

LAKE LUCERNE WATERFRONT SITE!

Lake Lucerne Multiple Parcel Sale
NE of Stone Mountain Hwy and Matterhorn Dr SW
Lilburn, GA 30047



Contact:

PHP Commercial

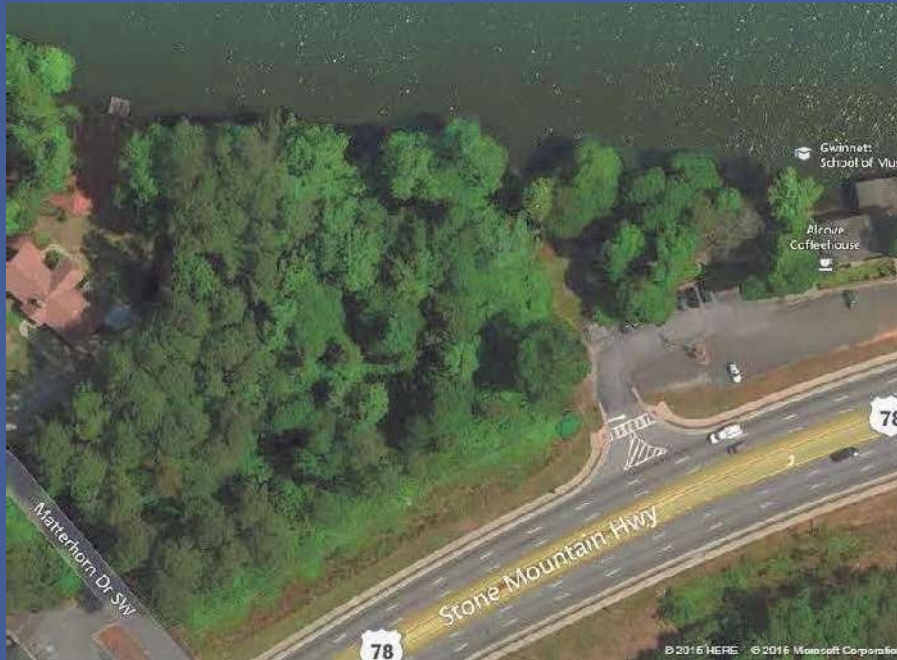
Roxanne Hazen

(404) 272-3880

rhazen@roxannehazen.com

Lake Lucerne Waterfront Site FOR SALE

+/- 2.03 acre commercial/restaurant development property. This one of a kind corner location features two high visibility lots on Stone Mountain Highway at Matterhorn Drive. Perfect location for a lively restaurant/bar with a large patio and Event Space/ Party Room overlooking Lake Lucerne. Curb cuts and sidewalks in place, with dual access from Matterhorn Drive and shared ingress/egress with next door Alcove Coffeehouse and Gwinnett School of Music. Across the street from Yellow River Game Ranch, 3 miles to Snellville and 5 miles to Stone Mountain. Traffic count is +/- 77,800 vehicles per day.



~~\$695,000~~ \$585,000

- 2.03 acres (1.63 Usable Acres-2 parcels.)
- Zoned C-2 (Commercial, Gwinnett County)
 - All utilities available

Lake Lucerne Waterfront Site Property Photos



Beautiful views overlooking
Lake Lucerne



Curb cuts/sidewalks
in place



Traffic Count: +/- 77,800 vehicles per
day on Stone Mountain Highway

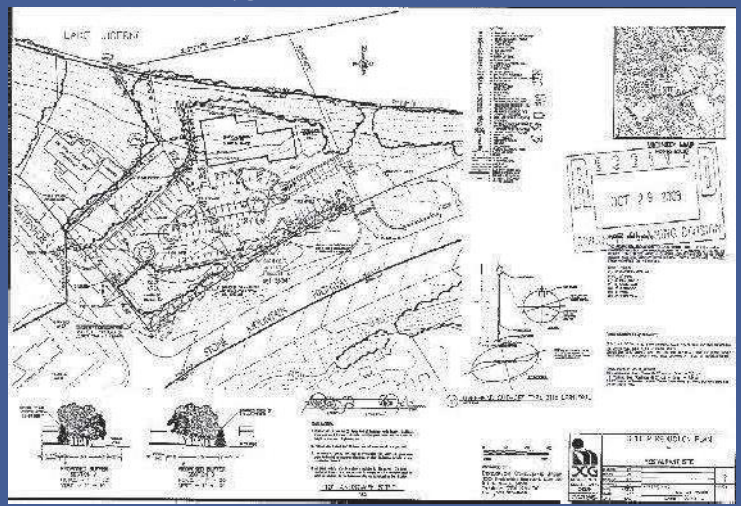


Shared ingress/egress with adjacent
businesses Alcove Coffeehouse and
Gwinnett School of Music

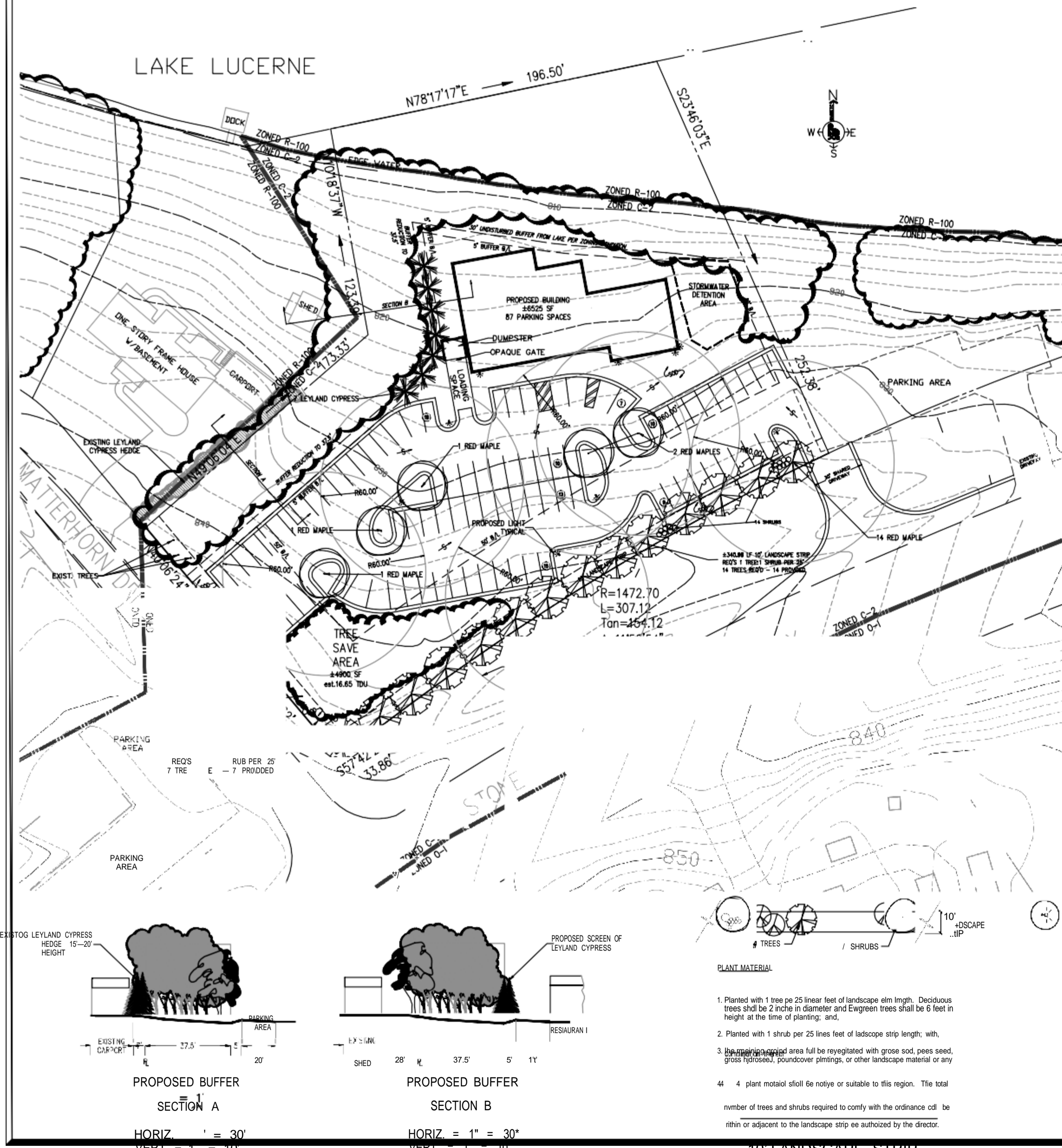
Aerial Photo



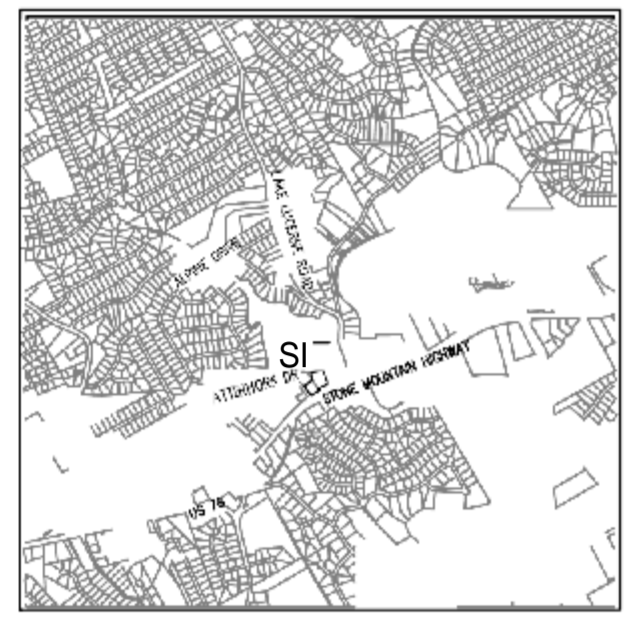
Site Plan



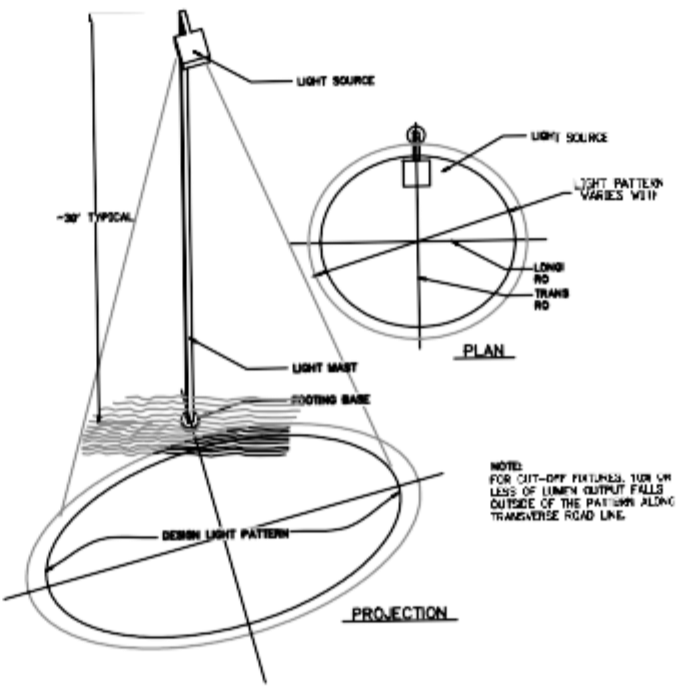
LAKE LUCERNE



- LEGEND**
- IPF = IRON PIN FOUND
 - UPS = IRON PIN SET - 1/2" REBAR
 - CMF = CONC. MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - CL = CENTER LINE
 - R = PROPERTY MNE
 - BL = BUILDING LINE
 - STA = STATION
 - LLL = LAND LOW MNE
 - BU = BENCH MARK
 - PP = POVR/TELEPHONE POLC
 - PP = POWER POLE
 - PP = LIGHT POLE
 - TRANS = TRANSFORMER
 - BSMH = BELL SOUTH MANHOLE
 - UGTH = UNDERGROUND TELEPHONE MARKER
 - CB = CATCH BASIN
 - HW = HEADWALL
 - JB = JUNCTION BOX
 - DI = DROP INLET
 - GI = GRATE INLET
 - MH = MANHOLE
 - CMP = CORRUGATED METAL PIPE
 - CSP = CORRUGATED STEEL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - PEP = POLYETHYLENE PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - DE = DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - ELEV = ELEVATION
 - FPE = FINISHED FLOOR ELEVATION
 - IE = INVERT ELEVATION
 - X 0 0 = PROPOSED SPOT ELEVATION
 - X 99+ 99 = EXISTING SPOT ELEVATION
 - BC = BACK OF CURB
 - FH = FIRE HYDRANT
 - N = PROPERTY CORNER
 - ⊙ = MANHOLE
 - ⊙ = FIRC HYDRANT
 - ⊙ = POWER/TELEPHONE POLE
 - ⊙ = LAND LOT LINE
 - ⊙ = ELEC. POLE
 - ⊙ = POWER LINE
 - ⊙ = TELEPHONE LINE
 - ⊙ = GAS MNE
 - ⊙ = WATER LINE
 - ⊙ = 84" UTILITY SEXE9 USE
 - ⊙ = EXISTING STORM LIHC
 - ⊙ = PLUGGED PIPE/STUB
 - ⊙ = TRAVERSE LINE/POINT
 - ⊙ = BRANCH/CRACK



VICINITY MAP
NOT TO SCALE



OVERHEAD CUT-OFF TYPE SITE LIGHTING

EXISTING TREES IN BUFFER

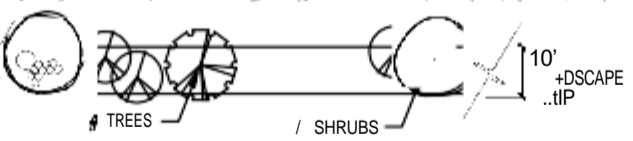
THE PROPOSED REDUCTION TO 37.5' UNDISTURBED BUFFER AREA CONTAINS MOSTLY LOW UNDERGROWTH WITH A HEIGHT OF 12 TO 24 INCHES. THE TREES HAVE A CANOPY ABOVE 15- FEET TO 18- FEET IN HEIGHT AND ARE MOSTLY OPEN BELOW. THE PLANTS ARE SPACED FROM 3- FEET TO 25- FEET.

- NOTED TREES:
- (1) 3" EASTERN POPLAR
 - (-9) 12" PINE
 - (1) 3" RED MAPLE
 - (1) 8" SWEETGUM
 - (3) 3" DOGWOOD
 - (5) 6" PINE
 - (2) 3" SWEETGUM

TREE DENSITY REQUIREMENT

2.012 AC TOTAL SITE, Leaa Approx.i 0.38 Ac. WITHIN BUFFER REQUIRES 16 UNITS/AC; 1.63 X 16 = 26.08 UNITS
26.08 UNITS REQUIRED AND WYLL BE PROVIDED AT TIME OF DEVELOPMENT
THIS PLAN IS SCHEUATIC AND WILL CHANGE AT TIME OF DEVELOPMENT

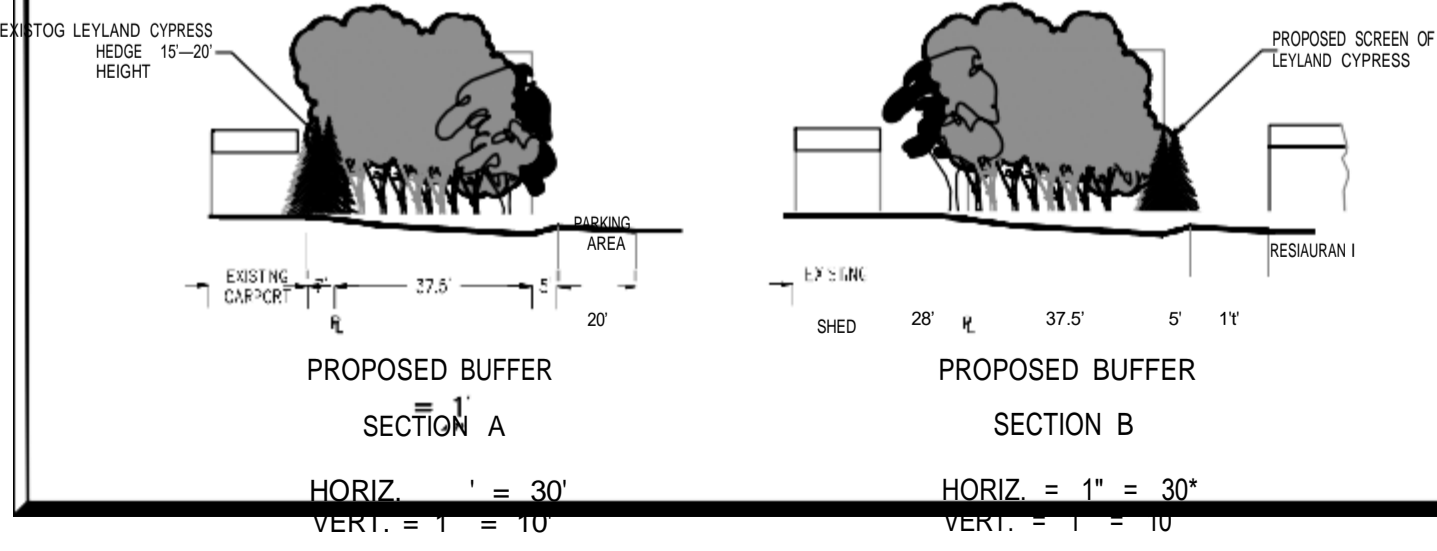
TREE DENSITY UNITS SHOWN
14 Landscape Strip Trees 6 2" col — .5 un - 7.0 un
5 Parking Lot Plantings 6 2" col — .5 un = 2.5 un
16.65 units estimated within Trees Save Area in front building setback
26.15 units total



- PLANT MATERIAL**
1. Planted with 1 tree pe 25 linear feet of landscape elm lmgh. Deciduous trees shll be 2 inche in diameter and Ewgreen trees shall be 6 feet in height at the time of planting; and,
 2. Planted with 1 shrub per 25 lines feet of ladscape strip length; with,
 3. The remaining area full be revegetated with grose sod, pees seed, grose hydroseed, poundcover plmtngs, or other landscape material or any
 4. 4 plant motaal stoff 6e notyie or suitable to flis region. Tlie total number of trees and shrubs required to comly with the ordinance cdl be rithin or adjacent to the landscape strip ee authorized by the director.



scale feet
PREPARED BY :
DEVLo uENT CONSULTANTS GROUP



PROPOSED BUFFER SECTION A
HORIZ. = 1" = 30'
VERT. = 1" = 10'

PROPOSED BUFFER SECTION B
HORIZ. = 1" = 30'
VERT. = 1" = 10'

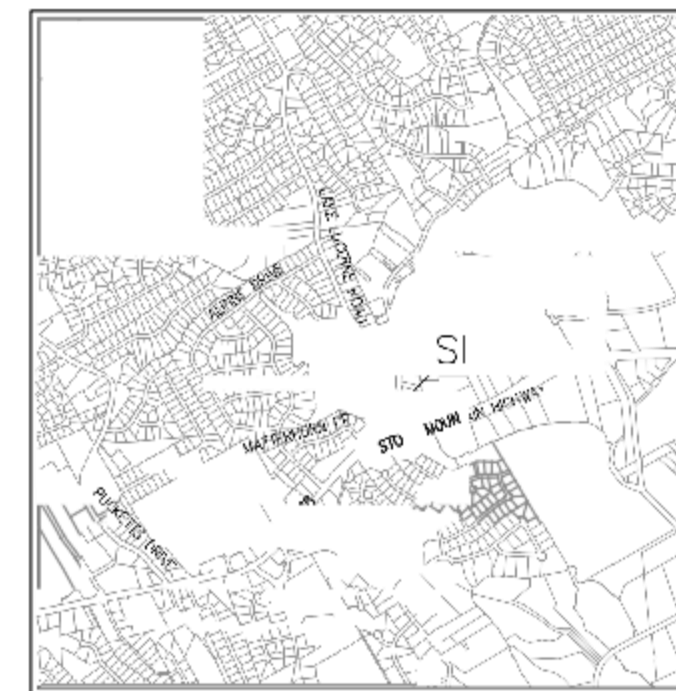
	BUFFER REDUCTION PLAN	
	For RESTAURANT SITE	
	DESIGNED: DY	1
	DRAWN: JG	OF
CHECKED: DY	1	
APPROVED: DY	LAND LOT(S) 6.3	ISSUE #
DATE: 4/22/03	6th LAND DISTRICT	1
SCALE: 1" = 30'	GWINNETT COUNTY, GA.	
JOB # 02037		

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Telephone: (770) 279-1710
Fax: (770) 921-9426

Approval is hereby granted, of this Grading Plan subject to all further provisions of the Development and other County existing Regulations.

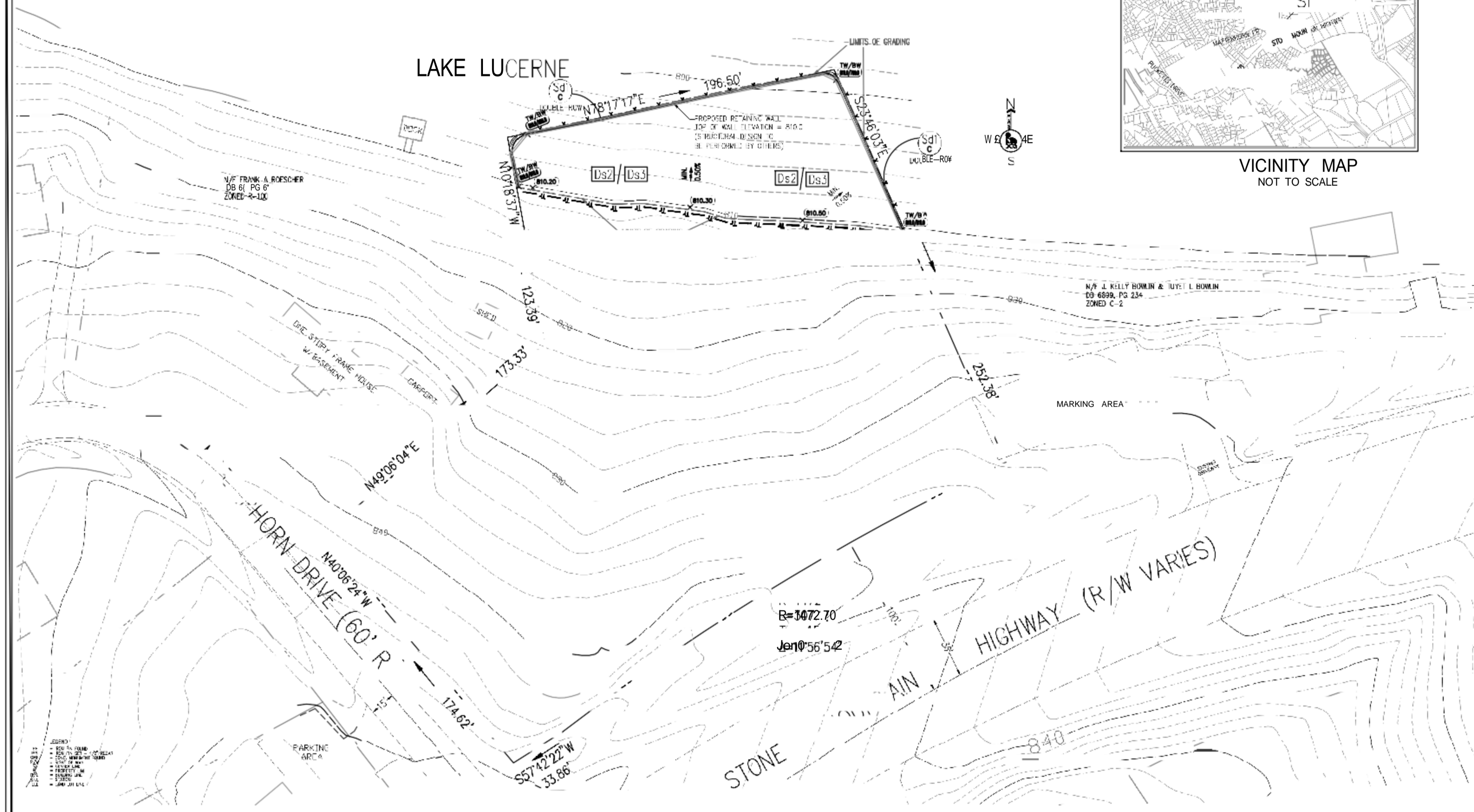
Director _____ Date _____



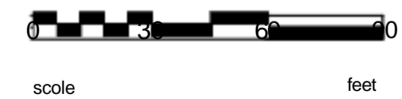
VICINITY MAP
NOT TO SCALE

NOTES:

1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. (770)822-7640



FOR GRADING ONLY



- LEGEND
- EXISTING
- PROPOSED
- ...

Developer/owner: Avolon Homes
2310 Highpoint Road
Snellville, Georgia 30078
(770) 978-6554
Contact: Jim Carver

PREPARED BY:
DEVZLORUENT CONSULTANTS GROUP
3305 Breckinridge Boulevard, Suite 102
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426

GRADING AND EROSION CONTROL PLAN			
For			
AVALON HOMES			
DESIGNED: TA	TOTAL AREA: 2.0 Acres	1	
DRAWN: MN	DISTURBED AREA: 0.3 Acres	01	
CHECKED: TA		2	
APPROVED: TA	LAND LOTS: 63		ISSUE #
DATE: 11/05/03			1
SCALE: 1" = 30'			6TH LAND DISTRICT
CONSULTING ENGINEER: [Signature]			GWINNETT COUNTY, GA.
PROJECT # 02037			

Demographic Summary Report

Lake Lucerne, Lilburn Development Site

4615 Stone Mountain Hwy, Lilburn, GA 30047

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	4,675	56,111	150,658
2021 Estimate	4,549	54,341	146,299
2010 Census	4,382	50,489	136,776
Growth 2021 - 2026	2.77%	3.26%	2.98%
Growth 2010 - 2021	3.81%	7.63%	6.96%
2021 Population by Hispanic Origin	345	5,003	12,936
2021 Population	4,549	54,341	146,299
White	2,392 52.58%	24,335 44.78%	60,212 41.16%
Black	1,569 34.49%	22,881 42.11%	68,281 46.67%
Am. Indian & Alaskan	13 0.29%	266 0.49%	568 0.39%
Asian	435 9.56%	5,172 9.52%	12,966 8.86%
Hawaiian & Pacific Island	1 0.02%	35 0.06%	94 0.06%
Other	140 3.08%	1,652 3.04%	4,178 2.86%
U.S. Armed Forces	2	28	130
Households			
2026 Projection	1,712	19,337	51,612
2021 Estimate	1,668	18,752	50,178
2010 Census	1,613	17,496	47,068
Growth 2021 - 2026	2.64%	3.12%	2.86%
Growth 2010 - 2021	3.41%	7.18%	6.61%
Owner Occupied	1,326 79.50%	15,512 82.72%	41,297 82.30%
Renter Occupied	342 20.50%	3,239 17.27%	8,882 17.70%
2021 Households by HH Income	1,667	18,754	50,178
Income: <\$25,000	178 10.68%	2,069 11.03%	5,390 10.74%
Income: \$25,000 - \$50,000	254 15.24%	3,082 16.43%	8,877 17.69%
Income: \$50,000 - \$75,000	293 17.58%	3,588 19.13%	10,125 20.18%
Income: \$75,000 - \$100,000	225 13.50%	2,857 15.23%	7,451 14.85%
Income: \$100,000 - \$125,000	198 11.88%	2,263 12.07%	5,805 11.57%
Income: \$125,000 - \$150,000	168 10.08%	1,549 8.26%	4,134 8.24%
Income: \$150,000 - \$200,000	158 9.48%	1,794 9.57%	4,450 8.87%
Income: \$200,000+	193 11.58%	1,552 8.28%	3,946 7.86%
2021 Avg Household Income	\$110,328	\$100,473	\$98,146
2021 Med Household Income	\$87,055	\$80,583	\$77,339

Consumer Spending Report

Lake Lucerne, Lilburn Development Site

4615 Stone Mountain Hwy, Lilburn, GA 30047

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -

2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$62,160	\$671,560	\$1,774,060
Total Apparel	\$3,120	\$35,216	\$93,551
Women's Apparel	1,244	13,843	36,744
Men's Apparel	649	7,162	18,854
Girl's Apparel	212	2,509	6,714
Boy's Apparel	155	1,843	4,915
Infant Apparel	132	1,570	4,238
Footwear	728	8,289	22,087
Total Entertainment & Hobbies	\$9,481	\$99,910	\$263,605
Entertainment	1,415	12,507	33,254
Audio & Visual Equipment/Service	2,008	22,286	59,473
Reading Materials	120	1,216	3,127
Pets, Toys, & Hobbies	1,435	15,159	39,424
Personal Items	4,504	48,742	128,326
Total Food and Alcohol	\$15,534	\$170,571	\$448,256
Food At Home	7,909	89,098	235,331
Food Away From Home	6,621	71,204	186,416
Alcoholic Beverages	1,003	10,268	26,509
Total Household	\$10,220	\$111,700	\$295,602
House Maintenance & Repair	2,394	27,649	73,534
Household Equip & Furnishings	3,828	41,565	109,870
Household Operations	2,809	30,287	80,265
Housing Costs	1,188	12,199	31,932

Consumer Spending Report

Lake Lucerne, Lilburn Development Site

4615 Stone Mountain Hwy, Lilburn, GA 30047

2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$16,895	\$181,100	\$483,288
Vehicle Purchases	8,948	94,734	254,299
Gasoline	4,125	46,048	122,998
Vehicle Expenses	351	3,686	9,465
Transportation	1,558	16,137	42,116
Automotive Repair & Maintenance	1,913	20,495	54,410
Total Health Care	\$2,879	\$30,919	\$80,166
Medical Services	1,590	17,063	44,215
Prescription Drugs	953	10,252	26,544
Medical Supplies	336	3,603	9,407
Total Education/Day Care	\$4,030	\$42,143	\$109,592
Education	2,653	28,001	72,867
Fees & Admissions	1,377	14,142	36,725