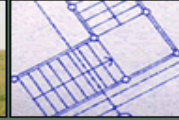




**Jordan Company**  
Investment & Commercial Real Estate



AVAILABLE  
BANK OWNED  
3.46 acres graded land  
Hill St, Duluth, GA (Gwinnett County) 30096

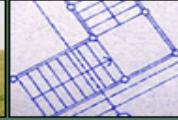


**Rob Jordan /David Walmsley**  
The Jordan Company  
4200 Northside Parkway, Building 3, Suite A  
Atlanta, GA 30327 – 404-237-2900

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



**Jordan Company**  
Investment & Commercial Real Estate



**LOCATION:** The subject property is located in Gwinnett County, GA in the City of Duluth submarket. The property is +/- 4 miles northwest of I-85 exit 105 (Duluth Hwy 120) and +/- 10 miles north east of the 285 Atlanta Perimeter. The major arterial roads in proximity to the site are Duluth Hwy and Buford Hwy. The property sits between the Duluth City Hall and the condominium development known as Towne Park Place.

**SUBMARKET:** Demographics in the surrounding area are strong with an \$82,470 median household income and 61,521 total population within 3 miles of subject property. Located in the immediate vicinity of the property are city facilities, industrial buildings, residential communities, and boutique style retail that are typically found at a town's center. Recently, 4.5 acres of dilapidated warehouse buildings were redeveloped into an outdoor amphitheater, indoor convention space, 70 foot water fountain and surrounding green space. Retail space now lines Main Street. In 2007, Duluth completed their vision of the core downtown by opening a new City Hall.

**ON SITE:** The site is cleared/graded land formerly intended to include four retail/office/residential buildings and an amenity area across the street from the Duluth City Hall and adjacent to "Towne Park Place", a condominium structured development. The intended use of the asset included a 335 space, under-ground parking lot which has already been graded +/- 10-13 ft. below street grade. All utilities are on site along with +/-54 parking spaces.

**FRONTAGE:** +/- 500' on Hill Street  
+/- 520' on Ridge Town Place +/- 300' on Ridgeway Road

**ZONING:** CPD-C for commercial use in Duluth Preservation district with conditions (Attached)

**TRAFFIC COUNTS:** +/- 23,390 vehicles per day on Duluth Hwy 120  
+/- 23,060 vehicles per day on Buford Hwy

**PROPERTY TAXES:** Gwinnett County - \$11,823  
City of Duluth - \$2,080

**ASKING PRICE:** (All offers will be considered)