



Gwinnett Public Utilities
Central Facility

Winder Hwy

Under Construction
by
MAJIK MARKET
Retail Center

683
Winder Hwy

Amelia Grove Ln SE

Grace Place

O F F E R I N G M E M O R A N D U M
COMMERCIAL DEVELOPMENT SITE | ±3.75 ACRES
LAWRENCEVILLE, GA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS 2
EXECUTIVE SUMMARY 4
PROPERTY INFORMATION 5
SURVEY 6
TOPOGRAPHY MAP 7
TRAFFIC COUNT 8
ABOUT THE AREA 9
IN THE AREA 10
DEMOGRAPHIC OVERVIEW 13
ABOUT BULL REALTY 14
BROKER PROFILE 15

CONTACT INFORMATION

JOHN DEYONKER
President, Land & Developer Services
Partner, Bull Realty
JohnD@BullRealty.com
404-876-1640 x 142

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This ± 3.75 acre site is an excellent development opportunity located in Lawrenceville Georgia. The property is zoned GB (general business) in the city of Lawrenceville, which allows for development of numerous commercial uses including retail, office, restaurants and much more.

The site has approximately 440' of frontage on Winder Highway with traffic counts exceeding 19,700 VPD. All utilities are available at the site including detention already installed and shared with adjacent site. This location has easy access to Highway 316 and is less than half of a mile to the Gwinnett County airport.

PROPERTY HIGHLIGHTS

- ± 3.75 acre commercial development site
- Traffic counts exceeding 19,700 VPD
- Zoning GB - Allows for many uses including retail, restaurants with drive-thru, office and more ([click here to view zoning details](#))
- Detention is installed & shared with adjacent site
- Georgia Power will be moving power lines this year



PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS 683 Winder Highway
Lawrenceville, Georgia 30045

COUNTY Gwinnett

SITE SIZE ± 3.75 Acres

ZONING GB - General Business

PROPOSED USE Commercial, Retail, or Restaurant
plus more

TOPOGRAPHY Level

GRADING Rough

UTILITIES AVAILABLE All available

INGRESS/EGRESS POINTS 1

FRONTAGE 440' Winder Highway

PRICE/ACRE \$360,000

SALE PRICE \$1,350,000



SURVEY

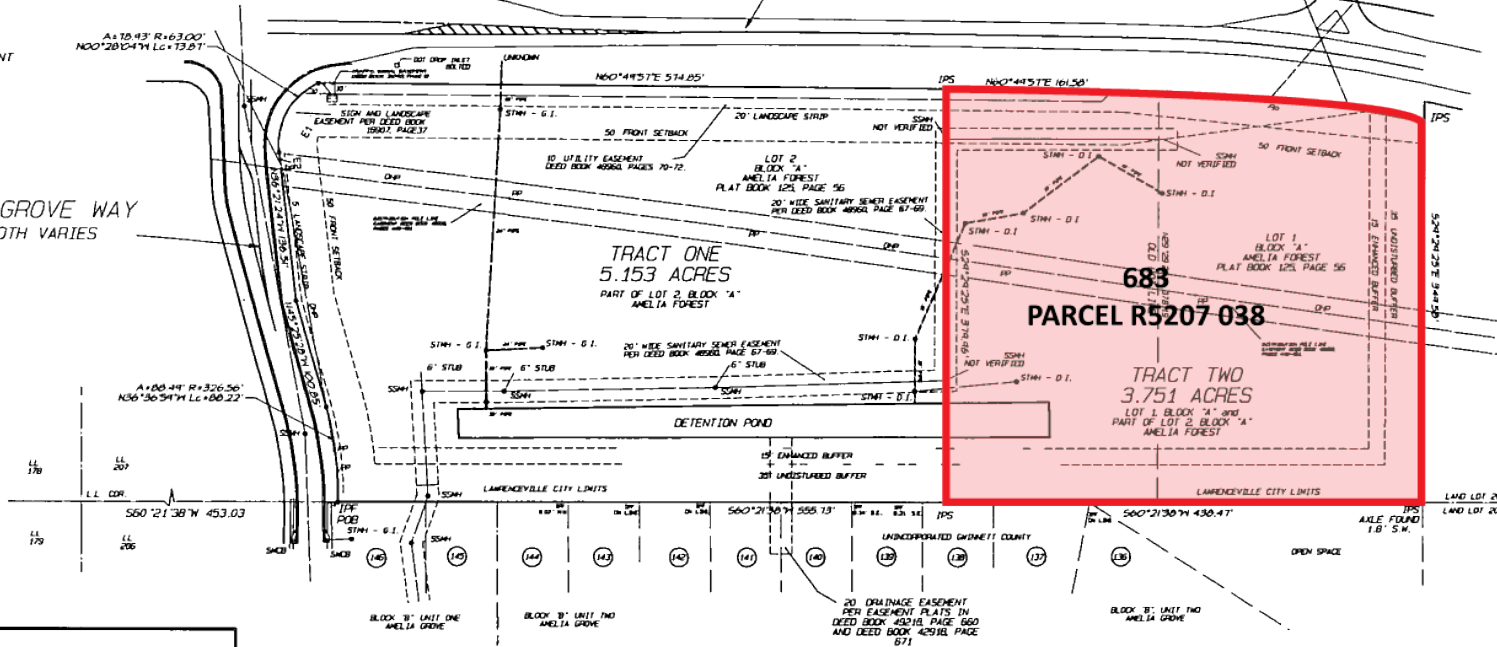
LINE	BEARING	DIST	LOC
L1	N66°36'51"W	13.81	B
L2	N66°36'51"W	13.81	B
L3	S66°36'51"E	13.81	B

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- BL BUILDING LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- LLL = LAND LOT LINE
- R/W = RIGHT OF WAY
- MH = MANHOLE
- WM = WATER METER
- DE = DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- CB = CATCH BASIN
- CD = CROSS DRAIN
- MH = HEAD MALL

AMELIA GROVE WAY
R/W WIDTH VARIES

U.S. HWY. NO. 29
GA. HWY. NO. 08
A.K.A. WINDER HIGHWAY
R/W WIDTH VARIES
RIGHT OF WAY PER DEED BOOK 48560, PAGE 73-75



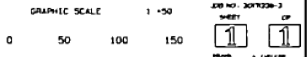
- NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE NAD83 ZONE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD83).
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE REFERENCED COUNTY CLERK'S OFFICE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
 - THE CERTIFICATION AS SHOWN HEREON IS IN FULLY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 43-6-67 AS AMENDED BY HOUSE BILL NUMBER (HB) 111 THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

- 1987 AMERICAN TITLE INSURANCE COMPANY SURVEY & SECTION 11**
- TO BE PERFORMED TO DETERMINE OTHER THAN MATTERS OF SURVEY (E.G. TAXES, RIGHTS, ETC.)
 - RESERVATION OF EASEMENT AND LIMITED WARRANTY DEED
 - SIDE, LANDSCAPE AND TEMPORARY GRASS EASEMENT (SHOWN HEREON)
 - SANITARY SEWER EASEMENT DEED BOOK 48560, PAGE 67-69 (SHOWN HEREON)
 - EASEMENT FOR INSTALLATION OF TRAFFIC SIGNAL DEED BOOK 48560, PAGE 67-69 (SHOWN HEREON)
 - SANITARY SEWER EASEMENT DEED BOOK 48560, PAGE 67-69 (SHOWN HEREON)
 - UTILITY EASEMENT DEED BOOK 48560, PAGE 70-72 (SHOWN HEREON)
 - DRAINAGE EASEMENT FOR LOT 141 AND LOT 142 (SHOWN HEREON)
 - DRAINAGE EASEMENT FOR LOT 141 AND LOT 142 (SHOWN HEREON)

SURVEYORS CERTIFICATION
TO WINDER PROPERTIES, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND CORNERSTONE BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE JOB MINIMUM STANDARDS, DETAILED REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1-14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 21, 2017.

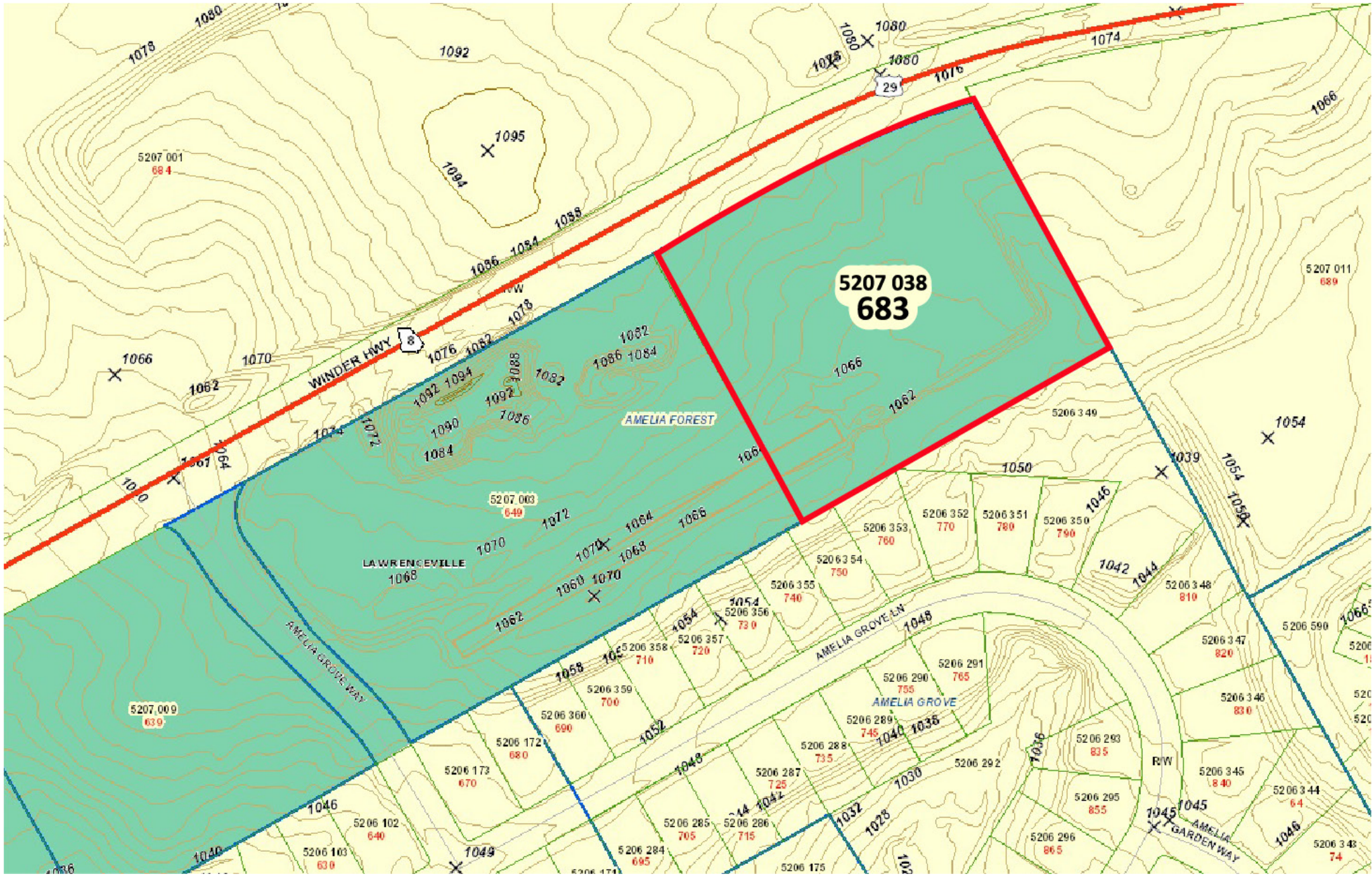
William P. Gresham
WILLIAM P. GRESHAM GA RES NO 2000



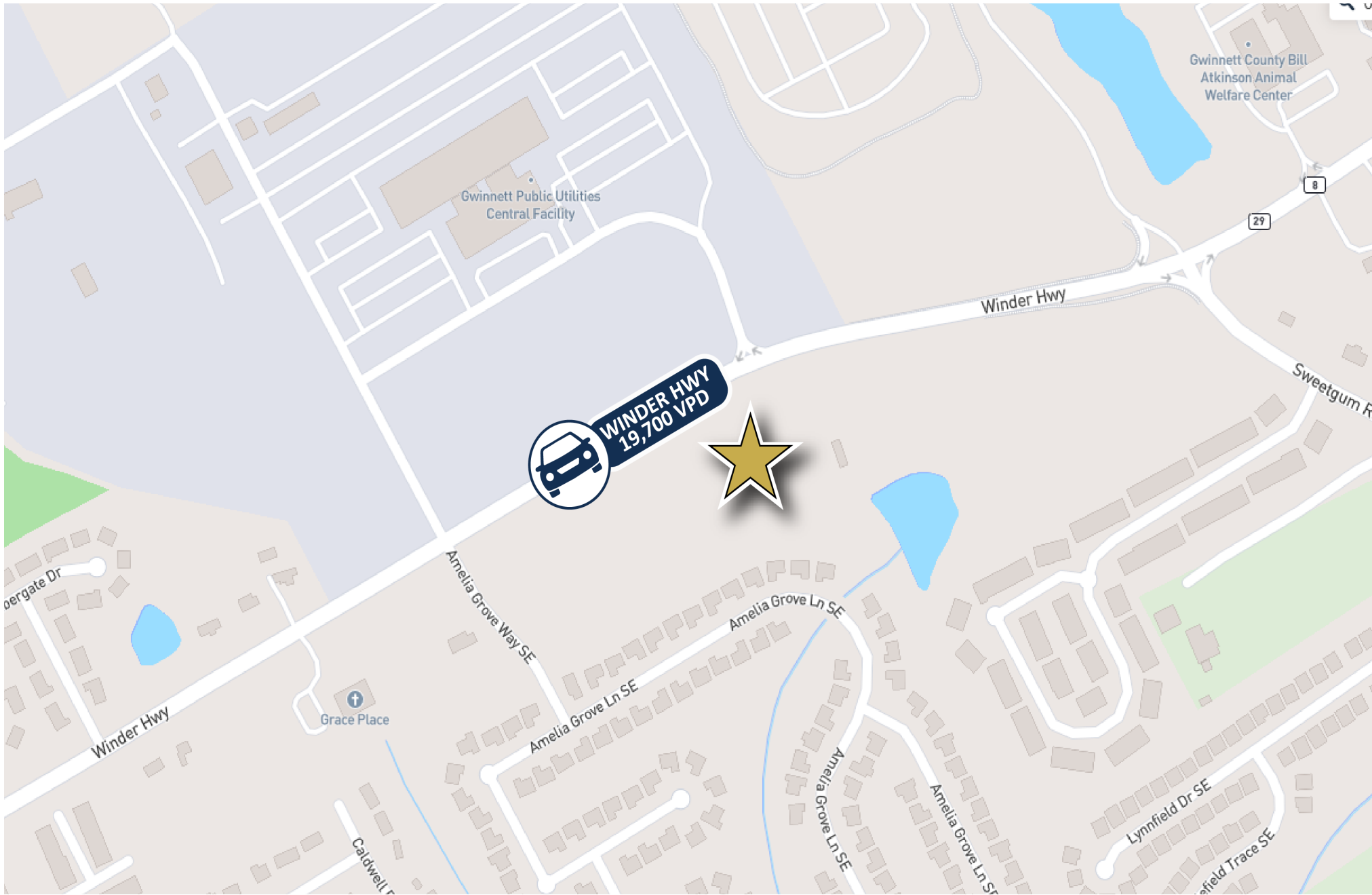
GRESHAM
 PLANNING & DEVELOPMENT, INC.
 701 BOYD STREET
 CLARKSBURG, WV 26301
 PHONE: 708-734-1944
 FAX: 708-734-2145

 A MISSISSIPPI SURVEY F.R.
 WINDER PROPERTIES, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 AND CORNERSTONE BANK
 LAND LOT 20, BLOCK 'A', AMELIA FOREST
 COMPLETE PLAT, 2017

TOPOGRAPHY MAP



TRAFFIC COUNT



ABOUT THE AREA

LAWRENCEVILLE, GEORGIA

The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

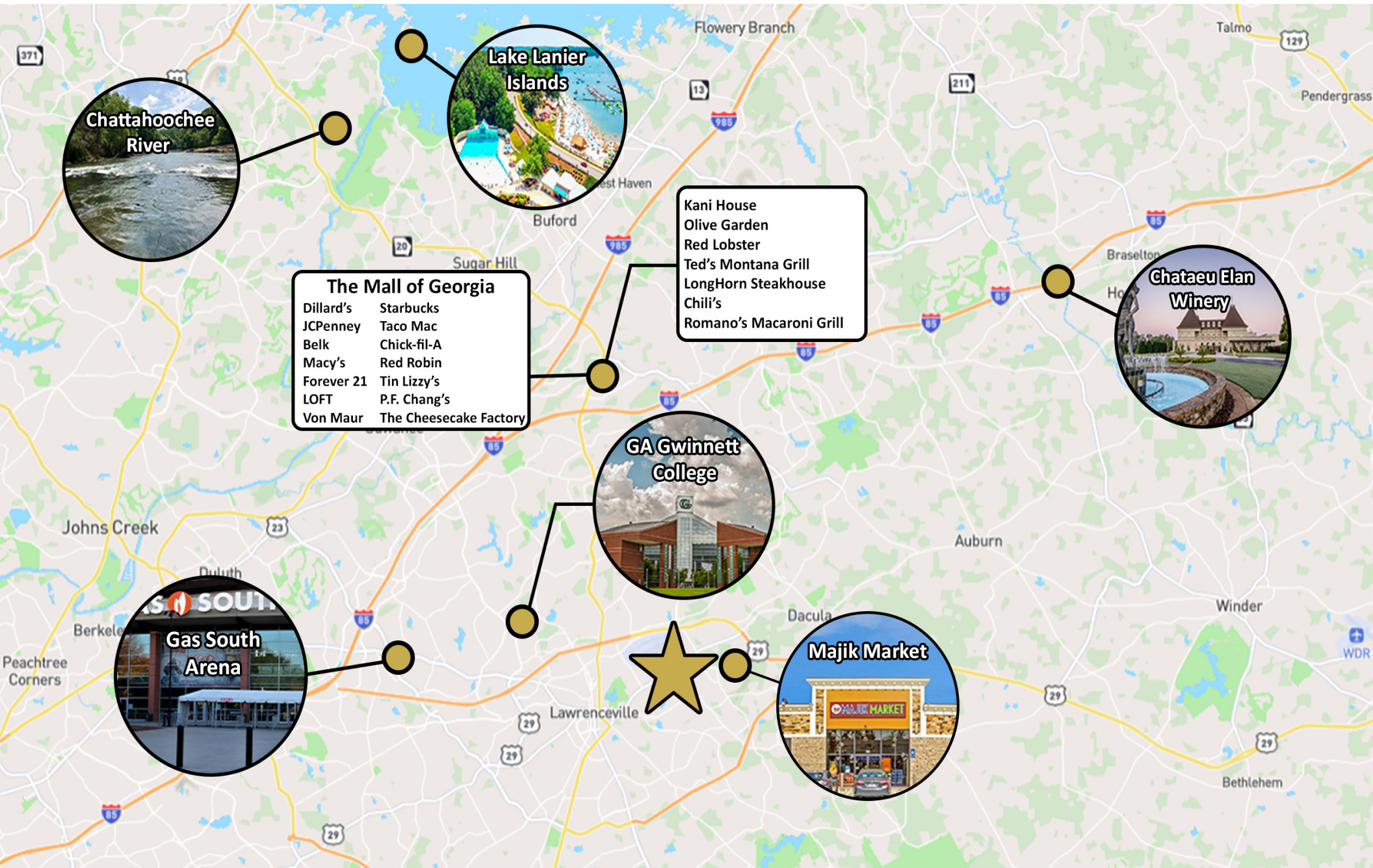
From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come from around the globe. The city's proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.

Lawrenceville is home to one of the premier hospitals in the region, Gwinnett Medical Center. GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Highway 316 and Duluth Highway 120.

Historically significant buildings in downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminary. The area includes many restaurants like UpTown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone On The Square" condos and townhomes.



IN THE AREA



Chattahoochee River



Lake Lanier Islands

- The Mall of Georgia**
- | | |
|------------|------------------------|
| Dillard's | Starbucks |
| JCPenney | Taco Mac |
| Belk | Chick-fil-A |
| Macy's | Red Robin |
| Forever 21 | Tin Lizzy's |
| LOFT | P.F. Chang's |
| Von Maur | The Cheesecake Factory |

- Kani House
Olive Garden
Red Lobster
Ted's Montana Grill
LongHorn Steakhouse
Chili's
Romano's Macaroni Grill



Chataeu Elan Winery



GA Gwinnett College



Gas South Arena



Majik Market



LAKE LANIER ISLANDS



Situated along the shores of Lake Lanier, Lake Lanier resort features 1,500 scenic acres, beckoning to families and corporate groups alike. Encompassing immense natural beauty in an intimate setting, this luxury resort and hotel in Buford, GA is perfect for family vacations, romantic escapes, business conferences, weddings and more.

MALL OF GEORGIA



The Mall of Georgia is the largest mall in the state of Georgia with over 200 stores including anchor department stores Belk, Dillard's, JCPenney and Macy's. It is part of Simon Property Group and features an IMAX theater and many dining options. Surrounding the mall is one of the largest retail districts in the Metro-Atlanta area.

GAS SOUTH ARENA



Located just off of I-85 and Sugarloaf Parkway, the Gas South Arena is minutes from the perimeter of Atlanta. The Center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets and celebrations.

CHATEAU ELAN WINERY AND RESORT



The enchanting Chateau and full-service winery is nestled among North Georgia's picturesque foothills and is a premier meeting destination that offers championship golf, full production winery, European health spa and other world class amenities. The warm southern hospitality, beauty of the French countryside and vineyards spreading across 3,500 acres makes for a spectacular weekend getaway.

THE CHATTAHOOCHEE RIVER



Lying within the Chattahoochee National Forest, the Chattahoochee River originates in the Blue Ridge Mountains to provide metro Atlanta with amazing outdoor recreation. Commonly referred to as "The Hooch" the Chattahoochee River has served a summer staple for family fun, lazy river tubing and countless summer memories.

GEORGIA GWINNETT COLLEGE



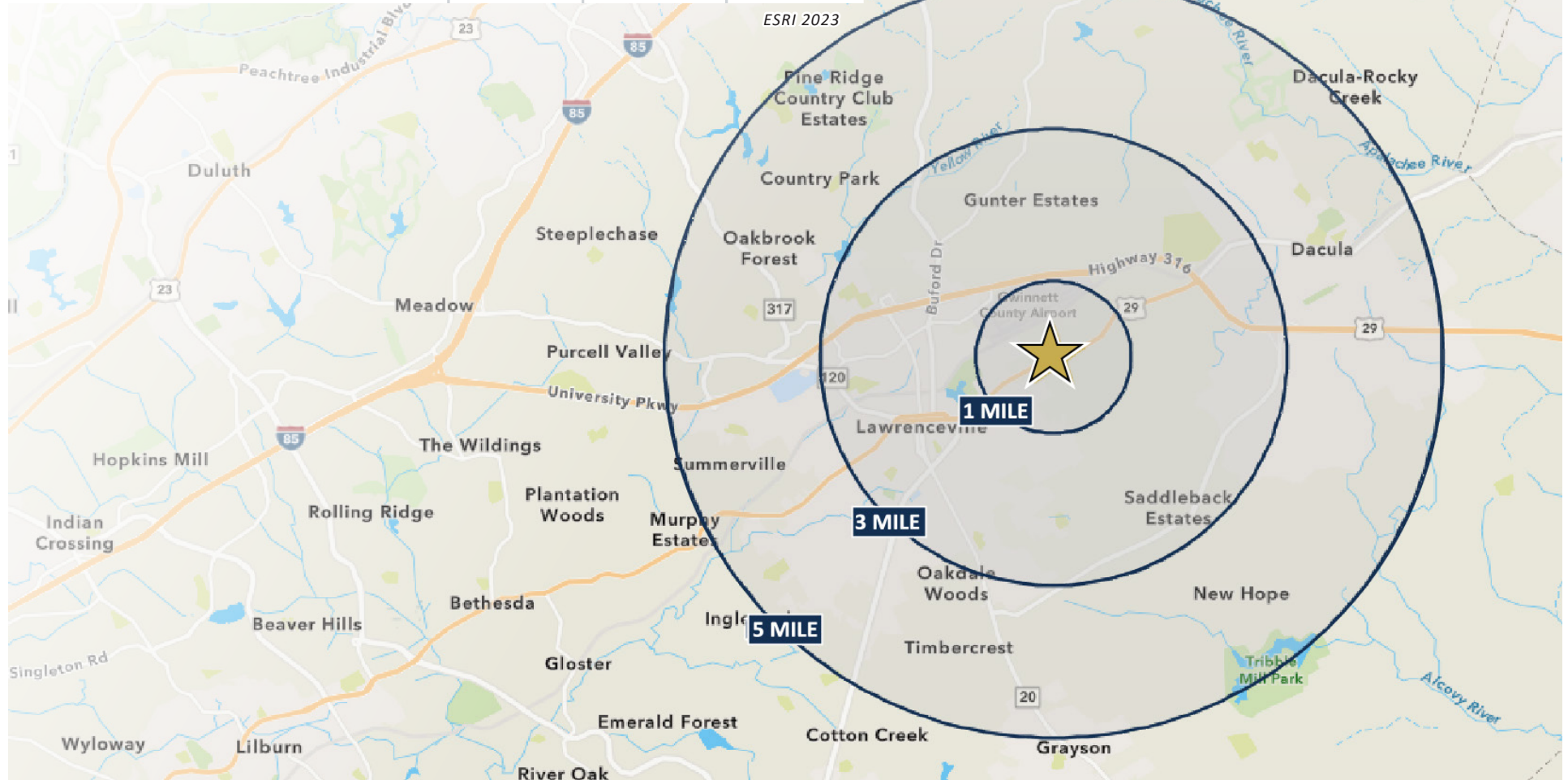
Georgia Gwinnett College (GGC) was founded in 2005 as a dynamic learning community. More than 12,000 students are currently enrolled, 68% of which are full-time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high-value, low cost option for students seeking higher education.

IN THE AREA



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,870	58,611	175,623
TOTAL HOUSEHOLDS	2,515	17,937	55,002
AVERAGE HOUSEHOLD INCOME	\$90,673	\$110,183	\$122,358



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021





JOHN DEYONKER

President, Land & Developer Services
Partner, Bull Realty
JohnD@BullRealty.com
404-876-1640 x 142

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.