



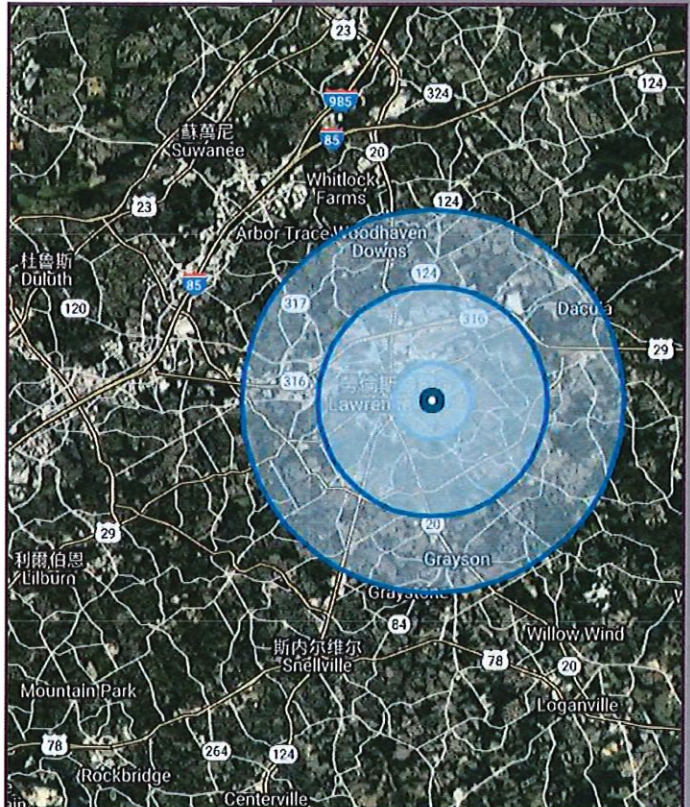
**BERKSHIRE
HATHAWAY**
HomeServices

Georgia Properties

COMMERCIAL DIVISION

241 PAPERMILL ROAD

Lawrenceville, GA 30046
Gwinnett County Submarket



Re: 241A, B, 271 & 287 Paper Mill Rd. Lawrenceville, GA 30046

Property Summary:

Total 6.126 acres. Intersection of Springlake Rd / Paper Mill Rd.

- Price: \$1,500,000
- Less than 2 miles to Lawrenceville New Downtown, South Lawn \$200M Mix Development,
- 2.7 miles to Gwinnett County Airport
- Near Rhodes Jordan Park for Recreation
- Level / Flat Land,
- High Residential area
- Prime Commercial Lot Opportunity, Zone for Neighborhood Business Center
- Site is approved for Dollar Stores, Retail Stores, Common Merchandise, Veterinary Clinic, Day Care, Health Clubs, Bank....



Mei Cheng

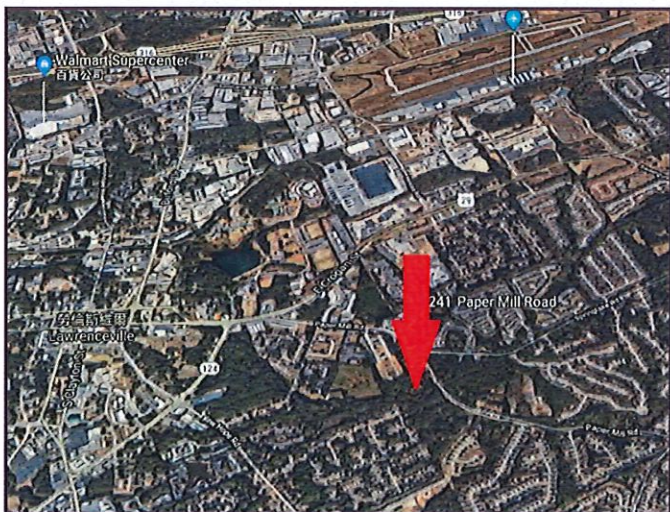
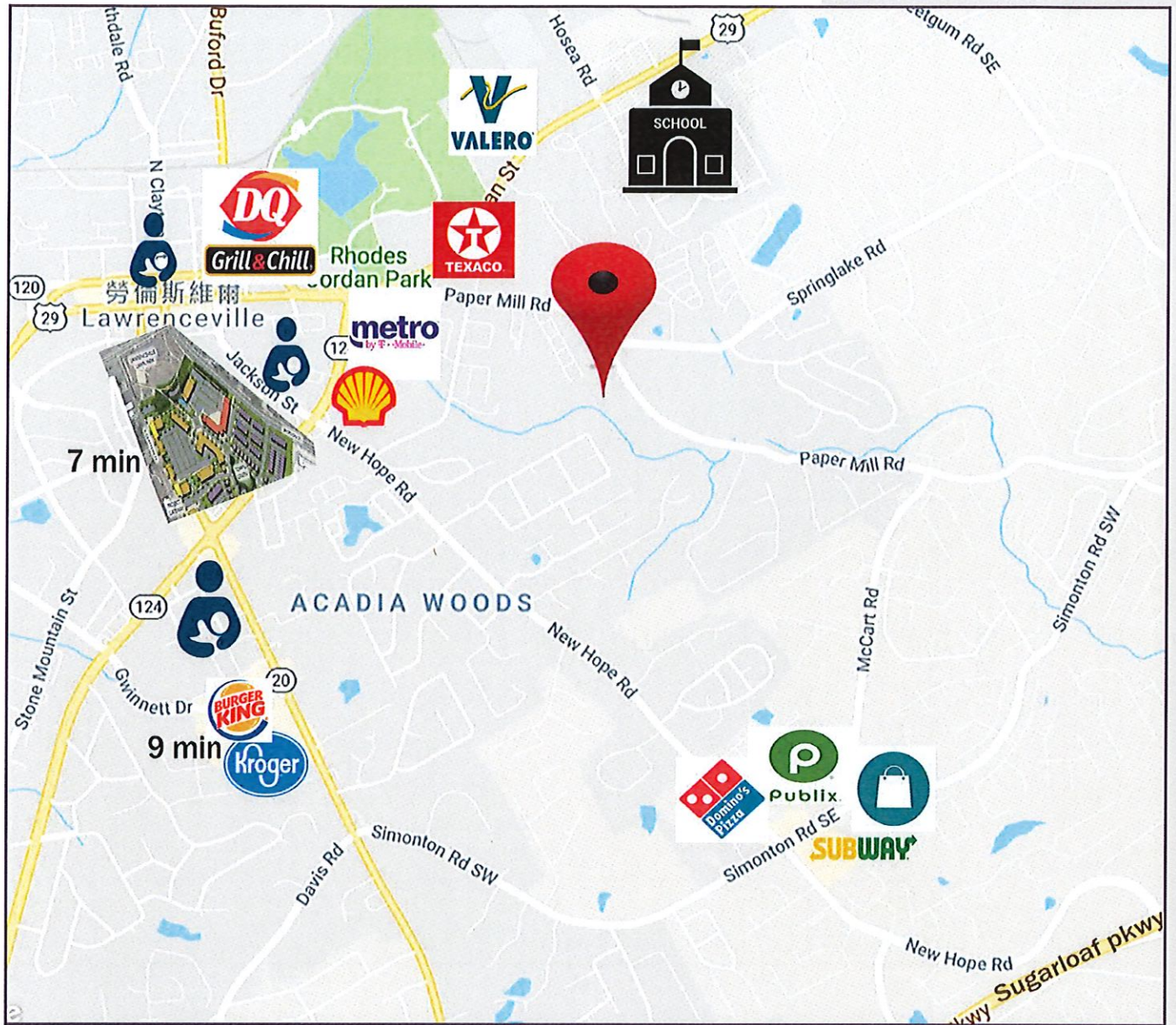
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241 Paper Mill Rd. Lawrenceville, GA

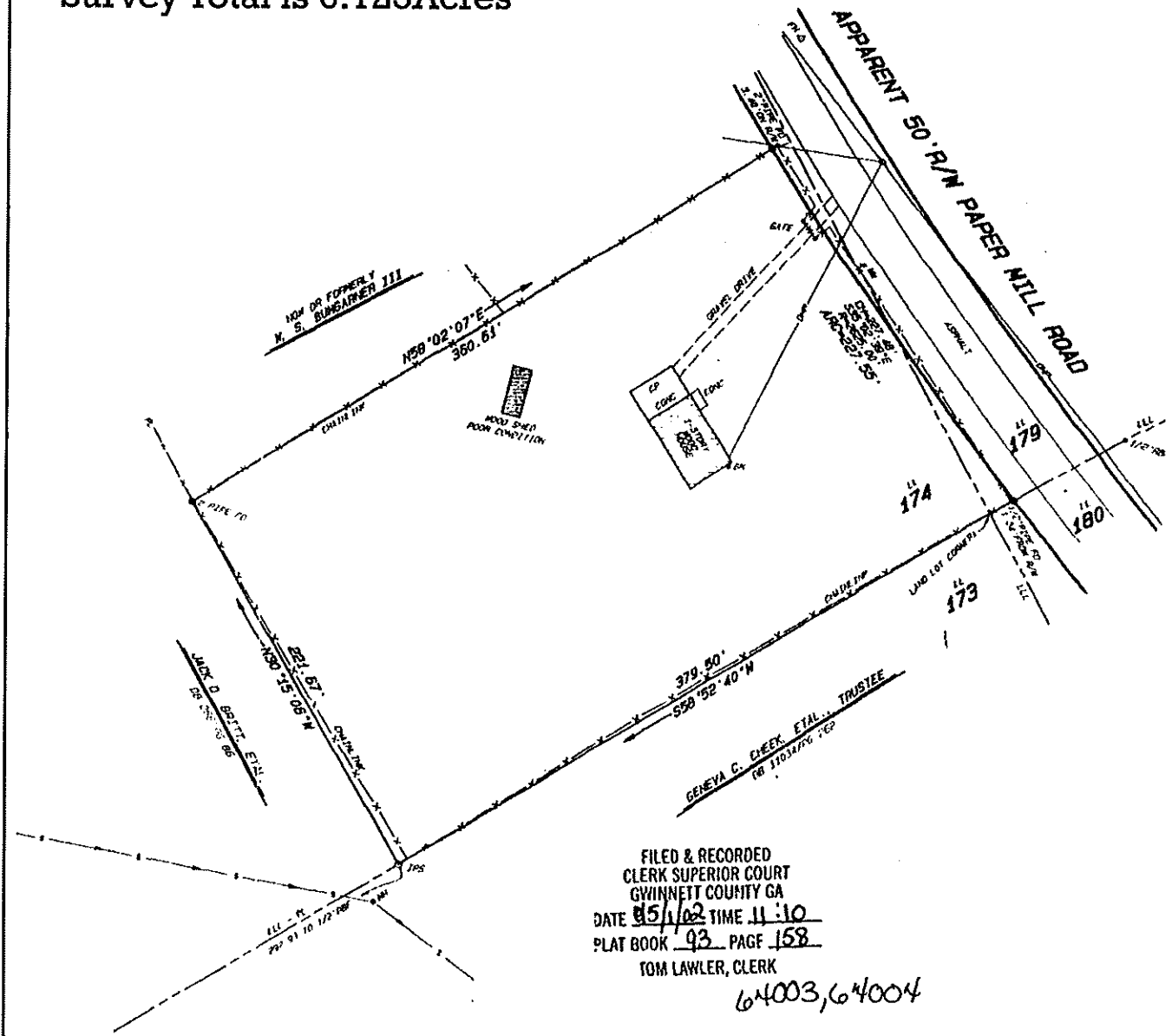
Parcel ID: R5174 032A

Parcel ID: R5174 032B

Parcel ID: R5174 032C

Parcel ID: R5174 031

Survey Total is 6.125Acres



FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 05/10/02 TIME 11:10
 PLAT BOOK 93 PAGE 158
 TOM LAWLER, CLERK
 64003, 64004

241 Paper Mill Rd. Lawrenceville, GA



Parcel ID: R5174 032A

Parcel ID: R5174 032B

Parcel ID: R5174 032C

Parcel ID: R5174 031

Survey Total is 6.125Acres



Accessor Map

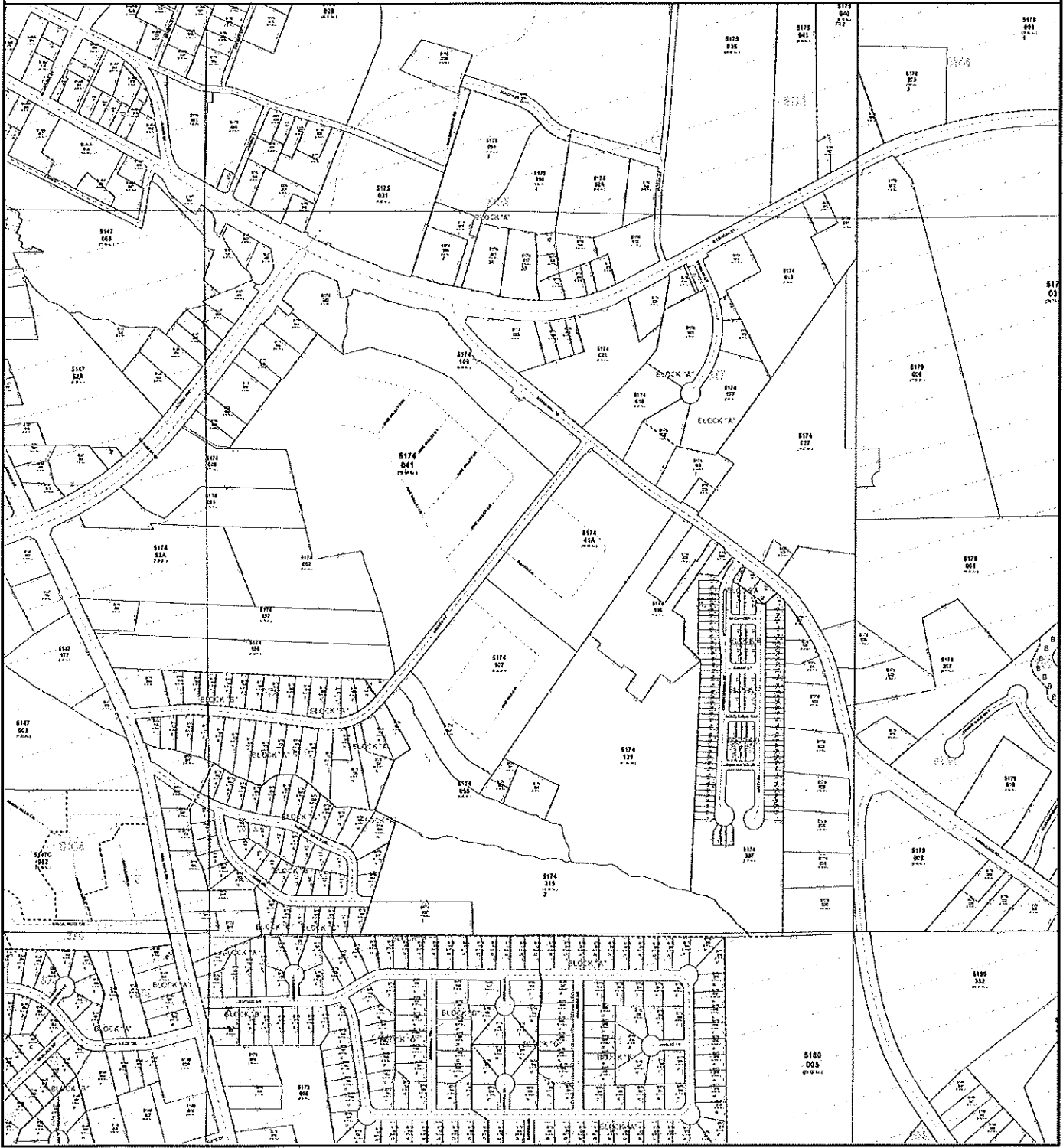
1. This map is not to be used for any purpose other than that for which it was prepared. It is not to be used as a basis for any legal action. It is not to be used as a substitute for a survey. It is not to be used as a basis for any other map.

LEGEND
 City Property
 County Property
 State Property
 Other Property
 Easement
 Right of Way
 Survey Boundary
 Other Boundary

APN Label Record Layout
 Parcel ID
 9-998-999
 Survey ID



WINNETT, GA
 Map ID: **5-174**
 See Technical Drawing



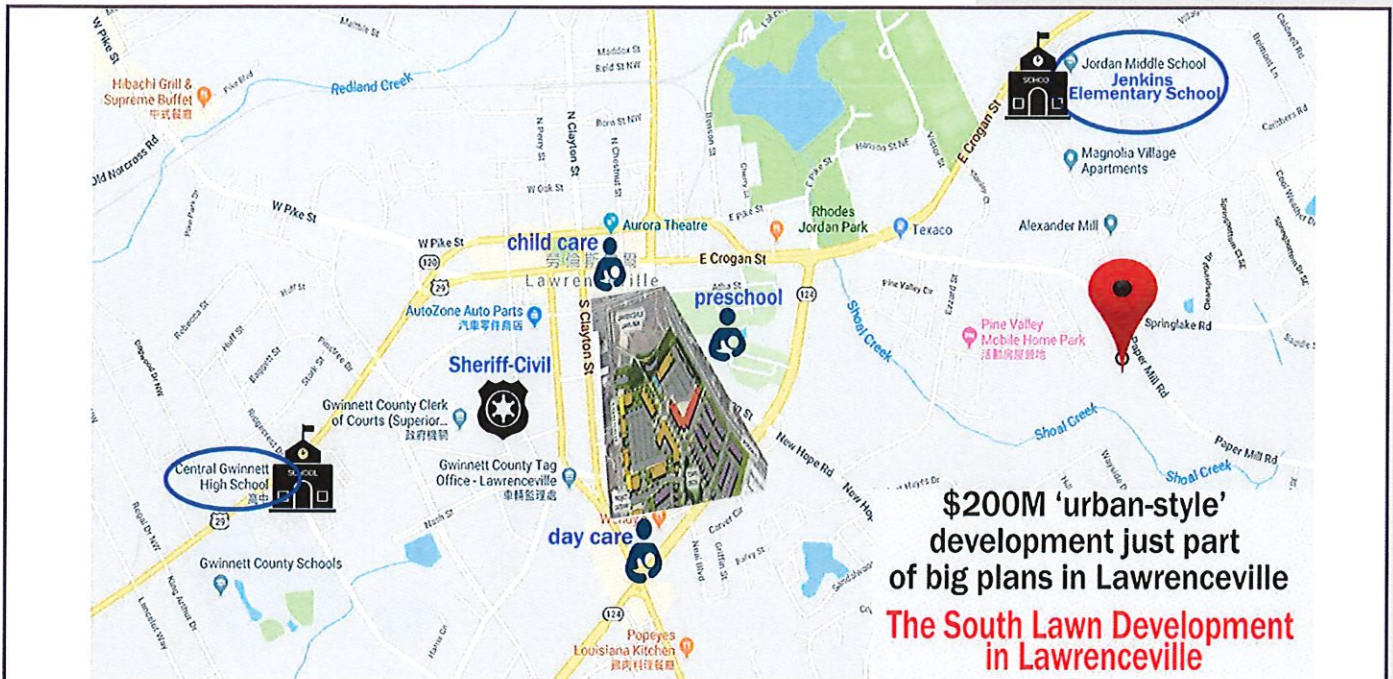
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Demographic Data



| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2019 Total Population: | 10,607 | 52,374 | 169,022 |
| 2024 Population: | 11,293 | 55,837 | 181,053 |
| Pop Growth 2019-2024: | 6.47% | 6.61% | 7.12% |
| Average Age: | 31.70 | 34.20 | 35.20 |
| Households | | | |
| 2019 Total Households: | 3,279 | 17,004 | 54,225 |
| HH Growth 2019-2024: | 6.25% | 6.48% | 6.96% |
| Median Household Inc: | \$40,328 | \$57,874 | \$72,233 |
| Avg Household Size: | 3.20 | 2.90 | 3.00 |
| 2019 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$146,293 | \$160,273 | \$184,140 |
| Median Year Built: | 1999 | 1994 | 1996 |

241 PAPERMILL ROAD (Property Details)



A \$200 million megaproject near downtown Lawrenceville has emerged during April 2018. City of Lawrenceville spokesman Lisa Sherman told The Atlanta Journal-Constitution that demolition work to pave the way for the so-called **South Lawn project** — which will include retail and greenspace in addition to more than 600 residential units. Officials are calling it “the largest redevelopment project in Gwinnett” — and it’s just one part of the city’s big plans for the future.

Sherman said the multifamily housing component closest to the Lawrenceville Lawn park, which is just north of the 32-acre development site, will be the first phase of the project to go up. Streetscaping and retail offerings along nearby Clayton Street were scheduled to come next. “The rest of the development will be done in phases over the next three to five years,” Sherman said.

Lawrenceville City Hall will border the development to the west, and the Lawrenceville Police Department will do the same on the east. To the immediate south will be the Hooper Renwick School, an historic facility that educated Gwinnett’s black children before its schools were integrated.

The project from George Berkow Inc. and Novare Group is slated to include “urban-style, three- and four-story apartments and townhomes,” single-family homes and about 100 “age-targeted” residences, in addition to about 15,000 square feet of retail space and a new “town green.”

The project also involves moving the city’s public utility operations, which were based on the site, to a new building on W. Pike Street.