

Available – Bank Owned:  
+/- 1.299 Acre Commercial Parcel (Tract C)  
Unincorporated Gwinnett County, Georgia

Located on I-85 at Old Peachtree Road – Full Interstate Exposure



**The Jordan Company**

Rob Jordan / David Walmsley  
4200 Northside Parkway  
Building 3, STE A  
Atlanta GA 30327  
Office: 404.237.2900



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## Site Description

**Location:** *Located off of Old Peachtree Road at I-85 in the Huntcrest Development.*

**Size:** *+/- 1.299 Acres (Tract C)*

**On Site:** *The site is part of the master development known as Huntcrest. Master planning includes signage, streetscapes, and landscaping. Property is graded with all utilities. Common detention is in place.*

**Access & Traffic Counts:** *Superior access to I-85 and the major arterial roads of Satellite Boulevard and Old Peachtree Road with signalized access to Old Peachtree Road via a new access strip to Distribution Drive. Visibility is excellent from the I-85 interchange.*  
*Satellite Blvd TC: 22,600*  
*Old Peachtree Rd TC: 19,100*  
*I-85 TC: 164,500*

**Zoning:** *C2-C (Commercial – Conditional) (Available Upon Request)*

**Overlay District:** *Gwinnett County – Civic Center (Available Upon Request)*

**Huntcrest CCR'S:** *Available Upon Request*

**Taxes:** *\$5,290.11 (2015)*

**Price:** *\$900,000 (\$692,840 per acre)*

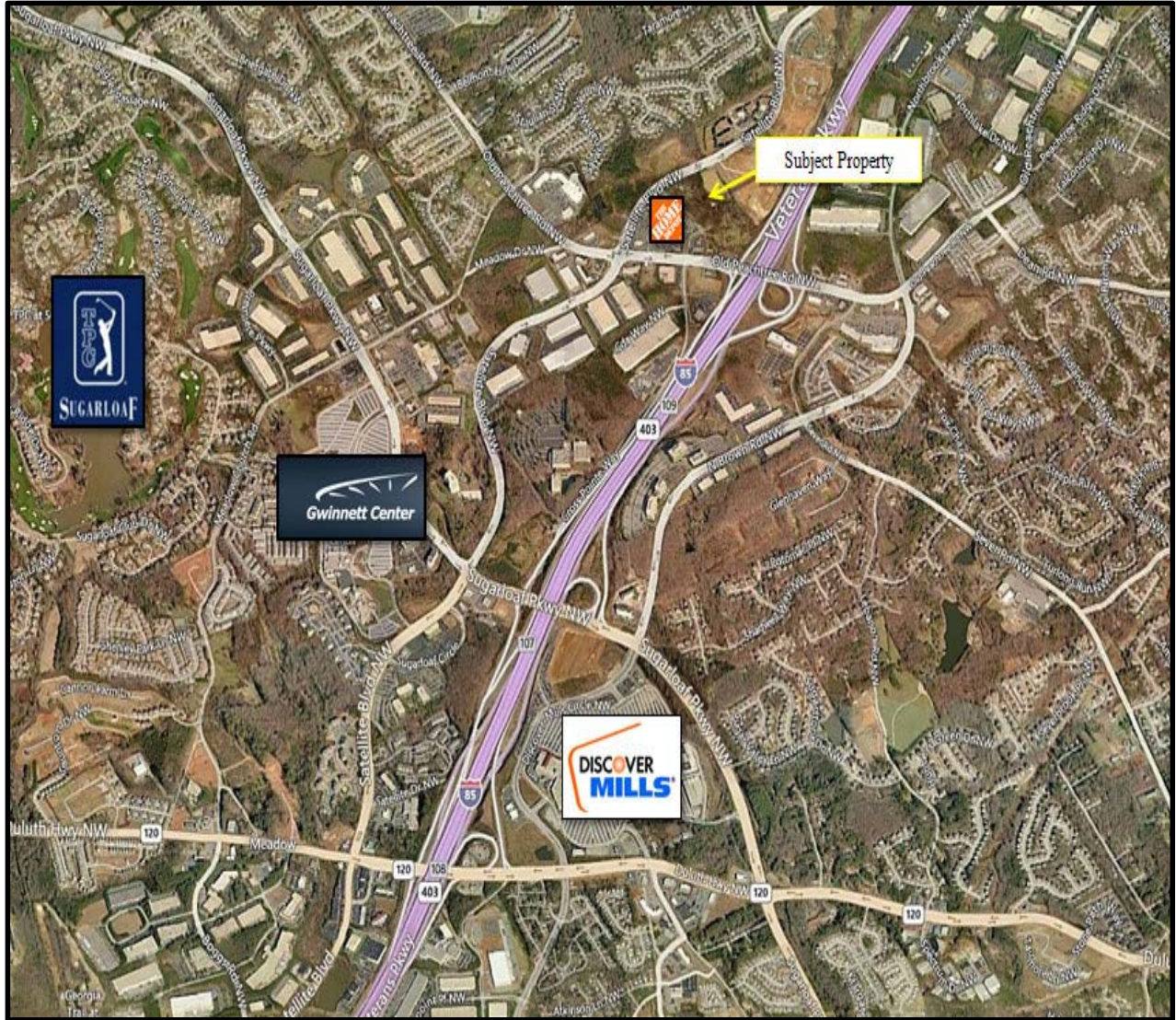


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# Location Map

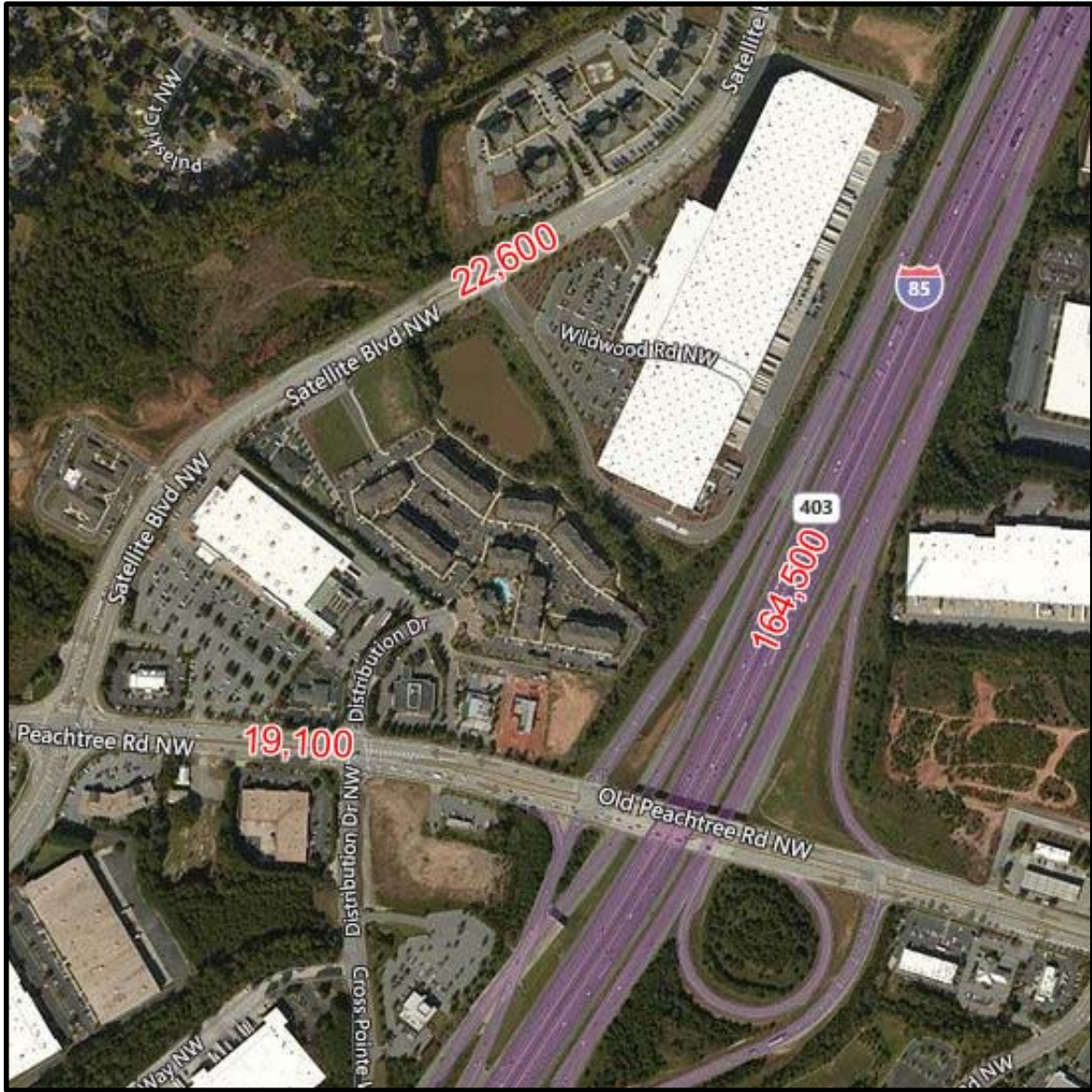


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# Traffic Counts (2016)



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# Aerial – Bird's View



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Access Drive Looking East

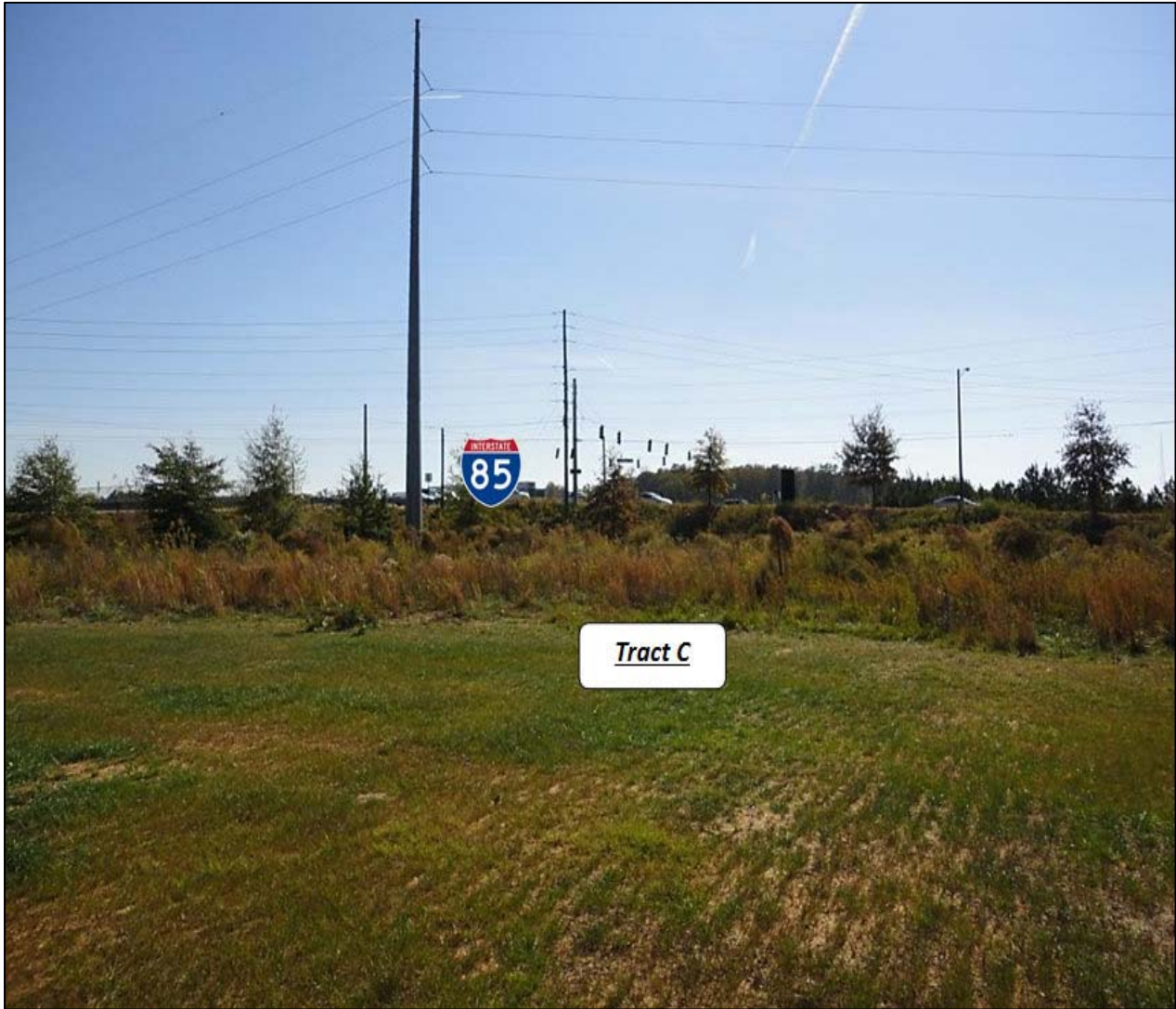


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On Site



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*Apartment Complex Adjacent*



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FOR  
**WORTHING OLD PEACHTREE LLC**

LAND LOT 124 7TH DISTRICT  
 GWINNETT COUNTY GEORGIA

SCALE: 1" = 100'

MAY 17, 2011: ORIGINAL BOUNDARY WORK  
 FEBRUARY 13, 2012: FINAL PLAT SUBMITTAL  
 APRIL 18, 2012: REVISED PER COMMENTS  
 APRIL 26, 2012: REVISED SEWER EASEMENT ON TRACTS B&C

**TECHNICAL SURVEY SERVICES, INC.**  
 Land Surveyors

794 WEST CIRCLE, SW Telephone (770) 922-6391  
 CONYERS, GEORGIA 30012 FAX (770) 922-0767  
 JOB: 2011-004 OLDPEACH.ORD SCREEN FILE: OLDPEACHTREE-SUBDIV.DWG

**Final Plat Approval: (Revision)**

The Director of the Department of Planning & Development certifies that this plat complies with the Zoning Resolution and the Development Regulations, and that it has been approved by all other operational county departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County.

DATED THIS 30<sup>th</sup> DAY OF April, 2012.

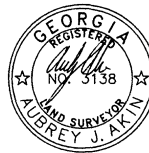
*[Signature]*  
 DIRECTOR

DEPARTMENT OF PLANNING & DEVELOPMENT *[Signature]*

OWNER:  
 REDUS GEORGIA COMMERCIAL LLC  
 3563 PHILLIPS HIGHWAY, SUITE 601E  
 JACKSONVILLE, FLORIDA 32207

DEVELOPER:  
 THE WORTHING COMPANIES  
 5909 PEACHTREE DUNWOODY ROAD, SUITE 400  
 ATLANTA, GEORGIA 30328  
 (770) 522-5775  
 CONTACT: STEVE INGRAM

SURVEYOR:  
 TECHNICAL SURVEY SERVICES, INC.  
 794 WEST CIRCLE, SW  
 CONYERS, GEORGIA 30012  
 (770) 922-6391  
 CONTACT: AUBREY AKIN



**PLAT REVISION NOTE:**

THIS PLAT REVISES THAT PLAT RECORDED IN PLAT BOOK 119, PAGE 213. THE PURPOSE OF THIS REVISION IS TO REVISE THE PROPERTY LINE BETWEEN TRACTS 1, B, C & F ON THE ORIGINAL PLAT.

TRACTS A & D FROM THE ORIGINAL PLAT ARE NOT INCLUDED IN THE REVISIONS AND RE-RECORDING OF THIS PLAT.

**UNDERGROUND UTILITIES NOTE:**

SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

**FLOOD NOTE:**

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13135C0057F, EFFECTIVE DATE SEPTEMBER 29, 2006

**REFERENCES:**

1. FINAL PLAT FOR DOMINION CAPITAL PROPERTIES, BY JORDAN, JONES & GOULDING, RECORDED IN PLAT BOOK 119, PAGE 213.
2. FINAL PLAT FOR HOME DEPOT U.S.A., INC. BY GEOSURVEY, LTD. RECORDED IN PLAT BOOK 99, PAGE 143.
3. I-85 RIGHT OF WAY PLANS, PROJECT NH-IM-85-2(148), DATED JULY 1, 1998.
4. RIGHT OF WAY PLANS FOR SATELLITE BOULEVARD EXTENSION BY RILEY, PARK, HAYDEN & ASSOCIATES, INC. DATED SEPTEMBER 1, 1994.
5. LAND USE PLAN AND CIVIL DESIGN PLANS BY SUMMIT ENGINEERING CONSULTANTS, INC. DATED 12/2/11.

**SEWER NOTE:**

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA

DATE 4-30-12 TIME 12:09 PM

PLAT BOOK 129 PAGE 1  
 RICHARD T ALEXANDER JR. CLERK

**Owners Acknowledgment and Declaration:**  
 STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

BY REDUS Properties, Inc., its sole member manager

BY: *[Signature]* 4-27-2012  
 SIGNATURE OF OWNER/SUBDIVIDER OR ITS AGENT DATE SIGNED

REDUS GEORGIA COMMERCIAL, LLC, a Delaware limited liability company  
 PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER

**PUBLIC NOTICE - DRAINAGE:**

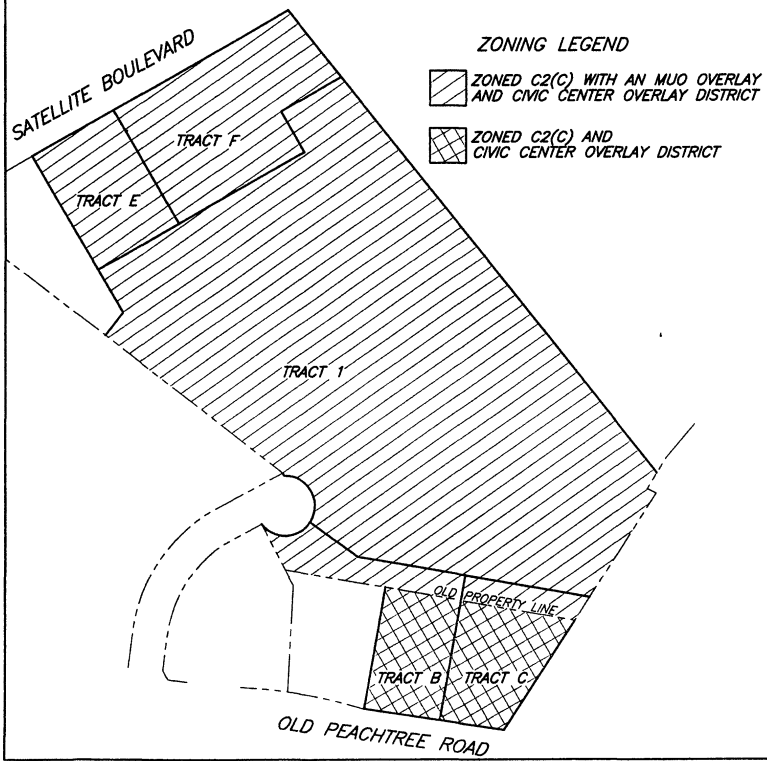
1. NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.
2. Stream Buffer Easements are to remain in a natural and undisturbed condition.
3. NOTE: Structures are not allowed in drainage easements.

**ZONING NOTE:** THE SUBJECT PROPERTY IS ZONED C-2 CONDITIONAL WITH AN MUO (MIXED USE OVERLAY DISTRICT) AFFECTING TRACTS 1, E, F & A PORTION OF TRACTS B & C AS SHOWN ON PLAT. THE SUBJECT PROPERTY ALSO LIES WITHIN THE CIVIC CENTER OVERLAY DISTRICT PER CASE NUMBER MUO2011-00001, APPROVED SEPTEMBER 27, 2011

**CONDITIONS OF ZONING (MUO2011-00001) AS IT APPLIES TO TRACTS 1, E, F & A PORTION OF TRACTS B & C AS SHOWN ON PLAT.**

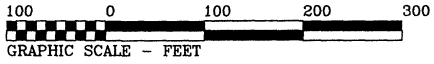
1. Abide by the requirements of Section 1317 (Mixed-Use Overlay District) and Section 1315 (Activity Center Corridor District). This shall not preclude a variance application.
  - The following uses shall be prohibited for the commercial component of the development:
    - adult bookstores or entertainment
    - automotive parts stores
    - contractor's offices
    - drive-thru fast-food restaurants
    - emission inspection stations
    - equipment rental
    - extended stay hotels or motels
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - taxidermists
    - yard trimmings composting facilities
    - convenience stores with or without gas pumps
2. Commercial/office building heights shall be limited to 2 stories for commercial, and 3 stories for office buildings, and shall include pitched roofs. Apartment building heights shall be limited to a maximum of a 3/4-story split.
3. The proposed development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development. With changes necessary to meet zoning and development regulations. Any changes must be reviewed and approved by the Director of Planning and Development or his/her designee.
4. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development or his/her designee prior to the issuance of development or building permits.
5. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repair or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. Billboards or oversized signs shall be prohibited.
9. Submit a signal warrant analysis for the entrance on Satellite Boulevard, if warranted, the signal shall be installed at the expense of the developer, and aligned with the property driveway across Satellite Boulevard.
10. No more than 10% of the dwellings may be three bedroom units.

**ZONING KEY MAP**

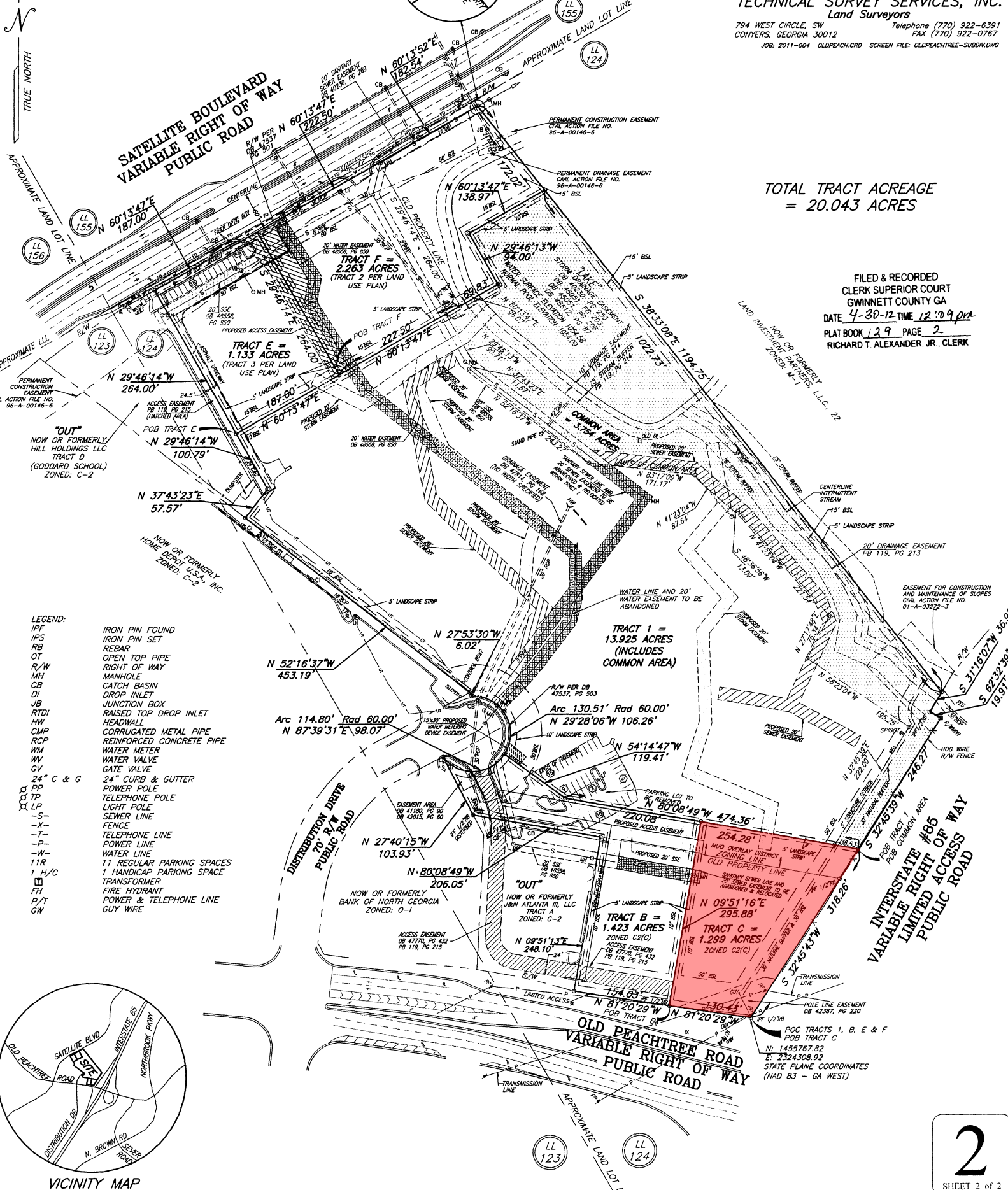
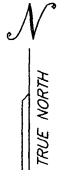
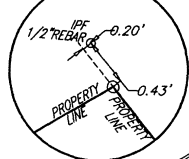


TOTAL TRACT ACREAGE = 20.043 ACRES

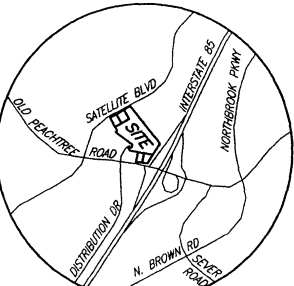
FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA DATE 4-30-12 TIME 12:09 PM PLAT BOOK 29 PAGE 2 RICHARD T. ALEXANDER, JR., CLERK



DETAIL \*NOT TO SCALE\*



- LEGEND:
- IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - RB REBAR
  - OT OPEN TOP PIPE
  - R/W RIGHT OF WAY
  - MH MANHOLE
  - CB CATCH BASIN
  - DI DROP INLET
  - JB JUNCTION BOX
  - RTDI RAISED TOP DROP INLET
  - HW HEADWALL
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - WM WATER METER
  - WV WATER VALVE
  - GV GATE VALVE
  - 24" C & G 24" CURB & GUTTER
  - PP POWER POLE
  - TP TELEPHONE POLE
  - LP LIGHT POLE
  - LP SEWER LINE
  - S- FENCE
  - X- TELEPHONE LINE
  - T- POWER LINE
  - W- WATER LINE
  - 11R 11 REGULAR PARKING SPACES
  - 1 H/C 1 HANDICAP PARKING SPACE
  - TR TRANSFORMER
  - FH FIRE HYDRANT
  - P/T POWER & TELEPHONE LINE
  - GW GUY WIRE



VICINITY MAP \*NOT TO SCALE\*



## Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,081	28,117	87,041
2011 Female Population	2,122	28,726	88,721
% 2011 Male Population	49.51%	49.46%	49.52%
% 2011 Female Population	50.49%	50.54%	50.48%
2011 Total Adult Population	2,884	39,584	122,763
2011 Total Daytime Population	9,475	71,911	194,734
2011 Total Daytime Work Population	5,260	38,423	103,561
2011 Median Age Total Population	33	32	31
2011 Median Age Adult Population	41	41	39
2011 Age 0-5	457	6,379	20,098
2011 Age 6-13	602	7,489	22,625
2011 Age 14-17	259	3,391	10,276
2011 Age 18-20	122	1,823	6,085
2011 Age 21-24	188	2,733	9,613
2011 Age 25-29	250	3,748	13,638
2011 Age 30-34	303	4,581	14,962
2011 Age 35-39	412	5,301	16,030
2011 Age 40-44	405	5,043	14,668
2011 Age 45-49	339	4,485	12,881
2011 Age 50-54	269	3,543	10,057
2011 Age 55-59	204	2,778	7,765
2011 Age 60-64	151	2,015	6,041
2011 Age 65-69	88	1,278	3,798
2011 Age 70-74	59	880	2,727
2011 Age 75-79	43	590	1,874
2011 Age 80-84	28	441	1,399
2011 Age 85+	24	346	1,224
% 2011 Age 0-5	10.87%	11.22%	11.43%
% 2011 Age 6-13	14.32%	13.17%	12.87%
% 2011 Age 14-17	6.16%	5.97%	5.85%
% 2011 Age 18-20	2.90%	3.21%	3.46%
% 2011 Age 21-24	4.47%	4.81%	5.47%
% 2011 Age 25-29	5.95%	6.59%	7.76%
% 2011 Age 30-34	7.21%	8.06%	8.51%
% 2011 Age 35-39	9.80%	9.33%	9.12%
% 2011 Age 40-44	9.64%	8.87%	8.35%
% 2011 Age 45-49	8.07%	7.89%	7.33%
% 2011 Age 50-54	6.40%	6.23%	5.72%



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% 2011 Age 55-59	4.85%	4.89%	4.42%
% 2011 Age 60-64	3.59%	3.54%	3.44%
% 2011 Age 65-69	2.09%	2.25%	2.16%
% 2011 Age 70-74	1.40%	1.55%	1.55%
% 2011 Age 75-79	1.02%	1.04%	1.07%
% 2011 Age 80-84	0.67%	0.78%	0.80%
% 2011 Age 85+	0.57%	0.61%	0.70%
2011 White Population	2,166	30,388	90,614
2011 Black Population	655	9,347	36,031
2011 Asian/Hawaiian/Pacific Islander	1,146	12,772	31,356
2011 American Indian/Alaska Native	7	126	706
2011 Other Population (Incl 2+ Races)	230	4,211	17,056
2011 Hispanic Population	357	7,512	31,585
2011 Non-Hispanic Population	3,846	49,331	144,177
% 2011 White Population	51.52%	53.46%	51.55%
% 2011 Black Population	15.58%	16.44%	20.50%
% 2011 Asian/Hawaiian/Pacific Islander	27.26%	22.47%	17.84%
% 2011 American Indian/Alaska Native	0.17%	0.22%	0.40%
% 2011 Other Population (Incl 2+ Races)	5.47%	7.41%	9.70%
% 2011 Hispanic Population	8.49%	13.22%	17.97%
% 2011 Non-Hispanic Population	91.51%	86.78%	82.03%
2000 Non-Hispanic White	1,842	28,035	86,605
2000 Non-Hispanic Black	196	3,698	15,713
2000 Non-Hispanic Amer Indian/Alaska Native	5	34	266
2000 Non-Hispanic Asian	170	3,549	11,257
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	31	181
2000 Non-Hispanic Some Other Race	8	114	273
2000 Non-Hispanic Two or More Races	19	605	2,571
% 2000 Non-Hispanic White	82.23%	77.73%	74.11%
% 2000 Non-Hispanic Black	8.75%	10.25%	13.45%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.22%	0.09%	0.23%
% 2000 Non-Hispanic Asian	7.59%	9.84%	9.63%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.09%	0.15%
% 2000 Non-Hispanic Some Other Race	0.36%	0.32%	0.23%
% 2000 Non-Hispanic Two or More Races	0.85%	1.68%	2.20%



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<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 Establishemnts	n/a	n/a	n/a
2011 Total Population	4,203	56,843	175,762
2011 Total Households	1,420	18,822	59,562
Population Change 1990-2011	3,284	42,521	127,898
Household Change 1990-2011	1,103	14,116	42,527
% Population Change 1990-2011	357.34%	296.89%	267.21%
% Household Change 1990-2011	347.95%	299.96%	249.64%
Population Change 2000-2011	1,873	18,744	48,833
Household Change 2000-2011	666	6,513	15,951
% Population Change 2000-2011	80.39%	49.20%	38.47%
% Households Change 2000-2011	88.33%	52.91%	36.58%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	765	12,716	45,253
2000 Occupied Housing Units	752	12,333	43,445
2000 Owner Occupied Housing Units	687	10,611	31,446
2000 Renter Occupied Housing Units	65	1,722	11,999
2000 Vacant Housing Units	14	383	1,808
% 2000 Occupied Housing Units	98.30%	96.99%	96.00%
% 2000 Owner Occupied Housing Units	89.69%	83.45%	69.49%
% 2000 Renter Occupied Housing Units	8.49%	13.54%	26.52%
% 2000 Vacant Housing Units	1.83%	3.01%	4.00%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$88,843	\$89,813	\$79,857
2011 Per Capita Income	\$39,189	\$33,429	\$29,056
2011 Average Household Income	\$115,995	\$100,956	\$85,742
2011 Household Income < \$10,000	58	606	1,364
2011 Household Income \$10,000-\$14,999	29	328	963
2011 Household Income \$15,000-\$19,999	66	586	1,957
2011 Household Income \$20,000-\$24,999	27	363	1,961
2011 Household Income \$25,000-\$29,999	13	281	1,427
2011 Household Income \$30,000-\$34,999	42	431	2,224
2011 Household Income \$35,000-\$39,999	36	425	1,861
2011 Household Income \$40,000-\$44,999	30	494	1,971
2011 Household Income \$45,000-\$49,999	22	563	2,396
2011 Household Income \$50,000-\$59,999	23	833	4,660
2011 Household Income \$60,000-\$74,999	71	1,075	6,364
2011 Household Income \$75,000-\$99,999	530	5,780	13,550



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% 2011 Household Income \$100,000-\$124,999	13.65%	15.58%	14.04%
% 2011 Household Income \$125,000-\$149,999	9.01%	9.41%	7.56%
% 2011 Household Income \$150,000-\$199,999	2.60%	7.08%	5.84%
% 2011 Household Income \$200,000-\$249,999	2.11%	2.33%	1.90%
% 2011 Household Income \$250,000-\$499,999	5.84%	2.84%	2.10%
% 2011 Household Income \$500,000+	0.14%	0.23%	0.24%
% 2011 Household Income \$200,000+	8.09%	5.41%	4.23%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$834,087	\$9,795,599	\$26,782,131
2011 Jewelry Stores	\$524,911	\$6,609,806	\$18,738,375
2011 Mens Clothing Stores	\$1,147,427	\$13,714,793	\$37,870,748
2011 Shoe Stores	\$1,192,697	\$13,644,346	\$36,786,881
2011 Womens Clothing Stores	\$1,870,577	\$22,758,950	\$63,506,096
2011 Automobile Dealers	\$11,923,011	\$150,058,050	\$426,793,358
2011 Automotive Parts/Acc/Repair Stores	\$1,599,851	\$19,561,604	\$54,732,131
2011 Other Motor Vehicle Dealers	\$563,422	\$6,529,644	\$17,733,369
2011 Tire Dealers	\$392,268	\$5,021,069	\$14,368,213
2011 Hardware Stores	\$718,694	\$6,449,295	\$14,644,919
2011 Home Centers	\$1,776,183	\$18,996,358	\$49,367,900
2011 Nursery/Garden Centers	\$411,293	\$5,290,457	\$15,174,993
2011 Outdoor Power Equipment Stores	\$103,419	\$1,463,310	\$4,420,106
2011 Paint/Wallpaper Stores	\$48,767	\$581,367	\$1,613,296
2011 Appliance/TV/Other Electronics Stores	\$1,300,479	\$15,707,882	\$43,597,690
2011 Camera/Photographic Supplies Stores	\$225,248	\$2,635,485	\$7,203,626
2011 Computer/Software Stores	\$610,900	\$7,374,780	\$20,522,896
2011 Beer/Wine/Liquor Stores	\$933,455	\$10,789,634	\$29,243,092



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2011 Convenience/Specialty Food Stores	\$2,569,918	\$31,126,230	\$85,429,191
2011 Restaurant Expenditures	\$14,072,938	\$154,361,649	\$419,700,736
2011 Supermarkets/Other Grocery excl Conv	\$9,691,572	\$113,669,528	\$311,197,375
2011 Furniture Stores	\$1,284,826	\$15,603,324	\$43,500,714
2011 Home Furnishings Stores	\$1,016,692	\$11,561,160	\$31,023,369
2011 Gen Merch/Appliance/Furniture Stores	\$11,881,287	\$141,943,024	\$392,216,215
2011 Gasoline Stations w/ Convenience Stores	\$9,131,950	\$106,386,108	\$288,538,604
2011 Other Gasoline Stations	\$6,562,032	\$75,259,880	\$203,109,412
2011 Department Stores excl Leased Depts	\$13,181,767	\$157,650,904	\$435,813,903
2011 General Merchandise Stores	\$10,596,462	\$126,339,698	\$348,715,501
2011 Other Health/Personal Care Stores	\$786,937	\$9,749,610	\$27,511,278
2011 Pharmacies/Drug Stores	\$4,492,895	\$53,384,247	\$147,212,625
2011 Pet/Pet Supplies Stores	\$674,748	\$7,819,130	\$21,277,294
2011 Book/Periodical/Music Stores	\$145,500	\$1,974,496	\$5,782,182
2011 Hobby/Toy/Game Stores	\$125,219	\$1,749,870	\$5,347,022
2011 Musical Instrument/Supplies Stores	\$110,827	\$1,375,466	\$3,880,368
2011 Sewing/Needlework/Piece Goods Stores	\$46,345	\$516,383	\$1,369,946
2011 Sporting Goods Stores	\$1,192,556	\$12,734,098	\$32,720,369



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