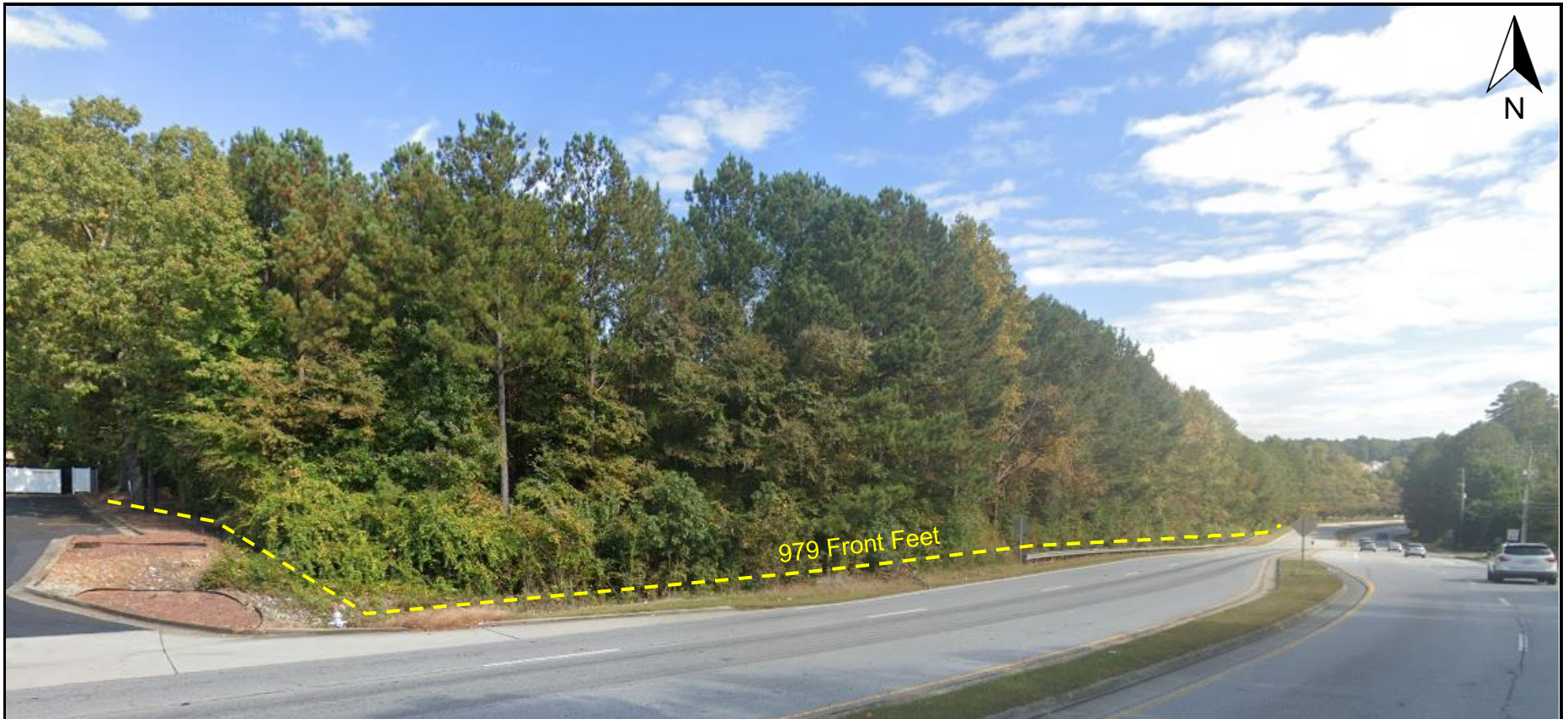


For Sale

7.191 ACRES

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

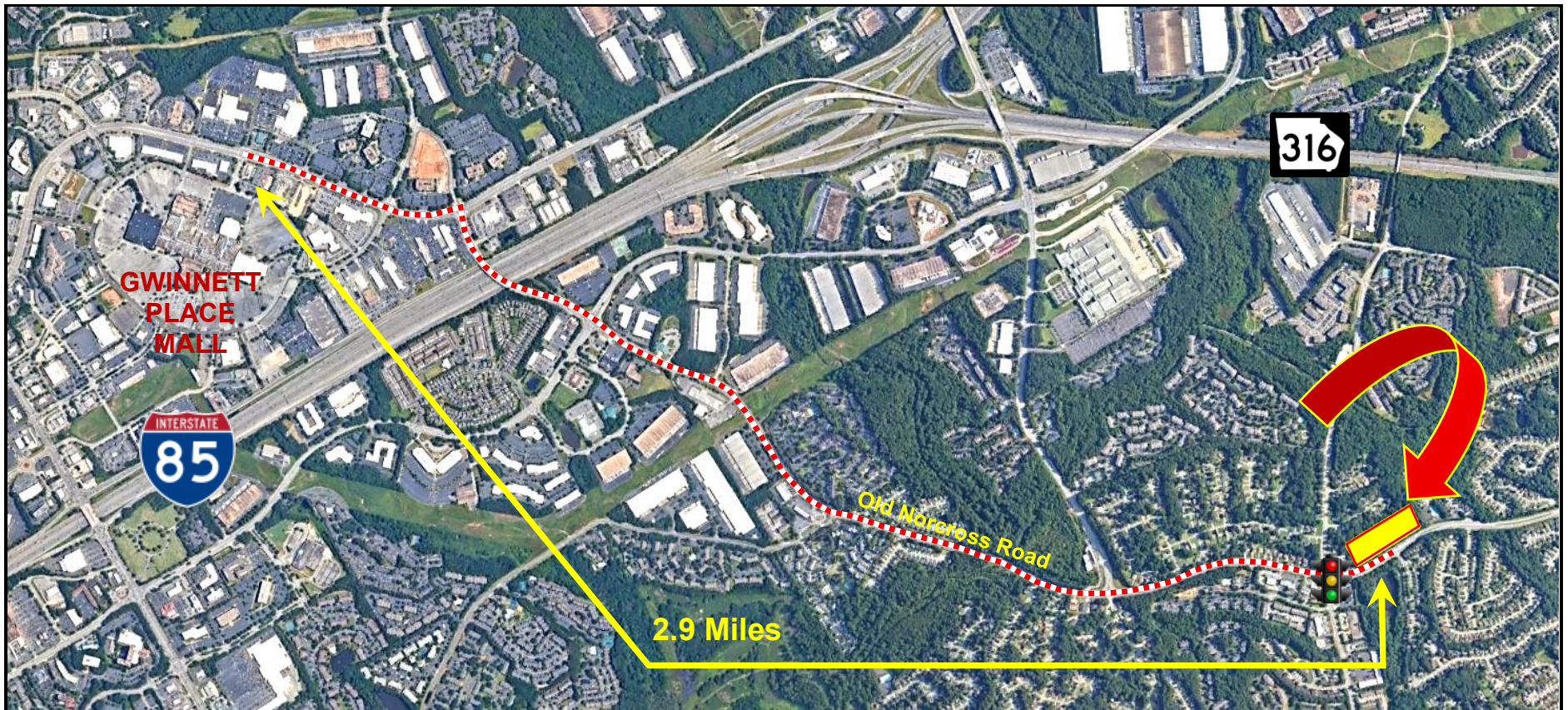


Brian Patton, CCIM
BPC Real Estate
COMMERCIAL AND LAND
(770) 634-4848



PROPERTY OVERVIEW

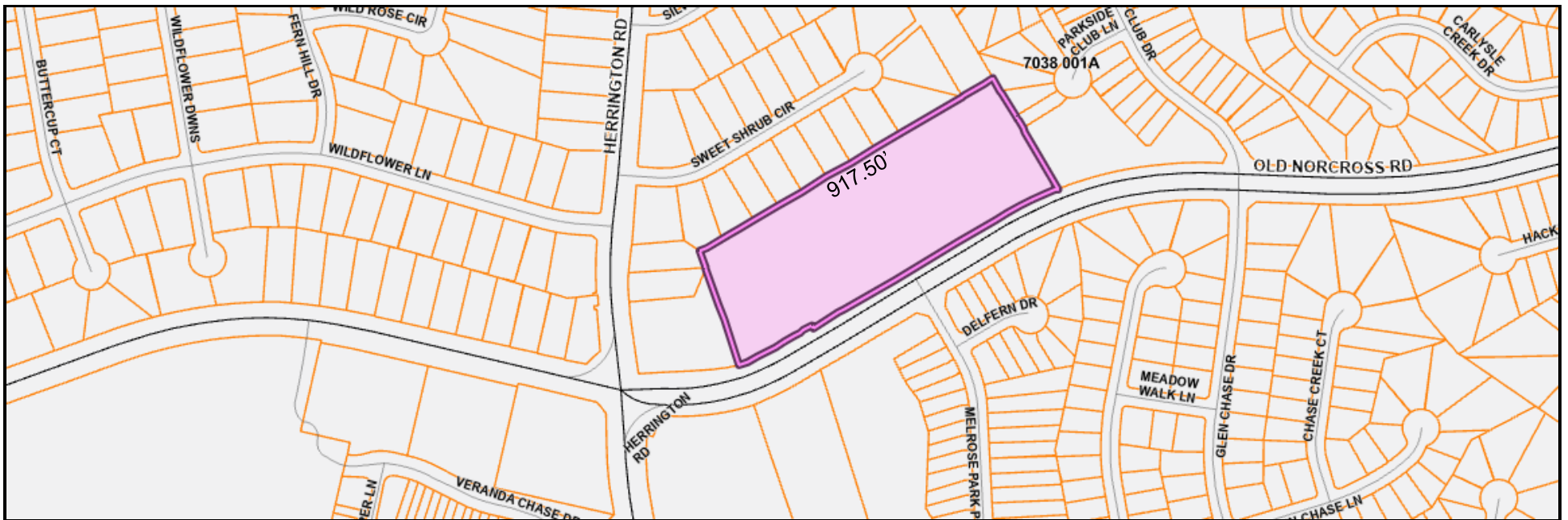
ADDRESS	2445 Old Norcross Road	LOCATION	Land Lots 37 and 38, 7 th District, Gwinnett County, Georgia. PARCEL ID: R7038 001A
OWNER	Southfund Partners II and Tattersmith Venture	ACCESS	2.9 Miles east of Gwinnett Place Mall via Satellite Blvd and Old Norcross Rd
LAND AREA	7.191 Acres	UTILITIES	Electricity – 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

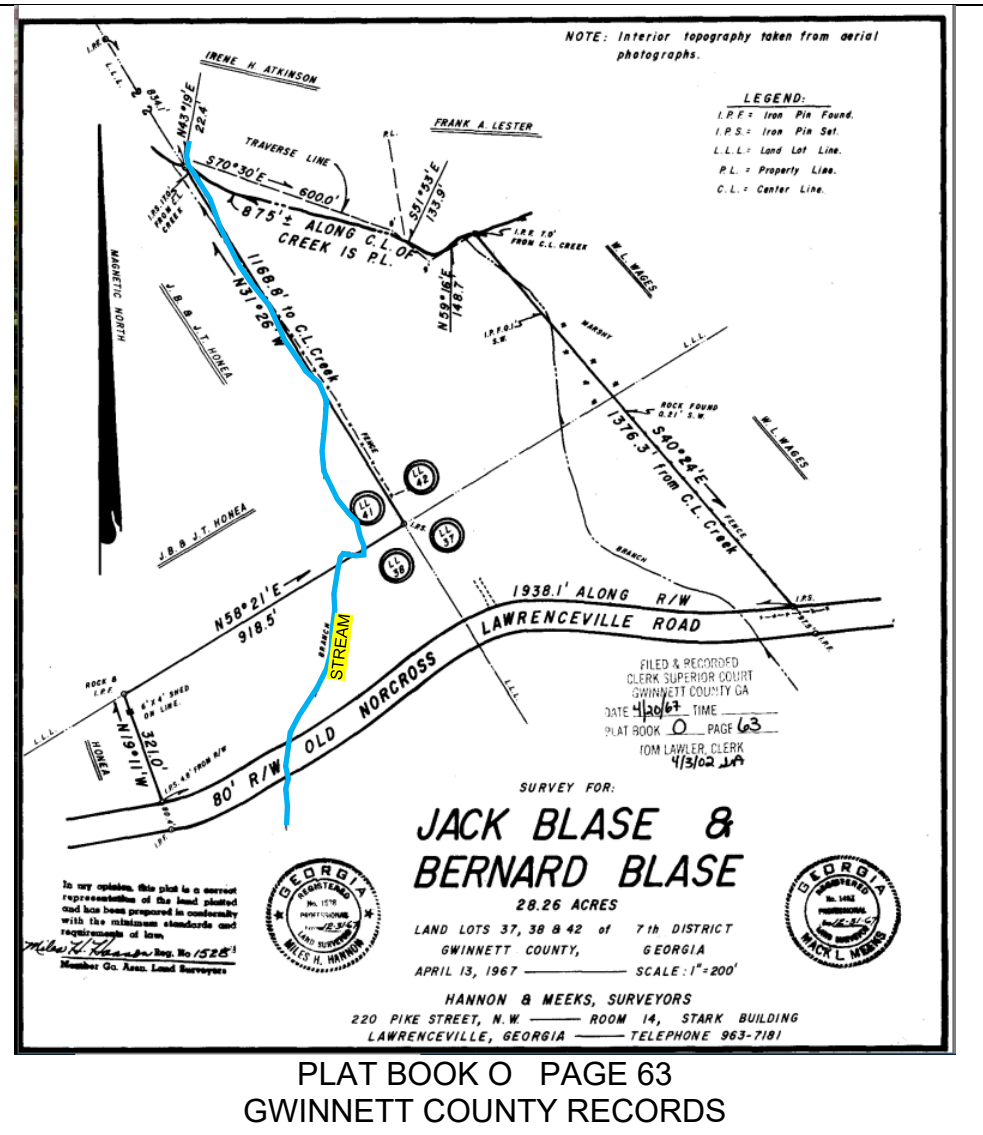
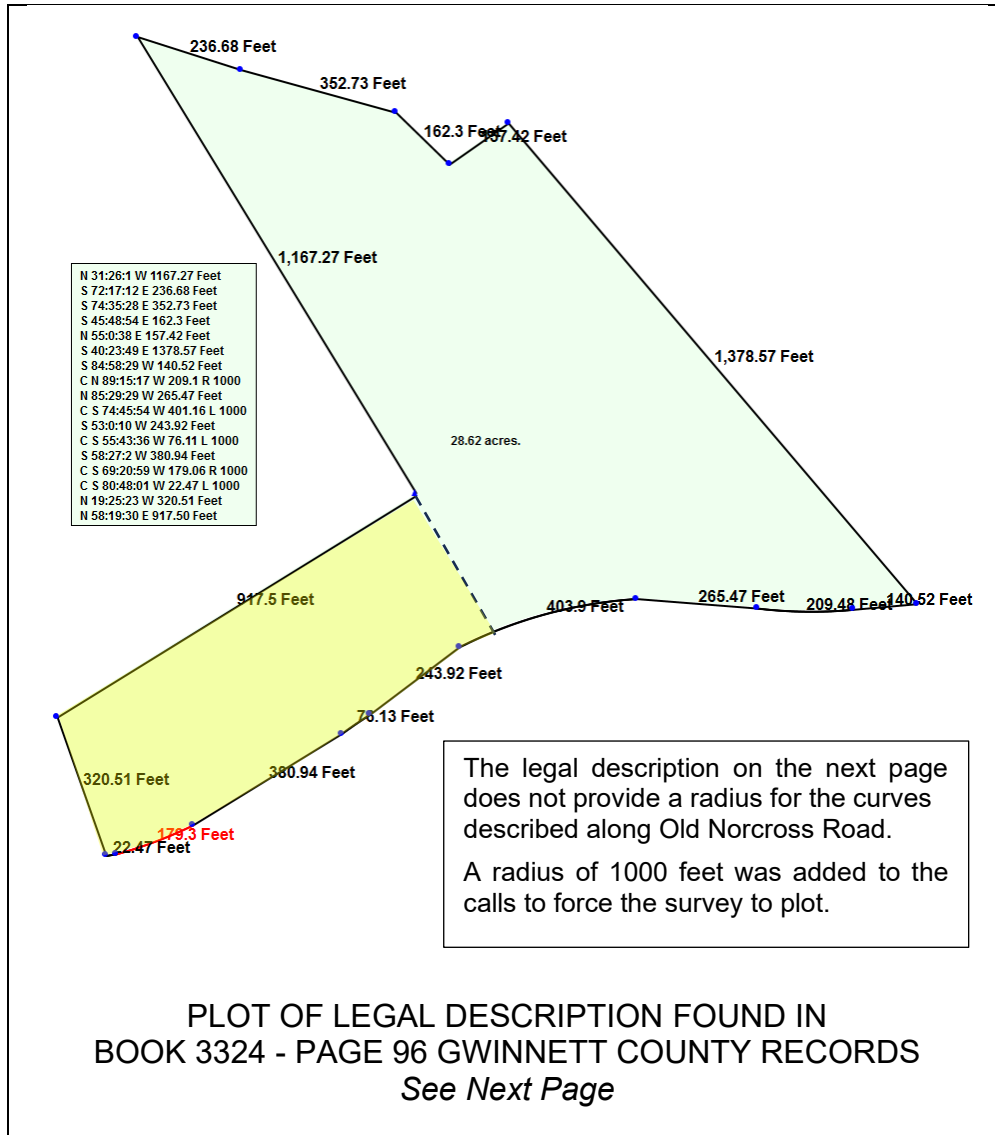
Brian Patton – BPC Real Estate – (770) 634-4848 – www.bpcrealestate.com – Email: bp@brianpattoncommercial.com

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

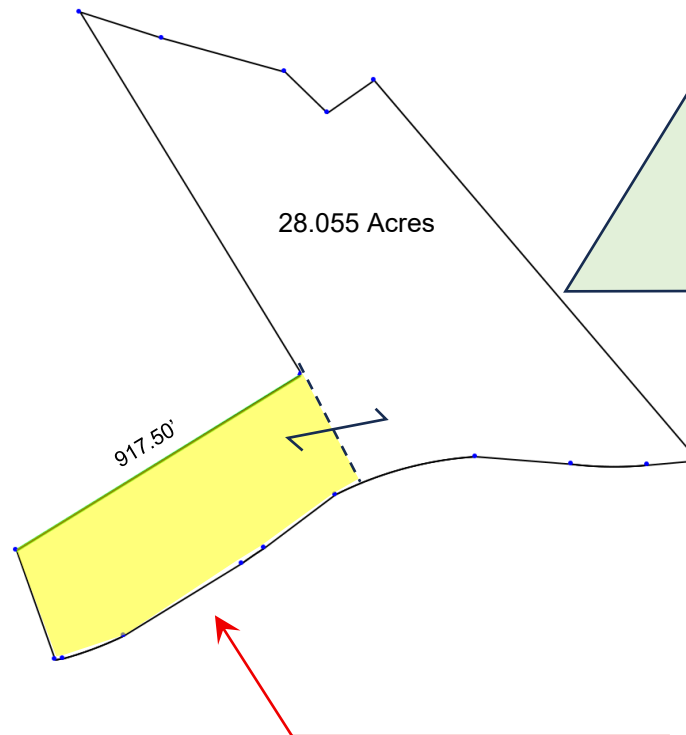
ALL THAT TRACT and parcel of land lying and being in Land Lots 37, 38 and 42, of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

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 Northwest-erly 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 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

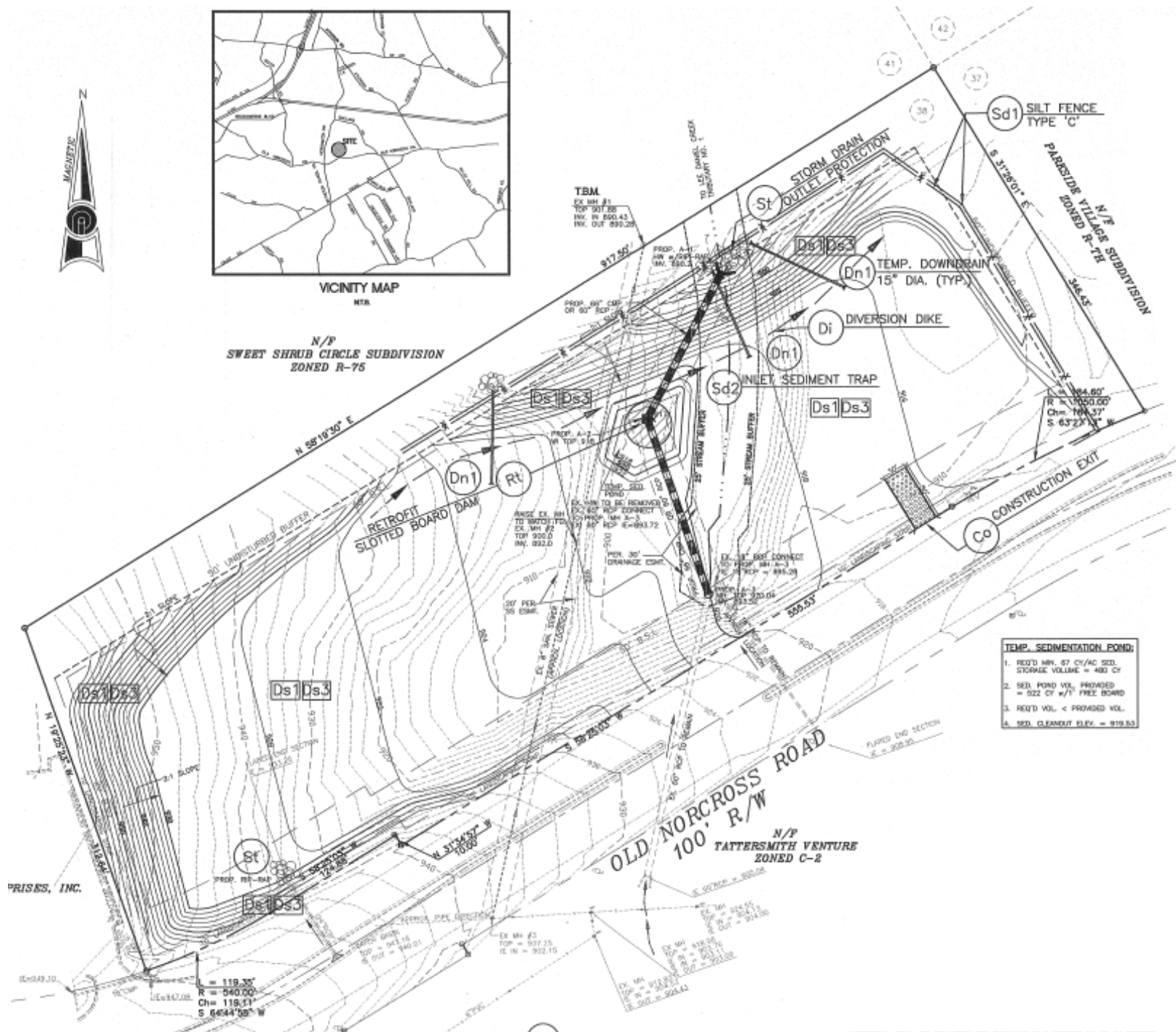
7.191 Acres (after road widening) was retained by Tattersmith Venture & Southfund Development II

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

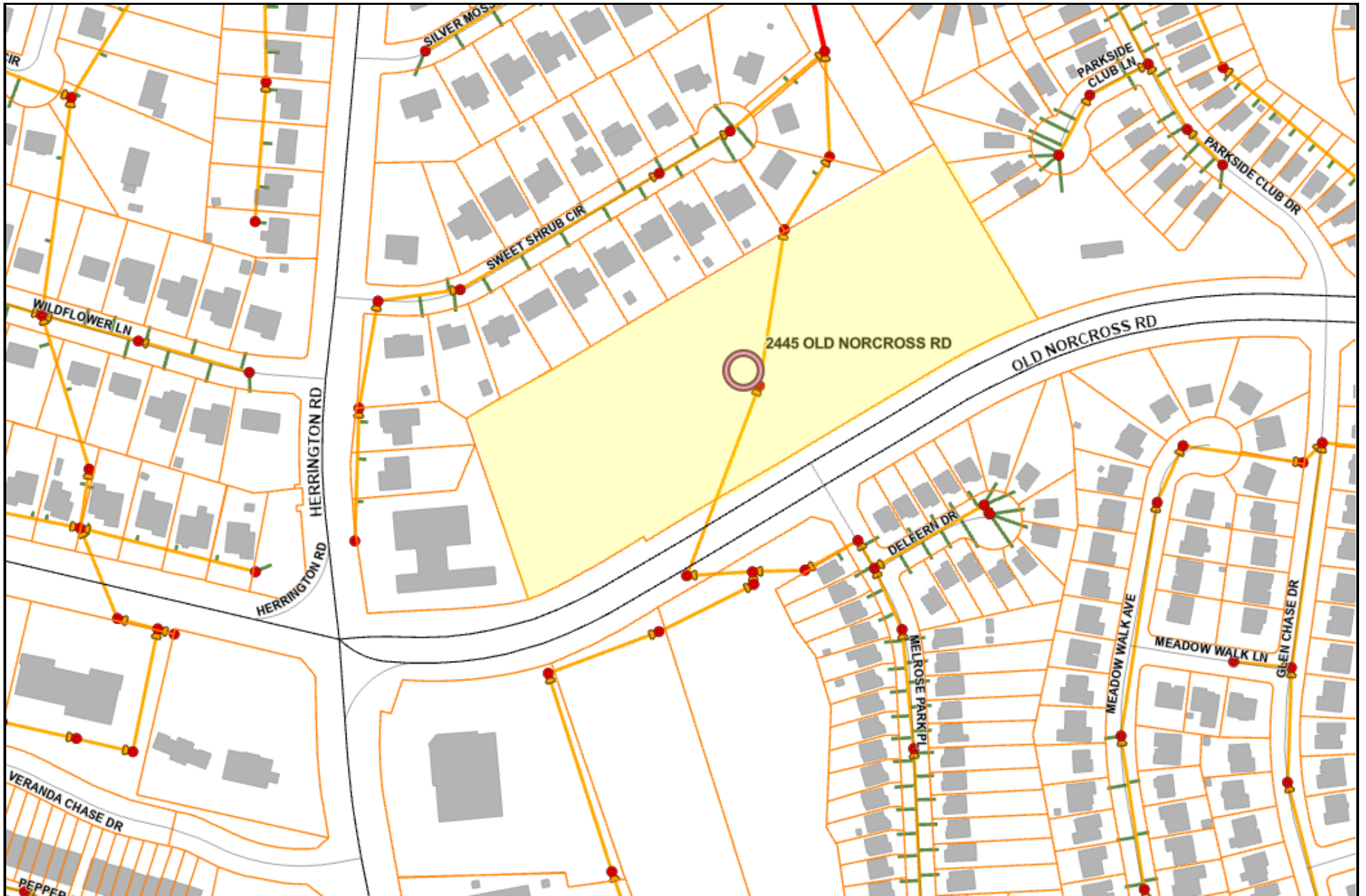
This topographic map displays a residential area with a prominent red boundary line. The map features contour lines indicating elevation, with values ranging from 906 to 958. A red line outlines a large, irregularly shaped area, likely a proposed development or a specific property. The map includes labels for roads such as Sweet Shrub Cir, Wildflower Ln, Herrington Rd, Old Norcross Rd, Delfern Dr, and Melrose Park Pl. Numerous lot numbers are scattered throughout the map, with some highlighted in red, including 7041 028, 7041 029, 7041 022, 7041 023, 7041 024, 7041 025, 7041 026, 7041 027, 7041 028, 7041 029, 7041 030, 7041 031, 7041 032, 7041 033, 7041 034, 7041 035, 7041 036, 7041 037, 7041 038, 7041 039, 7041 040, 7041 041, 7041 042, 7041 043, 7041 044, 7041 045, 7041 046, 7041 047, 7041 048, 7041 049, 7041 050, 7041 051, 7041 052, 7041 053, 7041 054, 7041 055, 7041 056, 7041 057, 7041 058, 7041 059, 7041 060, 7041 061, 7041 062, 7041 063, 7041 064, 7041 065, 7041 066, 7041 067, 7041 068, 7041 069, 7041 070, 7041 071, 7041 072, 7041 073, 7041 074, 7041 075, 7041 076, 7041 077, 7041 078, 7041 079, 7041 080, 7041 081, 7041 082, 7041 083, 7041 084, 7041 085, 7041 086, 7041 087, 7041 088, 7041 089, 7041 090, 7041 091, 7041 092, 7041 093, 7041 094, 7041 095, 7041 096, 7041 097, 7041 098, 7041 099, 7041 100, 7041 101, 7041 102, 7041 103, 7041 104, 7041 105, 7041 106, 7041 107, 7041 108, 7041 109, 7041 110, 7041 111, 7041 112, 7041 113, 7041 114, 7041 115, 7041 116, 7041 117, 7041 118, 7041 119, 7041 120, 7041 121, 7041 122, 7041 123, 7041 124, 7041 125, 7041 126, 7041 127, 7041 128, 7041 129, 7041 130, 7041 131, 7041 132, 7041 133, 7041 134, 7041 135, 7041 136, 7041 137, 7041 138, 7041 139, 7041 140, 7041 141, 7041 142, 7041 143, 7041 144, 7041 145, 7041 146, 7041 147, 7041 148, 7041 149, 7041 150, 7041 151, 7041 152, 7041 153, 7041 154, 7041 155, 7041 156, 7041 157, 7041 158, 7041 159, 7041 160, 7041 161, 7041 162, 7041 163, 7041 164, 7041 165, 7041 166, 7041 167, 7041 168, 7041 169, 7041 170, 7041 171, 7041 172, 7041 173, 7041 174, 7041 175, 7041 176, 7041 177, 7041 178, 7041 179, 7041 180, 7041 181, 7041 182, 7041 183, 7041 184, 7041 185, 7041 186, 7041 187, 7041 188, 7041 189, 7041 190, 7041 191, 7041 192, 7041 193, 7041 194, 7041 195, 7041 196, 7041 197, 7041 198, 7041 199, 7041 200, 7041 201, 7041 202, 7041 203, 7041 204, 7041 205, 7041 206, 7041 207, 7041 208, 7041 209, 7041 210, 7041 211, 7041 212, 7041 213, 7041 214, 7041 215, 7041 216, 7041 217, 7041 218, 7041 219, 7041 220, 7041 221, 7041 222, 7041 223, 7041 224, 7041 225, 7041 226, 7041 227, 7041 228, 7041 229, 7041 230, 7041 231, 7041 232, 7041 233, 7041 234, 7041 235, 7041 236, 7041 237, 7041 238, 7041 239, 7041 240, 7041 241, 7041 242, 7041 243, 7041 244, 7041 245, 7041 246, 7041 247, 7041 248, 7041 249, 7041 250, 7041 251, 7041 252, 7041 253, 7041 254, 7041 255, 7041 256, 7041 257, 7041 258, 7041 259, 7041 260, 7041 261, 7041 262, 7041 263, 7041 264, 7041 265, 7041 266, 7041 267, 7041 268, 7041 269, 7041 270, 7041 271, 7041 272, 7041 273, 7041 274, 7041 275, 7041 276, 7041 277, 7041 278, 7041 279, 7041 280, 7041 281, 7041 282, 7041 283, 7041 284, 7041 285, 7041 286, 7041 287, 7041 288, 7041 289, 7041 290, 7041 291, 7041 292, 7041 293, 7041 294, 7041 295, 7041 296, 7041 297, 7041 298, 7041 299, 7041 300, 7041 301, 7041 302, 7041 303, 7041 304, 7041 305, 7041 306, 7041 307, 7041 308, 7041 309, 7041 310, 7041 311, 7041 312, 7041 313, 7041 314, 7041 315, 7041 316, 7041 317, 7041 318, 7041 319, 7041 320, 7041 321, 7041 322, 7041 323, 7041 324, 7041 325, 7041 326, 7041 327, 7041 328, 7041 329, 7041 330, 7041 331, 7041 332, 7041 333, 7041 334, 7041 335, 7041 336, 7041 337, 7041 338, 7041 339, 7041 340, 7041 341, 7041 342, 7041 343, 7041 344, 7041 345, 7041 346, 7041 347, 7041 348, 7041 349, 7041 350, 7041 351, 7041 352, 7041 353, 7041 354, 7041 355, 7041 356, 7041 357, 7041 358, 7041 359, 7041 360, 7041 361, 7041 362, 7041 363, 7041 364, 7041 365, 7041 366, 7041 367, 7041 368, 7041 369, 7041 370, 7041 371, 7041 372, 7041 373, 7041 374, 7041 375, 7041 376, 7041 377, 7041 378, 7041 379, 7041 380, 7041 381, 7041 382, 7041 383, 7041 384, 7041 385, 7041 386, 7041 387, 7041 388, 7041 389, 7041 390, 7041 391, 7041 392, 7041 393, 7041 394, 7041 395, 7041 396, 7041 397, 7041 398, 7041 399, 7041 400, 7041 401, 7041 402, 7041 403, 7041 404, 7041 405, 7041 406, 7041 407, 7041 408

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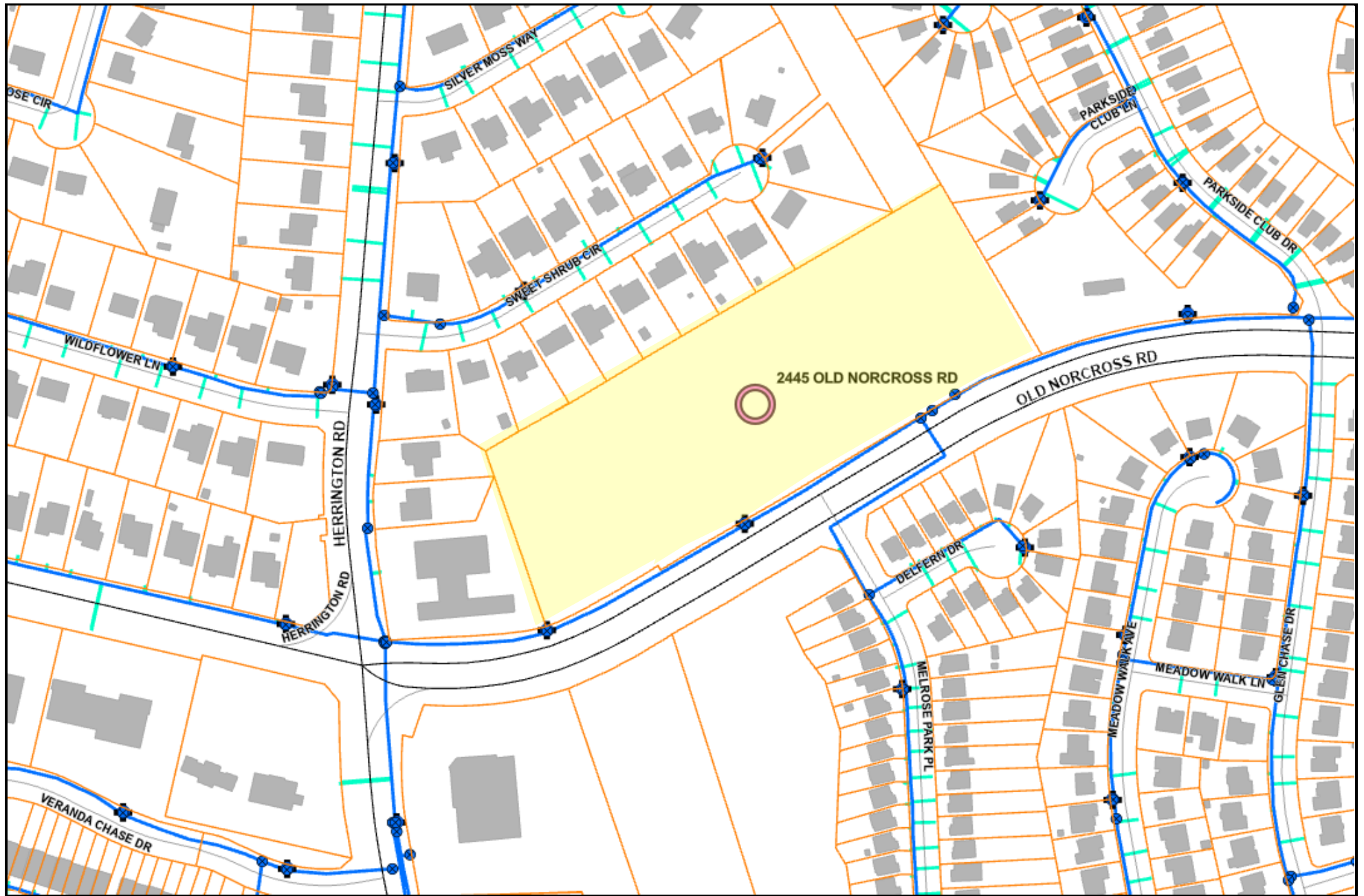
PROPOSED DEVELOPMENT PLAN



AREA SEWER SERVICE



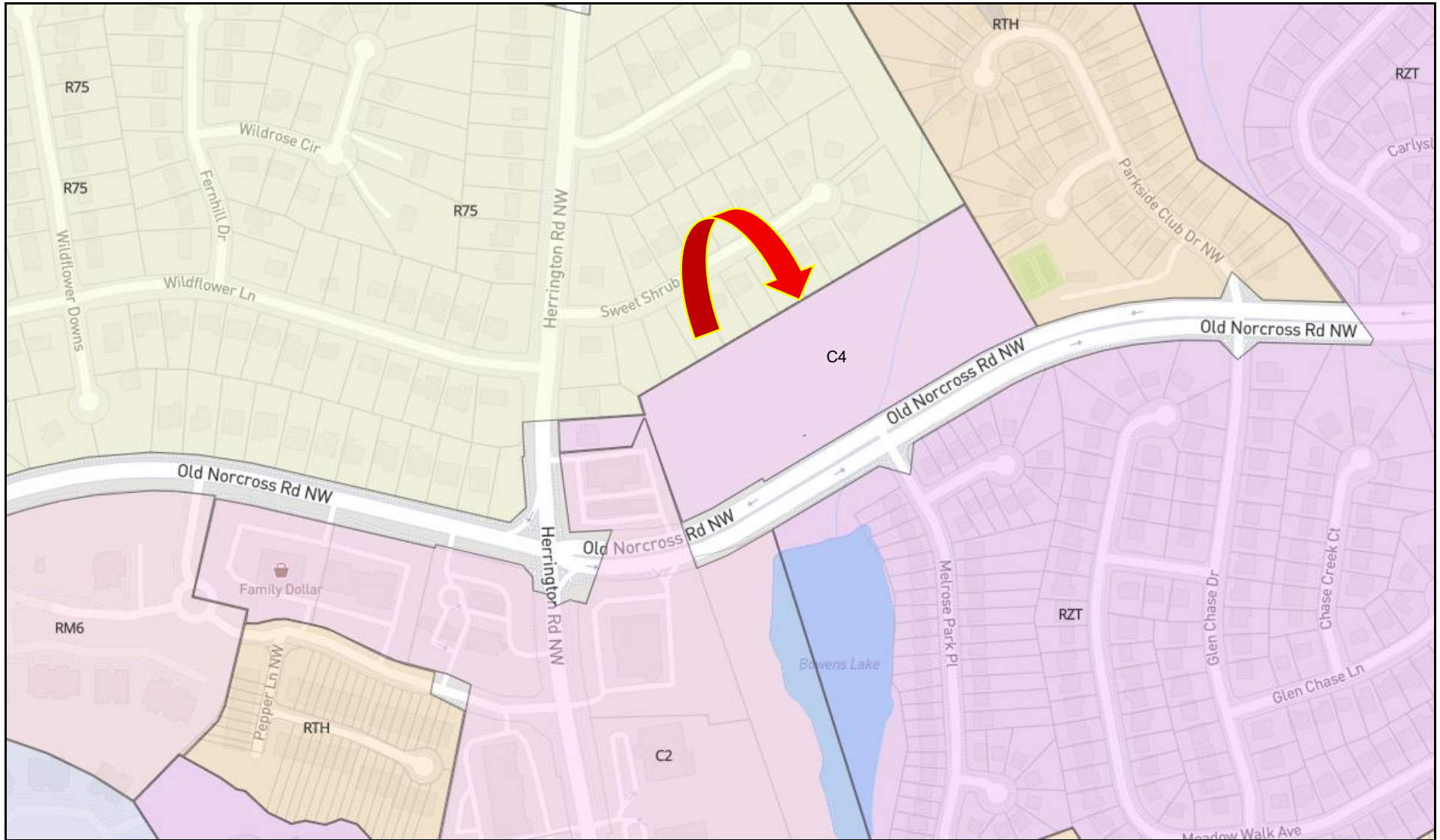
AREA WATER SERVICE



COMMERCIAL PROPERTY NEAR SITE



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

 \$4,601.29

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

 \$6,428.04

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