

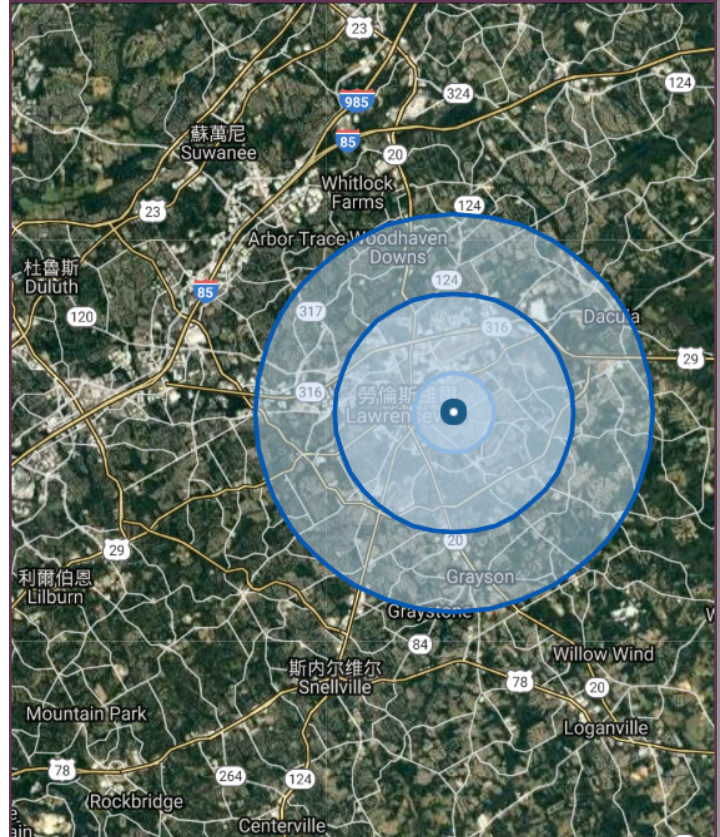


**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties

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: \$1.4M
- 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

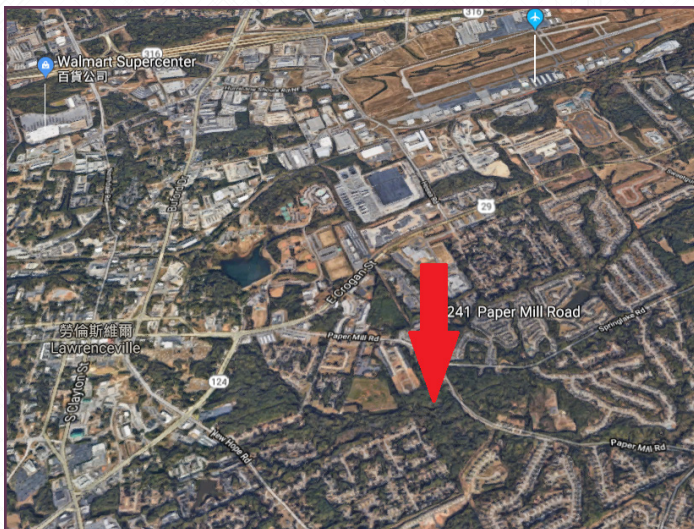
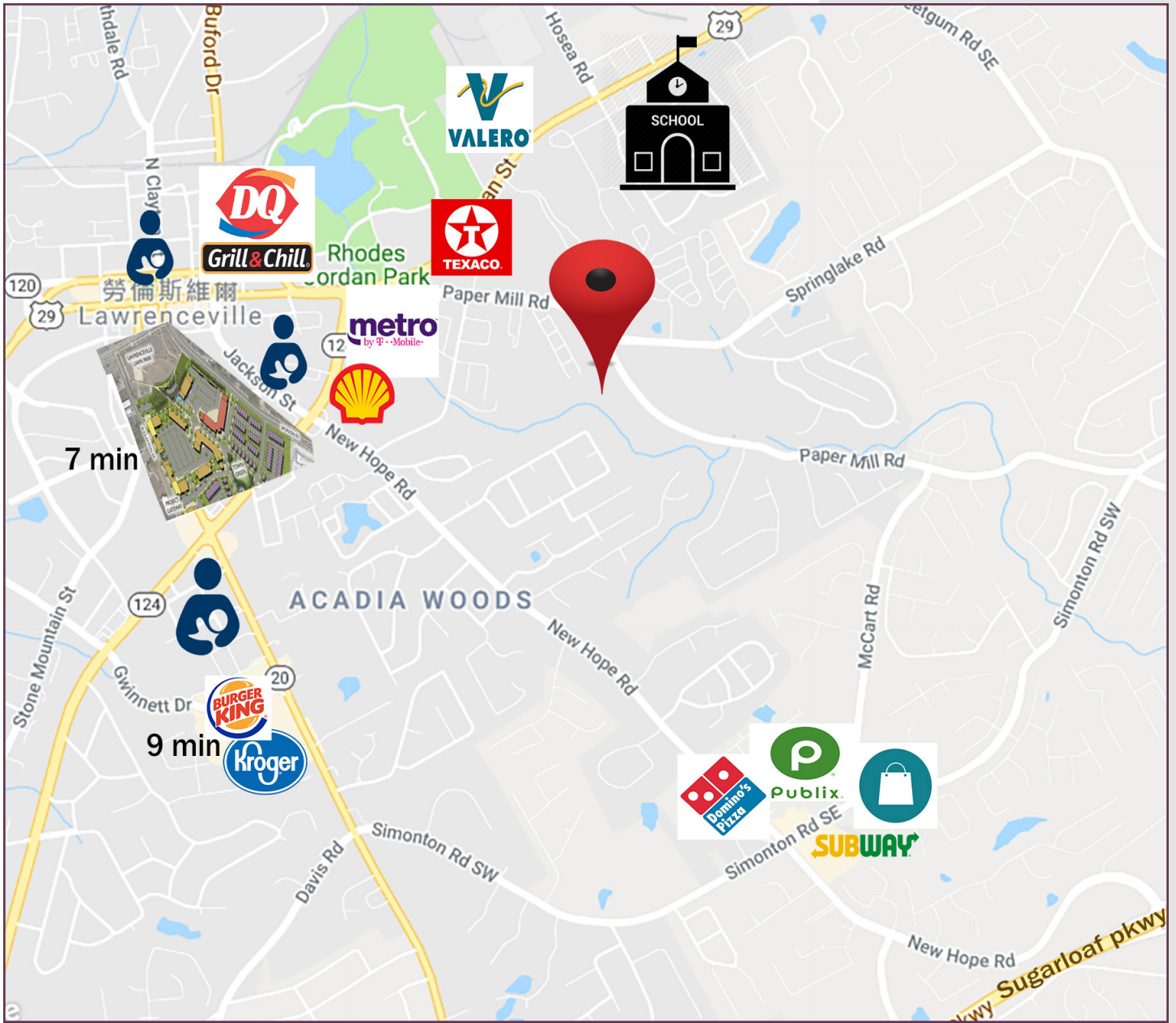
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241 Paper Mill Rd. Lawrenceville, GA

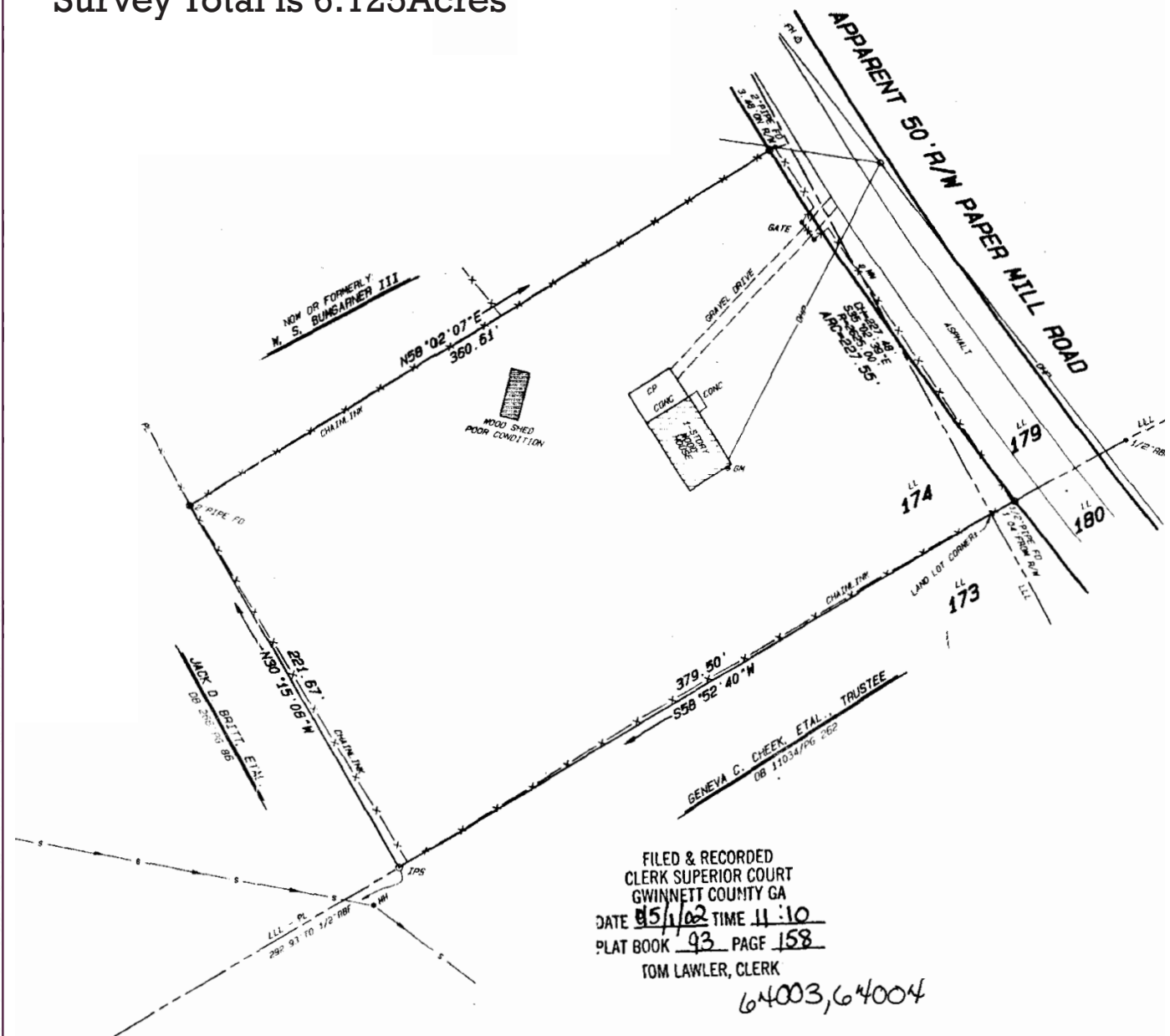
Parcel ID: R5174 032A

Parcel ID: R5174 032B

Parcel ID: R5174 032C

Parcel ID: R5174 031

Survey Total is 6.125Acres



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

DISCLAIMER:

This map was created for reference purposes only and is not to be construed as a "warranty" or "guarantee" of accuracy. It does not represent or warrant that the map is complete or that the information is current, accurate, and error-free. The user assumes all liability for any use of this map, and any errors or omissions, and any liability for loss of or damage to property resulting from the use of this map.

LEGEND:

County Line: County Line
 City Boundary: City Boundary
 Subdivision Boundary: Subdivision Boundary
 Block ID: Block ID
 Street: Street
 Amber Drive: Amber Drive
 Parcel: Parcel
 Parcel ID: Parcel ID
 Parcel Size: Parcel Size
 Parcel Area: Parcel Area
 Parcel Volume: Parcel Volume
 Parcel Value: Parcel Value

APN Label Record Layout:

Land District ID: 9-999-999
 Parcel ID: []
 Land Lot ID: []

Parcel ID	Parcel Area	Parcel Volume	Parcel Value
5174 001	0.10	1000	100000
5174 002	0.10	1000	100000
5174 003	0.10	1000	100000
5174 004	0.10	1000	100000
5174 005	0.10	1000	100000
5174 006	0.10	1000	100000
5174 007	0.10	1000	100000
5174 008	0.10	1000	100000
5174 009	0.10	1000	100000
5174 010	0.10	1000	100000



WINNETT, GA
 Map ID: **5-174**
 Map Reduction: Contiguous



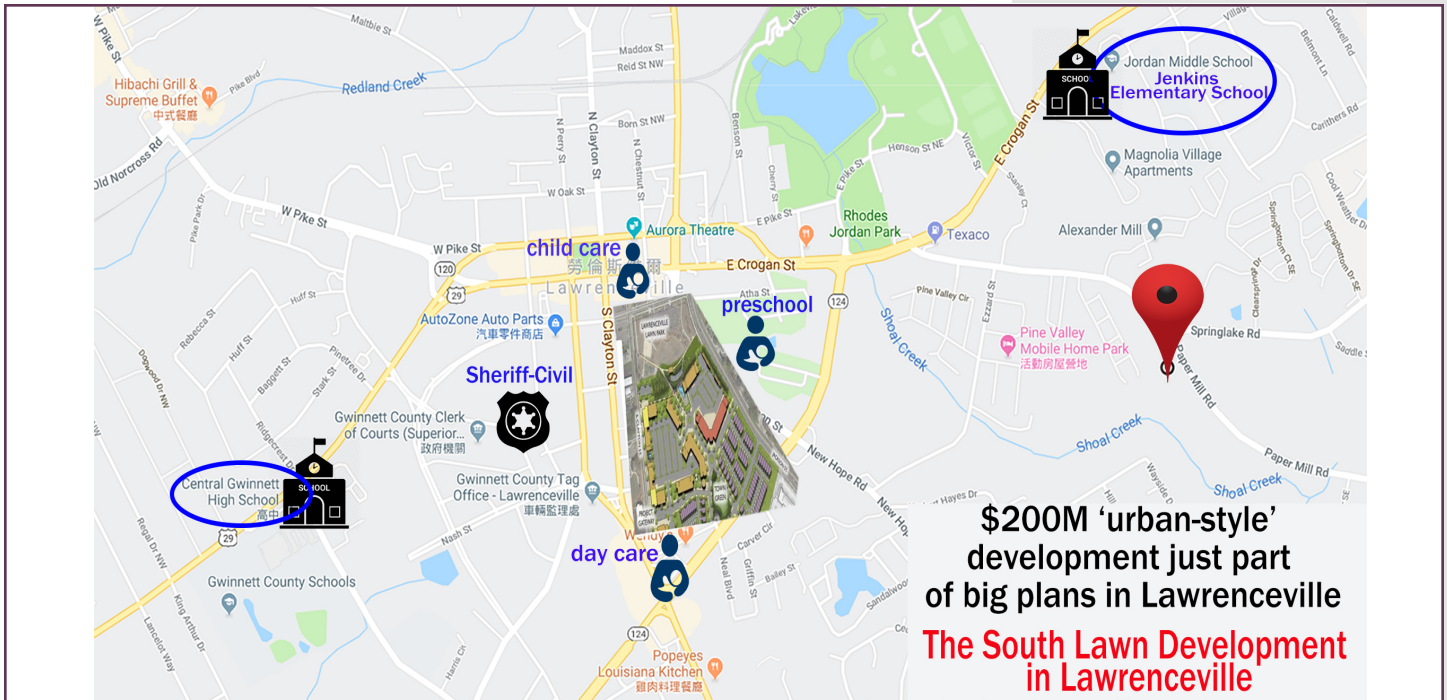
Demographic Data



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.