

# Horizon Dr & Vista Ridge Dr

VISTA RIDGE DR LAND FOR SALE

OFFERING MEMORANDUM

0 VISTA RIDGE DR, SUWANEE, GA 30024

**Peter Shin**  
Peter Shin, Incorporated  
(404) 642-0461  
retailcenter@gmail.com

**PeterShin**<sup>INC.</sup>

# Horizon Dr & Vista Ridge Dr

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*Exclusively Marketed by:*

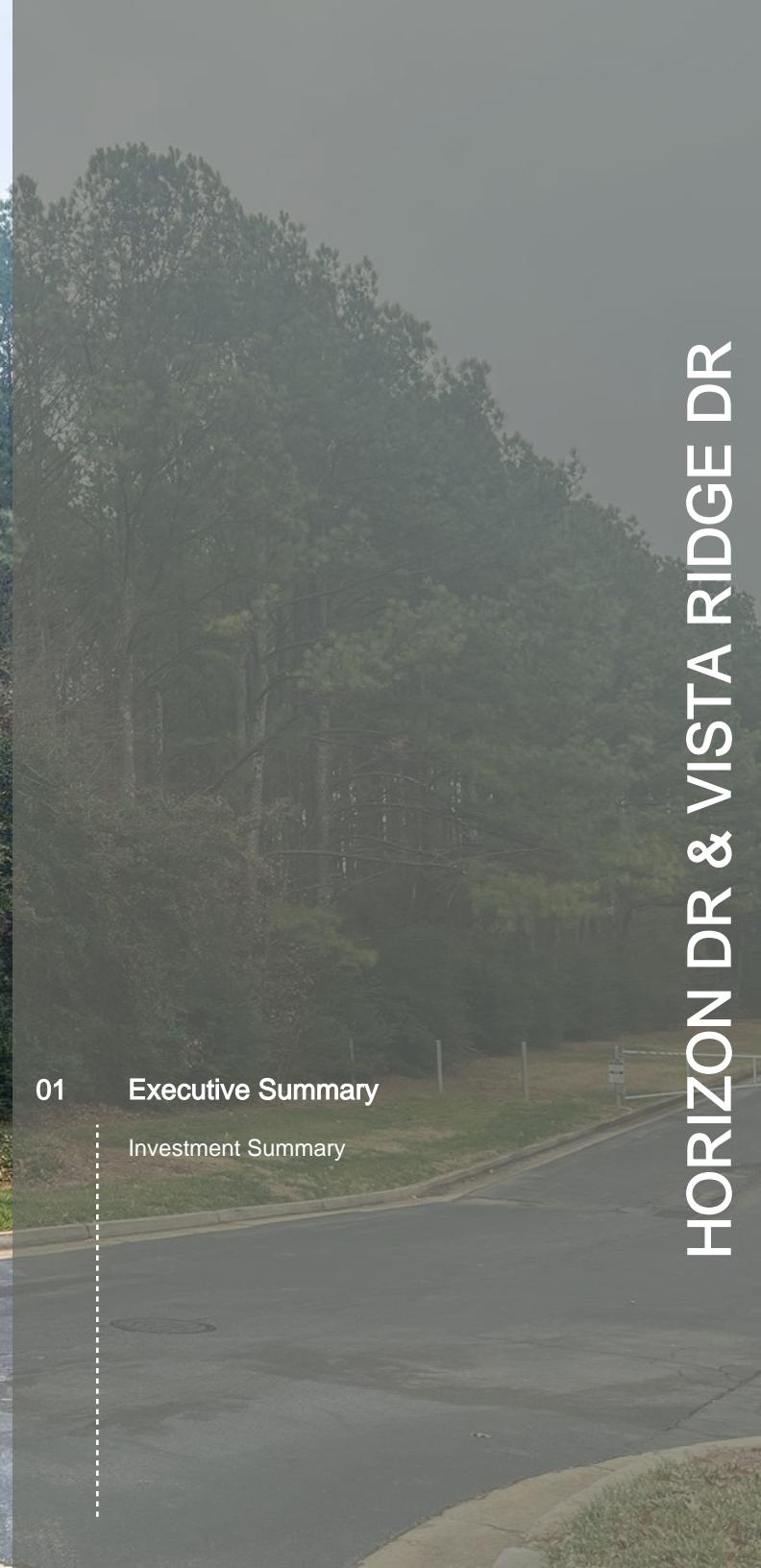
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[retailcenter@gmail.com](mailto:retailcenter@gmail.com)



2645 N Berkeley Lake Rd #108, Duluth, GA 30096

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## OFFERING SUMMARY

|              |                                      |
|--------------|--------------------------------------|
| ADDRESS      | 0 Vista Ridge Dr<br>Suwanee GA 30024 |
| COUNTY       | Gwinnett                             |
| PRICE        | \$2,200,000                          |
| PRICE PSF    | \$17.34                              |
| LAND SF      | 126,846 SF                           |
| LAND ACRES   | 2.912                                |
| ZONING TYPE  | M1                                   |
| # OF PARCELS | 1                                    |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 4,408     | 66,685    | 193,665   |
| 2026 Median HH Income  | \$104,624 | \$105,153 | \$99,782  |
| 2026 Average HH Income | \$127,085 | \$130,703 | \$127,614 |

### 2.9 Ac Land on M-1 zoning

- Land available for sale. 2.9 AC. Flat, Rooms to Go, Toyota, and Prologis warehouses surrounding this property. minutes to I-85 and Lawrenceville Suwanee Rd and Old Peachtree Rd. All surrounding properties are warehouse with sewer, power, water, storm water connections. The topo is a little higher than next door Prologis warehouse.



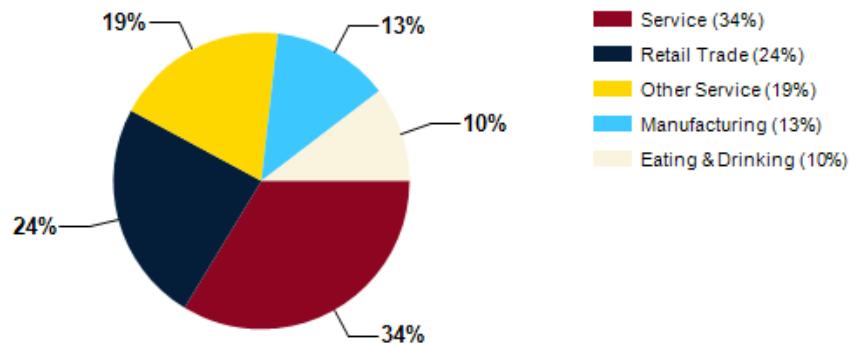
# HORIZON DR & VISTA RIDGE DR

02

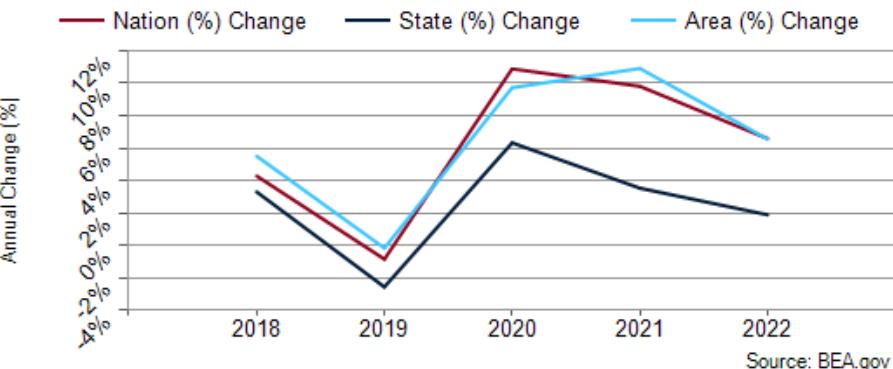
## Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

## Major Industries by Employee Count

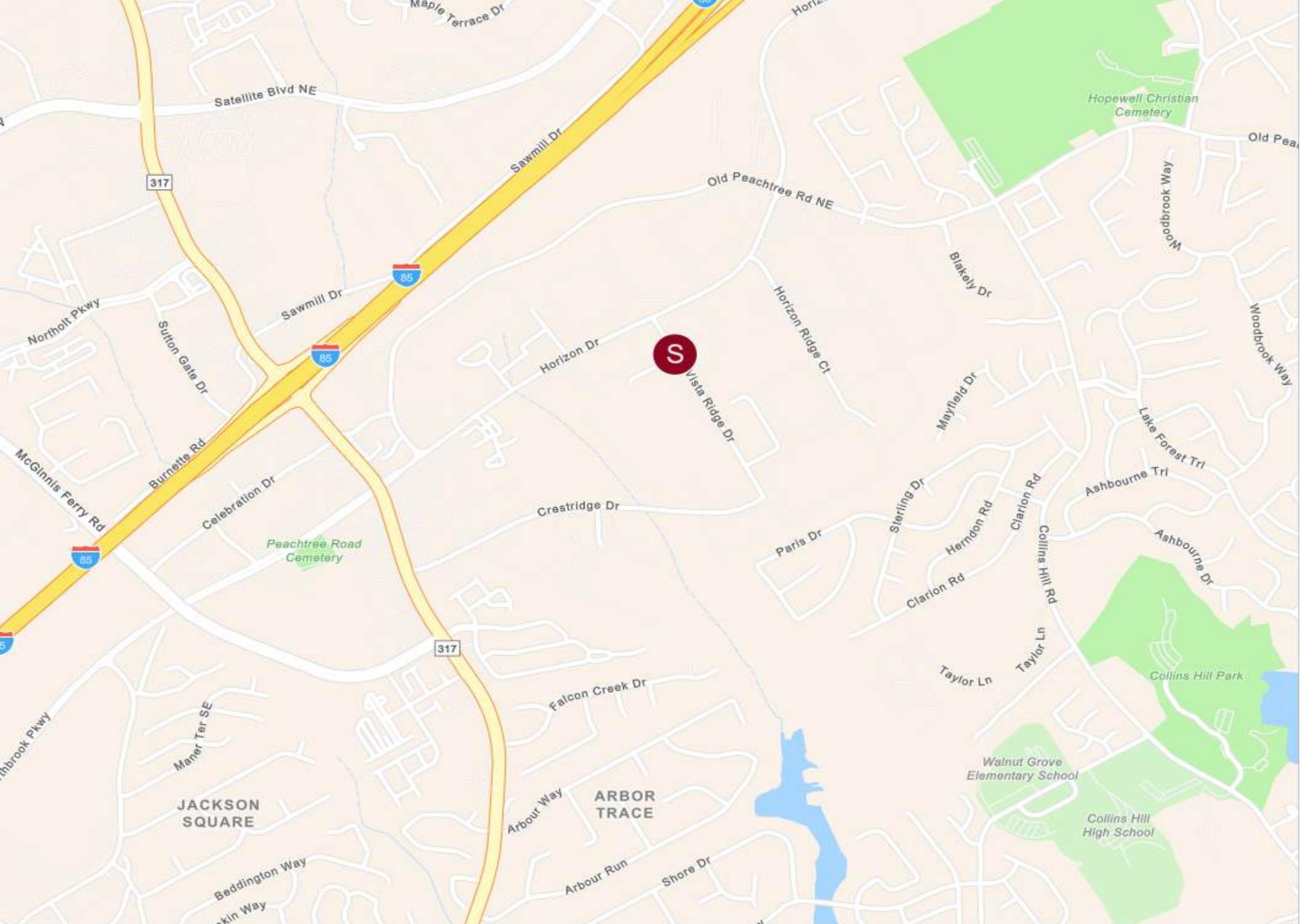


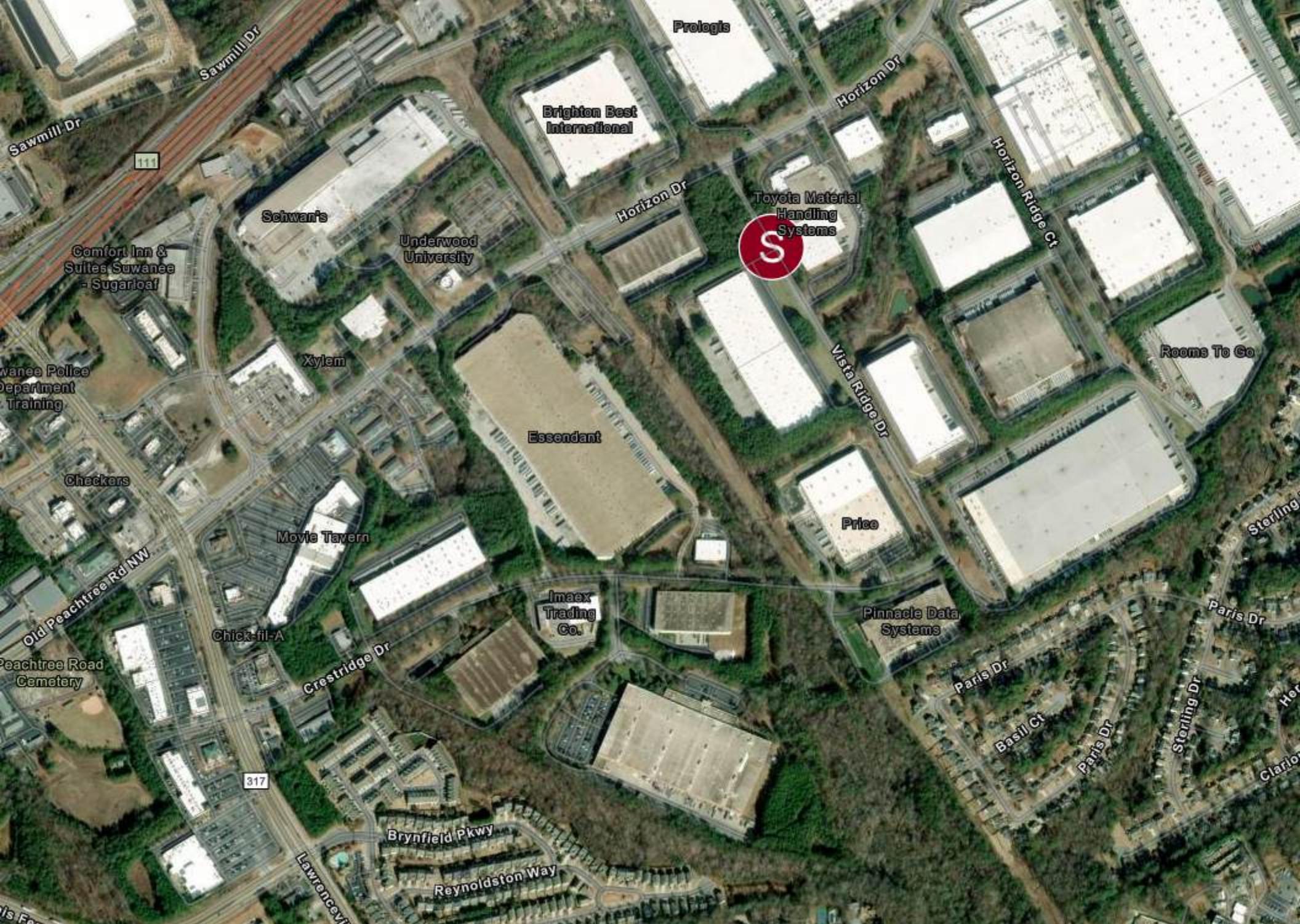
## Gwinnett County GDP Trend

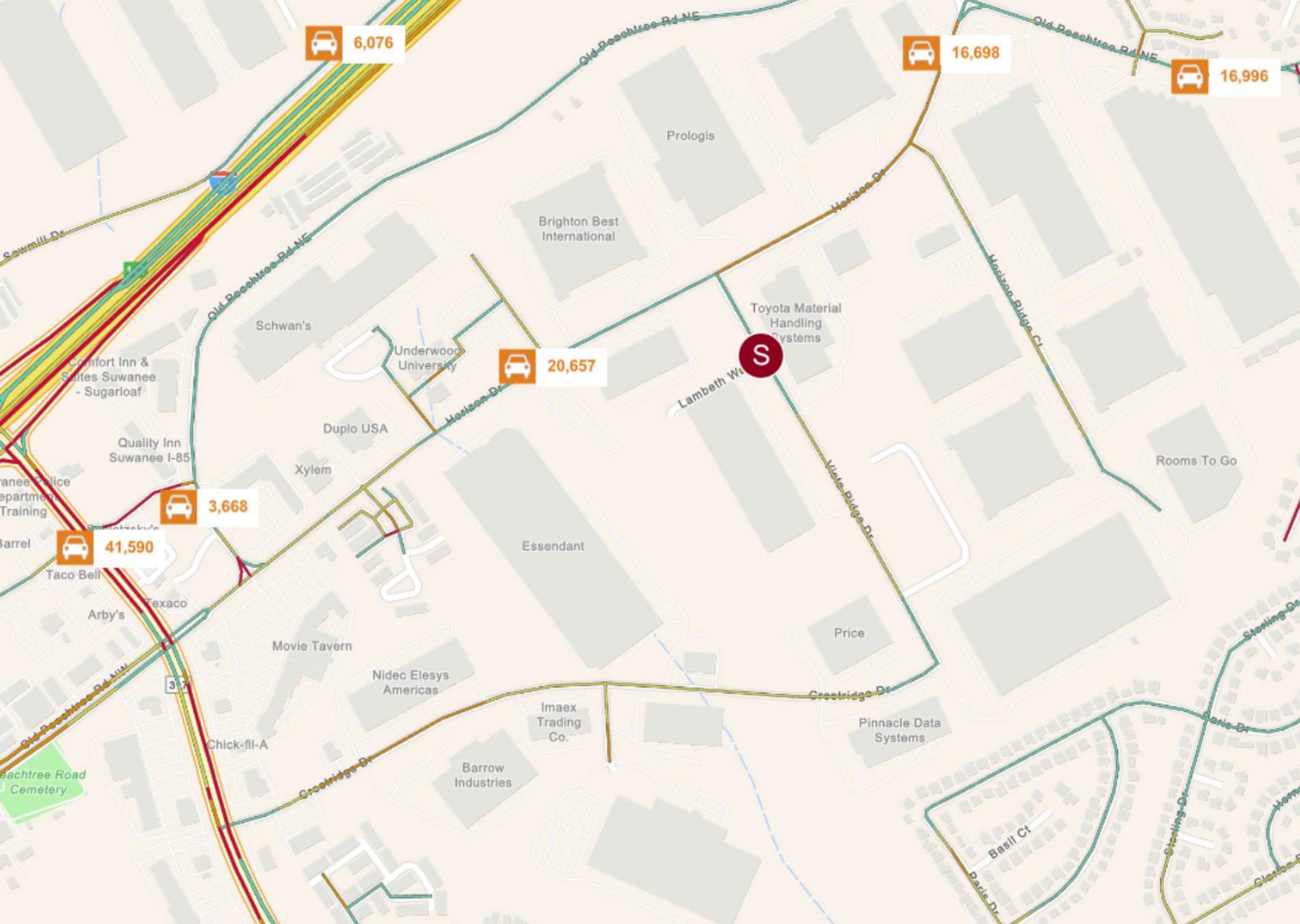


## Largest Employers

|  |            |
|--|------------|
| Walmart  | 34,003,500 |
| Gwinnett County Public Schools                       | 29,523     |
| Northside Hospital                                   | 24,500     |
| Publix Super Markets, Inc.                           | 23,660     |
| Gwinnett County Government                           | 6,157      |
| State of Georgia (includes Georgia Gwinnett College) | 2,569      |
| U.S. Postal Service                                  | 2,223      |
| Kroger   | 1,849      |







# HORIZON DR & VISTA RIDGE DR

## 03 Property Description

- Property Features
- Site Plan
- Parcel Map

## PROPERTY FEATURES

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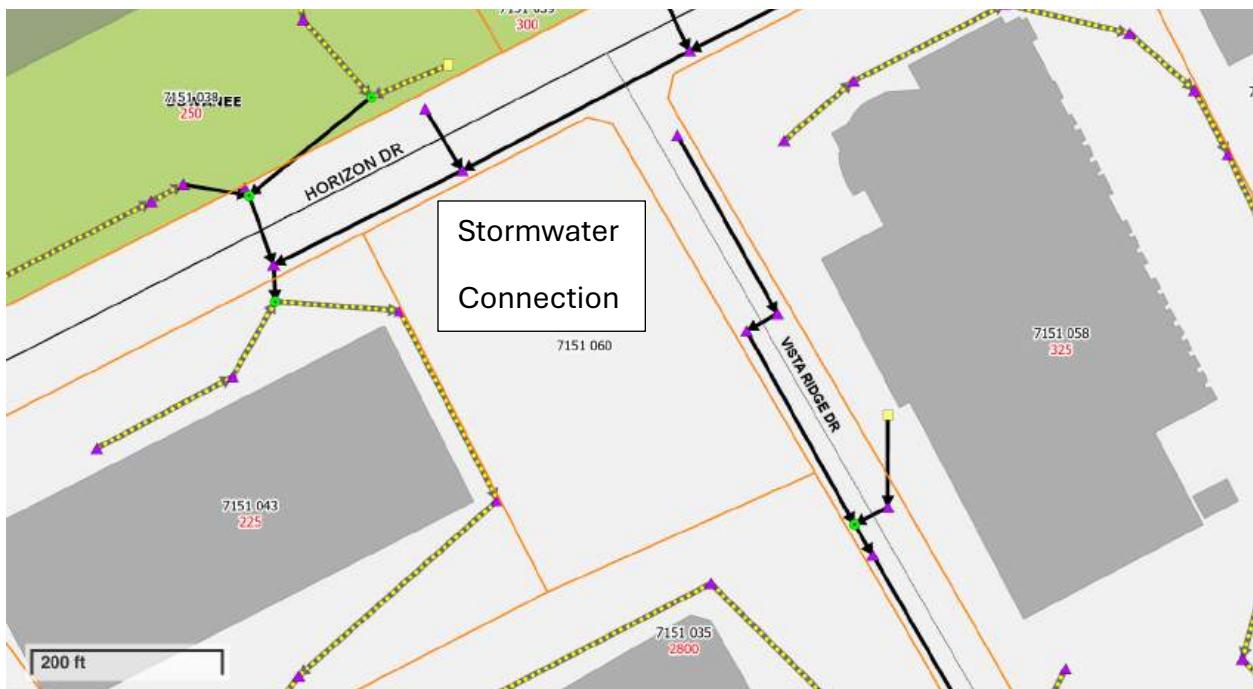
|                 |                     |
|-----------------|---------------------|
| LAND SF         | 126,846             |
| LAND ACRES      | 2.912               |
| # OF PARCELS    | 1                   |
| ZONING TYPE     | M1                  |
| TOPOGRAPHY      | flat                |
| LOT DIMENSION   | 262 Feet on Horizon |
| CORNER LOCATION | Corner Lot          |

## UTILITIES

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|                     |     |
|---------------------|-----|
| WATER               | Yes |
| ELECTRICITY / POWER | Yes |
| STORM WATER         | Yes |





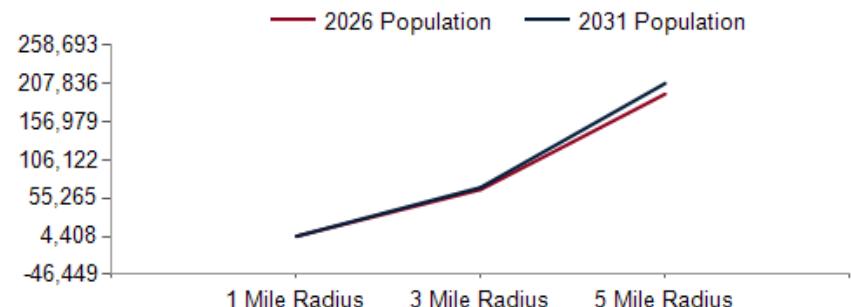
# HORIZON DR & VISTA RIDGE DR

## 04 Demographics

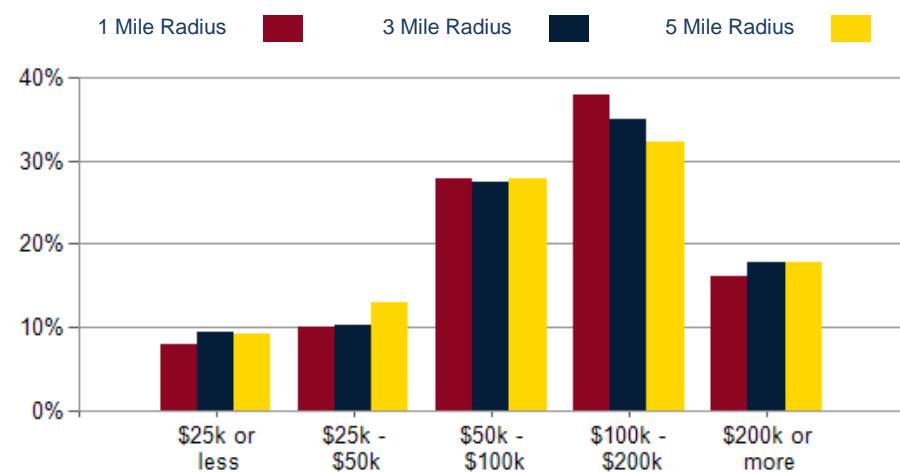
General Demographics  
Race Demographics

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 3,278  | 39,548 | 102,834 |
| 2010 Population                    | 3,954  | 53,739 | 150,033 |
| 2026 Population                    | 4,408  | 66,685 | 193,665 |
| 2031 Population                    | 4,514  | 69,553 | 207,836 |
| 2026 African American              | 931    | 12,733 | 40,815  |
| 2026 American Indian               | 32     | 337    | 1,116   |
| 2026 Asian                         | 1,105  | 16,920 | 46,412  |
| 2026 Hispanic                      | 767    | 11,289 | 35,111  |
| 2026 Other Race                    | 341    | 4,792  | 15,777  |
| 2026 White                         | 1,496  | 24,356 | 68,445  |
| 2026 Multiracial                   | 503    | 7,511  | 21,013  |
| 2026-2031: Population: Growth Rate | 2.40%  | 4.25%  | 7.10%   |

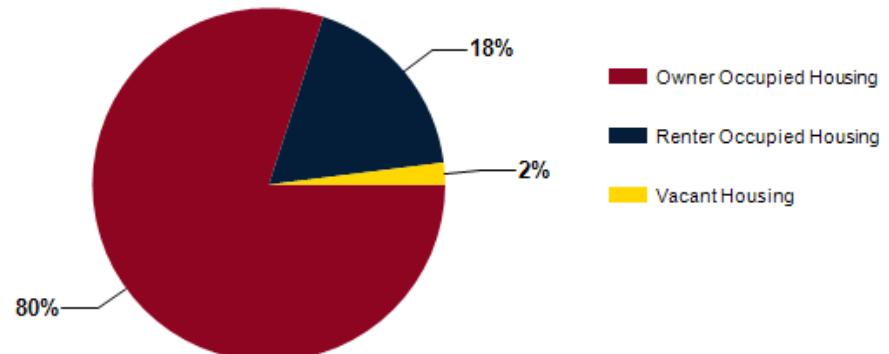
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 68        | 1,515     | 4,199     |
| \$15,000-\$24,999     | 53        | 627       | 2,007     |
| \$25,000-\$34,999     | 30        | 701       | 2,934     |
| \$35,000-\$49,999     | 121       | 1,645     | 5,711     |
| \$50,000-\$74,999     | 164       | 2,940     | 9,622     |
| \$75,000-\$99,999     | 256       | 3,350     | 8,981     |
| \$100,000-\$149,999   | 422       | 5,049     | 13,648    |
| \$150,000-\$199,999   | 149       | 2,945     | 7,855     |
| \$200,000 or greater  | 243       | 4,091     | 11,827    |
| Median HH Income      | \$104,624 | \$105,153 | \$99,782  |
| Average HH Income     | \$127,085 | \$130,703 | \$127,614 |



#### 2026 Household Income



#### 2026 Own vs. Rent - 1 Mile Radius

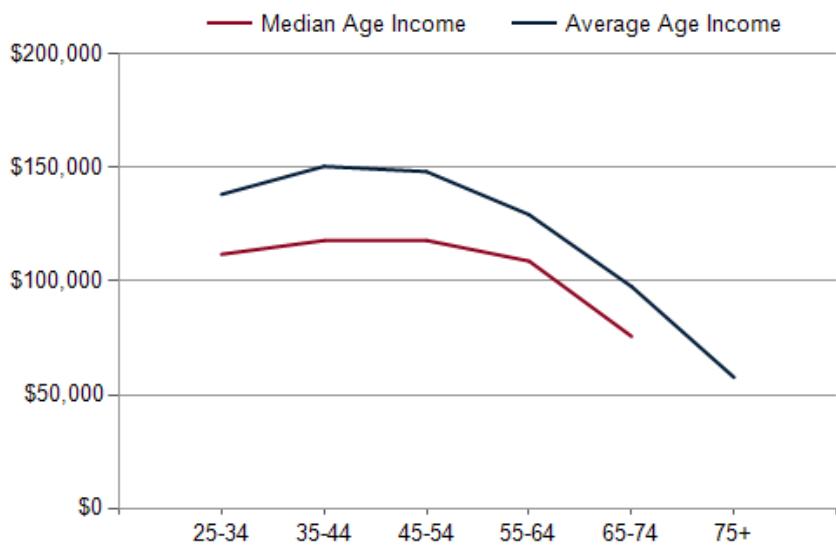
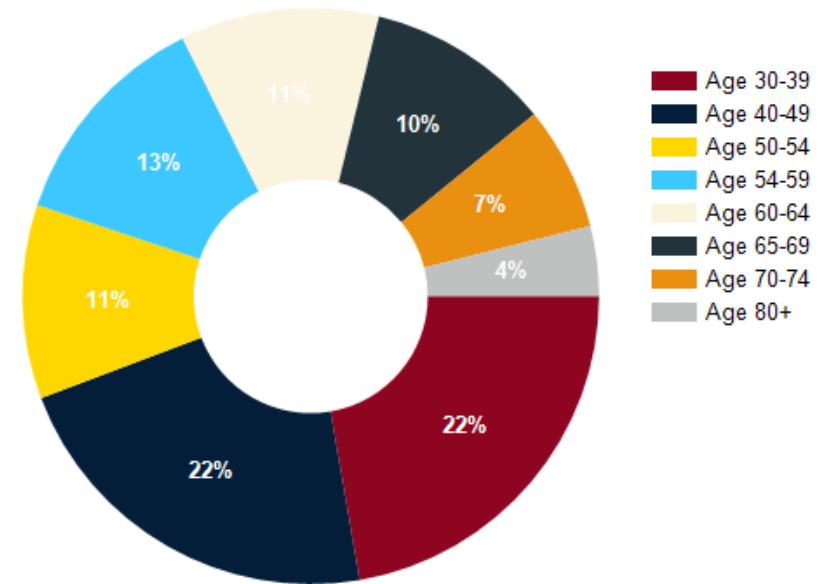


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 337    | 4,647  | 13,706  |
| 2026 Population Age 35-39 | 271    | 4,195  | 12,646  |
| 2026 Population Age 40-44 | 318    | 4,477  | 13,286  |
| 2026 Population Age 45-49 | 281    | 4,219  | 12,566  |
| 2026 Population Age 50-54 | 297    | 4,820  | 13,874  |
| 2026 Population Age 55-59 | 342    | 4,690  | 13,301  |
| 2026 Population Age 60-64 | 304    | 4,598  | 12,473  |
| 2026 Population Age 65-69 | 281    | 3,791  | 9,890   |
| 2026 Population Age 70-74 | 190    | 2,519  | 6,790   |
| 2026 Population Age 75-79 | 107    | 1,590  | 4,493   |
| 2026 Population Age 80-84 | 59     | 949    | 2,659   |
| 2026 Population Age 85+   | 47     | 805    | 2,061   |
| 2026 Population Age 18+   | 3,537  | 52,753 | 152,563 |
| 2026 Median Age           | 40     | 39     | 38      |
| 2031 Median Age           | 41     | 39     | 39      |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$111,851 | \$102,645 | \$94,720  |
| Average Household Income 25-34 | \$138,240 | \$125,519 | \$118,422 |
| Median Household Income 35-44  | \$117,891 | \$117,870 | \$109,212 |
| Average Household Income 35-44 | \$150,542 | \$148,018 | \$138,625 |
| Median Household Income 45-54  | \$117,930 | \$123,958 | \$119,850 |
| Average Household Income 45-54 | \$148,221 | \$153,723 | \$151,334 |
| Median Household Income 55-64  | \$108,848 | \$115,753 | \$113,070 |
| Average Household Income 55-64 | \$129,285 | \$142,994 | \$142,432 |
| Median Household Income 65-74  | \$75,677  | \$80,036  | \$77,209  |
| Average Household Income 65-74 | \$97,621  | \$103,201 | \$103,967 |
| Average Household Income 75+   | \$57,600  | \$64,307  | \$69,131  |

Population By Age



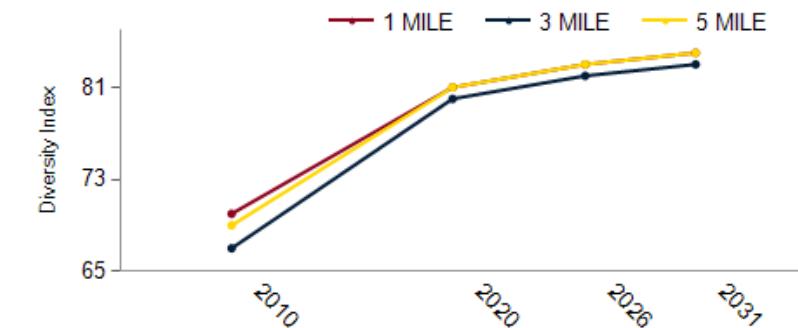
| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 84     | 83     | 84     |
| Diversity Index (current year) | 83     | 82     | 83     |
| Diversity Index (2020)         | 81     | 80     | 81     |
| Diversity Index (2010)         | 70     | 67     | 69     |

#### POPULATION BY RACE



| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 18%    | 16%    | 18%    |
| American Indian         | 1%     | 0%     | 0%     |
| Asian                   | 21%    | 22%    | 20%    |
| Hispanic                | 15%    | 14%    | 15%    |
| Multiracial             | 10%    | 10%    | 9%     |
| Other Race              | 7%     | 6%     | 7%     |
| White                   | 29%    | 31%    | 30%    |

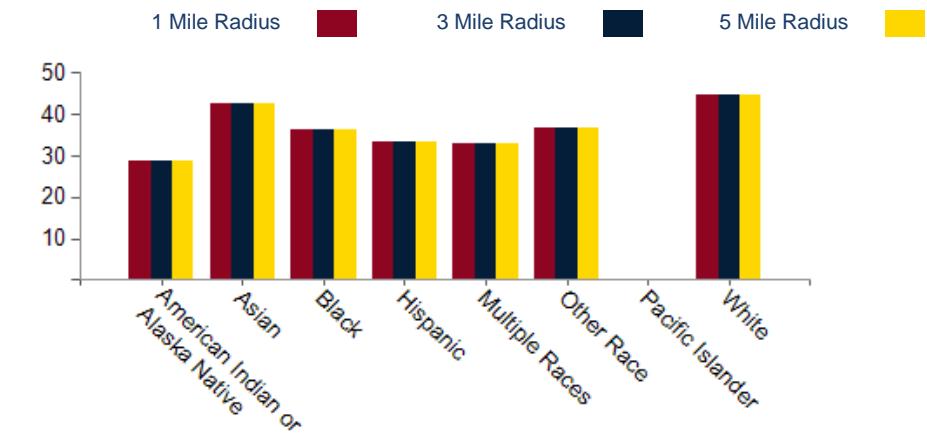
#### POPULATION DIVERSITY



#### 2026 MEDIAN AGE BY RACE

|  | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 29     | 32     | 30     |
| Median Asian Age                         | 43     | 40     | 40     |
| Median Black Age                         | 36     | 36     | 34     |
| Median Hispanic Age                      | 33     | 32     | 31     |
| Median Multiple Races Age                | 33     | 30     | 30     |
| Median Other Race Age                    | 37     | 33     | 31     |
| Median Pacific Islander Age              | 0      | 35     | 40     |
| Median White Age                         | 45     | 45     | 45     |

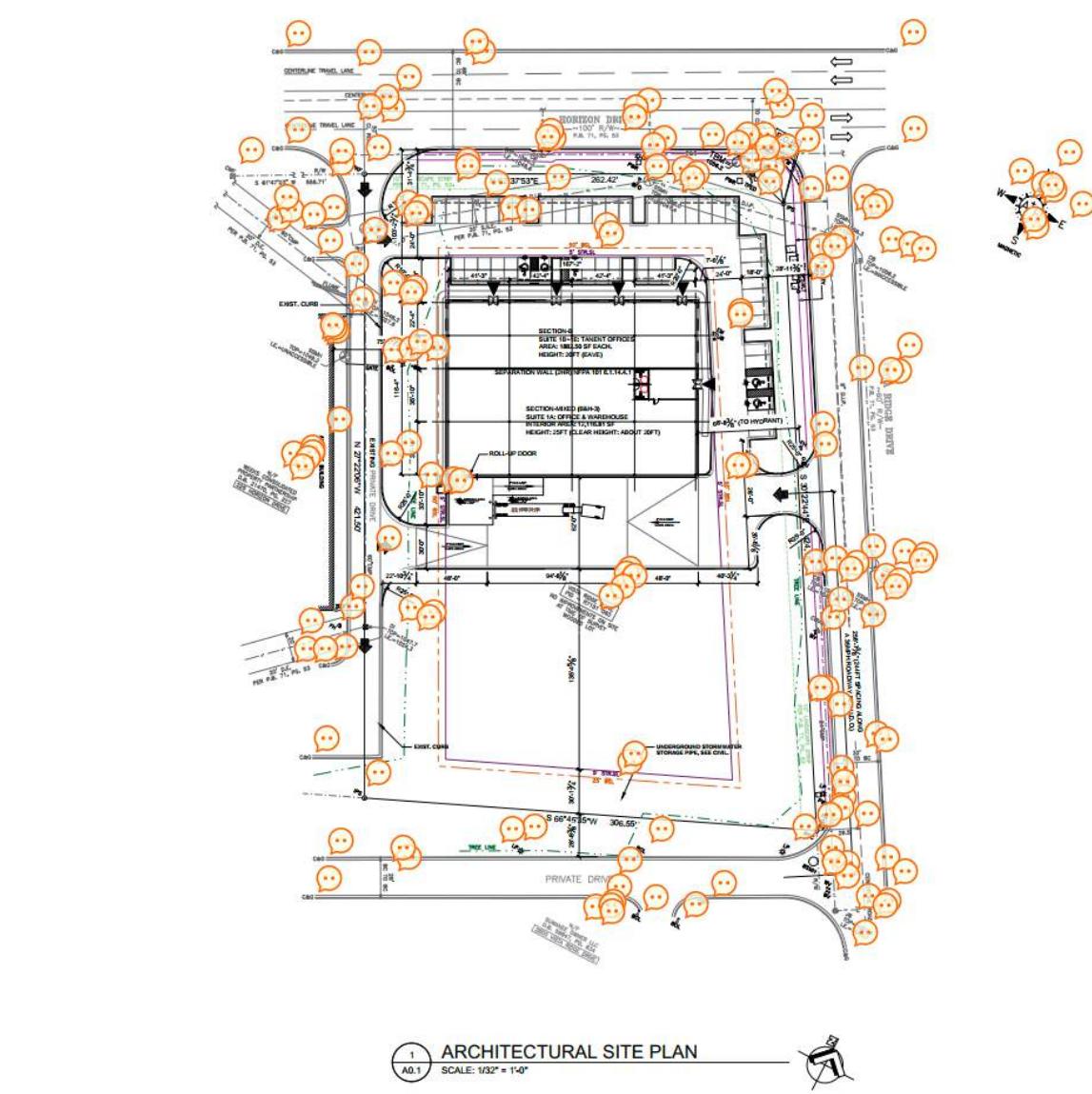
#### 2026 MEDIAN AGE BY RACE



# HORIZON DR & VISTA RIDGE DR

## 05 Additional Information

site plan



1  
A0.1 ARCHITECTURAL SITE PLAN  
SCALE: 1/32" = 1'-0"

Peter Shin  
(404) 642-0461  
[retailcenter@gmail.com](mailto:retailcenter@gmail.com)

site plan | Horizon Dr & Vista Ridge Dr