

Bold Springs

Windsor

COREPROPERTIES

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

Specializing in land, mixed use and residential to commercial, we are always looking to expand our offerings to meet the criteria of our clients growing needs.

Between

Loganville

Vines Park



20

20

20

78

81

20

Contact us

CORE PROPERTIES COMMERCIAL SERVICES with Berkshire Hathaway HomeServices Georgia Properties

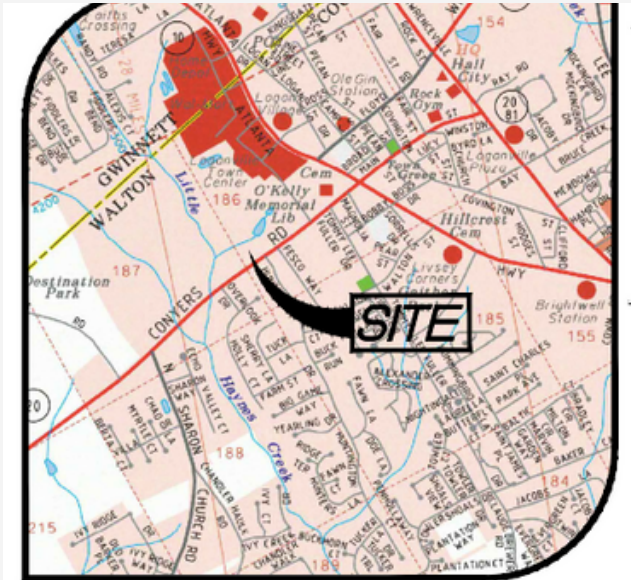
Our Commercial Real Estate Specialists offer a full suite of commercial real estate services for office, retail, industrial, land, developments, farms, equestrian, estate properties, auctions, multi-family, specialty/religious, investment properties and more.

For over 50 years, our Commercial Specialists have been serving the unique needs of our commercial clients. Our team also has the resources of over 1,500 local associates to help find more buyers for our listings. We work closely with developers from our New Homes Services team and affluent investors from our Corporate Relocation and Luxury Collection Specialists.

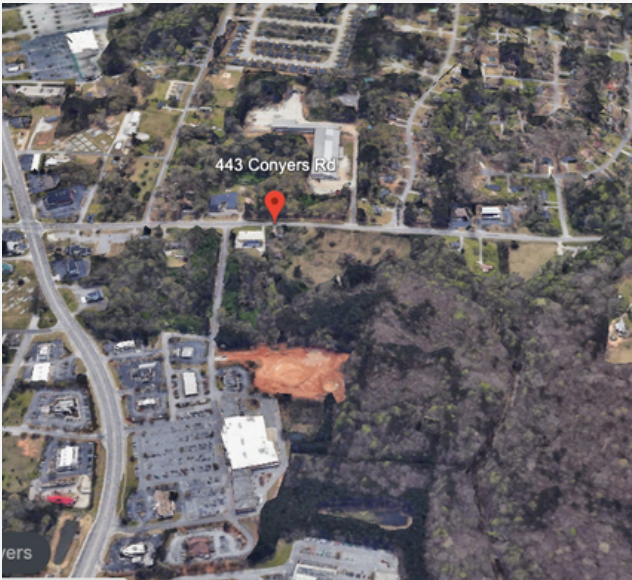


Featured Development Opportunity- 5 Tracts - Conyers Rd Loganville GA

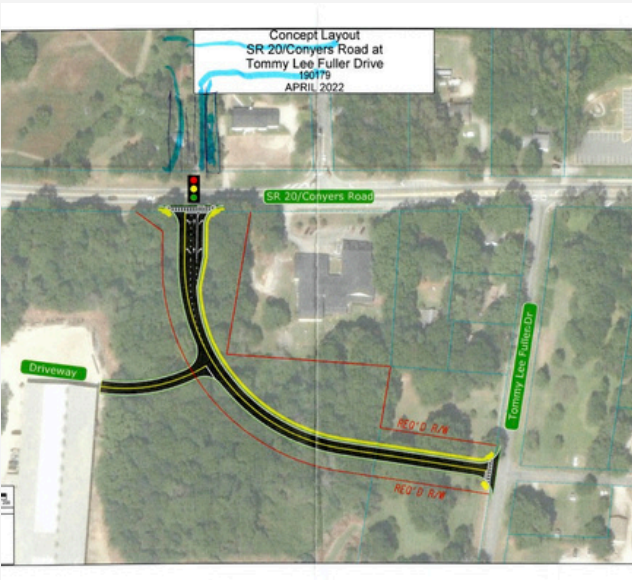
APPROVED LDP AND BLDG PLANS



ZONING FOR ALL: CH (COMMERCIAL HIGHWAY DISTRICT)



GDOT WIDENING CONCEPT LAYOUT/ACCESS ROAD/PROPOSED IMPROVEMENTS

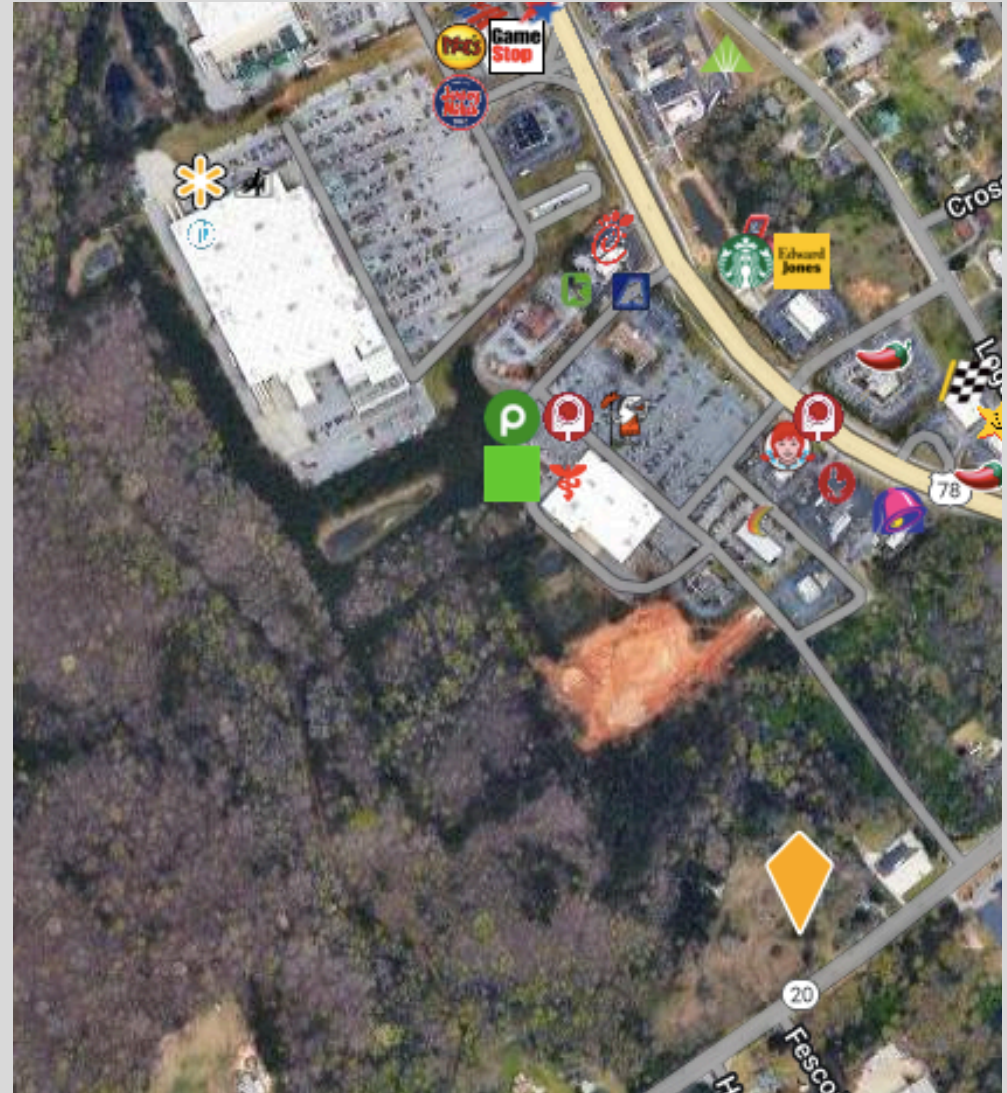


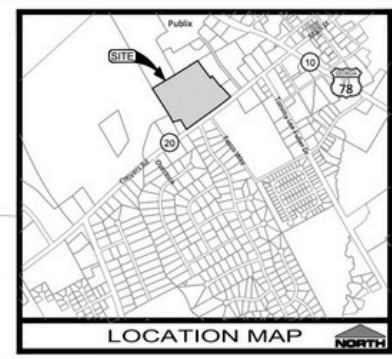
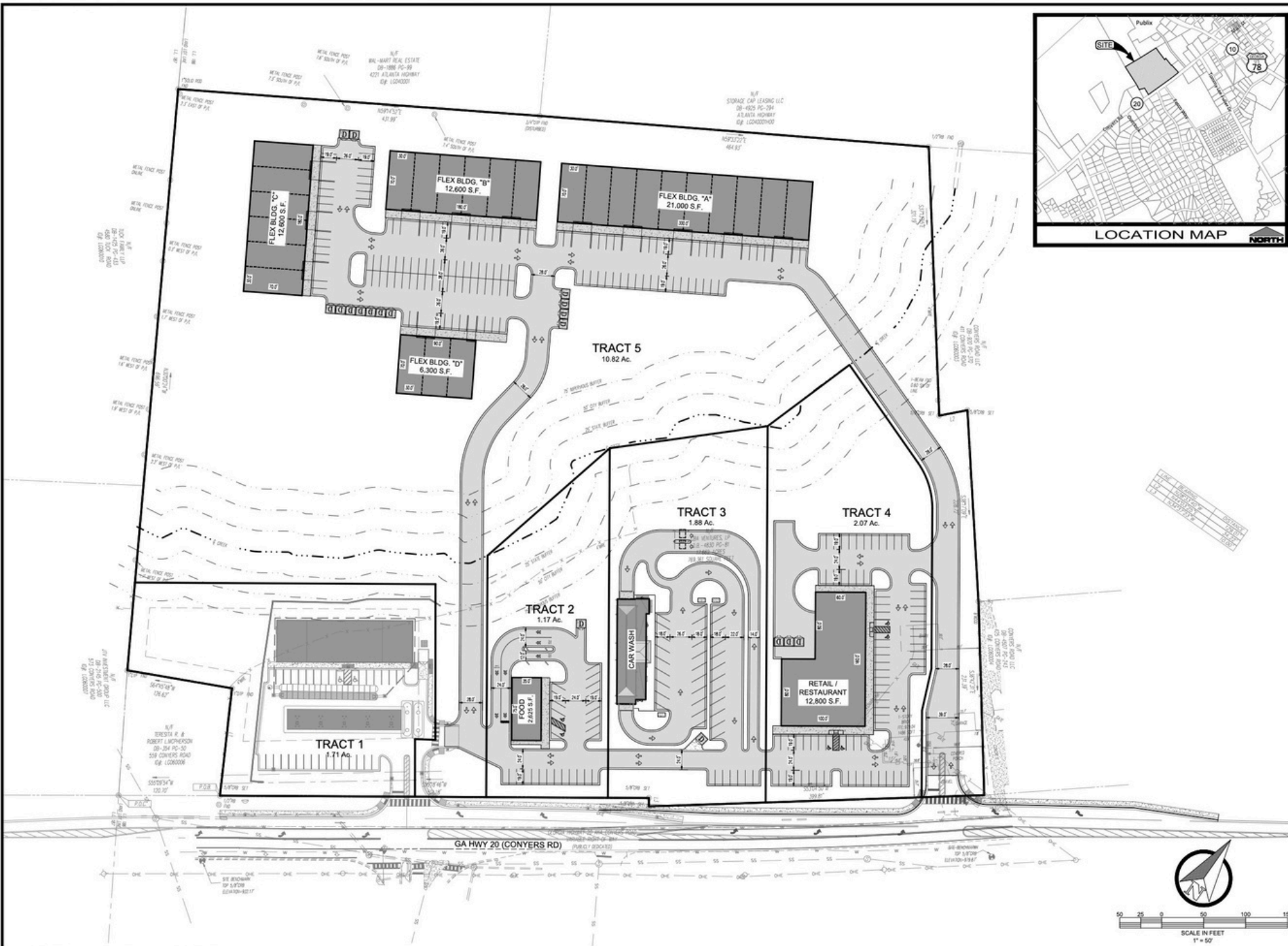
Located in Loganville, Walton County

- Highly visible & Surrounded by National Retailers
- Zoning for all: CH (commercial highway district)
- Sewer available
- GDOT Widening Concept Layout/Access Road/Proposed Improvements - Traffic Light
- ~910' Road Frontage on Conyers Rd.
- TRACT 1 - C-STORE CURRENTLY UNDER CONSTRUCTION. | 1.71 ACRES

AVAILABLE - \$3,000,000

- TRACT 2- 1.17 ACRES | PROPOSED 2,625 S.F. FOOD
- TRACT 3 - 1.88 ACRES | PROPOSED CAR WASH
- TRACT 4 - \$2,000,000 | 2.07 ACRES | PROPOSED RETAIL / RESTAURANT 12,800 S.F.
- TRACT 5 - 10.82 ACRES | PROPOSED 52,500 SF FLEX SPACE/WAREHOUSE





LEVEL 1 CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOL AND WATER CONCENTRATION COMMISSION

CERTIFICATION NUMBER: 0000019604
 EXPIRES: 05/21/2025

PREPARED BY

Land Solution Associates, LLC
P.O. Box 187
 Tifton, GA 31794
 Tel: 778.233.4831
 (4) landsolutionsassociates@gmail.com
 CONTACT: ROBERTA TAYLOR COLE

OWNER/DEVELOPER:
 H Construction
 26 S. Harris Street
 Buford, GA 30515
 678-267-0587 TEL
 hhamirani@gmail.com

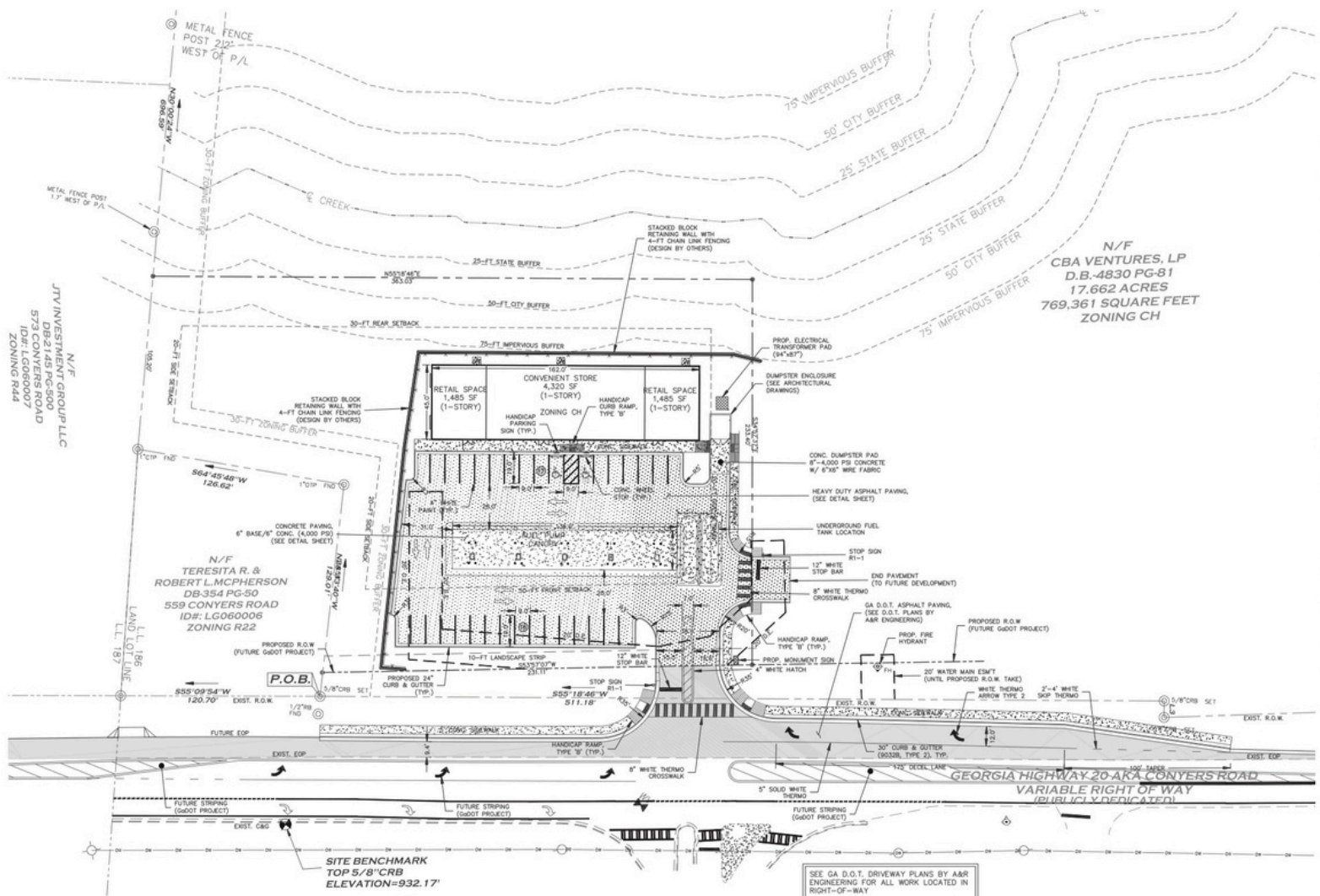
OVERLOOK MARKETPLACE

LAND LOT 186 - 4th DISTRICT
 PARCEL ID: LG080005
 CITY OF LOGANVILLE (WALTON CO.), GEORGIA

SHEET TITLE: OVERALL SITE PLAN

SIGNED / SEALED

DATE:	
REVISION:	
NO.:	
DESIGNED BY: RAC	SCALE: AS SHOWN
DRAWN BY: JAM	C-1
CHECKED BY: RAC	SHEET
23-029	03-29-23



N/F
CBA VENTURES, LP
D.B.-4830 PG-81
17.662 ACRES
769,361 SQUARE FEET
ZONING CH

N/F
JTV INVESTMENT GROUP LLC
DB2145 PG-50AD
573 CO. 1 LG00007
ZONING R44

N/F
TERESITA R. &
ROBERT L. MCPHERSON
DB-354 PG-50
559 CONYERS ROAD
ID#: LG060006
ZONING R22

GENERAL NOTES:

- 1) THE PROPERTY ADDRESS IS 443 CONYERS RD, LOGANVILLE, GA 30052 (PARCEL NO. LG060005)
- 2) THE CURRENT ZONING OF THE PROPERTY IS CH (COMMERCIAL HIGHWAY DISTRICT).
- 3) THE SITE IS CURRENTLY A VACANT PARCEL OF LAND.
- 4) THE PROPOSED LAND USE WILL BE A CONVENIENCE STORE WITH TWO SEPARATE RETAIL SPACES AND A 5-PUMP FUELING STATION.
- 5) ACCORDING TO FIRM MAP NUMBER 132970000E (DATED DECEMBER 8, 2015), THIS PROPERTY IS SITUATED IN A FLOOD HAZARD AREA.
- 6) BUFFERED STATE WATERS HAVE BEEN DETERMINED TO BE LOCATED WITHIN 200-FT OF THE PROJECT LIMITS. WETLAND AREAS WERE IDENTIFIED WITHIN 200-FT OF THE PROJECT BOUNDARY.
- 7) THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY LAW AND HAVE ALL UTILITIES MARKED PRIOR TO CONSTRUCTION ACTIVITIES. THE CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTOR CENTER.
- 8) THE BUILDING FOUNDATION AND LAYOUT SHALL BE COORDINATED USING THE ARCHITECTURAL DRAWINGS.
- 9) THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTICED WITHIN THESE PLANS.

SETBACK & BUFFER REQUIREMENTS
(ZONING CH, COMMERCIAL HIGHWAY DISTRICT)

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 SF	70,332 SF
MINIMUM LOT WIDTH:	100 FT	231 FT
BUILDING HEIGHT (MAX.):	6-STORY	SINGLE STORY
FRONT SETBACK:	50 FT (N/A/OK)	140 FT
SIDE SETBACK:	20 FT	27 FT
REAR SETBACK:	30 FT	45 FT
LANDSCAPE STRIP ALONG R.O.W.:	10 FT	10 FT

LOT COVERAGE FOR THE SITE:

TOTAL PROPERTY AREA =	17.66 AC (769,361 SF)
TOTAL PARCEL AREA =	16.22 AC (703,332 SF)
TOTAL DISTURBED AREA =	1.80 AC (INCLUDING OFFSITE AREAS)
TOTAL UNDISTURBED AREA =	0.98 AC (3,370)
TOTAL IMPERVIOUS AREA =	0.06 AC (535)
TOTAL OPEN SPACE AREA =	0.17 AC (1,076)

BUILDING AREA INFORMATION:

CONVENIENCE STORE =	4,320 SF.
RETAIL SPACE =	2,970 SF.
TOTAL BUILDING AREA =	7,290 SF.

PARKING CALCULATIONS:

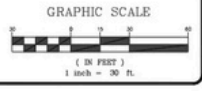
- 1) PARKING SPACE PER 200 SF OF RETAIL SPACE
7,290 SF BUILDING
SLS OR 37 PARKING SPACES REQUIRED
- 2) STANDARD SPACES (9'x19') PROVIDED
2 HANDICAP SPACES (9'x19') PROVIDED
10 SPACES AT THE FUEL PUMPS (5 PUMPS @ 2 (A))
TOTAL PARKING SPACES PROVIDED: 47



Note:
Location of all underground utilities is approximate,
therefore it is the responsibility of the contractor
working on the site to contact the utility companies
for field location of their utility prior to beginning any
construction.

Know what's below.
Call before you dig.

24-HOUR CONTACT
HUSEIN HAMIRANI
(678) 267-0587



CONYERS RD C-STORE
1818 LAND HOLDINGS, LLC
1500 N. BROWN RD, SUITE 130
LAWRENCEVILLE, GA 30046
(LL 186, 4th DISTRICT, CITY OF LOGANVILLE)

PROJECT NO.	PROJECT DATE
HE-2240	12/20/2022

SITE LAYOUT PLAN

DRAWING NO.
C-1

FOR CLERK'S USE

LEGEND

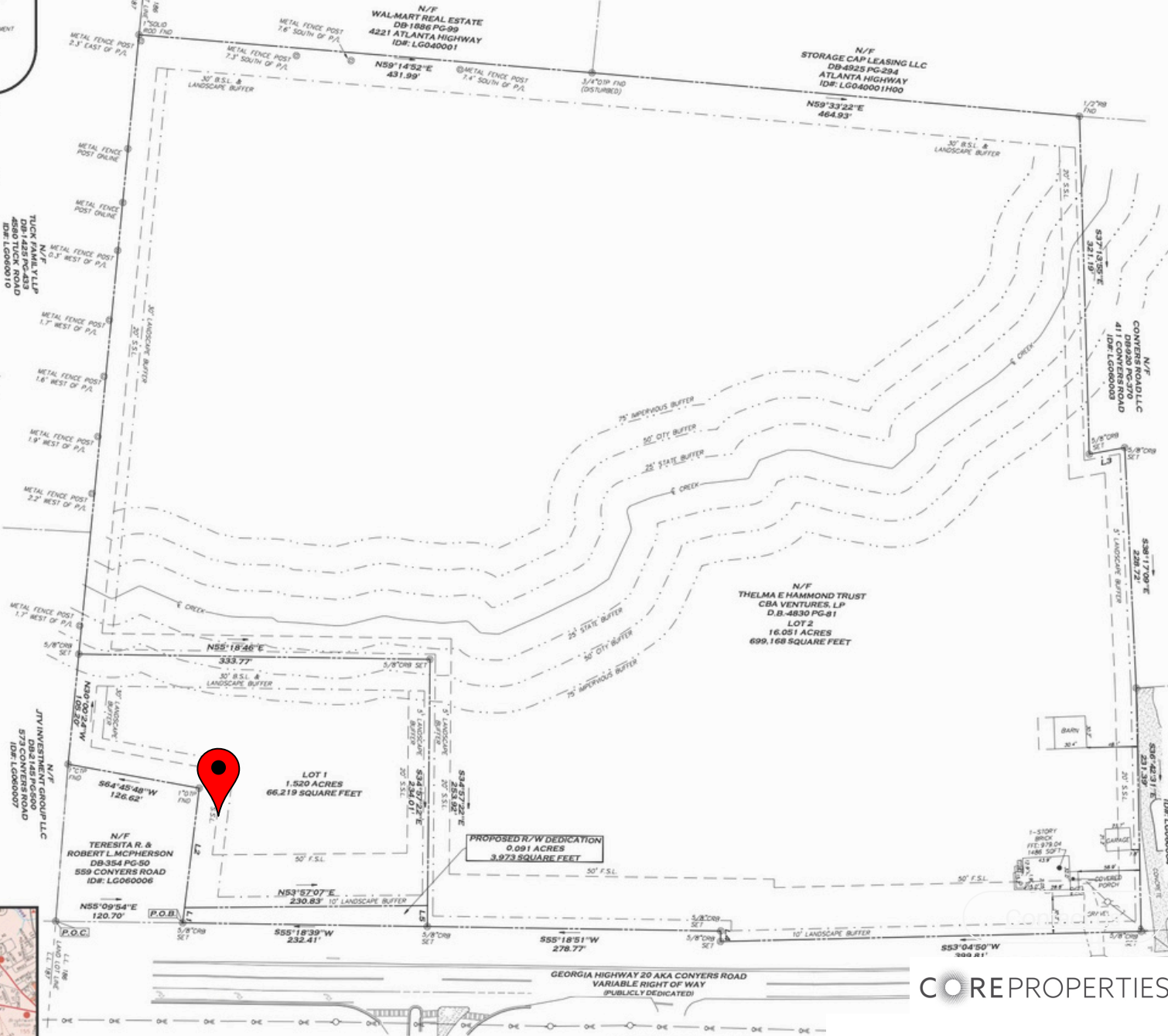
- PROPERTY LINE
- OVERHANG/RAMPING
- RECORD CALLS
- OVERHEAD UTILITY LINE
- DHE
- REBAR
- CRP
- CONCRETE P/W MONUMENT
- OTW
- OPEN TOP PIPE
- CTP
- CONCRETE TOP PIPE
- FIND
- FOUND
- LIGHT POLE
- SOH

APPROVED FOR FILING
4:39 pm, Feb 07 2022
CITY OF LOGANVILLE

GRAPHIC SCALE
1 inch = 50 feet

- SURVEY NOTES**
- 1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 20, 2021
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 42,887" WITH AN ANGULAR ERROR OF 23 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - 3) A NIKON NPL-322 TOTAL STATION, CARLSON BR97 GPS RECEIVER AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 1,241,299".
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 120970000E, WITH A DATE OF IDENTIFICATION OF 12/08/2016, FOR COMMUNITY NUMBER 130326, IN WALTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BR97 GPS RECEIVER UTILIZING GNSS-5 FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.03 FEET HORIZONTAL AND 0.05 FEET VERTICAL AT THE 90% CONFIDENCE LEVEL.
 - 7) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 - 8) THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

443 Conyers Road Survey New



OWNER
THELMA E. HAMMOND TRUST
& CBA VENTURES, LP
4015 NINE BOWLING DR
SUITE 200
ALPHARETTA, GEORGIA 30004

JTY INVESTMENT GROUP LLC
DN2 145 PG-50
573 CONYERS ROAD
ID# LG060005

N/F TERESITA R. & ROBERT L MCPHERSON
DN-354 PG-50
559 CONYERS ROAD
ID# LG060006

N/F THELMA E HAMMOND TRUST
CBA VENTURES, LP
D.B.-4830 PG-81
LOT 2
16.051 ACRES
699,168 SQUARE FEET

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-61, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL, REGIONAL OR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-61.

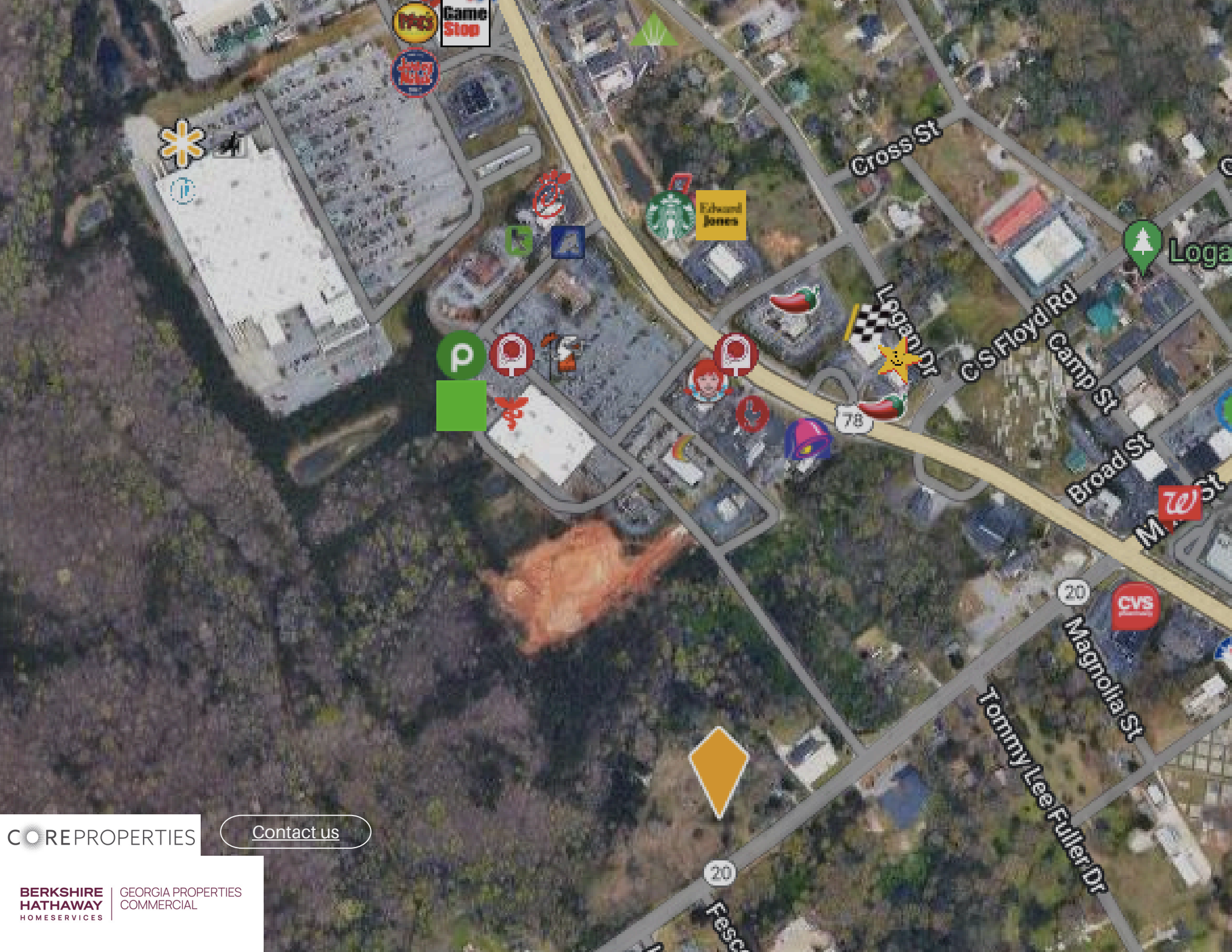


Mitchell Lambert, Georgia, No. 3108

LINE	BEARING	DISTANCE
L1	N28°31'15" W	14.20
L2	N28°31'40" W	114.50
L3	N44°53'25" W	74.22
L4	N32°52'33" W	10.00
L5	S34°57'22" W	19.80

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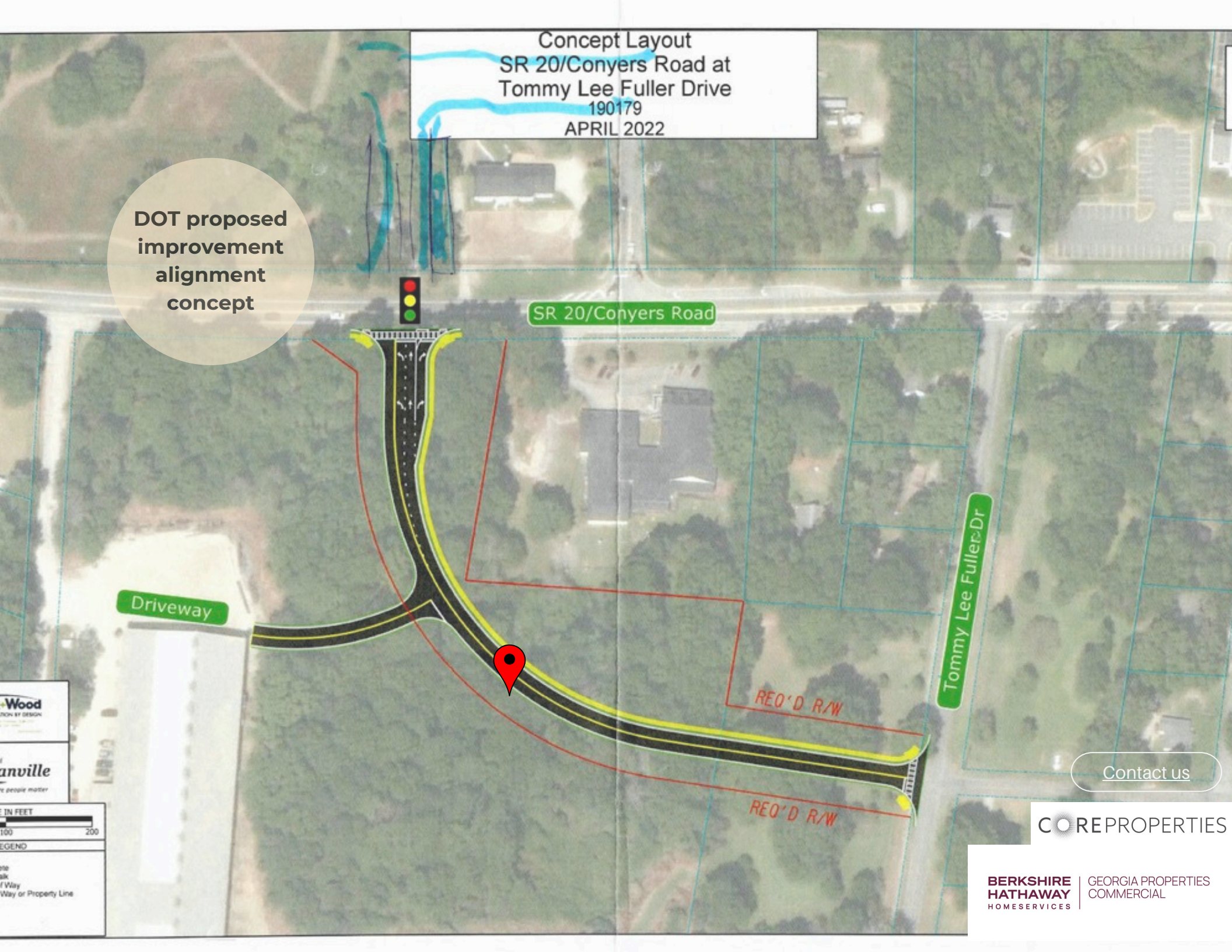
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HATHAWAY
HOMESERVICES

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Concept Layout
SR 20/Conyers Road at
Tommy Lee Fuller Drive
190179
APRIL 2022

DOT proposed
improvement
alignment
concept



Driveway

SR 20/Conyers Road

Tommy Lee Fuller Dr

REQ'D R/W

REQ'D R/W

Contact us

Wood
ARCHITECTURE BY DESIGN
Lawville
The people matter

SCALE IN FEET
0 100 200
LEGEND

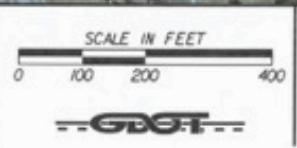
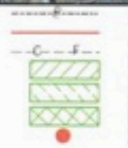
one
alk
f Way
Way or Property Line

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HATHAWAY
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DOT proposed improvement alignment concept

PROPERTY AND EXISTING ROW LINE
 REQUIRED ROW LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES
 POTENTIAL DISPLACEMENT



PREFERRED ALTERNATE
 SR 20
 DISPLAY

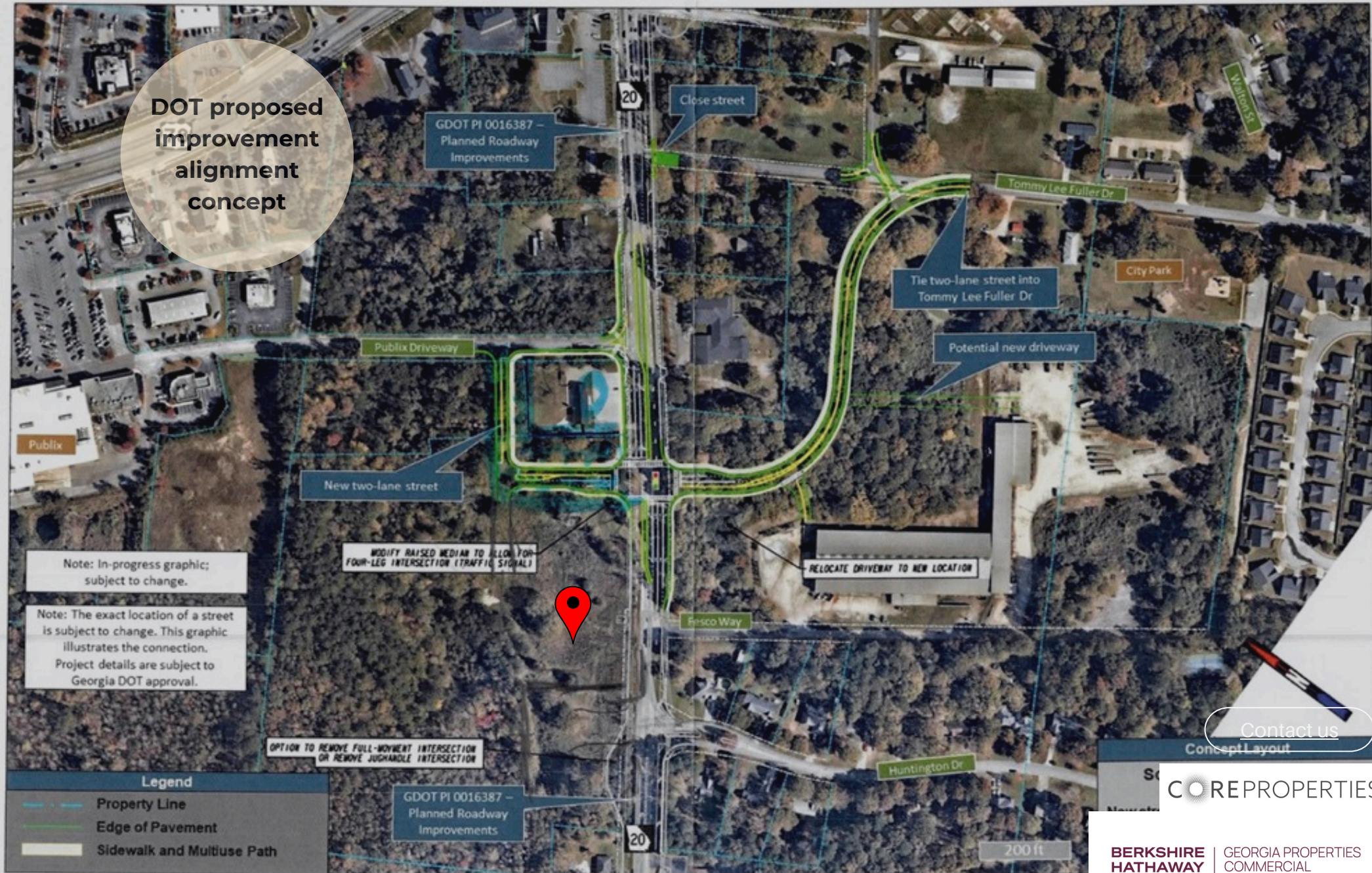
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SOUTHSIDE ACCESS ROAD

DOT proposed improvement alignment concept



Close street

Close street

Publix Driveway

Publix Driveway

New two-lane street

Tie two-lane street into Tommy Lee Fuller Dr

Potential new driveway

Note: In-progress graphic; subject to change.

Note: The exact location of a street is subject to change. This graphic illustrates the connection. Project details are subject to Georgia DOT approval.

MODIFY RAISED MEDIAN TO ALLOW FOR FOUR-LEG INTERSECTION (TRAFFIC SIGNAL)

RELOCATE DRIVEWAY TO NEW LOCATION

OPTION TO REMOVE FULL-MOVEMENT INTERSECTION OR REMOVE JUGHANDLE INTERSECTION

GDOT PI 0016387 - Planned Roadway Improvements

Legend

- Property Line
- Edge of Pavement
- Sidewalk and Multiuse Path

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Concept Layout

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SITE

10

GEORGIA
US
78

20

Conyers Rd

Overbrook

Fesco Way

Tommy Lee Fuller Dr

Main St



CO REPROPERTIES

**BERKSHIRE
HATHAWAY**
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57 min

Lawrenceville

Norcross

Montgomery Springs

Located 45 -55 minutes from Atlanta and approx 36 miles via I-20, I-85, or I285.

Snellville

55 min

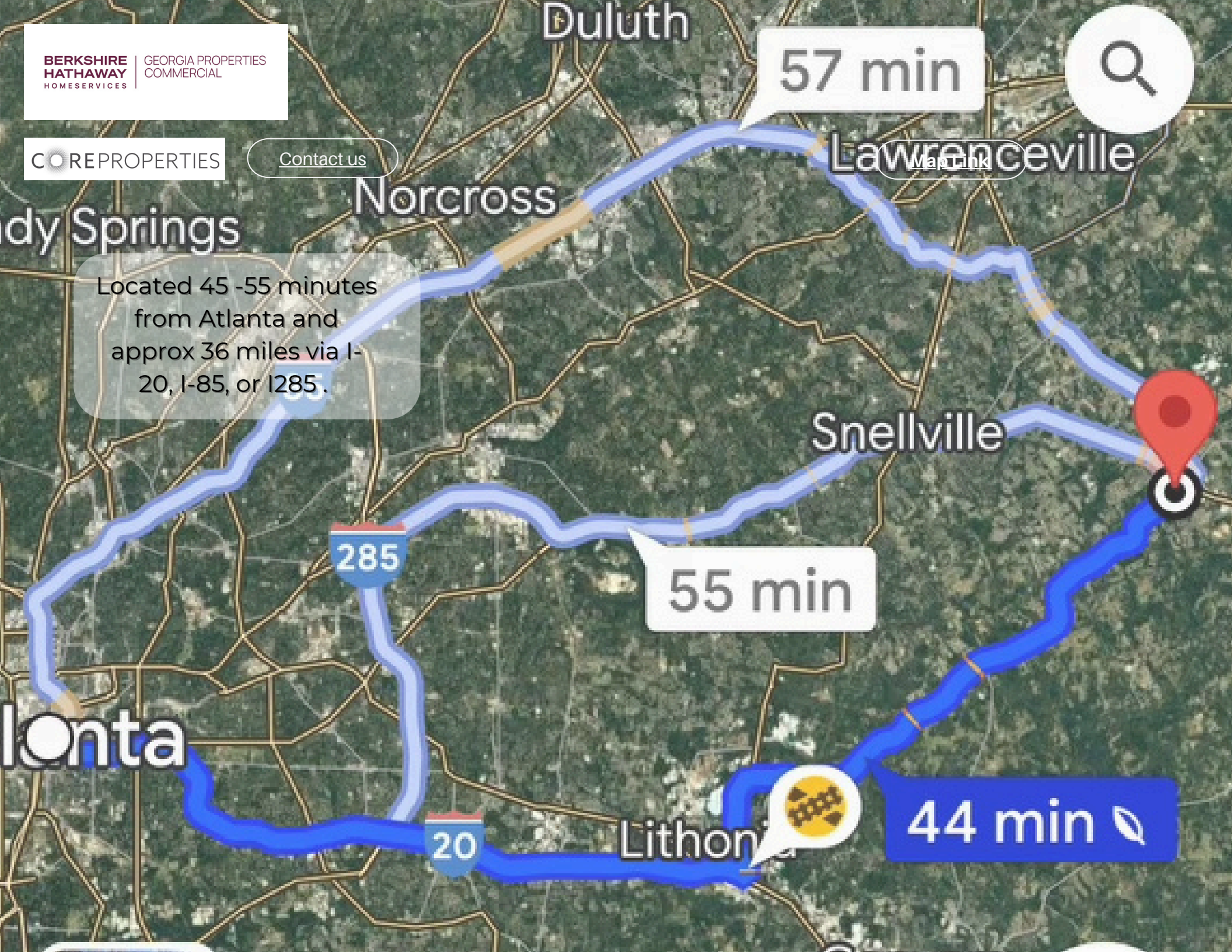
Monta

285

20

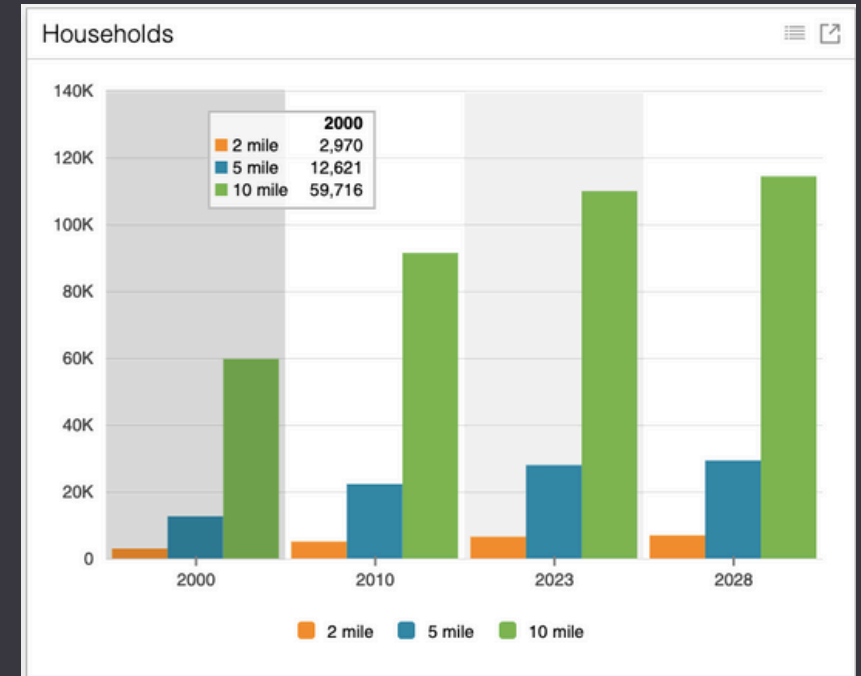
Lithonia

44 min



Population

	2 mile	5 mile	10 mile
2010 Population	14,351	66,671	277,664
2023 Population	18,439	83,505	332,984
2028 Population Projection	19,524	87,639	346,157
Annual Growth 2010-2023	2.2%	1.9%	1.5%
Annual Growth 2023-2028	1.2%	1.0%	0.8%
Median Age	37.1	37.4	37.6
Bachelor's Degree or Higher	24%	30%	31%
U.S. Armed Forces	15	26	250



332,984

10 mile

83,505

5 mile

18,439

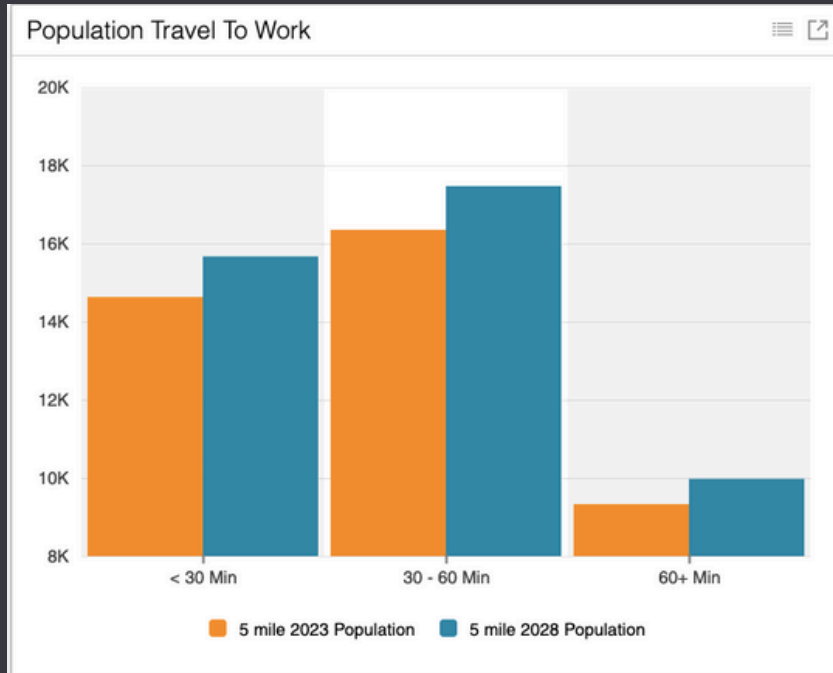
2 mile

1.2%

Projected Growth in 5 years

All materials furnished from sources deemed reliable, and information should be verified by buyer and is subject to errors and omissions.

Travel and Household



	2 mile	5 mile	10 mile
2010 Households	5,027	22,269	91,416
2023 Households	6,487	27,927	109,928
2028 Household Projection	6,878	29,329	114,346
Annual Growth 2010-2023	1.9%	1.7%	1.3%
Annual Growth 2023-2028	1.2%	1.0%	0.8%
Owner Occupied Households	5,145	24,815	94,999
Renter Occupied Households	1,733	4,515	19,347
Avg Household Size	2.8	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$210.5M	\$988.6M	\$3.9B

109,928

10 Mile Households

27,927

5 Mile Households

6,487

2 Mile Households

114,346

2028 Projected Households

All materials furnished from sources deemed reliable, and information should be verified by buyer and is subject to errors and omissions.

Your **CO**RE partners

You can find our exclusively marketed listings on CoStar, Loopnet, Crexi, MLS, and shared web sites including corepropertiesga.com.



Christina Brooks
352.216.1361

Joey Abercrombie
678.316.9922



PROFILE

Our network of commercial sales professionals offers clients the expertise of a locally owned and operated company combined with a world-class brand that stands for strength, integrity and trust.

Unquestioned Financial Strength

Berkshire Hathaway HomeServices is among the few companies entrusted with the Berkshire Hathaway name, an enterprise worth more than \$200 billion dollars today.

Among The Most Respected Companies Worldwide.

Our namesake, Berkshire Hathaway, was named the No. 1 company in Barron's annual ranking of the world's 100 most respected companies. This speaks to a commitment to business ethics and integrity over all else, as is consistently demonstrated by its chairman, Warren Buffett.

United Strengths

The company is built on the proven operational excellence, demonstrated integrity, and the reputation of Berkshire Hathaway – among the world's most admired companies, according to Fortune's Rankings.

Simply put, our network of commercial sales professionals share the strength of a solid universal business reputation that's great for business.

470.228.0846
WWW.COREPROPERTIESGA.COM

**A POWER HOUSE REALTY GROUP SPECIALIZING IN
RESIDENTIAL, LAND, AND COMMERCIAL REAL ESTATE.**

**BERKSHIRE
HATHAWAY**
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COREPROPERTIES

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Gainesville Georgia 30501

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coreproperties@bhhsgeorgia.com
Gainesville Office 770.536.3007

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Monday to Friday
9:00 am to 6:00 pm

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9:00 am to 12 noon

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appointment only.

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