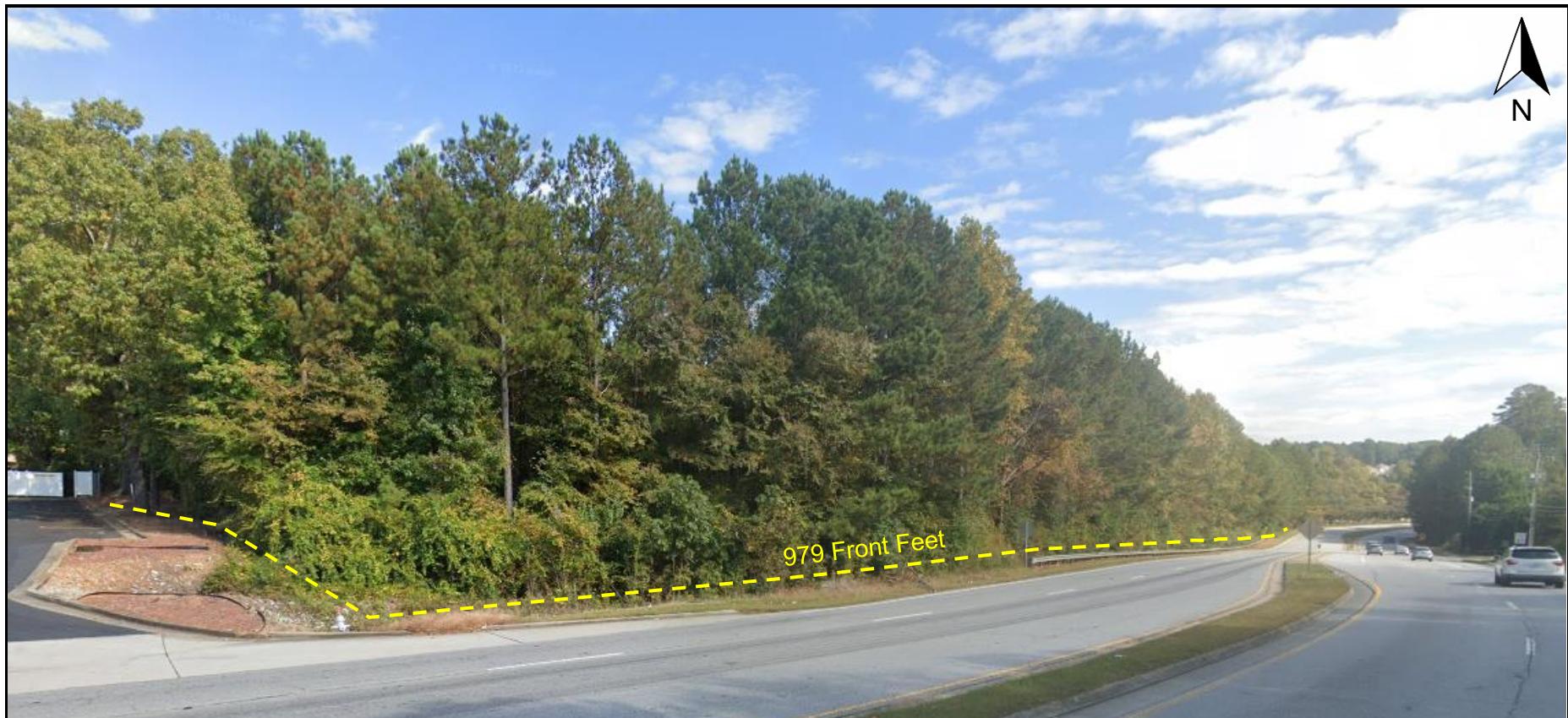


For Sale

7.191 ACRES

Parcel ID: R7038 001A - Gwinnett County, Georgia
2445 Old Norcross Road - Lawrenceville, Georgia

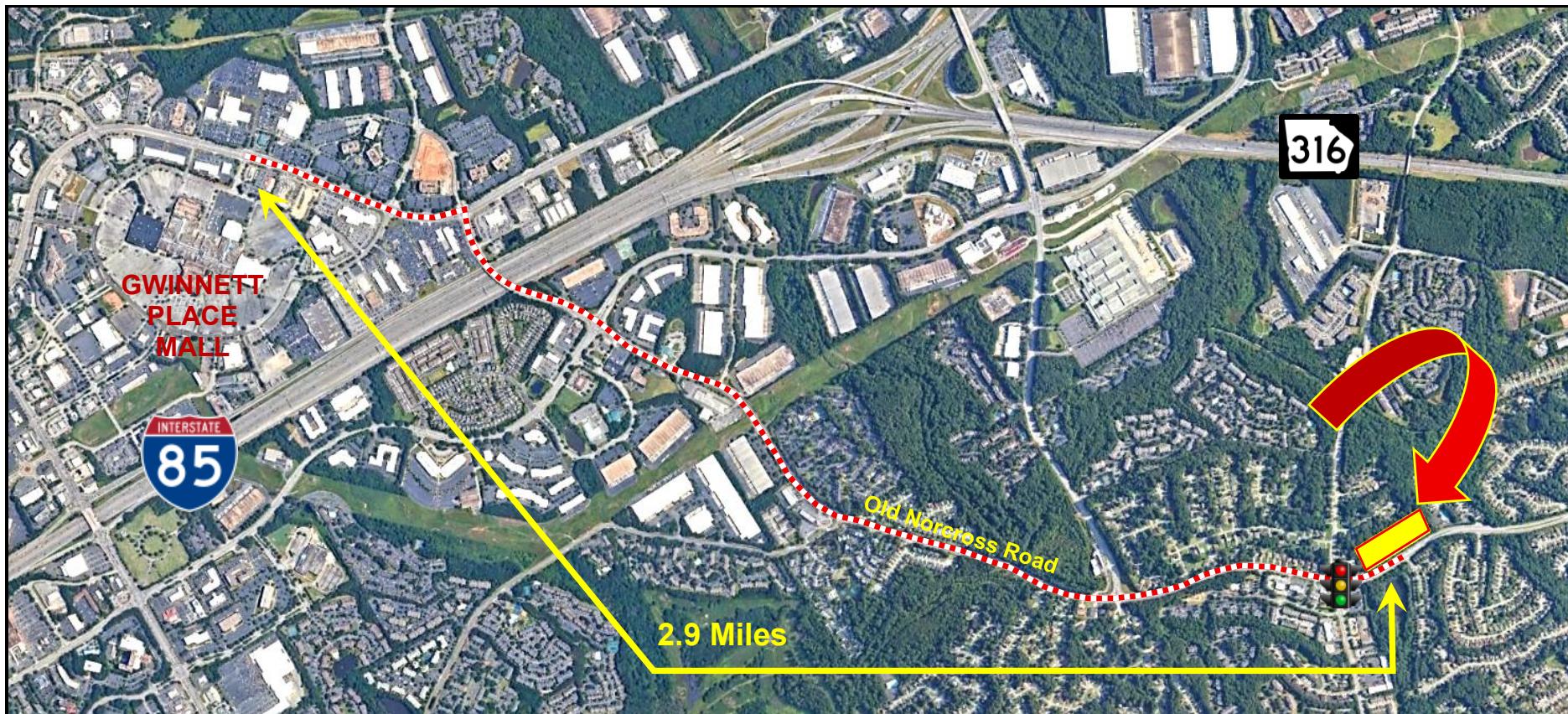


Brian Patton, CCIM
BPC Real Estate
COMMERCIAL AND LAND
(770) 634-4848



PROPERTY OVERVIEW

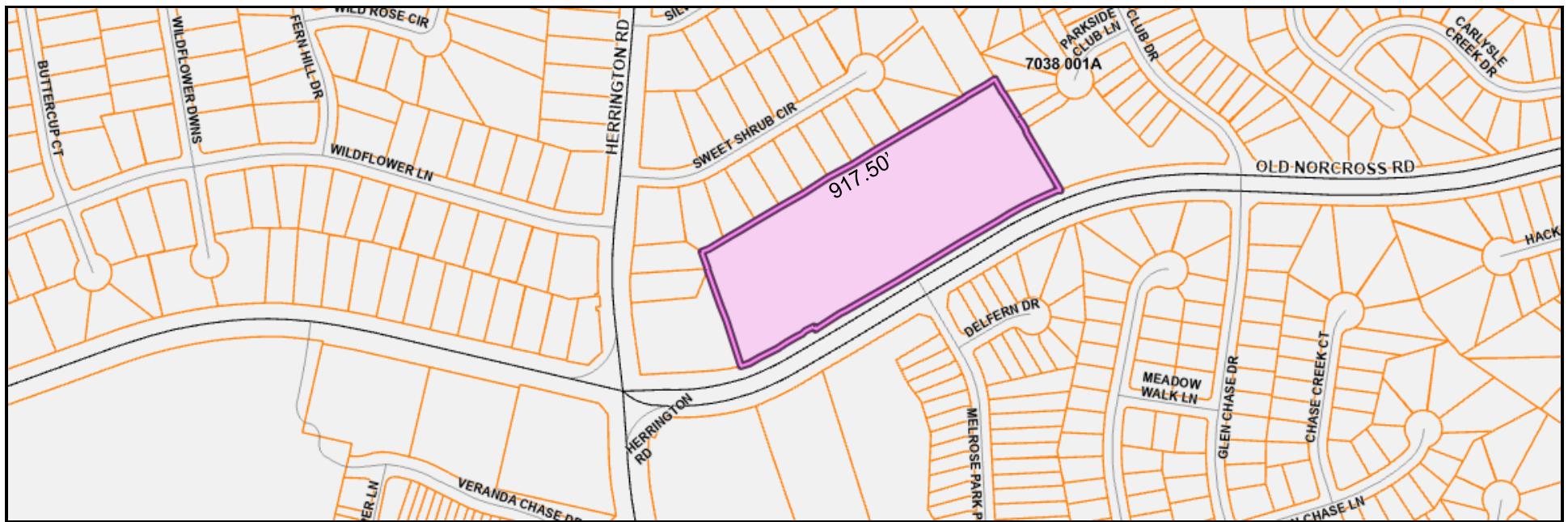
ADDRESS	2445 Old Norcross Road	LOCATION	Land Lots 37 and 38, 7 th District, Gwinnett County, Georgia. PARCEL ID: R7038 001A
OWNER	Southfund Partners II and Tattersmith Venture	ACCESS	2.9 Miles east of Gwinnett Place Mall via Satellite Blvd and Old Norcross Rd
LAND AREA	7.191 Acres	UTILITIES	Electricity – Water – Sewer (Gas not researched)
IMPROVEMENTS	None	PROPERTY TAXES	\$11,029.33 (2024)
ROAD FRONTAGE	979 Feet ±	ZONING	C4 Major Strip (Commercial Retail)
SHAPE	Rectangular	BEST USE	Retail and Commercial
AVERAGE WIDTH	940 Feet	FLOOD HAZARD	None Shown on FEMA Map
AVERAGE DEPTH	326 Feet	LAWRENCEVILLE	6.3 Miles Via Old Norcross Road



2.9 Miles from Gwinnett Place Mall to the Subject Property via Satellite Boulevard and Old Norcross Road

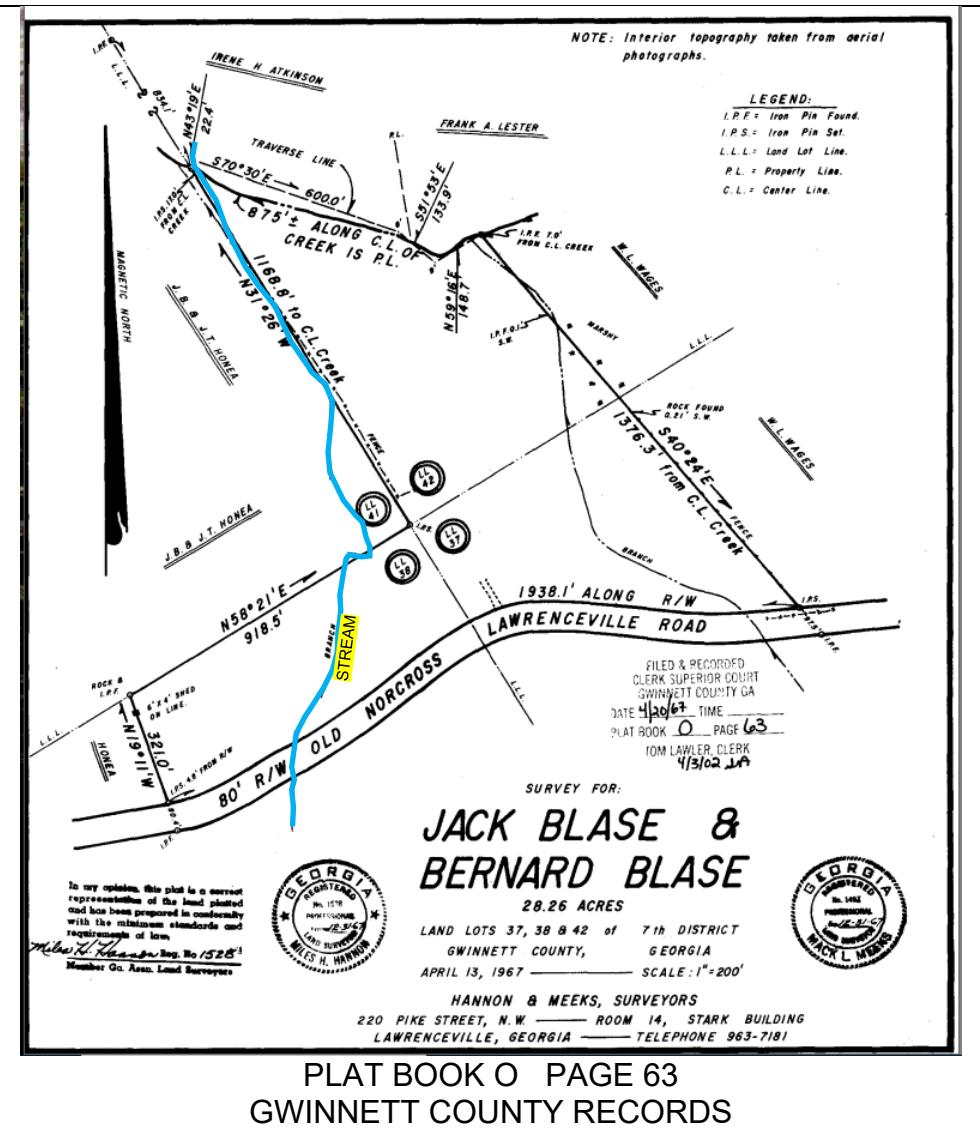
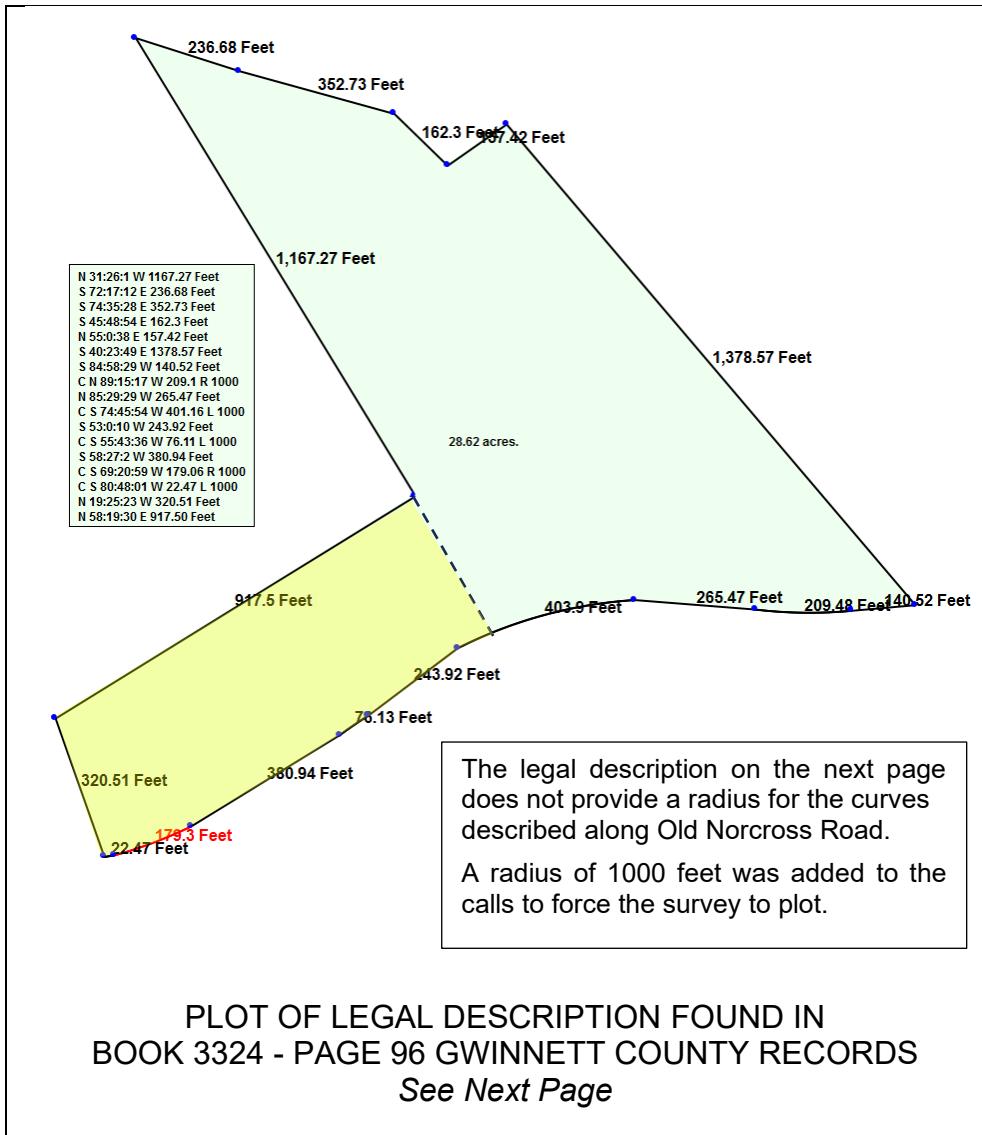
Brian Patton – BPC Real Estate – (770) 634-4848 – www.bpcrealestate.com – Email: bp@brianpattoncommercial.com

AERIAL PHOTOGRAPH AND GWINNETT COUNTY PARCEL PLAT



SURVEY AND PLOT OF LEGAL DESCRIPTION OF PROPERTY OWNED BY TATTERSALL DEVELOPMENT CORPORATION AND SOLD TO TATERSMITH VENTURE

A PARTNERSHIP COMPRISED OF SOUTHFUND PARTNERS II, TATTERSALL PROPERTIES, INC. & TATTERSALL DEVELOPMENT CORPORATION
Deed Book 3324 Page 93



The survey plot and the survey above do not account for the widening of Old Norcross Road from 80 feet to 100 feet in 1993.

LEGAL DESCRIPTION

500A 3324 PAGE 96

Exhibit "A"

Tract III- Alford Tract

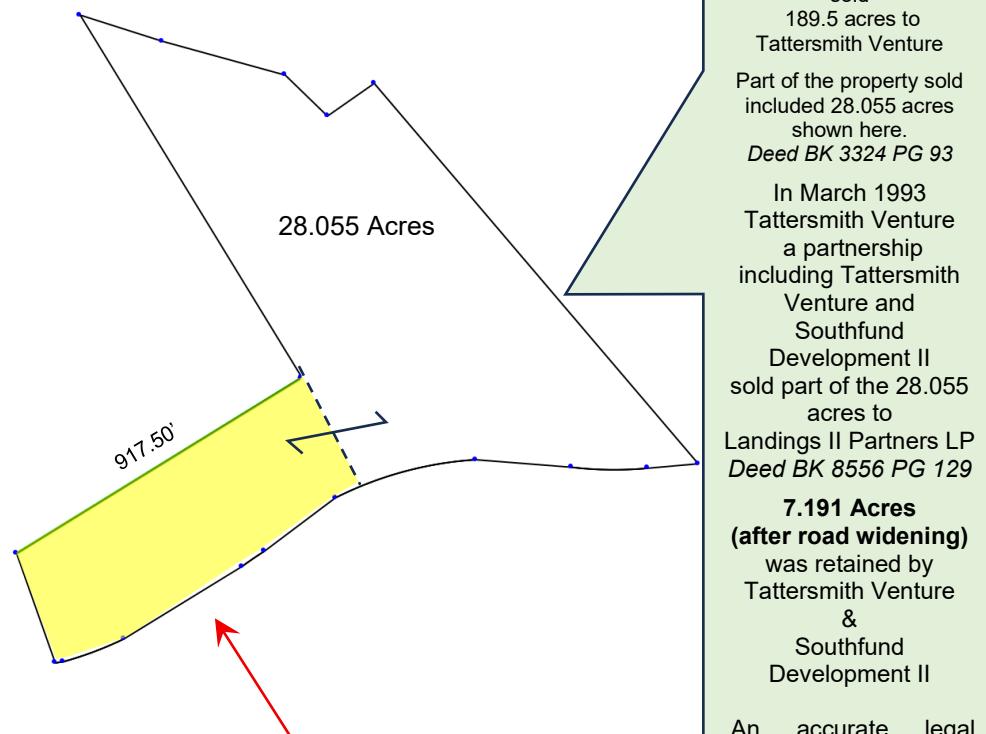
ALL THAT TRACT and parcel of land lying and being in Land Lots 37, 38 and 42, of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of Land Lots 41, 42, 38 and 37, of the 7th District of Gwinnett County, Georgia and running thence North 31 degrees 26 minutes 01 seconds West along the West land lot line of Land Lot 42, a distance of 1,167.27 feet to the center line of a creek; running thence in a southeasterly direction along and following the meanderings of the center line of Lee Daniel Creek 880 feet to an iron pin set;

being described as following the traverse lines running South 72 degrees 17 minutes 12 seconds East, a distance of 238.68 feet; running thence South 74 degrees 35 minutes 28 seconds East, a distance of 352.73 feet; running thence South 45 degrees 48 minutes 54 seconds East, a distance of 162.30 feet; running thence North 55 degrees 00 minutes 38 seconds East, a distance of 157.42 feet to an iron pin set;

running thence South 40 degrees 23 minutes 49 seconds East, a distance of 1,378.97 feet to the iron pin found on the Northerly right-of-way of Old Norcross Road (an 80-foot right- of-way); running thence South 84 degrees 58 minutes 29 seconds West, a distance of 140.52 feet to a point on the Northerly right-of-way of Old Norcross Road; running thence in a Northwest-erly direction an arc distance of 209.46 feet, said arc being subtended by a chord having a bearing of North 89 degrees 15 minutes 17 seconds West, and a chord distance of 209.10 feet to a point on the Northerly right-of-way of Old Norcross Road; running thence North 83 degrees 29 minutes 03 seconds West, a distance of 265.47 feet to a point on the Northerly right-of-way of Old Norcross Road; running thence in a Northwesterly and South- westerly direction following the Northerly right-of-way of Old Norcross Road an arc distance of 410.97 feet, which arc is subtended by a chord having a bearing of South 74 degrees 45 minutes 54 seconds West, and a chord distance of 401.16 feet to a point set on the Northerly right-of-way of Old Norcross Road; running thence South 53 degrees 00 minutes 10 seconds West, a distance of 243.92 feet to a point set on the Northerly right-of-way of Old Norcross Road; running thence in a Southwesterly direction, an arc distance of 76.14 feet, which arc is subtended by a chord having a bearing of South 55 degrees 43 minutes 36 seconds West, a chord distance of 76.11 feet to a point set on the Northerly right-of-way of Old Norcross Road; running thence South 58 degrees 27 minutes 02 seconds West, a distance of 380.95 feet to a point set on the Northerly right-of-way of Old

Norcross Road; running thence in a Southwesterly direction along the Northerly right-of-way of Old Norcross Road an arc distance of 180.14 feet, which arc is subtended by a chord having a bearing of South 69 degrees 20 minutes 59 seconds West, and a chord distance of 179.06 feet to a point on the Northerly right-of-way of Old Norcross Road; running thence in a South- westerly direction an arc distance of 22.47 feet, which arc is subtended by a chord having a bearing of South 80 degrees 48 minutes 01 seconds West, a chord distance of 22.47 feet to an iron pin set on the Northerly right-of-way of Old Norcross Road; running thence North 19 degrees 25 minutes 23 seconds West, a distance of 320.51 feet to an iron pin found; running thence North 58 degrees 19 minutes 30 seconds East, a distance of 917.50 feet to an iron pin found and the POINT OF BEGINNING; said property being shown as Tract Two, 28.055 acres on that certain boundary survey prepared for Tattersall Properties, Inc., as prepared by Precision Planning, Inc. dated January 28, 1985.



In January 1986 Tattersall Development Corporation sold 189.5 acres to Tattersmith Venture

Part of the property sold included 28.055 acres shown here.
Deed BK 3324 PG 93

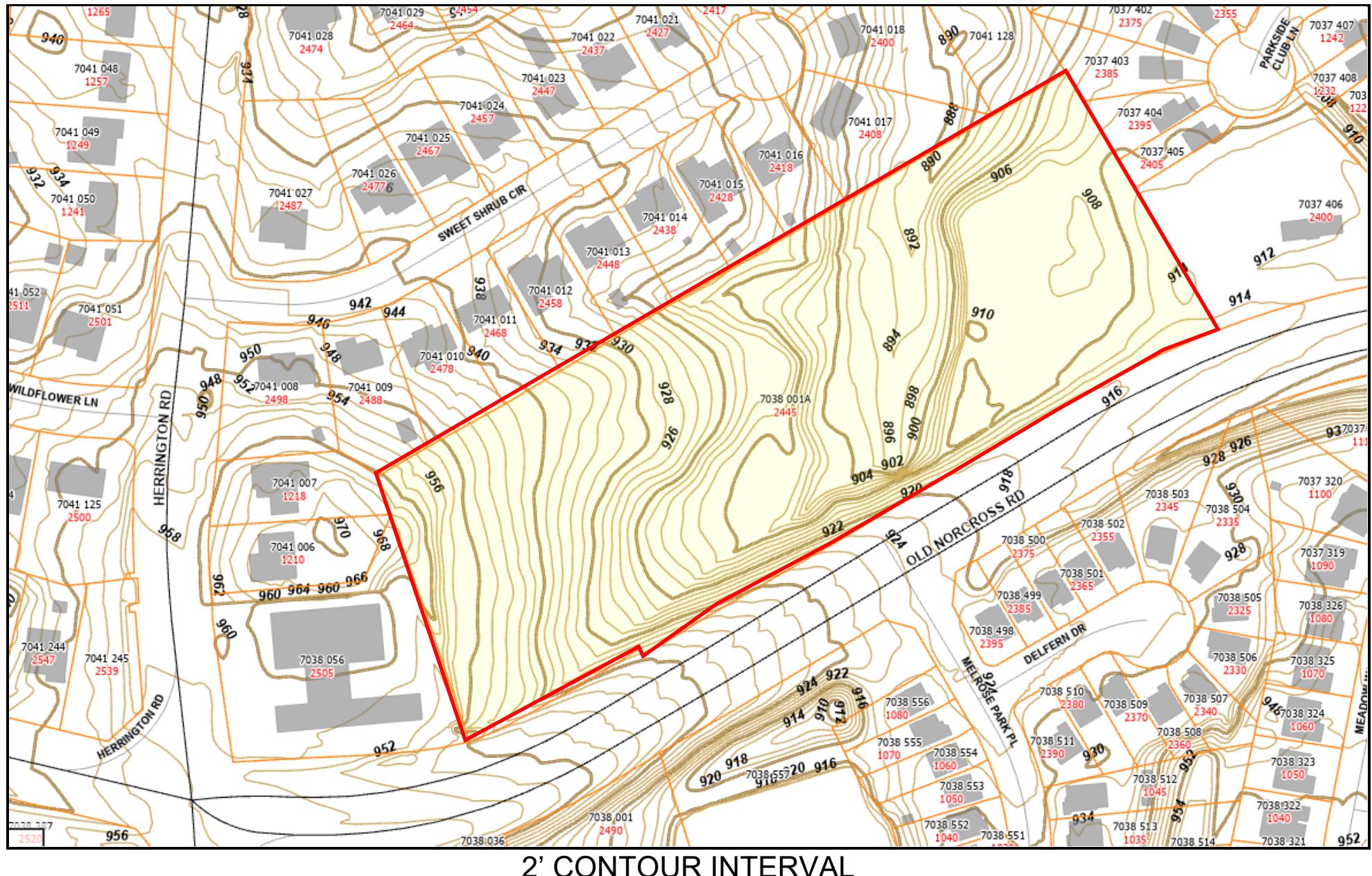
In March 1993 Tattersmith Venture a partnership including Tattersmith Venture and Southfund

Development II sold part of the 28.055 acres to Landings II Partners LP
Deed BK 8556 PG 129

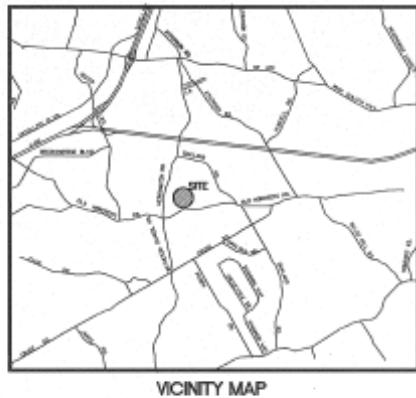
7.191 Acres
(after road widening)
was retained by
Tattersmith Venture
&
Southfund
Development II

An accurate legal description of the 7.191 acres was not recorded.

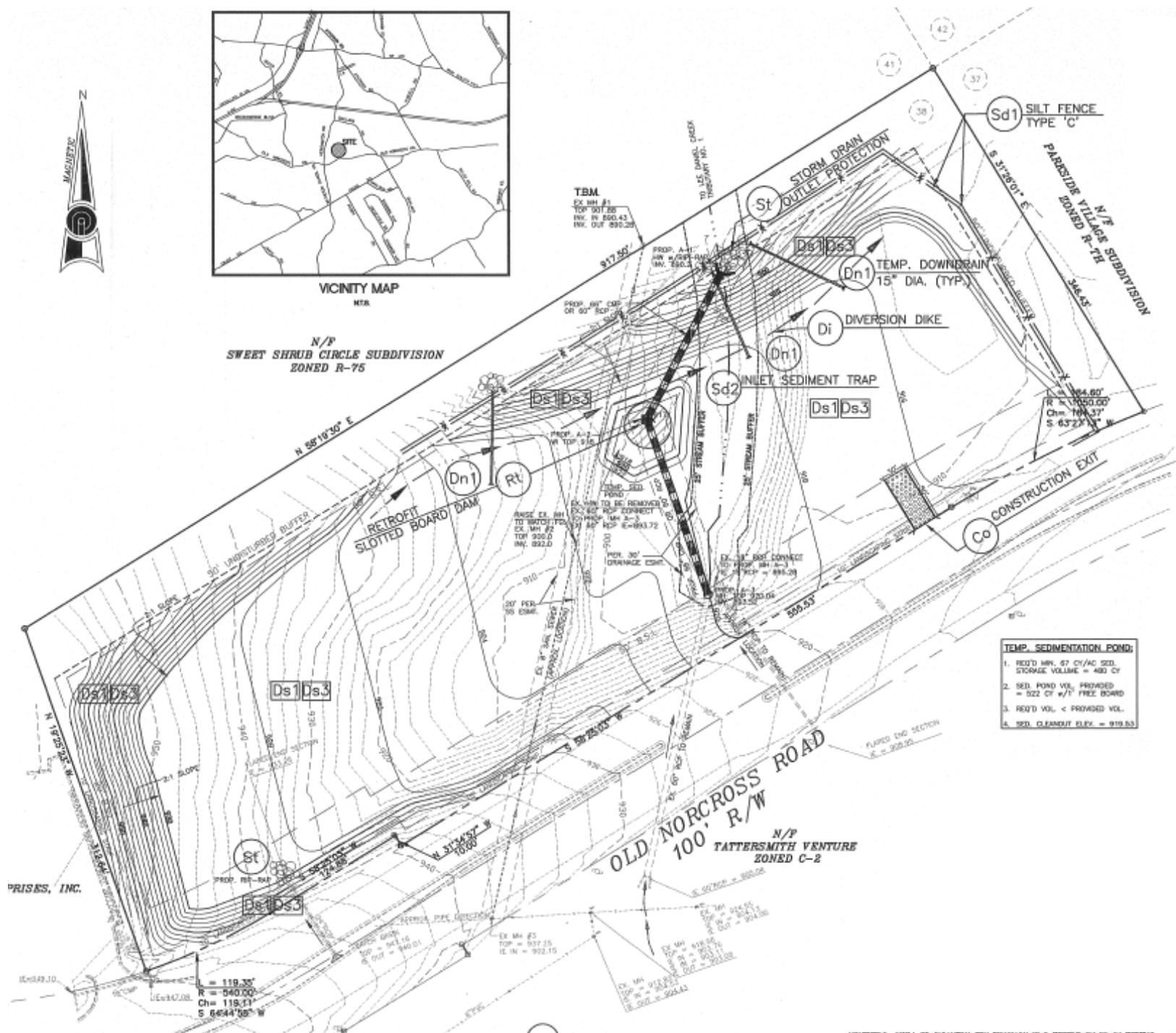
TOPOGRAPHY



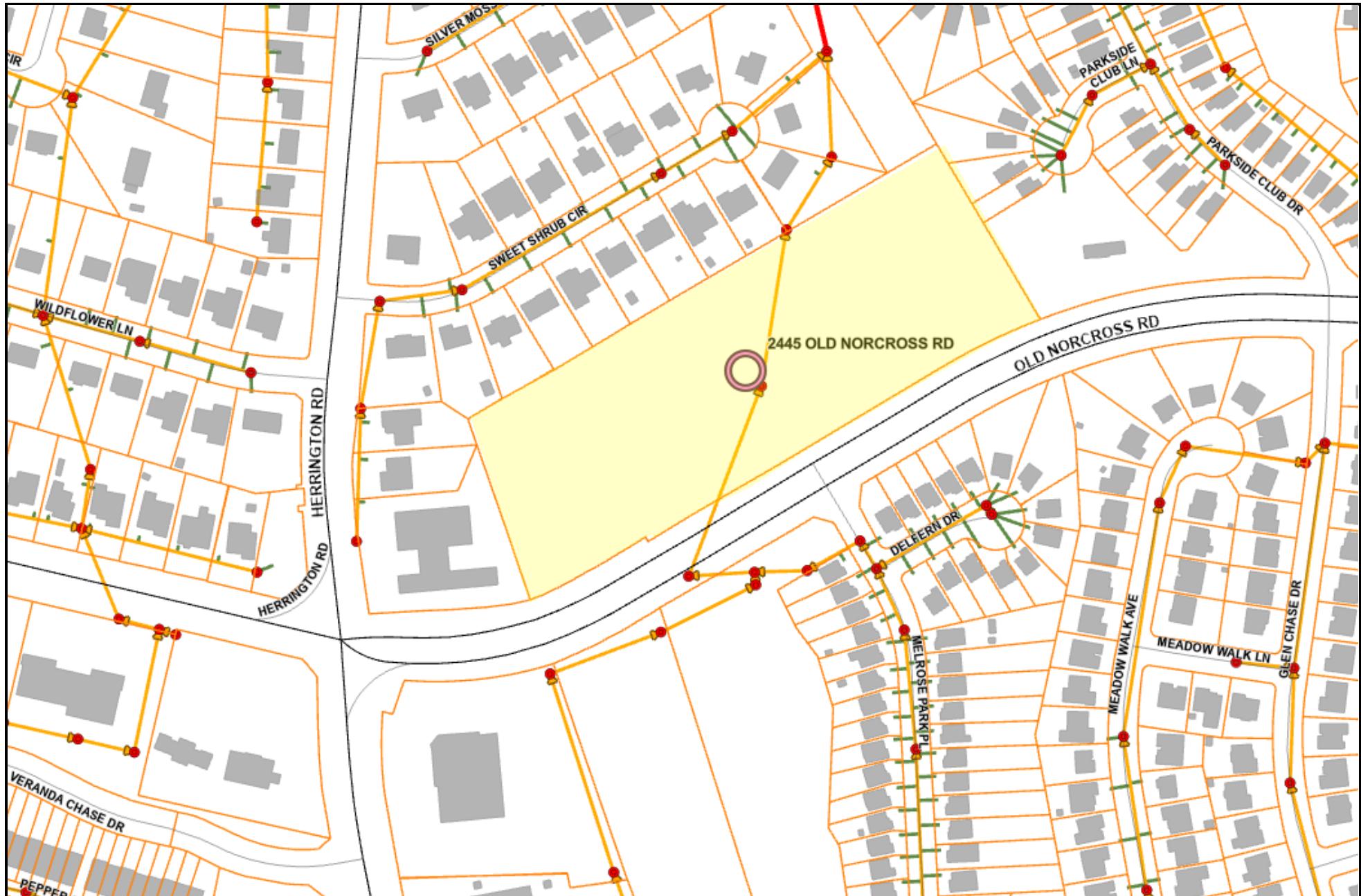
PROPOSED DEVELOPMENT PLAN



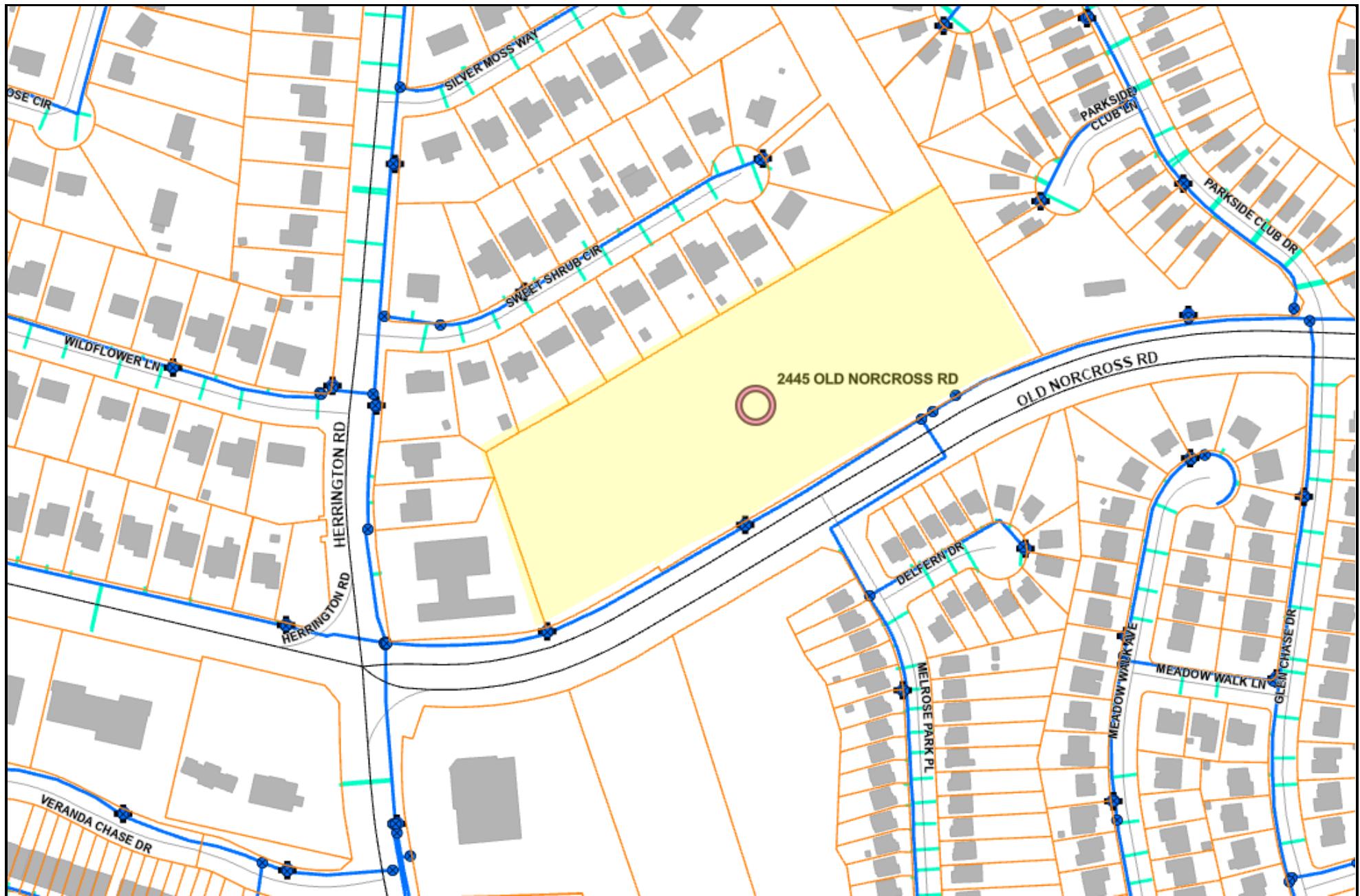
N/P
SWEET SHRUB CIRCLE SUBDIVISION
ZONED R-75



AREA SEWER SERVICE



AREA WATER SERVICE



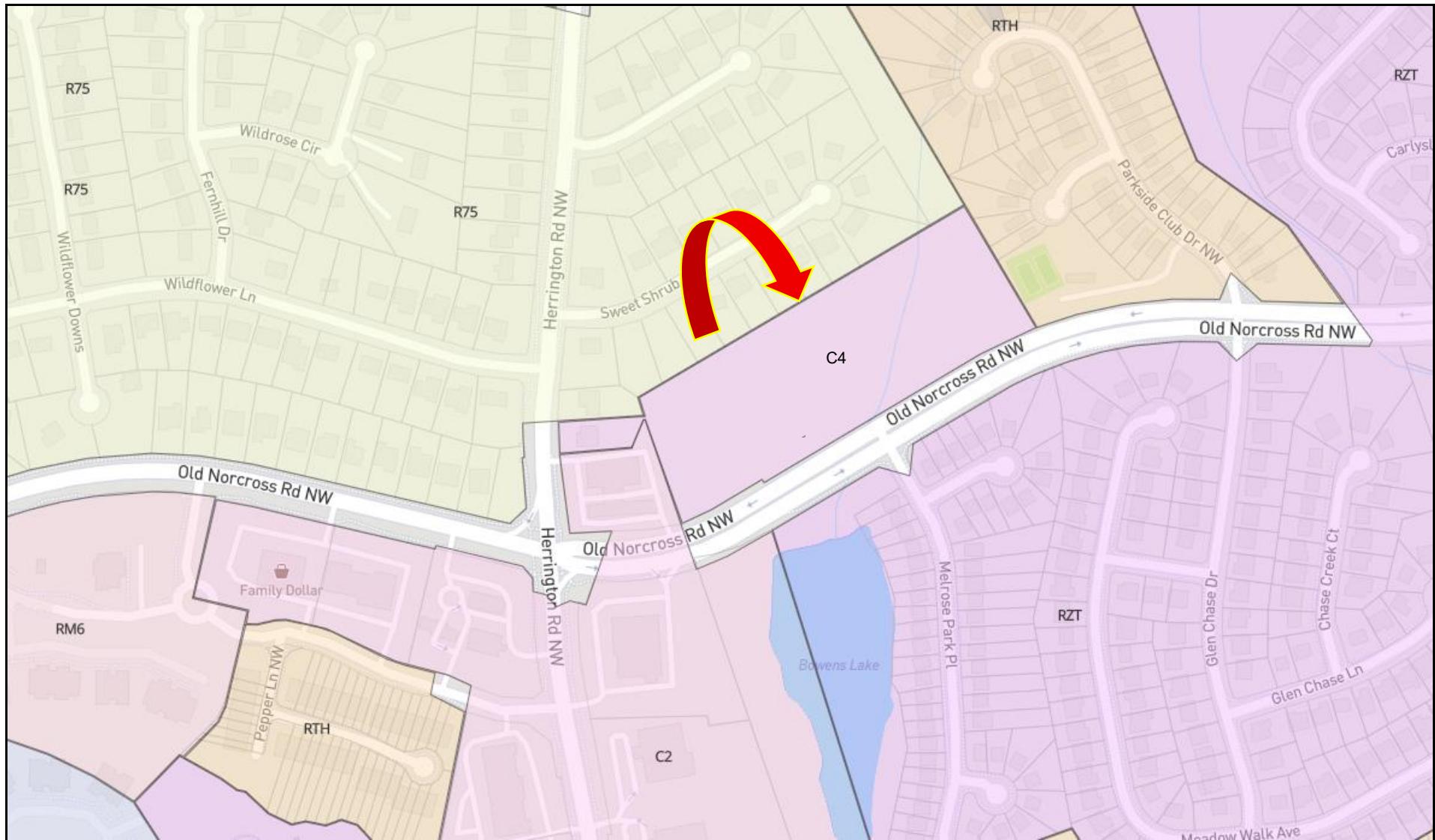
COMMERCIAL PROPERTY NEAR SITE



CITGO GAS AND CONVENIENCE STORE

WALGREENS DRUGSTORE

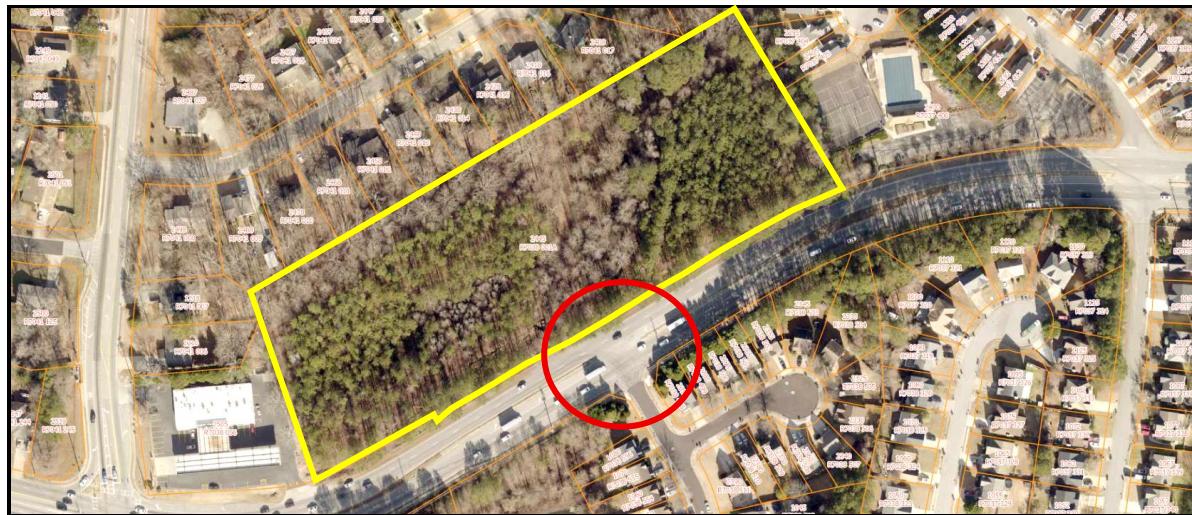
ZONING MAP UNINCORPORATED GWINNETT COUNTY



C4 MAJOR STRIP

In Gwinnett County, Georgia, a "C4" zoning designation on Old Norcross Road likely indicates a General Commercial zoning district. This type of zoning typically allows for a wide range of retail, service, and other commercial uses, often with a focus on businesses that require good road access and visibility.

POSSIBLE FUTURE VEHICLE ACCESS



PROPERTY TAXES

2024

Tax Values

Description	Market Value	Assessed Value
Land	\$782,000.00	\$312,800.00
Improvement	\$0.00	\$0.00
Total	\$782,000.00	\$312,800.00

County Unincorporated Taxes					
Authority	Assessed Value	Exemption	Taxable	Net Rate	Net Tax
County General Fund	\$312,800.00	\$0.00	\$312,800.00	\$0.01	\$2,173.96
Fire & EMS	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$1,000.96
Police	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$907.12
Recreation	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$312.80
Development/Code Enforcement	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$112.61
Economic Development	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$93.84
School Taxes					
Authority	Assessed Value	Exemption	Taxable	Net Rate	Net Tax
School	\$312,800.00	\$0.00	\$312,800.00	\$0.02	\$5,974.48
School Bond	\$312,800.00	\$0.00	\$312,800.00	\$0.00	\$453.56
Total					\$11,029.33