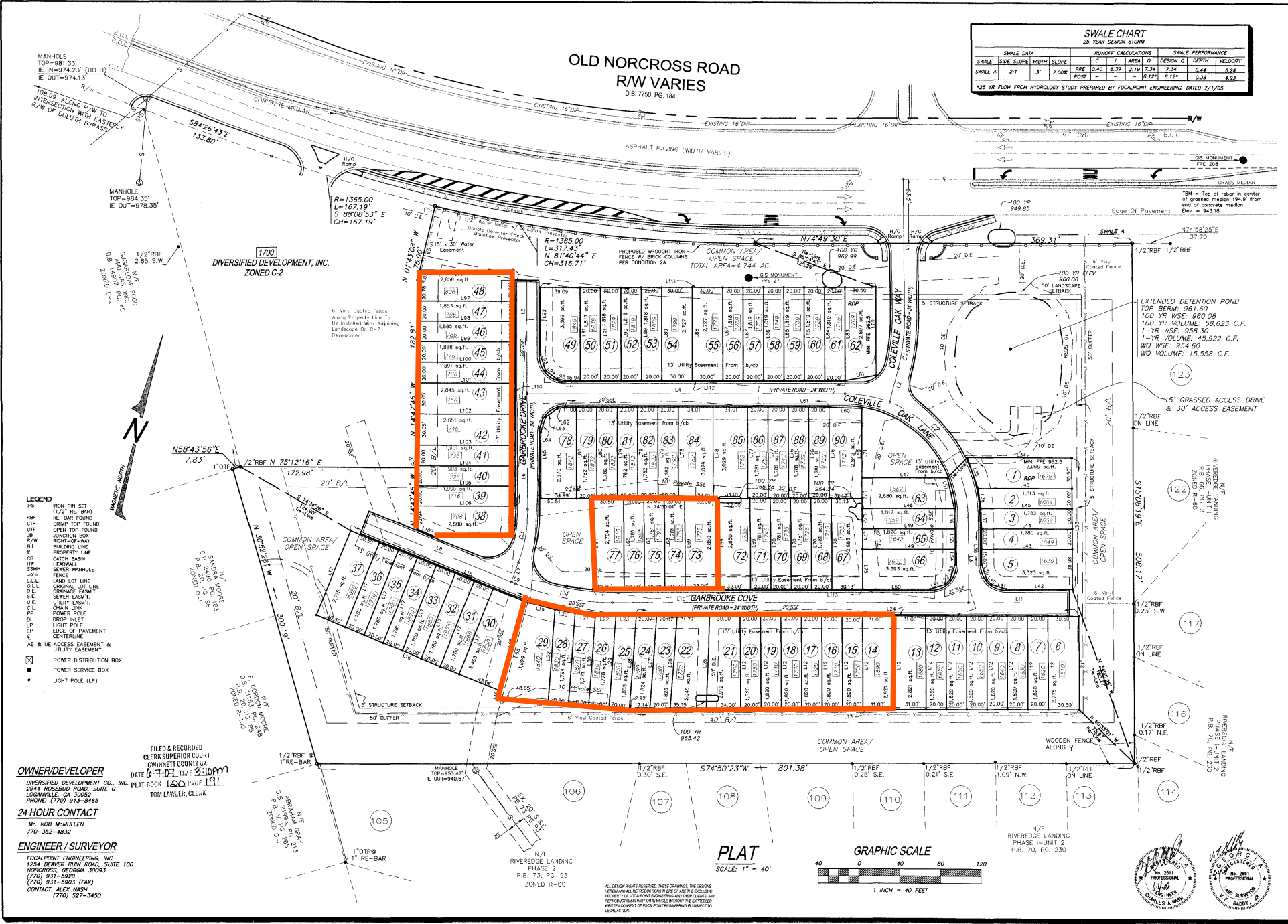
DATE	DESIGN	CHECKED
06-04-07	JLH	VFG
SCALE: 1"=40'		
SHEET TITLE		

PROJECT NUMBER: DD-04-003

DRAWING NUMBER: 2

SWALE CHART		PROFIT CALCULATIONS		SWALE PERFORMANCE					
25 YEAR DESIGN STORM		C	I	AREA	DESIGN Q	DEPTH	VELOCITY		
SWALE	SIDE SLOPE WIDTH	0.40	8.39	2.19	7.34	7.34	0.44	5.24	
SWALE A	2:1	3'	2.00K	POST	-	-	6.12"	0.38	4.93

\*25 YR FLOW FROM HYDROLOGY STUDY PREPARED BY FOCALPOINT ENGINEERING, DATED 7/1/05



Professional Engineer and Surveyor Seal for Alex Haskin, No. 25111, State of Georgia.

ALL DESIGN RIGHTS RESERVED. THESE DRAWINGS ARE THE DESIGN PROPERTY OF FOCALPOINT ENGINEERING AND SHALL REMAIN THE PROPERTY OF FOCALPOINT ENGINEERING. ANY REPRODUCTION OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FOCALPOINT ENGINEERING IS STRICTLY PROHIBITED.







FINAL PLAT DATA			
GENERAL			
Please Provide the following data on your plat in the listed format:			
Zoning	RZM		
Development Type	TOWNHOMES - 90 UNITS		
PROJECT DATA			
Number Of Lots	90 UNITS		
Total Area (Acres)	9.214 ACRES		
Net Area (Acres) *	9.214 ACRES		
Floodplain Area (Acres)	N/A		
Floodplain (% flood plain acres vs total acres)	0%		
	Sewer	X	Septic
DENSITY (UNITS/ACRE)			
Gross	10.00		
Net	9.77		
Lots & Dwelling Data			
Minimum Lot Size	10 UNITS/AC		
Minimum Dwelling Size	800 SF		
Recreation / Open Space			
Recreation Area (Acres)			
Required	Yes	No	X N/A

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:
  - A. ATTACHED TOWNHOMES DEVELOPMENT NOT TO EXCEED A NET DENSITY OF 10 UNITS PER ACRE.
  - B. THE MINIMUM FLOOR AREA PER DWELLING UNIT SHALL BE 1,400 SF
  - C. BUILDING FRONTS SHALL BE CONSTRUCTED OF BRICK OR STACKED STONE, WITH THE REMAINING SIDES BEING THE SAME OR OF A CONCRETE-TYPE SIDING (HARDI-PLANK). ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
  - D. AT A MINIMUM, ALL UNITS SHALL HAVE A SINGLE-CAR GARAGE.
2. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS:
  - A. PROVIDE A 50-FOOT WIDE LANDSCAPE SETBACK WITH DECORATIVE FENCING ALONG THE FRONTAGE OF OLD NORCROSS ROAD. FENCE MAY BE CONSTRUCTED AS A SOLID BRICK OR STACKED STONE WALL OR AS A WROUGHT IRON STYLE FENCE WITH COLUMNS OF BRICK OR STACKED STONE (MAX. 30 FEET ON CENTER). SUBMIT A LANDSCAPE AND FENCE PLAN FOR THE APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT.
  - B. PROVIDE A 50-FOOT NATURAL BUFFER ADJACENT TO RESIDENTIALLY ZONED PROPERTY TO INCLUDE A MINIMUM 6-FOOT HIGH VINYL COATED CHAIN LINK FENCE.
  - C. PROVIDE FOUR-FOOT SIDEWALKS ALONG INTERNAL PRIVATE DRIVEWAYS, CONNECTING THE BUILDINGS TO THE EXTERNAL SIDEWALK.
  - D. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
  - E. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - F. NUMBER, LOCATION, AND DESIGN OF PROPOSED DRIVEWAYS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF GWINNETT D.O.T.

## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Male Population	3,865	42,221	103,837
2009 Female Population	3,992	43,639	105,195
% 2009 Male Population	49.19%	49.17%	49.68%
% 2009 Female Population	50.81%	50.83%	50.32%
2009 Total Adult Population	5,462	58,863	145,479
2009 Total Daytime Population	8,324	88,237	229,379
2009 Total Daytime Work Population	4,870	45,486	125,826
2009 Median Age Total Population	30	30	30
2009 Median Age Adult Population	38	37	38
2009 Age 0-5	960	10,512	23,818
2009 Age 6-13	1,015	11,631	27,758
2009 Age 14-17	420	4,854	11,978
2009 Age 18-20	298	3,221	8,039
2009 Age 21-24	350	4,383	11,769
2009 Age 25-29	663	7,049	17,765
2009 Age 30-34	808	8,709	20,109
2009 Age 35-39	762	8,705	20,424
2009 Age 40-44	627	7,705	19,142
2009 Age 45-49	555	6,167	15,335
2009 Age 50-54	440	4,429	11,446
2009 Age 55-59	315	3,026	7,710
2009 Age 60-64	207	1,958	4,804
2009 Age 65-69	127	1,253	3,085
2009 Age 70-74	107	873	2,230
2009 Age 75-79	77	610	1,640
2009 Age 80-84	63	435	1,112
2009 Age 85+	63	340	868
% 2009 Age 0-5	12.22%	12.24%	11.39%
% 2009 Age 6-13	12.92%	13.55%	13.28%
% 2009 Age 14-17	5.35%	5.65%	5.73%
% 2009 Age 18-20	3.79%	3.75%	3.85%
% 2009 Age 21-24	4.45%	5.10%	5.63%
% 2009 Age 25-29	8.44%	8.21%	8.50%
% 2009 Age 30-34	10.28%	10.14%	9.62%
% 2009 Age 35-39	9.70%	10.14%	9.77%
% 2009 Age 40-44	7.98%	8.97%	9.16%
% 2009 Age 45-49	7.06%	7.18%	7.34%
% 2009 Age 50-54	5.60%	5.16%	5.48%
% 2009 Age 55-59	4.01%	3.52%	3.69%
% 2009 Age 60-64	2.63%	2.28%	2.30%
% 2009 Age 65-69	1.62%	1.46%	1.48%
% 2009 Age 70-74	1.36%	1.02%	1.07%
% 2009 Age 75-79	0.98%	0.71%	0.78%
% 2009 Age 80-84	0.80%	0.51%	0.53%
% 2009 Age 85+	0.80%	0.40%	0.42%
2009 White Population	3,693	41,601	111,569
2009 Black Population	2,143	23,382	51,589
2009 Asian/Hawaiian/Pacific Islander	975	11,323	24,280
2009 American Indian/Alaska Native	115	504	894
2009 Other Population (Incl 2+ Races)	931	9,051	20,700
2009 Hispanic Population	1,711	15,316	34,991
2009 Non-Hispanic Population	6,146	70,544	174,042
% 2009 White Population	47.00%	48.45%	53.37%
% 2009 Black Population	27.28%	27.23%	24.68%
% 2009 Asian/Hawaiian/Pacific Islander	12.41%	13.19%	11.62%



% 2009 American Indian/Alaska Native	1.46%	0.59%	0.43%
% 2009 Other Population (Incl 2+ Races)	11.85%	10.54%	9.90%
% 2009 Hispanic Population	21.78%	17.84%	16.74%
% 2009 Non-Hispanic Population	78.22%	82.16%	83.26%
2000 Non-Hispanic White	3,554	41,907	106,775
2000 Non-Hispanic Black	728	10,376	22,710
2000 Non-Hispanic Amer Indian/Alaska Native	55	168	394
2000 Non-Hispanic Asian	549	6,118	12,379
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	61	152
2000 Non-Hispanic Some Other Race	1	168	343
2000 Non-Hispanic Two or More Races	33	1,178	2,919
% 2000 Non-Hispanic White	72.24%	69.87%	73.30%
% 2000 Non-Hispanic Black	14.80%	17.30%	15.59%
% 2000 Non-Hispanic Amer Indian/Alaska Native	1.12%	0.28%	0.27%
% 2000 Non-Hispanic Asian	11.16%	10.20%	8.50%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.10%	0.10%
% 2000 Non-Hispanic Some Other Race	0.02%	0.28%	0.24%
% 2000 Non-Hispanic Two or More Races	0.67%	1.96%	2.00%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	7,857	85,860	209,032
2009 Total Households	2,730	30,001	72,673
Population Change 1990-2009	4,608	54,461	124,922
Household Change 1990-2009	1,651	18,934	43,466
% Population Change 1990-2009	141.83%	173.45%	148.52%
% Household Change 1990-2009	153.01%	171.09%	148.82%
Population Change 2000-2009	2,158	19,457	48,837
Household Change 2000-2009	803	7,429	17,933
% Population Change 2000-2009	37.87%	29.30%	30.49%
% Households Change 2000-2009	41.67%	32.91%	32.76%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	1,965	23,195	56,520
2000 Occupied Housing Units	1,927	22,558	54,789
2000 Owner Occupied Housing Units	1,648	17,419	38,862
2000 Renter Occupied Housing Units	279	5,139	15,927
2000 Vacant Housing Units	38	636	1,731
% 2000 Occupied Housing Units	98.07%	97.25%	96.94%
% 2000 Owner Occupied Housing Units	83.87%	75.10%	68.76%
% 2000 Renter Occupied Housing Units	14.20%	22.16%	28.18%
% 2000 Vacant Housing Units	1.93%	2.74%	3.06%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Median Household Income	\$68,560	\$69,112	\$68,210
2009 Per Capita Income	\$27,804	\$28,400	\$29,313
2009 Average Household Income	\$80,021	\$81,277	\$84,315
2009 Household Income < \$10,000	44	500	1,064
2009 Household Income \$10,000-\$14,999	33	414	1,157
2009 Household Income \$15,000-\$19,999	26	323	1,122
2009 Household Income \$20,000-\$24,999	49	518	1,345
2009 Household Income \$25,000-\$29,999	51	589	1,461
2009 Household Income \$30,000-\$34,999	77	831	1,893
2009 Household Income \$35,000-\$39,999	67	946	2,537
2009 Household Income \$40,000-\$44,999	67	1,312	3,329
2009 Household Income \$45,000-\$49,999	111	1,702	4,438

2009 Household Income \$50,000-\$59,999	412	3,664	9,322
2009 Household Income \$60,000-\$74,999	749	6,916	15,838
2009 Household Income \$75,000-\$99,999	869	8,986	20,113
2009 Household Income \$100,000-\$124,999	140	1,832	5,180
2009 Household Income \$125,000-\$149,999	26	1,004	2,387
2009 Household Income \$150,000-\$199,999	8	340	829
2009 Household Income \$200,000-\$249,999	n/a	55	170
2009 Household Income \$250,000-\$499,999	n/a	66	473
2009 Household Income \$500,000+	n/a	3	17
2009 Household Income \$200,000+	1	124	660
% 2009 Household Income < \$10,000	1.61%	1.67%	1.46%
% 2009 Household Income \$10,000-\$14,999	1.21%	1.38%	1.59%
% 2009 Household Income \$15,000-\$19,999	0.95%	1.08%	1.54%
% 2009 Household Income \$20,000-\$24,999	1.80%	1.73%	1.85%
% 2009 Household Income \$25,000-\$29,999	1.87%	1.96%	2.01%
% 2009 Household Income \$30,000-\$34,999	2.82%	2.77%	2.60%
% 2009 Household Income \$35,000-\$39,999	2.46%	3.15%	3.49%
% 2009 Household Income \$40,000-\$44,999	2.46%	4.37%	4.58%
% 2009 Household Income \$45,000-\$49,999	4.07%	5.67%	6.11%
% 2009 Household Income \$50,000-\$59,999	15.10%	12.21%	12.83%
% 2009 Household Income \$60,000-\$74,999	27.45%	23.05%	21.79%
% 2009 Household Income \$75,000-\$99,999	31.84%	29.95%	27.68%
% 2009 Household Income \$100,000-\$124,999	5.13%	6.11%	7.13%
% 2009 Household Income \$125,000-\$149,999	0.95%	3.35%	3.28%
% 2009 Household Income \$150,000-\$199,999	0.29%	1.13%	1.14%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.18%	0.23%
% 2009 Household Income \$250,000-\$499,999	0.00%	0.22%	0.65%
% 2009 Household Income \$500,000+	0.00%	0.01%	0.02%
% 2009 Household Income \$200,000+	0.04%	0.41%	0.91%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Children/Infants Clothing Stores	\$1,336,949	\$14,094,741	\$33,626,851
2009 Jewelry Stores	\$1,013,354	\$10,390,154	\$24,482,656
2009 Mens Clothing Stores	\$1,941,745	\$20,263,835	\$48,358,136
2009 Shoe Stores	\$1,788,612	\$19,012,116	\$45,863,849
2009 Womens Clothing Stores	\$3,369,701	\$34,682,043	\$83,207,427
2009 Automobile Dealers	\$24,004,941	\$241,488,426	\$582,622,878
2009 Automotive Parts/Acc/Repair Stores	\$2,925,249	\$30,025,757	\$71,954,711
2009 Other Motor Vehicle Dealers	\$877,065	\$9,266,402	\$22,283,369
2009 Tire Dealers	\$802,336	\$8,119,597	\$19,268,673
2009 Hardware Stores	\$377,939	\$5,319,177	\$13,968,867
2009 Home Centers	\$2,276,281	\$24,495,533	\$61,739,741
2009 Nursery/Garden Centers	\$851,557	\$8,603,502	\$20,396,097
2009 Outdoor Power Equipment Stores	\$293,681	\$2,776,755	\$6,867,632
2009 Paint/Wallpaper Stores	\$88,868	\$895,198	\$2,228,818
2009 Appliance/TV/Other Electronics Stores	\$2,252,303	\$23,459,635	\$55,703,169
2009 Camera/Photographic Supplies Stores	\$365,865	\$3,821,440	\$9,242,493
2009 Computer/Software Stores	\$1,097,066	\$11,235,964	\$27,230,883
2009 Beer/Wine/Liquor Stores	\$1,430,837	\$15,191,463	\$36,387,465
2009 Convenience/Specialty Food Stores	\$2,041,714	\$31,295,061	\$85,873,382
2009 Restaurant Expenditures	\$11,269,914	\$164,675,991	\$434,026,574
2009 Supermarkets/Other Grocery excl Conv	\$15,909,376	\$165,707,475	\$401,369,278
2009 Furniture Stores	\$2,305,500	\$23,735,208	\$56,926,200
2009 Home Furnishings Stores	\$1,470,600	\$15,815,111	\$37,839,657
2009 Gen Merch/Appliance/Furniture Stores	\$20,330,953	\$211,010,617	\$506,810,874
2009 Gasoline Stations w/ Convenience Stores	\$11,892,497	\$136,188,771	\$338,180,526
2009 Other Gasoline Stations	\$9,850,784	\$104,893,712	\$252,307,148



2009 Department Stores excl Leased Depts	\$22,583,256	\$234,470,253	\$562,514,040
2009 General Merchandise Stores	\$18,025,453	\$187,275,410	\$449,884,673
2009 Other Health/Personal Care Stores	\$1,521,828	\$15,395,058	\$37,238,103
2009 Pharmacies/Drug Stores	\$7,663,332	\$79,294,740	\$191,802,909
2009 Pet/Pet Supplies Stores	\$1,079,257	\$11,259,807	\$27,471,979
2009 Book/Periodical/Music Stores	\$326,287	\$3,311,793	\$7,657,811
2009 Hobby/Toy/Game Stores	\$406,764	\$3,624,415	\$9,754,548
2009 Musical Instrument/Supplies Stores	\$212,346	\$2,159,906	\$5,184,351
2009 Sewing/Needlework/Piece Goods Stores	\$63,417	\$687,392	\$1,664,317
2009 Sporting Goods Stores	\$1,289,695	\$15,072,736	\$35,109,434
2009 Video Tape Stores - Retail	\$186,411	\$1,925,586	\$4,612,311