

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 INC.

Horizon Dr & Vista Ridge Dr

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Exclusively Marketed by:

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



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

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	0 Vista Ridge Dr 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.

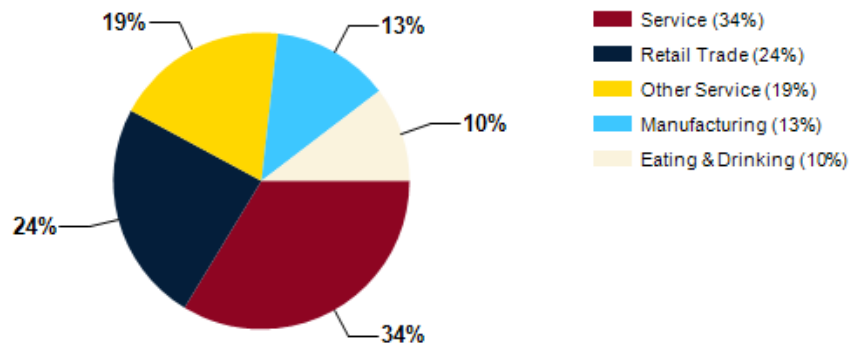


02

Location

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

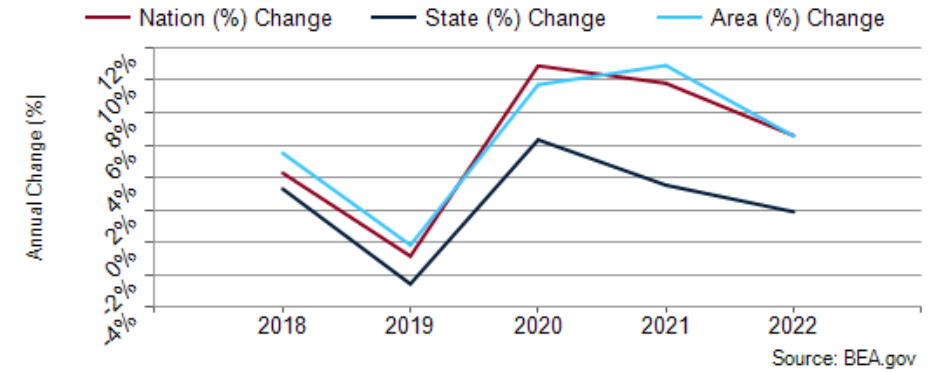
Major Industries by Employee Count

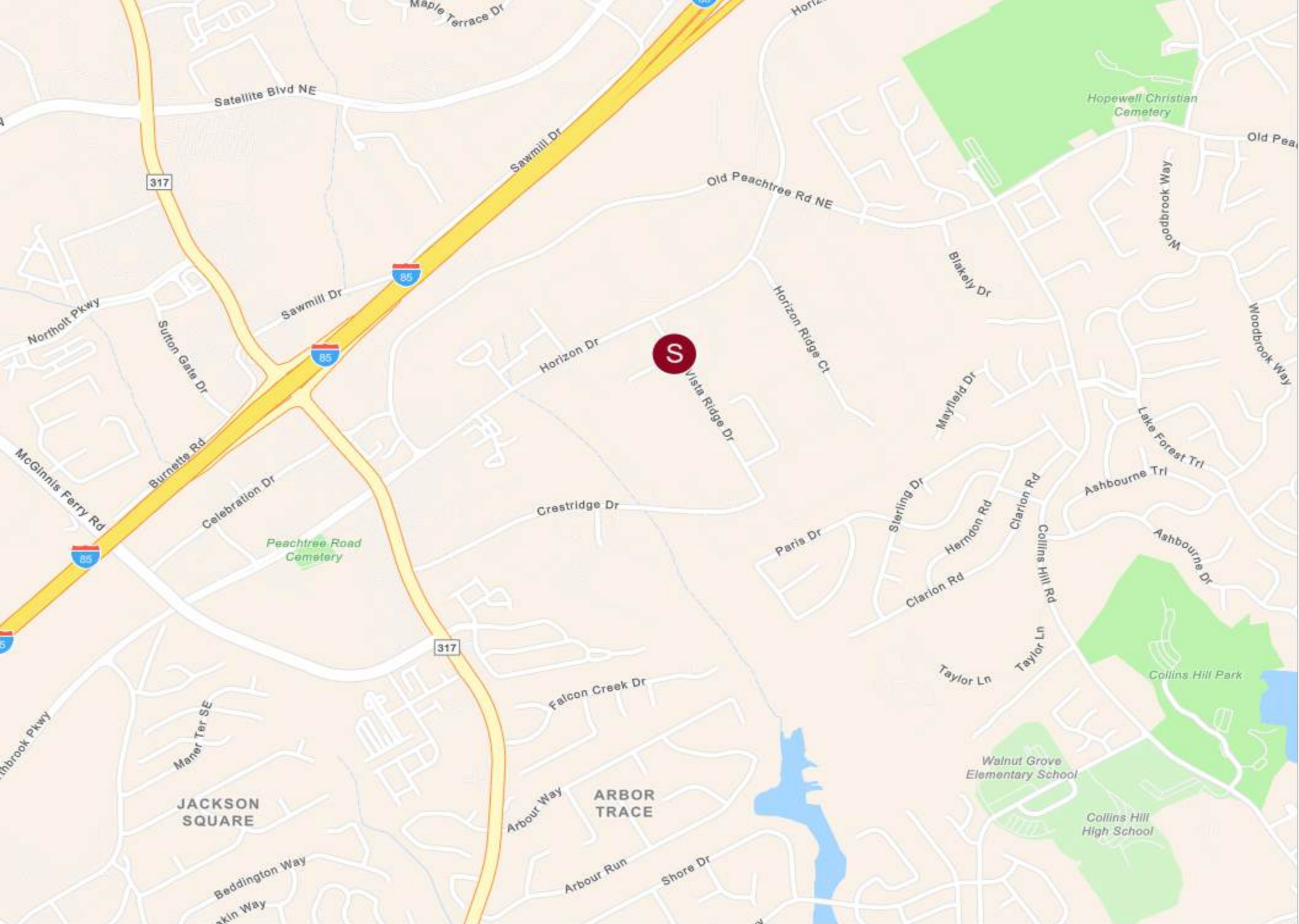


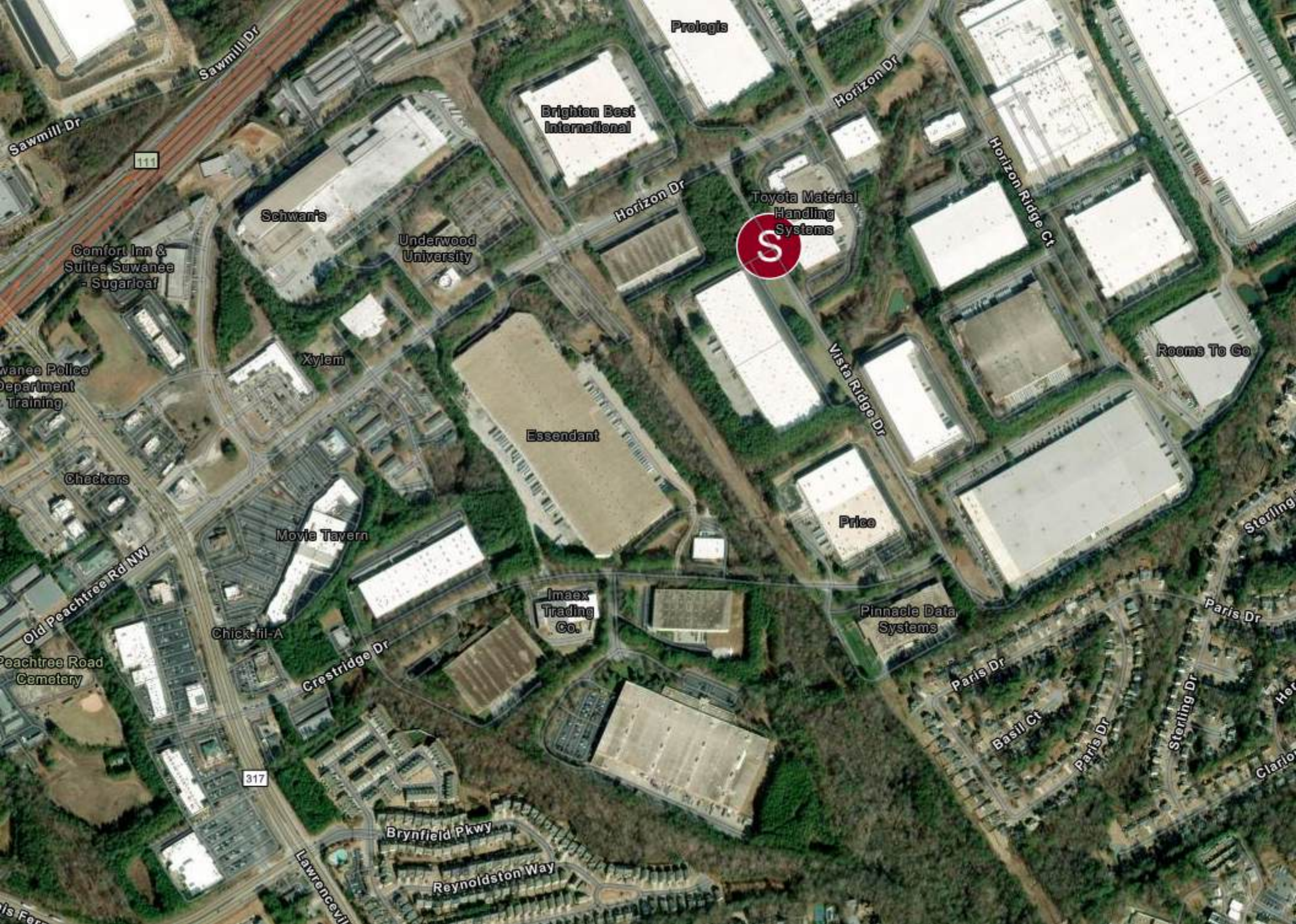
Largest Employers

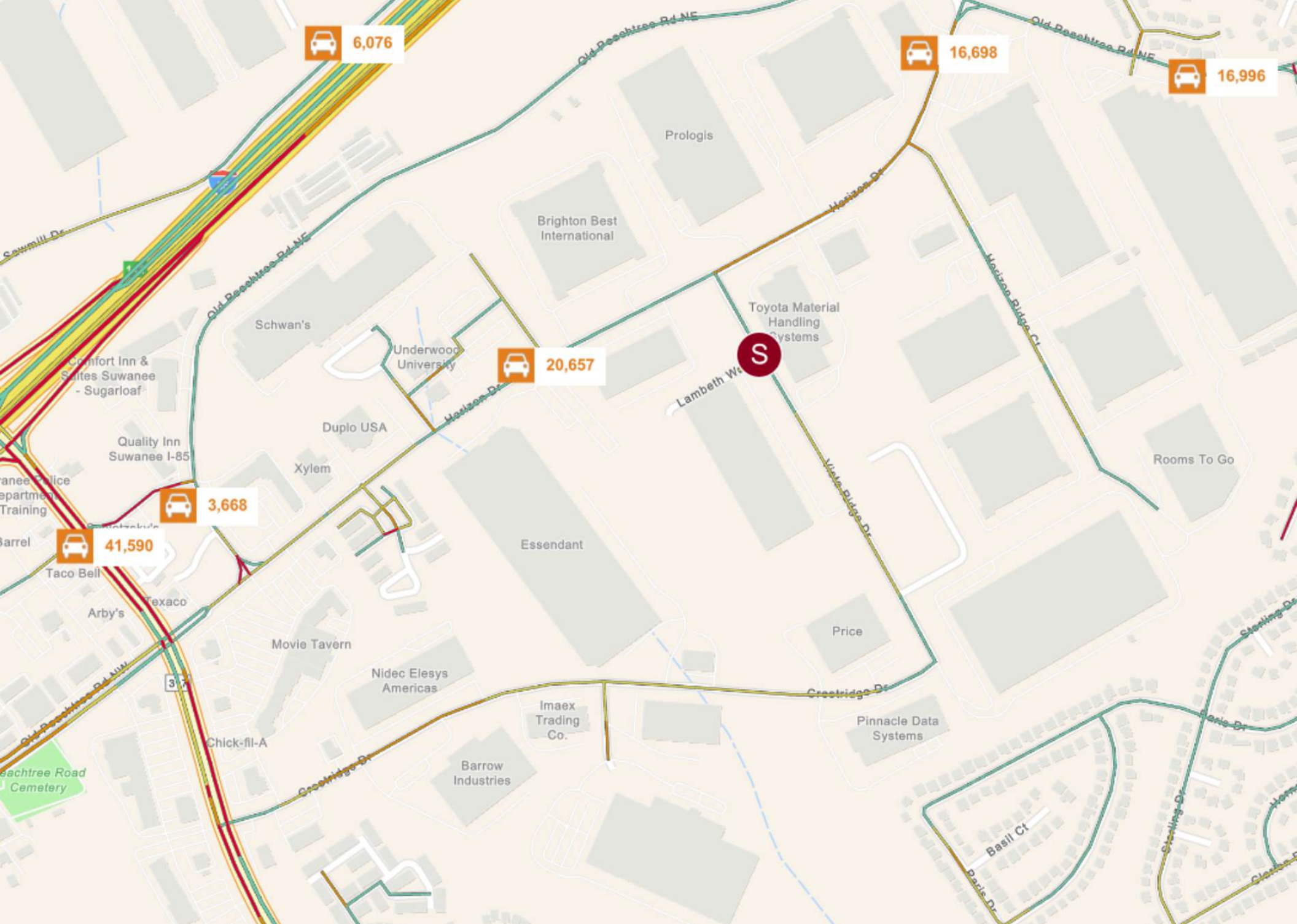
Walmart	34,003,500
Gwinnett County Public Schools	29,523
Northside Hospital	24,500
Publix Super Markets, Inc.	23,660
Gwinnett County Government	6,157
State of Georgia (includes Georgia Gwinnett College)	2,569
U.S. Postal Service	2,223
Kroger	1,849

Gwinnett County GDP Trend









03

Property Description

Property Features

Site Plan

Parcel Map

PROPERTY FEATURES

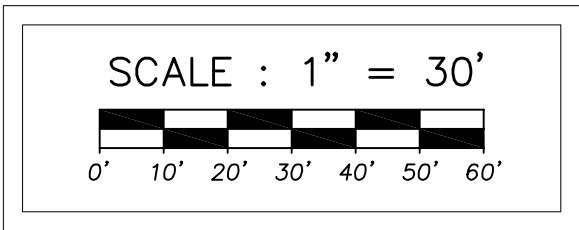
LAND SF	126,846
LAND ACRES	2.912
# OF PARCELS	1
ZONING TYPE	M1
TOPOGRAPHY	flat
LOT DIMENSION	262 Feet on Horizon
CORNER LOCATION	Corner Lot

UTILITIES

WATER	Yes
ELECTRICITY / POWER	Yes
STORM WATER	Yes

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AREA
2.912 ACRES
126,875 SQ. FEET



VERTICAL DATUM
PER GWINNETT COUNTY
SANITARY AS-BUILTS

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,830 FEET AND AN ANGULAR ERROR OF 00 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 314,059 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH CAP NUMBER 2867, UNLESS NOTED.

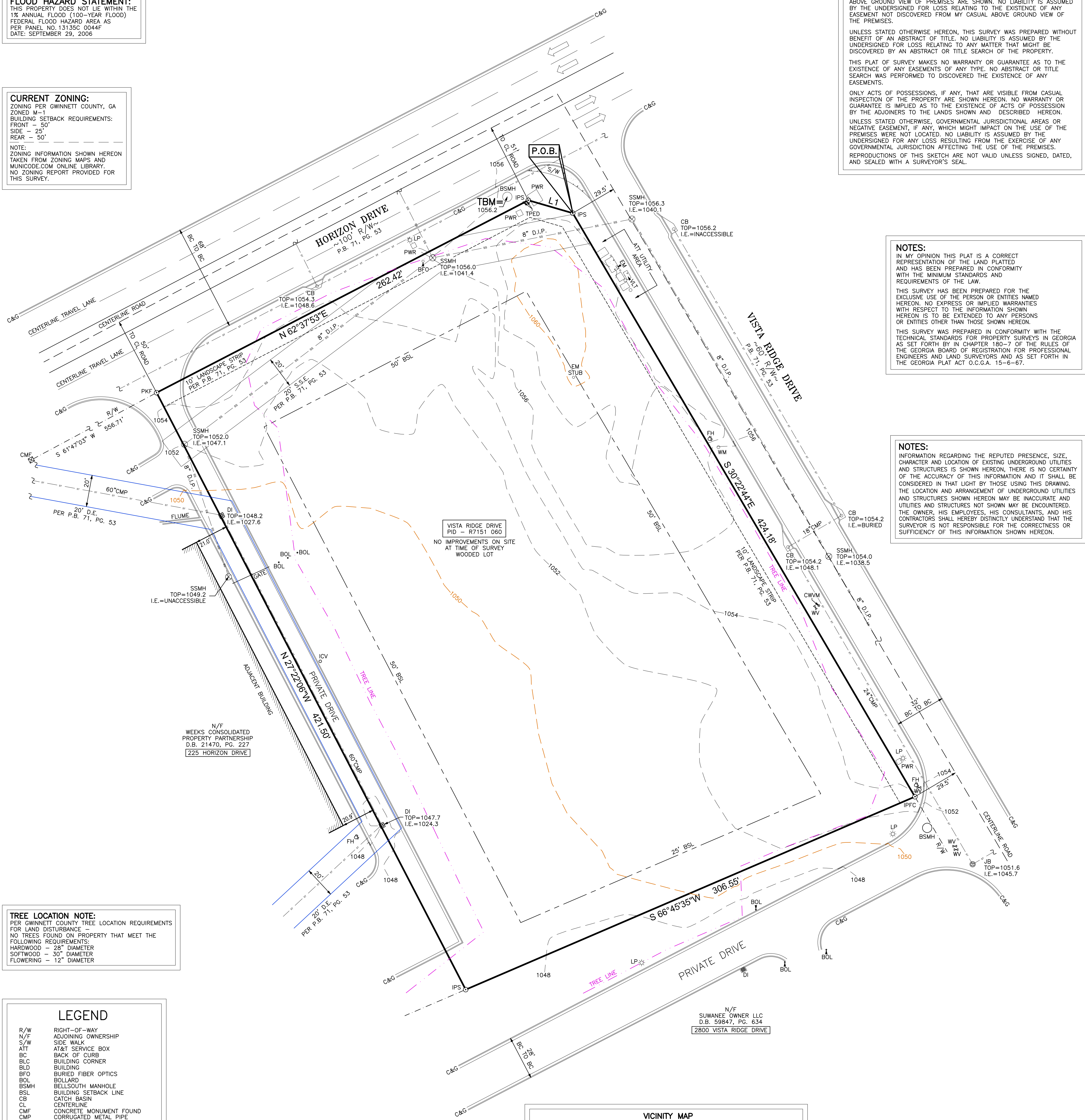
FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0044F DATE: SEPTEMBER 29, 2006

CURRENT ZONING:
ZONING PER GWINNETT COUNTY, GA ZONED M-1
BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
SIDE - 25'
REAR - 50'
NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICOD.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR THIS SURVEY.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTES:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.



TREE LOCATION NOTE:
PER GWINNETT COUNTY TREE LOCATION REQUIREMENTS FOR LAND DISTURBANCE.
NO TREES FOUND ON PROPERTY THAT MEET THE FOLLOWING REQUIREMENTS:
HARDWOOD - 28" DIAMETER
SOFTWOOD - 30" DIAMETER
FLOWERING - 12" DIAMETER

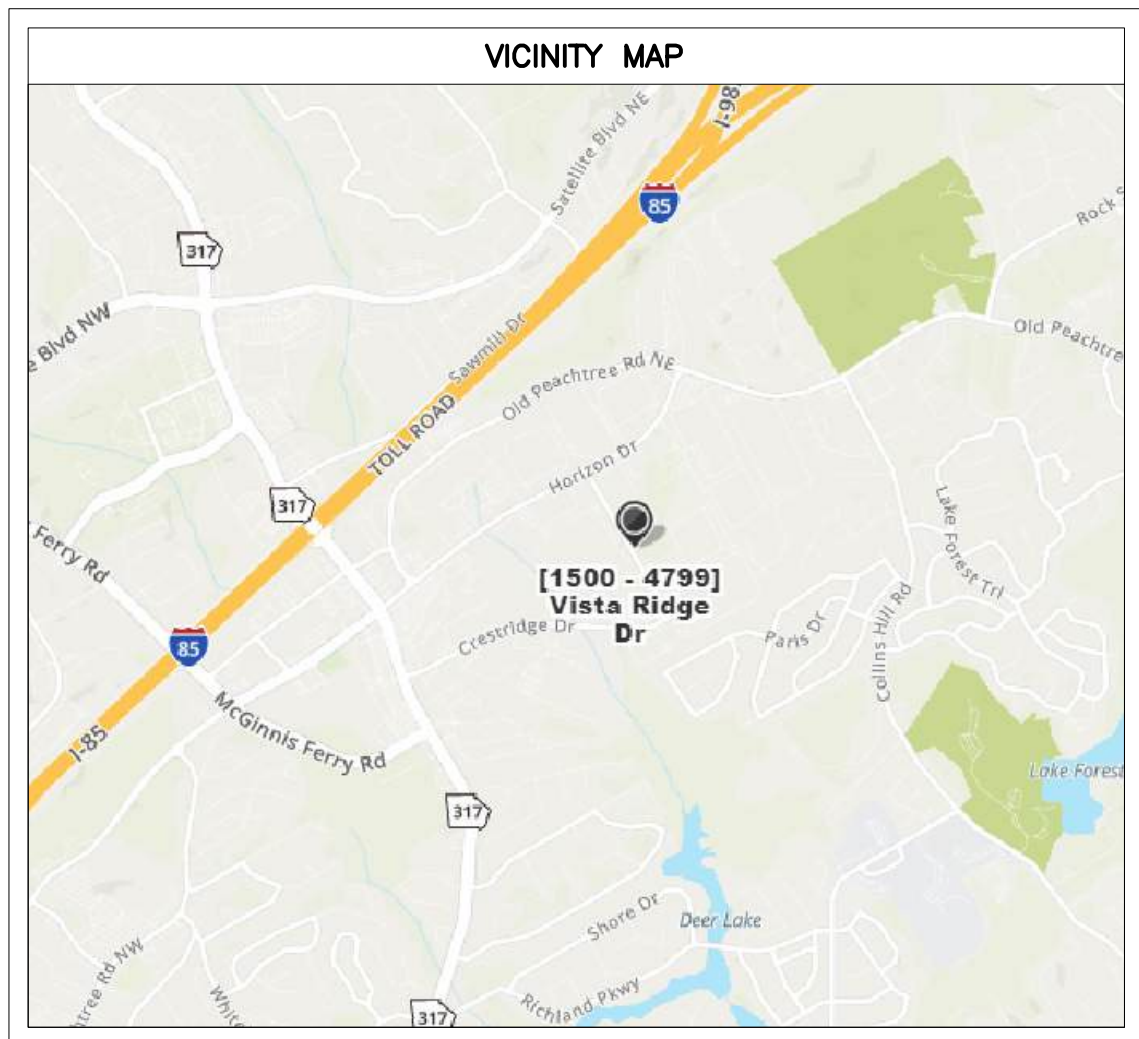
LEGEND	
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
S/W	SIDE WALK
ATT	AT&T SERVICE BOX
BC	BACK OF CURB
BLC	BUILDING CORNER
BLD	BUILDING
BFO	BURIED FIBER OPTICS
BOL	BOLLARD
BSMH	BELLSOUTH MANHOLE
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CWVM	CONCRETE WATER VALVE MARKER
CONC	CONCRETE
COR	CORNER
C&G	CURB & GUTTER
CP	CALCULATED POINT
D.E.	DRAINAGE EASEMENT
DI	DROP INLET
D.I.P.	DUCTILE IRON PIPE
EM	ELECTRICITY METER
FH	FIRE HYDRANT
FIRM	FLOOD INSURANCE RATE MAP
ICV	IRRIGATION CONTROL VALVE
I.E.	INVERT ELEVATION
IPFC	1/2" REBAR
IPFC	1/2" REBAR W/ CAP
IPS	1/2" REBAR W/ CAP
JB	JUNCTION BOX
LP	LIGHT POLE
MON	MONUMENT
PKF	"PK" NAIL FOUND
PL	PROPERTY LINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
PWR	POWER TRANSFORMER
RB	REBAR
S.S.E.	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
ST	STORM LINES
TBM	TEMPORARY BENCHMARK
TPED	TELEPHONE PEDESTAL
VL	VALVE
WM	WATER METER
WV	WATER VALVE

BOUNDARY LINE CHART		
Course	Bearing	Distance
L1	S 73°52'25" E	29.02'

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!

UTILITIES PROTECTION CENTER
811
IT'S THE LAW !

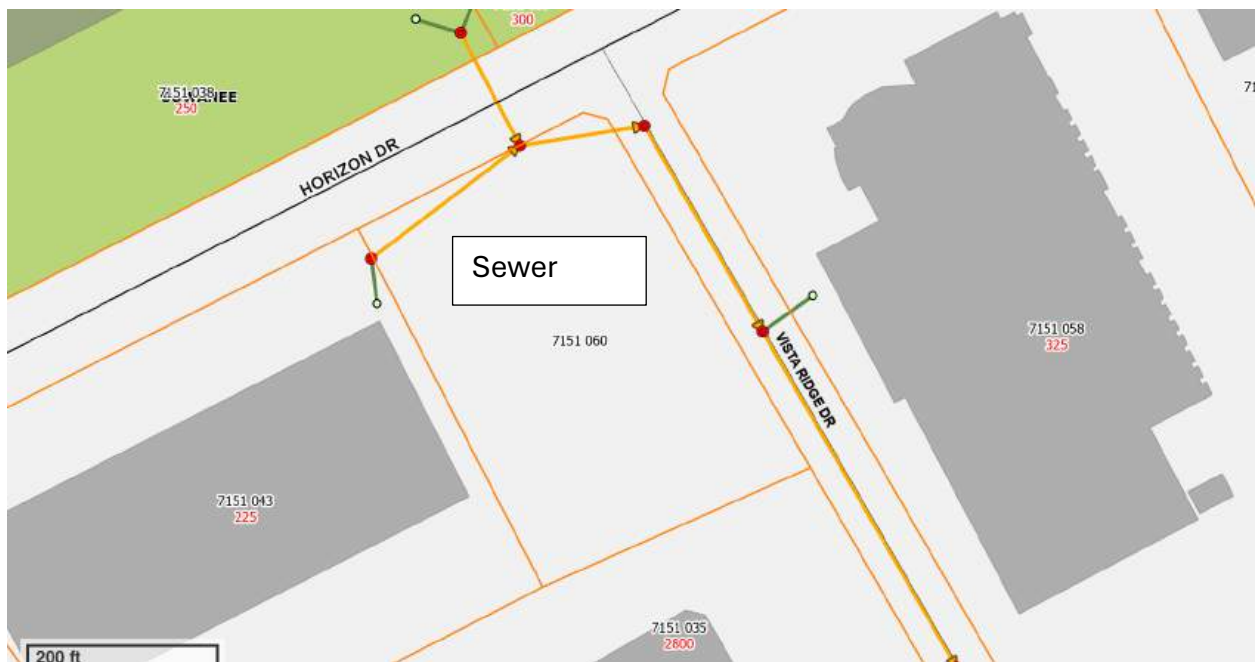
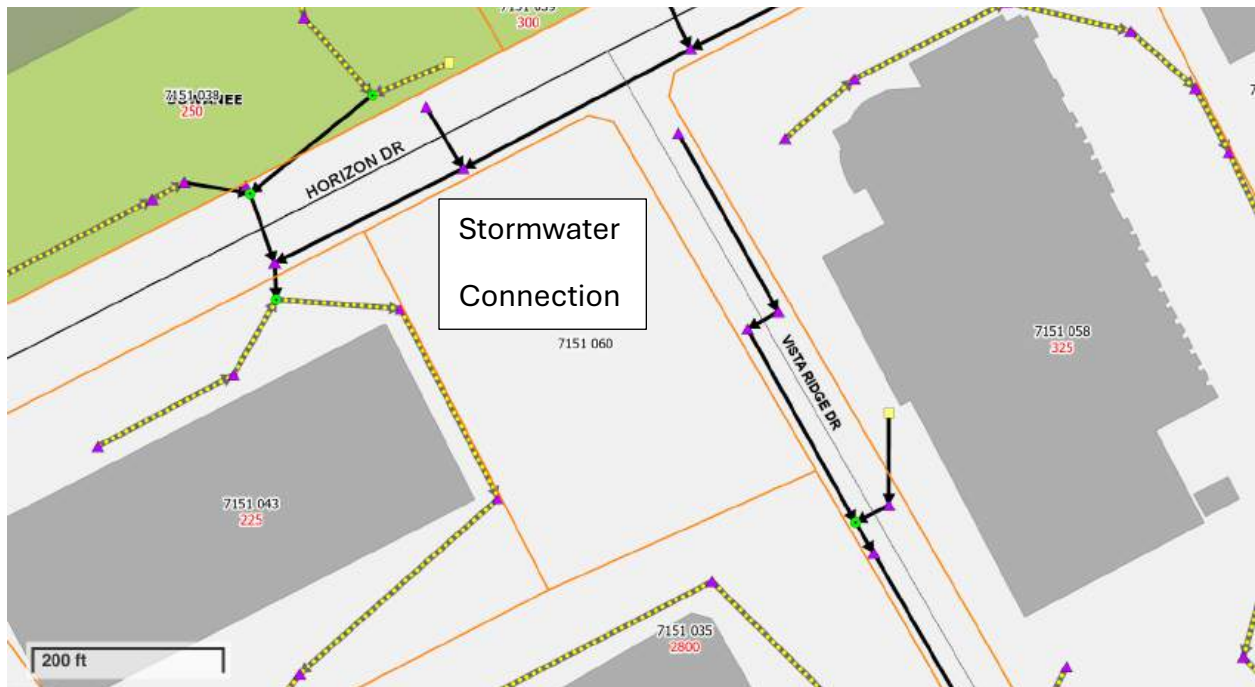


2"x3" FOR OFFICIAL USE ONLY

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED AND 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 15-6-67.

SIGNATURE: JAMES A. JACOBS
PRINTED NAME: JAMES A. JACOBS
DATE: 05/27/2022

REVISIONS NO. 1 DATE 07/29/2022	PROJECT DESCRIPTION: BOUNDARY AND TOPOGRAPHIC SURVEY FOR: YMS PROPERTIES LLC VISTA RIDGE DRIVE - SUWANEE, GEORGIA 30024 LOT 9, BLOCK B, UNIT 3, HORIZON TECHNOLOGY AND DISTRIBUTION PARK COUNTY: GWINNETT DISTRICT: 7TH AND LOT: 151 SECTION:	ADAM & LEE LAND SURVEYING 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770)554-8995 www.adamandlee.com FAX=(770)554-8134	LEGAL REFERENCES D.B. 14397, PG. 196 P.B. 71, PG. 53	OFFICE: 05/27/2022 BY: HMG FIELD: 05/09/2022 BY: GPQ SCALE: 1" = 30' SHEET # 1 OF 1 22128	
	Peter Shin INC. Peter Shin, Incorporated 4041 642-0461 relatcenter@gmail.com				
	Site Plan Horizon Dr & Vista Ridge Dr				
	12				



04

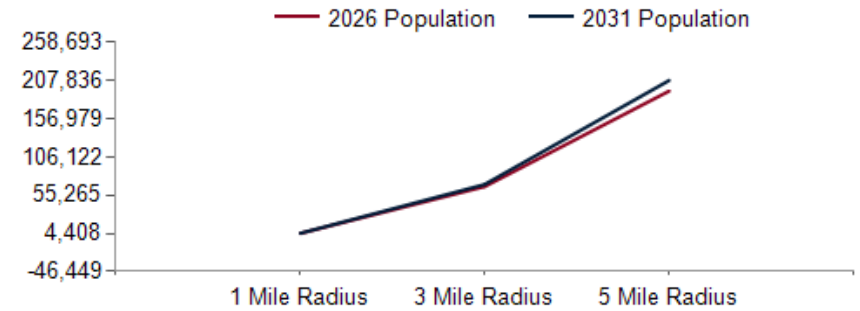
Demographics

General Demographics

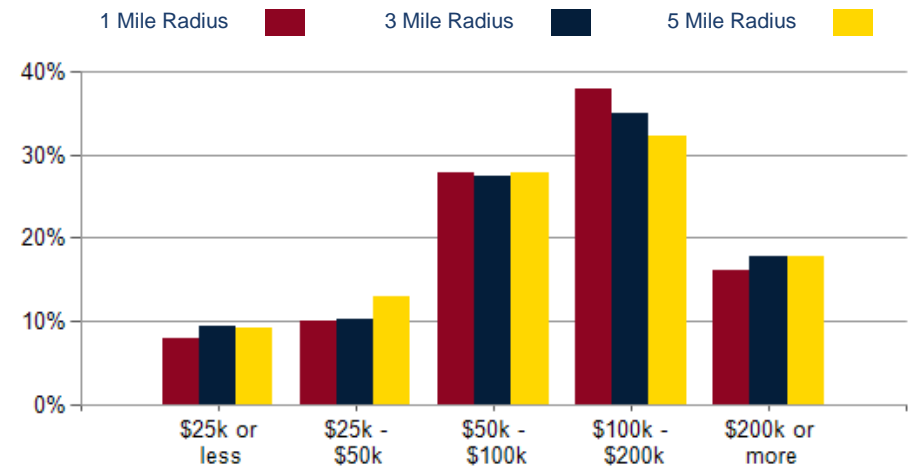
Race Demographics

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%

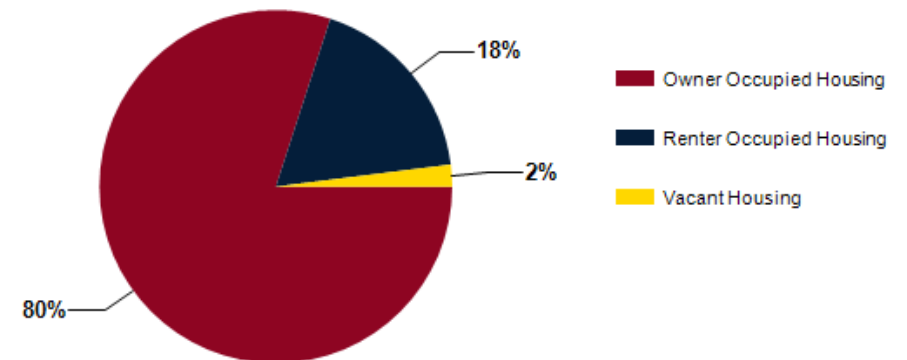
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	1,515	4,199
\$15,000-\$24,999	53	627	2,007
\$25,000-\$34,999	30	701	2,934
\$35,000-\$49,999	121	1,645	5,711
\$50,000-\$74,999	164	2,940	9,622
\$75,000-\$99,999	256	3,350	8,981
\$100,000-\$149,999	422	5,049	13,648
\$150,000-\$199,999	149	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

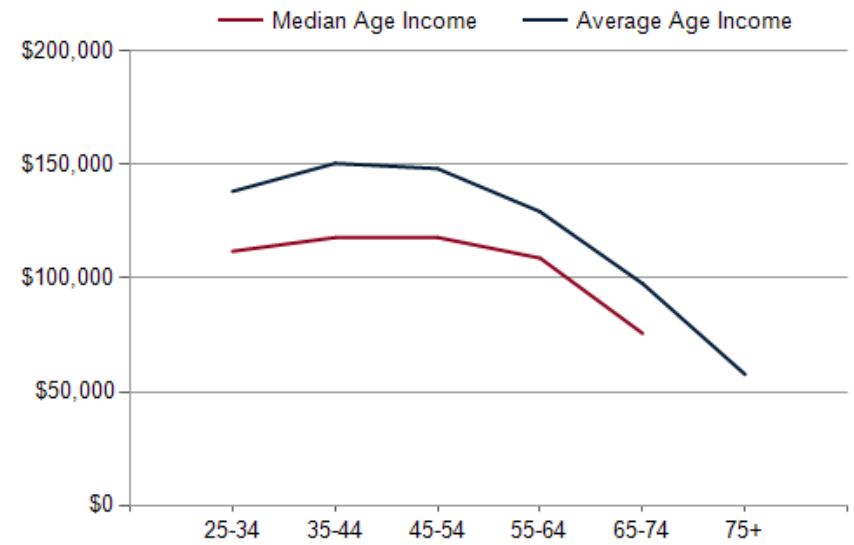
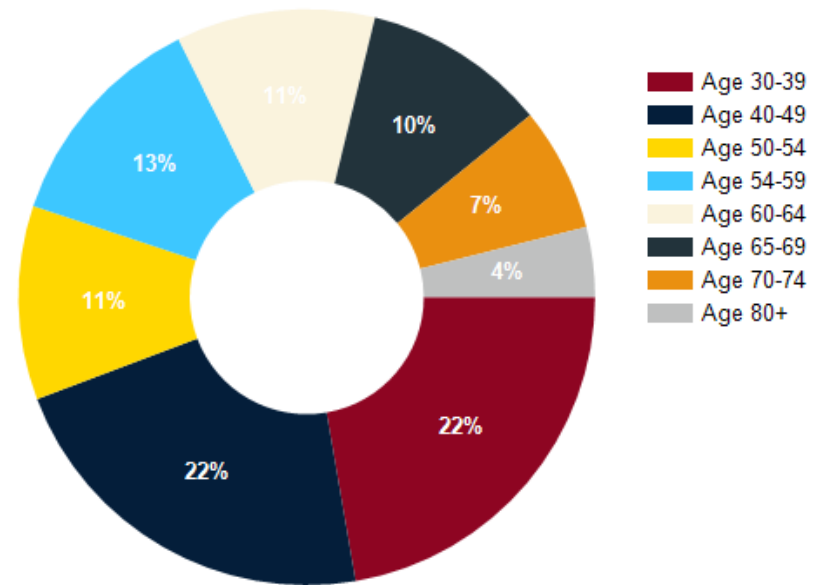


Source: esri

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

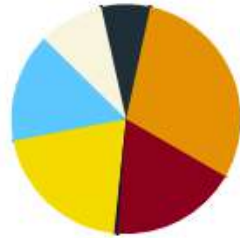
POPULATION BY RACE



1 MILE



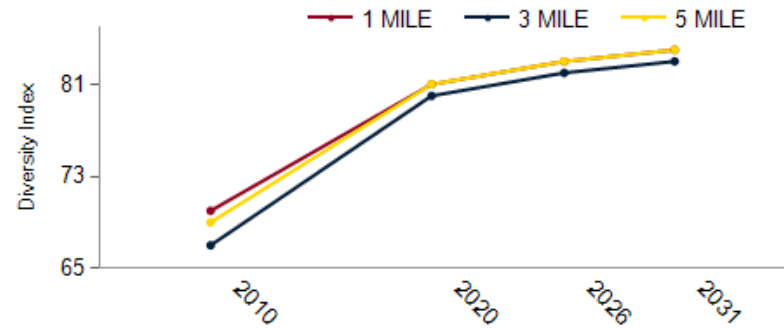
3 MILE



5 MILE

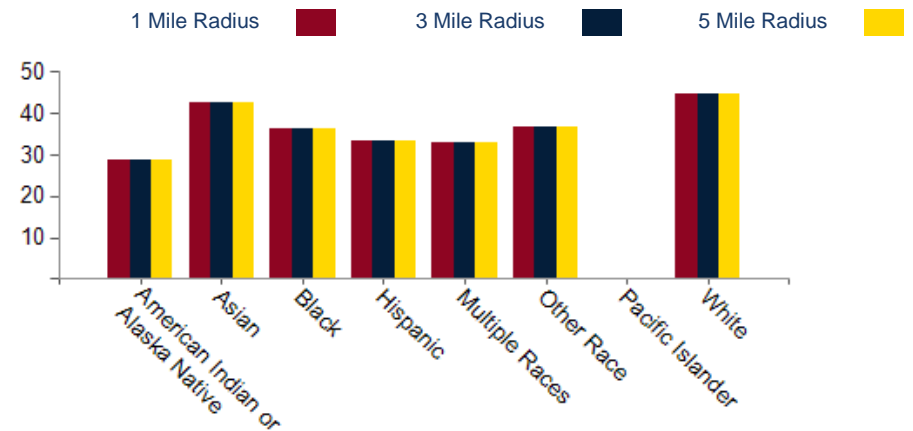
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	18%	16%	18%
American Indian	1%	0%	0%
Asian	21%	22%	20%
Hispanic	15%	14%	15%
Multiracial	10%	10%	9%
Other Race	7%	6%	7%
White	29%	31%	30%

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

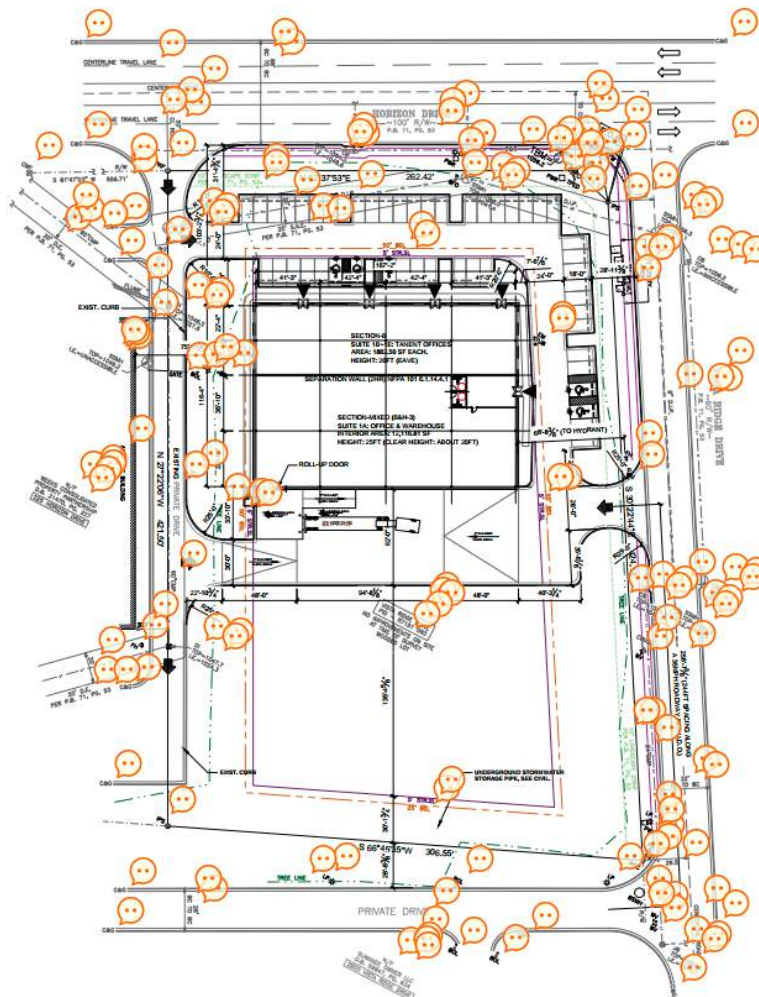
2026 MEDIAN AGE BY RACE



05

Additional Information

site plan



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



ZONED M-1

PROPOSED PLAN INFORMATION

* PARKING SPACE PROVIDED
REGULAR: 43
ACCESSIBLE: 5

* LOADING AREA PROVIDED
TRAILER: 1 (DOCKING)
SPRINTER: 1 (RAMPEL)

NET AREA FOOTAGE: 20,500.00 SF
HEIGHT: PROPOSED: 25FT (MAX. 45FT)

[F] 307.3 High-hazard Group H-3. Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following: Class 1, II or III flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103.4 kPa) or less.

LEGEND

- NEW DOOR - SEE DING. WALL FOR DOOR ELEVATIONS
- EXISTING INTERIOR DRIVEWAY OR PRIVATE ROAD
- NEW INTERIOR DRIVEWAY
- NEW BUILDING ENTRANCE (MAIN DOOR)

SITE DEVELOPMENT NOTES AND REQUIREMENTS

- GENERAL CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG ALL GWINNETT COUNTY RIGHTS-OF-WAYS
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE GENERAL CONTRACTORS EXPENSES.
- GENERAL CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTILANE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE GWINNETT COUNTY.
- ALL STOP SIGNS AND STOP BARS SHALL BE PLACED BETWEEN THE PROPERTY BOUNDARY AND THE MULTILANE PATH AS TO FACILITATE THE TRAFFIC STOPPING BEFORE THE MULTILANE PATH.
- GENERAL CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTILANE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL DRIVEWAY IS IN PLACE.
- ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.



400 Old Peachtree Road 100, Suite 100
Suwanee, GA 30024
T: (770) 881-0823 E: n.harris@n-harris.com

SEAL

YMS AT HORIZON
NEW RETAIL & WAREHOUSE CONSTRUCTION
275 HORIZON DR.
SUWANEE, GA 30043

REV	DATE	DESCRIPTION	BY	CHK
1	04-22-2022	CONCEPT	JSH	JSH

CLIENT
JOE

TITLE
OVERALL SITE PLAN (DRAFT)

PROJECT NUMBER 2022032	DATE 06-08-2022
SHEET NUMBER A0.1	REVISIONS