

Multiple Commercial Outparcels Available - Gwinnett County

0 LOGANVILLE HIGHWAY, LOGANVILLE, GA 30052



OFFERING SUMMARY

Sale Price:	See Page 2
Outparcel Size:	1.7 - 16.78 Acres
Loganville Highway Traffic Counts:	32,400 VPD
Population Within A 10 MR:	473,231
New Homes AVG SP 5 MR In 2021:	\$434,891
Zoning:	C-2 (Commercial)

PROPERTY OVERVIEW

The Norton Commercial Group is proud to represent the commercial component of the 746-lot Independence master-planned community (almost completely built out!) in eastern Gwinnett County just outside of the Grayson city limits. Our firm is offering 10 separate commercial outparcels ranging from 1.7 acres up to 16.78 Acres to serve the expansive growth in the region. With housing starts and population increasing quickly, this is an opportunity to shape the commercial market along the Loganville Highway corridor. Positioned just 27 miles northeast of Atlanta, this submarket includes a population of 473,231 within a 10-miles radius to the site. All 10 sites will benefit from full lighted access. Sites are mostly level to very gently rolling. Lot 1 recently sold to Chick-fil-a and Lot 3B sold to Encompass Health both in 4Q24. Come join the commercial development momentum currently underway. Sites have access to all utilities including public water and sanitary sewer and are zoned C-2. Sophisticated Seller open to shifting property lines to accommodate Buyer needs.

LOCATION OVERVIEW

The site is located just 27 miles northeast of Midtown Atlanta along the Loganville Highway corridor connecting Lawrenceville to Grayson to Loganville. Site is just 2 miles from Grayson town center and 6.5 miles to Lawrenceville. Within a 5 mile radius, there have been 895 new home starts over the last 12 months. There are 32,400 vehicles passing the site per day with over 200 new homes currently under construction within a 5 mile radius of the site. Subject property is within the Grayson High School District.

For More Information:

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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

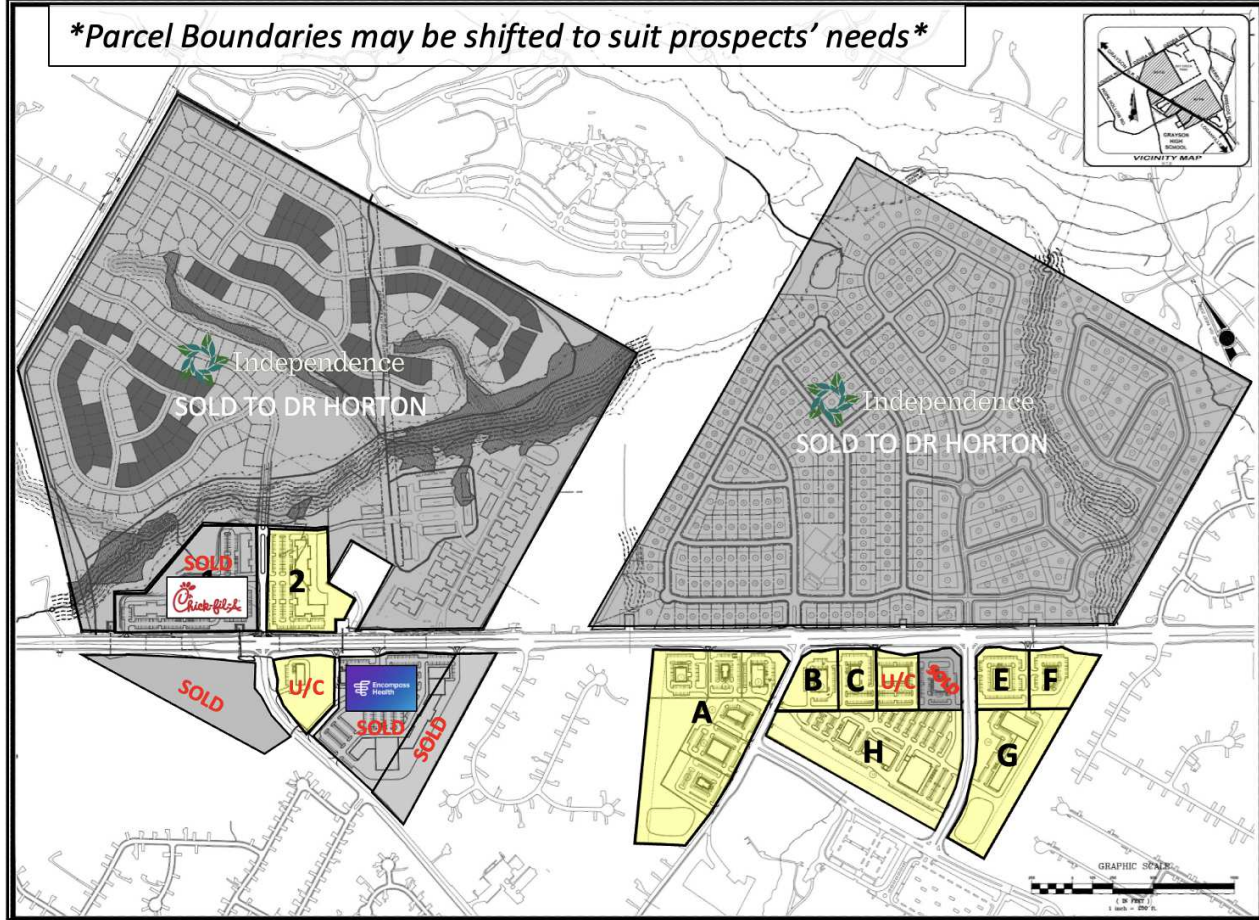
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Acreage (+/-)	Parcel ID	Listing Price	Listing Price Per Acre
10	1	SOLD	SOLD
5.8	2	\$2,175,000	\$375,000
2.7	3 U/C	\$1,039,500	\$385,000
16.78	A	\$3,775,500	\$225,000
2.2	B	\$950,000	\$431,818
1.9	C	\$750,000	\$394,737
1.7	D U/C	\$750,000	\$441,176
2.8	E	\$1,250,000	\$446,429
2.8	F	\$900,000	\$321,429
7.7	G	\$1,925,000	\$250,000
13.6	H	\$3,400,000	\$250,000

Parcel Boundaries may be shifted to suit prospects' needs



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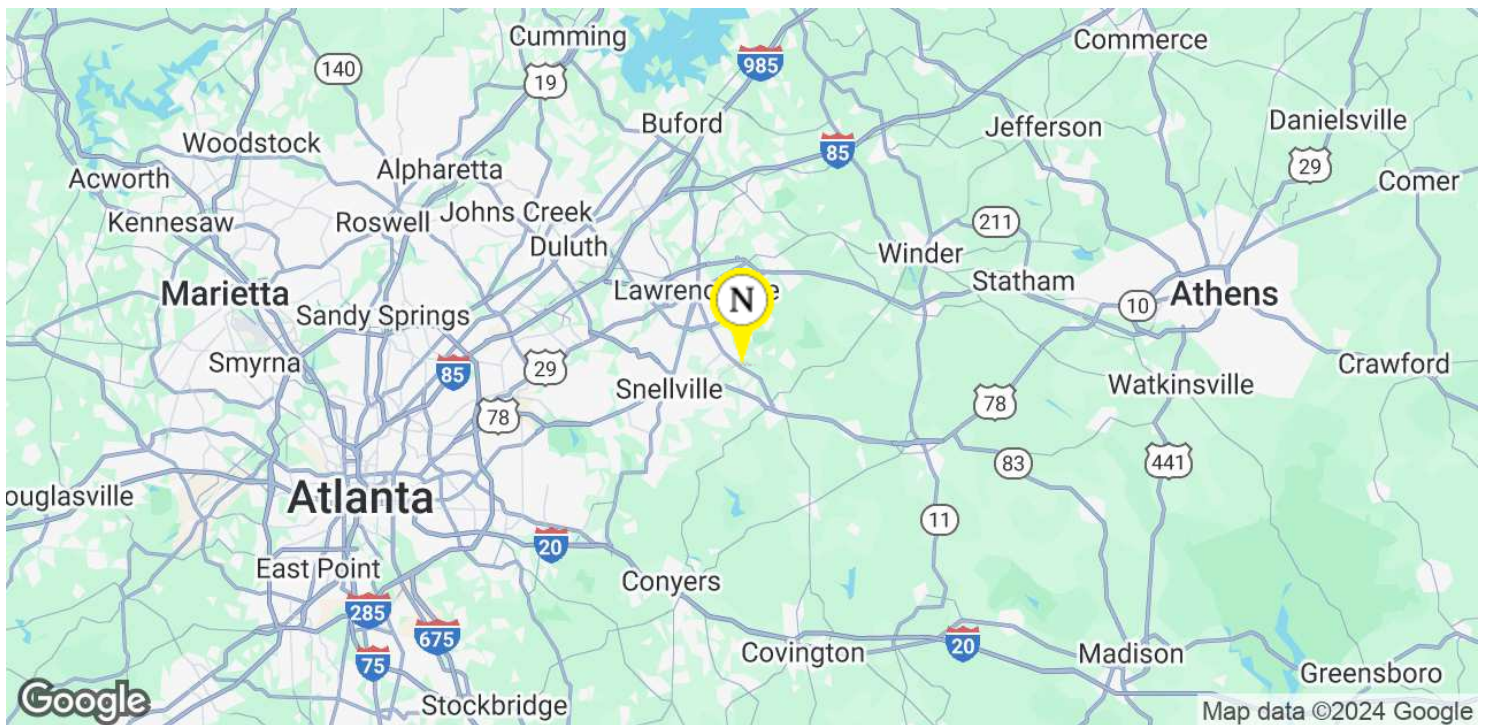
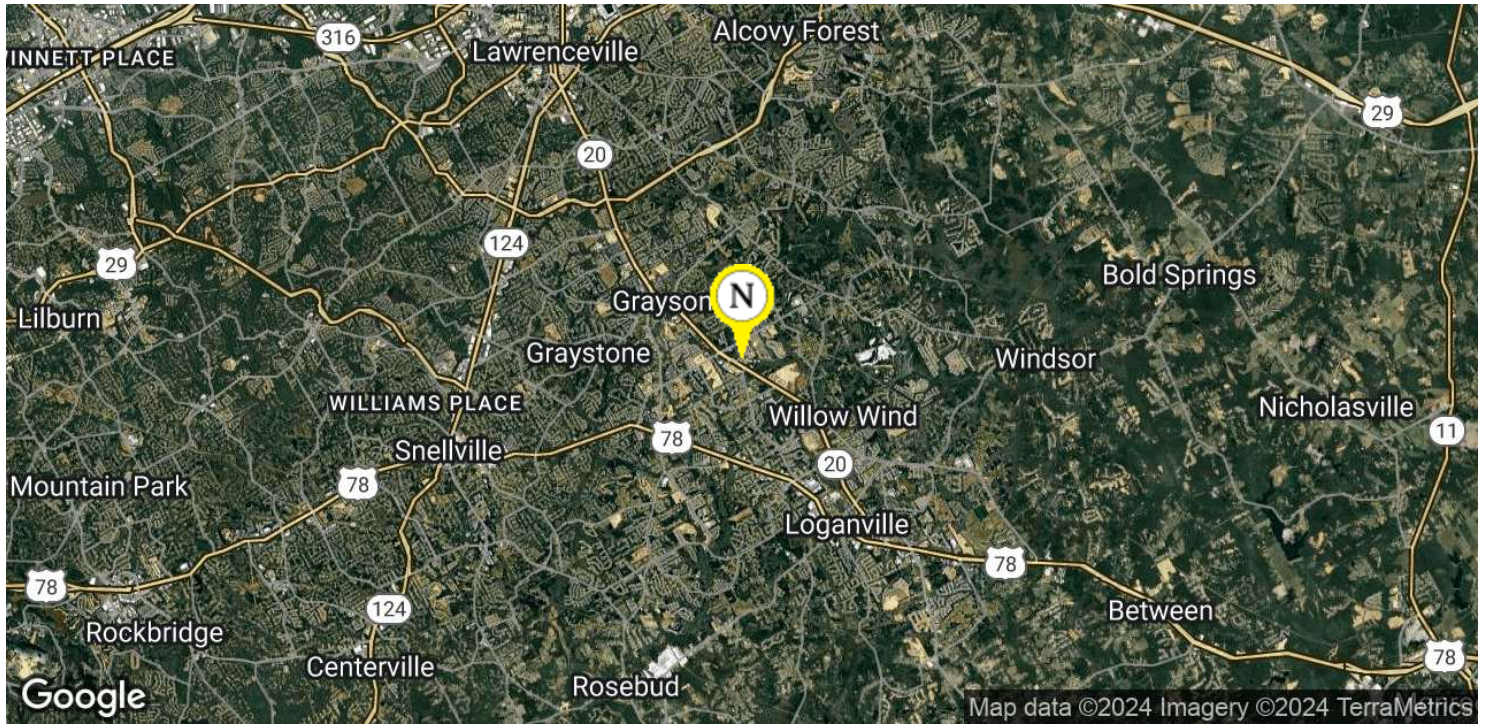
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Executive Summary

Loganville Hwy
Loganville Hwy, Loganville, Georgia, 30052
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.87754
Longitude: -83.93103

	3 miles	5 miles	10 miles
Population			
2010 Population	34,968	102,253	376,017
2020 Population	45,743	126,603	449,798
2024 Population	53,872	138,906	473,231
2029 Population	56,418	145,382	491,124
2010-2020 Annual Rate	2.72%	2.16%	1.81%
2020-2024 Annual Rate	3.92%	2.21%	1.20%
2024-2029 Annual Rate	0.93%	0.92%	0.75%
2020 Male Population	47.2%	47.3%	48.0%
2020 Female Population	52.8%	52.7%	52.0%
2020 Median Age	37.2	37.4	36.7
2024 Male Population	48.2%	48.2%	48.8%
2024 Female Population	51.8%	51.8%	51.2%
2024 Median Age	37.4	37.6	37.2

In the identified area, the current year population is 473,231. In 2020, the Census count in the area was 449,798. The rate of change since 2020 was 1.20% annually. The five-year projection for the population in the area is 491,124 representing a change of 0.75% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	34.1%	34.3%	35.4%
2024 Black Alone	44.9%	42.5%	35.9%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.7%
2024 Asian Alone	5.5%	6.1%	8.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	5.4%	7.0%	9.1%
2024 Two or More Races	9.6%	9.5%	10.2%
2024 Hispanic Origin (Any Race)	13.1%	15.0%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	113	112	105
2010 Households	11,457	33,570	123,028
2020 Households	14,489	39,837	142,781
2024 Households	17,010	43,701	150,780
2029 Households	18,011	46,210	158,067
2010-2020 Annual Rate	2.38%	1.73%	1.50%
2020-2024 Annual Rate	3.85%	2.20%	1.29%
2024-2029 Annual Rate	1.15%	1.12%	0.95%
2024 Average Household Size	3.16	3.17	3.12

The household count in this area has changed from 142,781 in 2020 to 150,780 in the current year, a change of 1.29% annually. The five-year projection of households is 158,067, a change of 0.95% annually from the current year total. Average household size is currently 3.12, compared to 3.12 in the year 2020. The number of families in the current year is 118,783 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

Loganville Hwy
Loganville Hwy, Loganville, Georgia, 30052
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.87754
Longitude: -83.93103

	3 miles	5 miles	10 miles
Mortgage Income			
2024 Percent of Income for Mortgage	23.3%	24.5%	25.0%
Median Household Income			
2024 Median Household Income	\$103,790	\$97,781	\$94,296
2029 Median Household Income	\$118,499	\$112,007	\$107,739
2024-2029 Annual Rate	2.69%	2.75%	2.70%
Average Household Income			
2024 Average Household Income	\$126,849	\$123,478	\$117,764
2029 Average Household Income	\$147,683	\$144,158	\$136,631
2024-2029 Annual Rate	3.09%	3.15%	3.02%
Per Capita Income			
2024 Per Capita Income	\$39,790	\$38,880	\$37,543
2029 Per Capita Income	\$46,843	\$45,859	\$43,997
2024-2029 Annual Rate	3.32%	3.36%	3.22%
GINI Index			
2024 Gini Index	33.0	34.4	34.8

Households by Income

Current median household income is \$94,296 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$107,739 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$117,764 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,631 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,543 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,997 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	104	99	97
2010 Total Housing Units	12,328	36,014	132,300
2010 Owner Occupied Housing Units	10,021	28,453	99,070
2010 Renter Occupied Housing Units	1,436	5,117	23,958
2010 Vacant Housing Units	871	2,444	9,272
2020 Total Housing Units	14,939	41,236	147,920
2020 Owner Occupied Housing Units	11,901	32,101	108,931
2020 Renter Occupied Housing Units	2,588	7,736	33,850
2020 Vacant Housing Units	451	1,389	5,151
2024 Total Housing Units	17,431	45,121	155,301
2024 Owner Occupied Housing Units	13,863	35,404	117,659
2024 Renter Occupied Housing Units	3,147	8,297	33,121
2024 Vacant Housing Units	421	1,420	4,521
2029 Total Housing Units	18,443	47,641	162,677
2029 Owner Occupied Housing Units	15,015	37,812	124,721
2029 Renter Occupied Housing Units	2,996	8,398	33,346
2029 Vacant Housing Units	432	1,431	4,610

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.8	53.6	51.5
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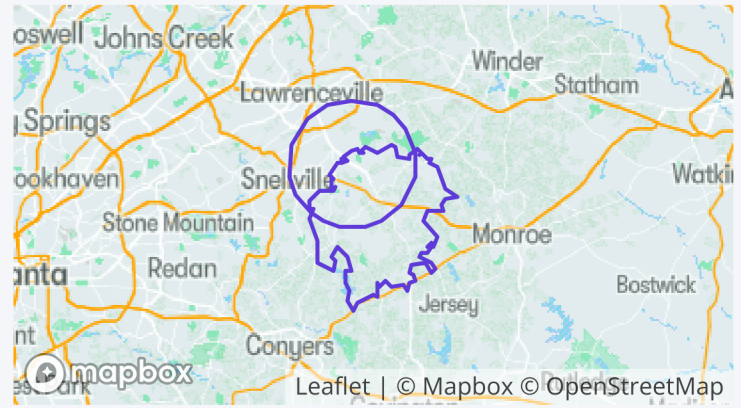
Currently, 75.8% of the 155,301 housing units in the area are owner occupied; 21.3%, renter occupied; and 2.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 147,920 housing units in the area and 3.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.15%. Median home value in the area is \$376,262, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.82% annually to \$411,770.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Historical Homebuilding Activity

Loganville, GA 30052 · Custom Shape



Construction & Supply

	3Q 2023	4Q 2023	1Q 2024	2Q 2024	3Q 2024	3Q 2024 VS 3Q 2023
Lot Status						
Future Lots	4,022	4,026	4,049	3,650	3,515	-12.56%
Vacant Developed Lots	1,989	1,918	1,675	1,793	1,728	-13.12%
Housing Inventory	521	425	439	505	467	-10.36%
Future Lots	4,022	4,026	4,049	3,650	3,515	-12.56%
Vacant Land	3,188	3,148	3,022	2,697	2,586	-18.88%
Survey Stakes	7	0	0	0	0	-100.00%
Equipment on Site	57	165	173	256	240	321.05%
Excavation	491	336	406	674	606	23.42%
Street Paving	279	377	448	23	83	-70.25%
Streets In	0	0	0	0	0	-
Housing Inventory	521	425	439	505	467	-10.36%
Model	19	20	19	19	18	-5.26%
Finished Vacant	217	194	178	215	241	11.06%
Under Construction	285	211	242	271	208	-27.02%
Community Counts	145	140	136	136	131	-
Future Subdivisions	57	55	54	49	45	-21.00%
Active Subdivisions	88	85	82	87	86	-2.00%
Pace						
Quarterly VDL Deliveries	691	140	4	412	135	-80.46%
Annual VDL Deliveries	1,319	1,045	933	1,247	691	-47.61%
Quarterly Starts	319	211	247	294	200	-37.00%
Annual Starts	986	1,042	1,111	1,071	952	-3.00%
Quarterly Observed Closings	337	307	233	229	238	-29.00%
Annual Observed Closings	1,021	1,047	1,062	1,106	1,007	-1.00%

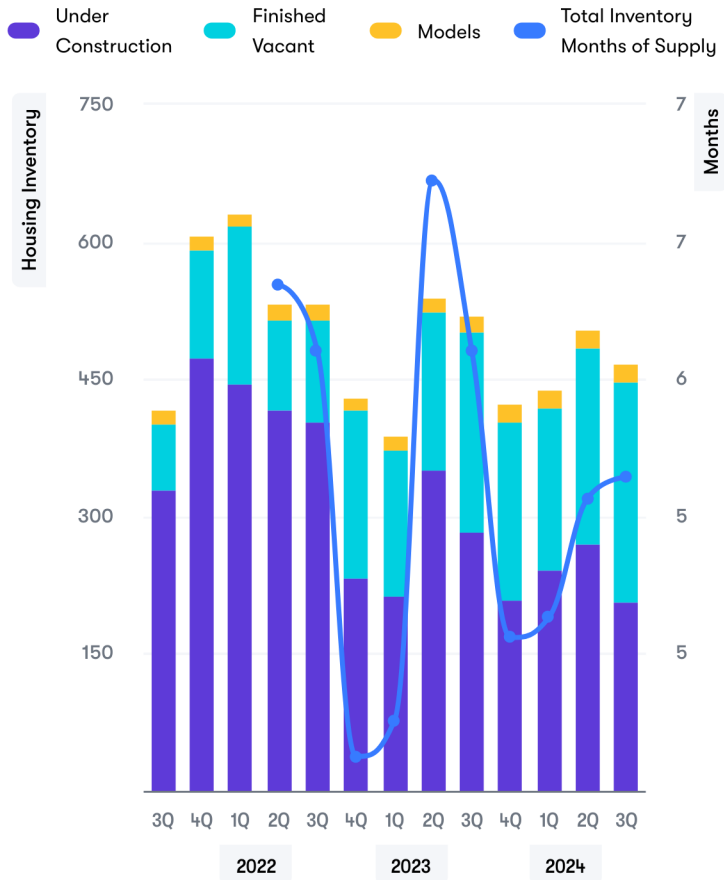
Future Lots



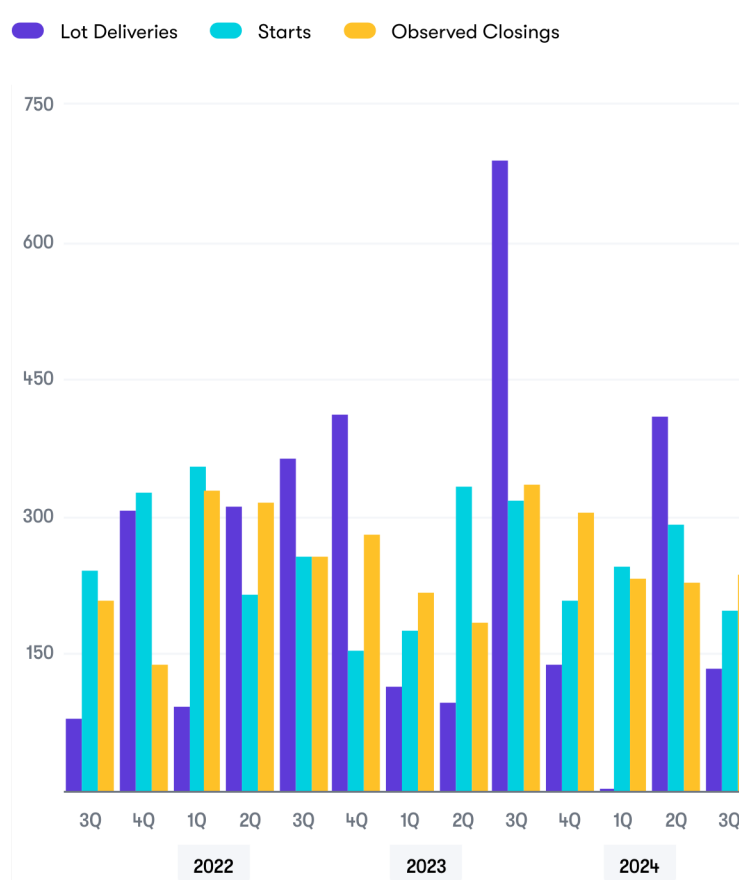
Vacant Developed Lots



Housing Inventory



Construction Pace



Pricing & Closings

	3Q 2023	4Q 2023	1Q 2024	2Q 2024	3Q 2024	3Q 2024 VS 3Q 2023
Unit Characteristics						
Average List Price	\$445,996	\$456,512	\$474,272	\$458,846	\$462,542	4.00%
Average Unit Size (SF)	2,578	2,578	2,578	2,578	2,578	0.00%
Average List Price Per SF	\$173	\$177	\$184	\$178	\$179	-
Average Lot Size	19,303	19,282	19,267	19,318	19,318	0.08%
New Closings (Deeds)						
Closing Volume	230	186	95	49	25	-89.00%
Average Closing Price	\$462,206	\$474,339	\$446,903	\$451,347	\$434,891	-6.00%
Average Closing Price Per SF	\$175	\$182	\$184	\$186	\$204	16.00%

Average Price



New Home Closings (Deeds)

