



FOR SALE

33.32± Acres Mixed-Use Development Land

1111 Harbins Road , Dacula, GA 30019

eXp Commercial | Promenade II 1230 Peachtree St NE | Atlanta, GA 30309 |

Demetri Stewart

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1111 Harbins Road , Dacula, GA 30019

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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FOR SALE | Assemblage 2.0

1111 Harbins Road , Dacula, GA 30019



Offering Summary

Sale Price: \$11,000,000

Available SF:

Lot Size: 33.32 Acres

Price / Acre: \$330,132

Zoning: Residential

Market: GA Metropolitan Statistical Area

Submarket: Atlanta- Sandy Springs- Roswell- Alpharetta

Property Overview

33.32± Acres Mixed-Use Development Land, excellent for Development in the Very Hot and High Growth Dacula, Ga area. The property is located near The new \$124 million Mixed-use project on Harbins at 316 (formerly known as Inland Pass). That project will include 62,387-square-foot of retail space including a grocery store and outparcels as well as 320 apartments, 180 senior living residential units, a community park and active recreation areas. Directly across the street there is another approved mixed use project coming soon. Other big developments near by like the Rowen Project that will include nearly 2000 acres, to be a mixed-use hub or knowledge community with a research & Tech focus.

Property Highlights

- 33.32± Acres of Land
- VERY HOT and High Growth Area
- Mixed-Use Development Land Excellent for Retail, Townhomes, Multi-Family, Residential, Mixed-Use Development, Self Storage, Office, Commercial, Institutional

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COMMERCIAL

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FOR SALE | Additional Photos

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LOCATION INFORMATION

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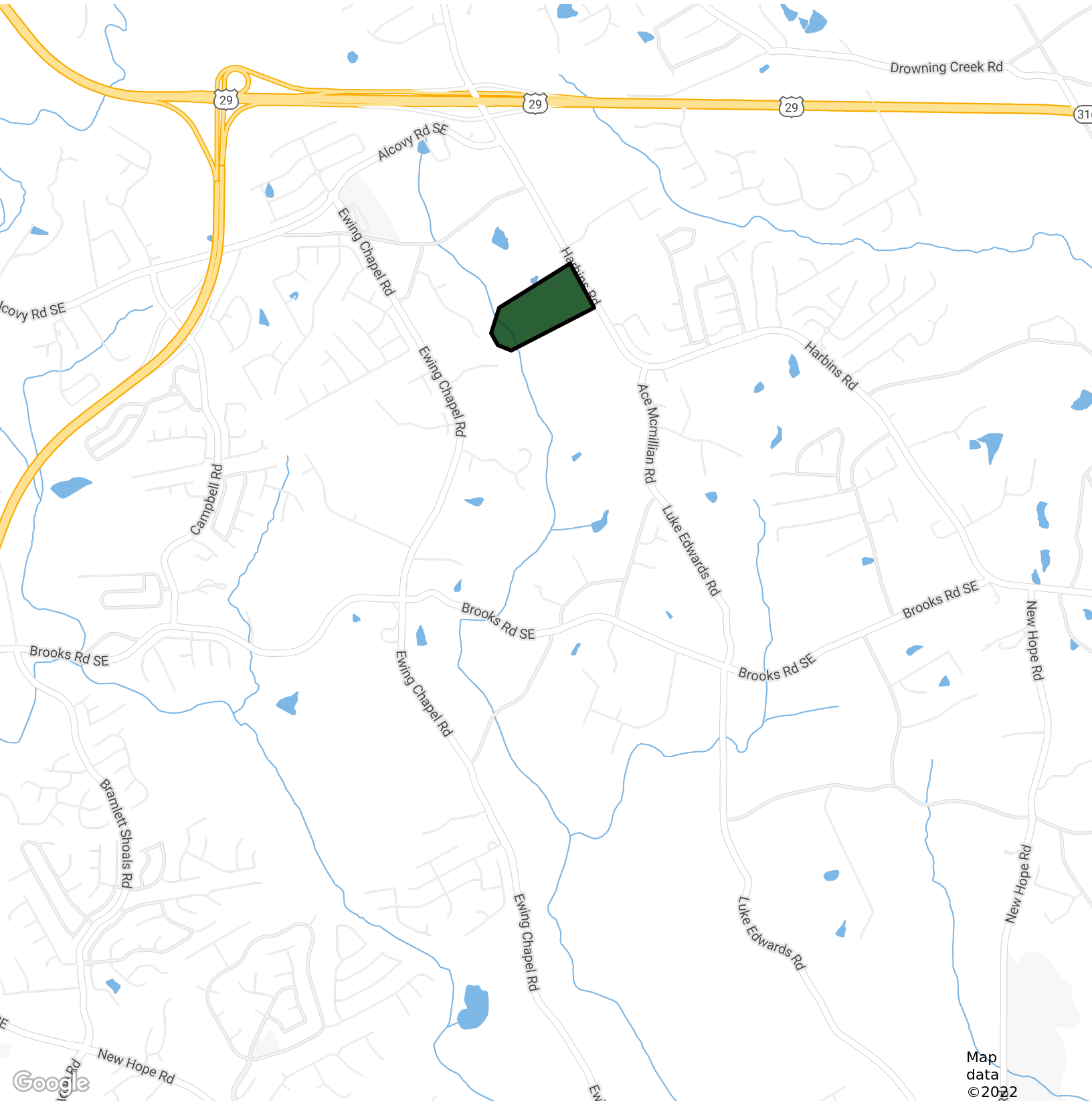
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FOR SALE | Regional Map

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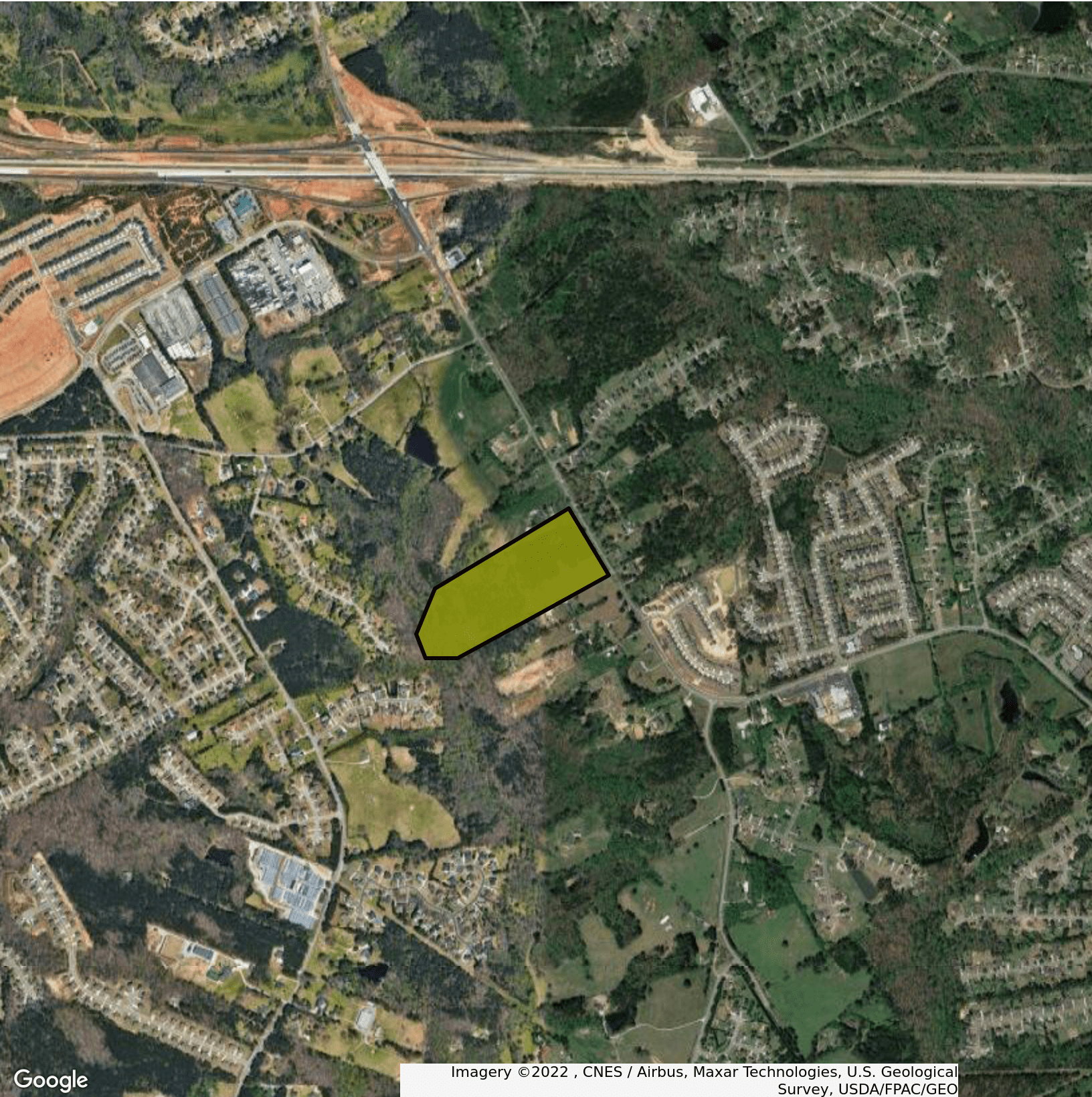
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FOR SALE | Aerial Map

1111 Harbins Road , Dacula, GA 30019



Google

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DEMOGRAPHICS

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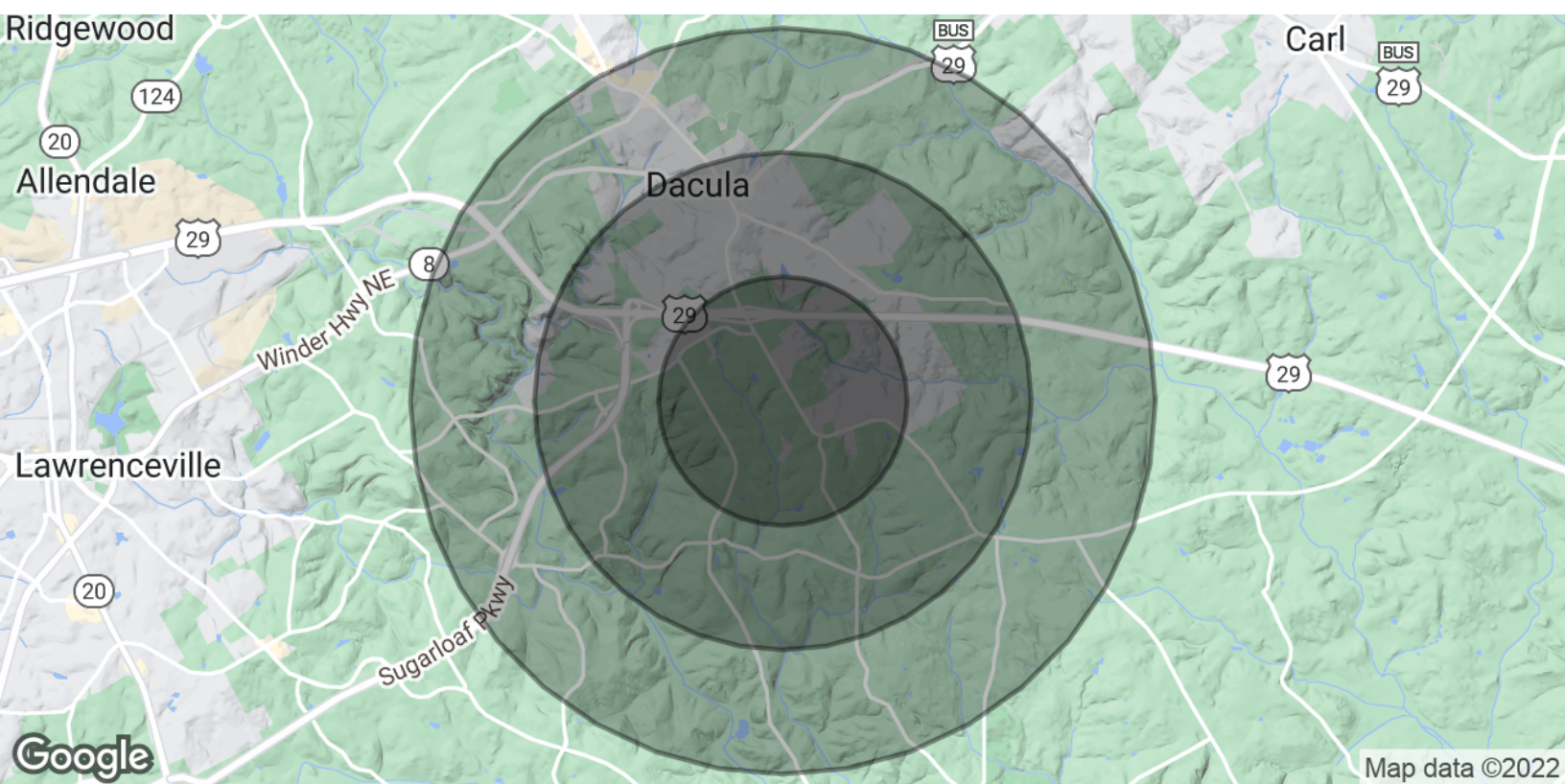
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FOR SALE | Demographics Map & Report

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Population	1 Mile	2 Miles	3 Miles
Total Population	2,389	9,607	27,177
Average Age	32.8	33.3	33.4
Average Age (Male)	25.6	29.1	31.5
Average Age (Female)	36.6	37.6	36.0
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	693	2,935	8,103
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$94,614	\$115,188	\$104,829
Average House Value	\$311,732	\$280,905	\$269,788

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Demetri Stewart

Commercial Real Estate Broker

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Direct: 954.856.1038

GA #416402 // FL #SL3538027

Professional Background

Real Estate is a passion for Demetri Stewart, and with his background as a former Mortgage Loan originator licensed across the US for over 4 years, its easy to see why he was able to help hundreds of families turn their homeownership dreams into a reality. His experience in real estate is from many perspectives from building a mortgage business, then as an investor wholesaling, fixing and reselling homes, and now as a commercial real estate broker helping clients navigate the investment side of the real estate market.

Demetri was born in Jamaica before moving to Fort Lauderdale, Florida as a young man. He attended the University of Miami for college, where he was a student athlete playing linebacker on the football team. He graduated with degrees in Psychology, Business Admin, and Criminology. Signed professionally to play with a few teams before taking his drive, indomitable will and determination to entrepreneurship.

With a passion for service in his community, Demetri is ready to help with your Commercial Real Estate buying and selling needs. As a proud member of the EXP family, Demetri carries the values of integrity, indomitable drive, and outstanding customer/client relationship management in everything he does.

When Demetri isn't making his client's Investment dreams come true, he enjoys spending time working on growth in all aspects, cooking up a storm in the kitchen and spending time with his family.

Education

University of Miami B.A. Bussiness Admin, Psychology, Criminology

Memberships

IBBA
Atlanta Realtors Association
NCREA
CREIPS

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FOR SALE | Advisor Bio 2

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Rebecca Farrin

Real Estate Agent

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GA #378274

Professional Background

Real estate is a powerful thing. Where you live becomes the center of your universe: your “home base” and a place where memories are made. Even an investment property, raw land, or commercial properties can have a profound effect on your life’s story—when chosen correctly, it becomes long-term financial freedom and a vital part of your well-diversified portfolio.

Brokered by eXp Realty LLC, allow Rebecca Farrin to guide you through the real estate process. Whether a buyer, a seller, or an investor, she thinks of her clients as family. Lean on her—she’s here to keep the process fluid, successful, and as low-stress as possible. How can she make your lifestyle easier?

Prior to Real Estate, Rebecca tutored the up-coming generation in Culinary Skills, Cooking Classes, while Event Planning and Catering. She and her husband have raised their four children in Gwinnett County over the past 26 years. My! How it’s changed! She took time off from her busy schedule and auditioned for Master’s Chef, Reality Show, and has published recipes for Southern Living

eXp Realty

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