

FOR SALE

15.74 Acre+- Assemblage

479 BUFORD DR

Lawrenceville, GA 30046

PRESENTED BY:

MATT LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESSES	479 Buford Drive, 144 Harris Drive 295 Harris Dr, O Industrial Park Dr
ASSEMBLAGE SIZE:	15.74 Acres+-
PRICE	\$5,385,000 \ \$342,122 Per Acre
UTILITIES	Sewer and all utilities avialble
FRONTAGE	332 Feet (202' & 120')
ZONING	BG, LI & R-150
NUMBER OF TAX PARCELS	4
TAX PARCEL IDS	R5176 056, R5176 173, R5176 059A, R5176 069

For sale is 15.74 acre+- assemblage of five parcels at Buford Drive and Harris Drive, minutes from Highway 316 and downtown Lawrenceville. The mostly wooded site has three single family homes with level topograghy and 330+ feet of frontage on Buford Drive. Sewer and other utilities are available. The rear of the property is bisected by a creek. Townhomes may be the highest and best use. The existing zoning is residential (R-150) on 8.8 acres+-, light industrial (LM) on 4.46 acres+- and business general (BG) on 2.58 acres+-.

Buford Drive is a north-south artery connecting downtown Lawrenceville with Cumming in Forsyth County. Highway 316 is one mile north connecting Atlanta with Athens. I-85 is both six miles north and 10 miles east.

Lawrenceville is experiencing significant growth, driven by ongoing residential development, major infrastructure such as the new 15 story tower at Northside Gwinnett Medical Center and annexation plans adding 19,000 residents.

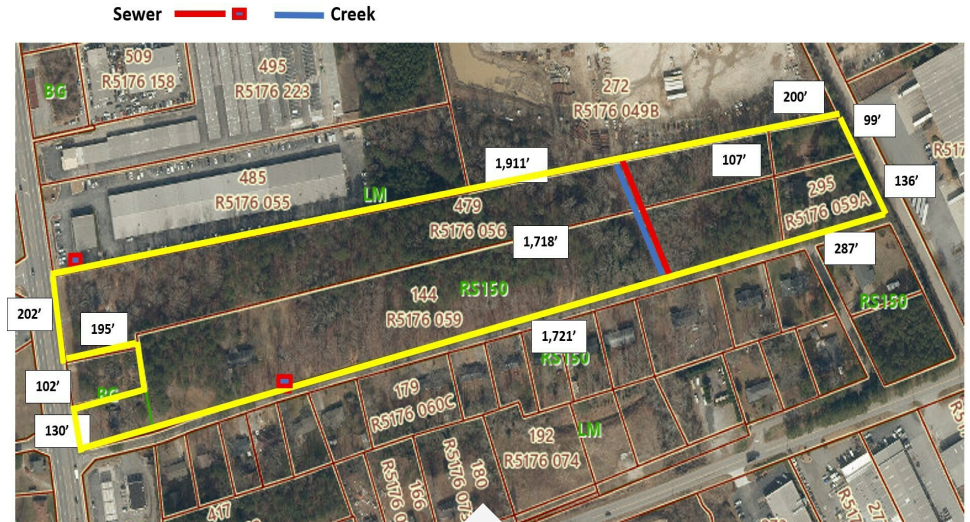
Gwinnett County remains a key growth area in Metro Atlanta, projected to be the region's third-largest job base by 2050, driven by diverse housing, economic opportunities and a large educated, multicultural population.

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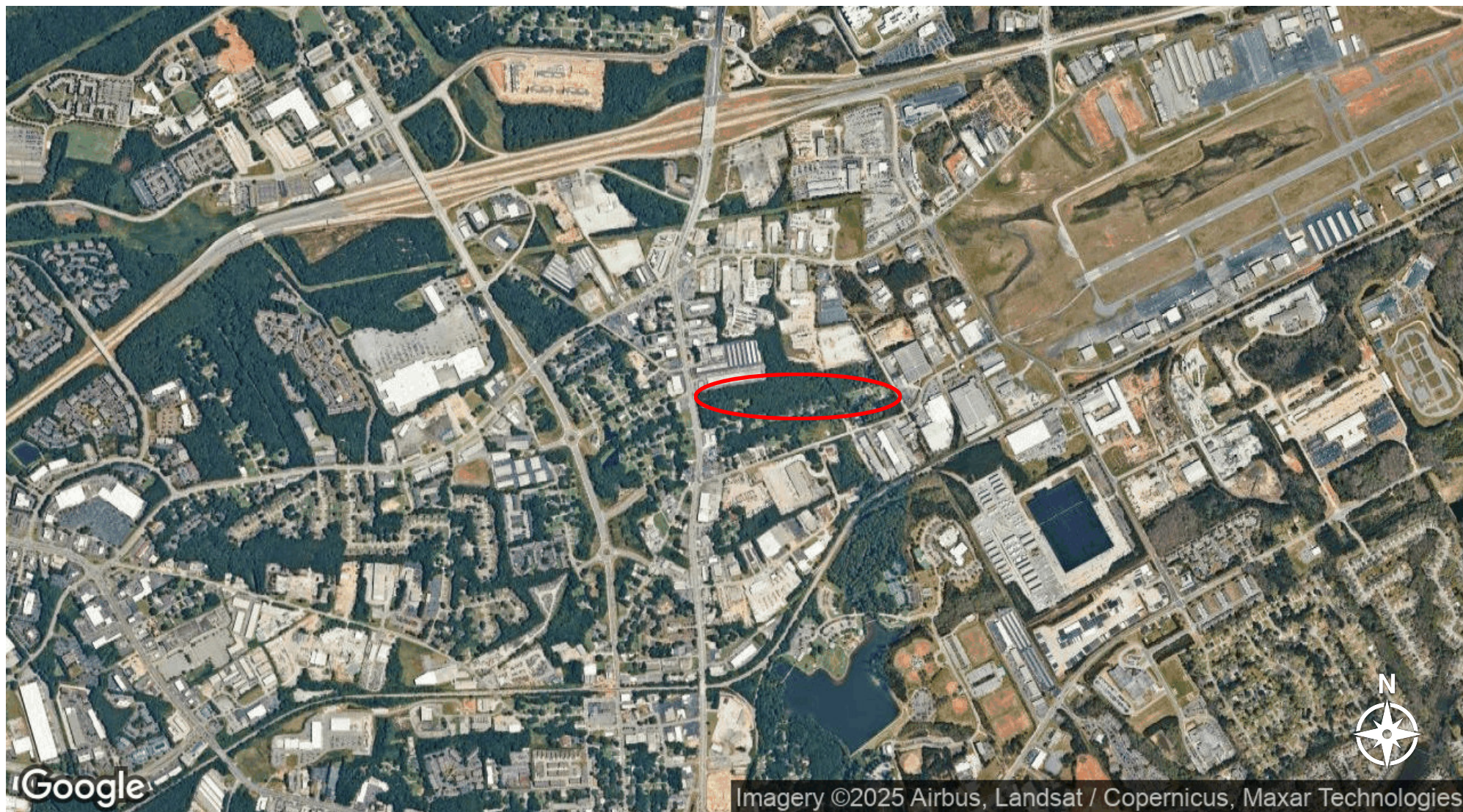
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479 BUFORD DR | Lawrenceville, GA 30046



- 15.74+- acre assemblage
- Townhomes redevelopment potential - 8 units per acre
- Existing zoning is commercial, industrial and residential
- 330+ feet frontage / wooded fairly level site
- Sewer and all utilities available
- Recent area developments: apartments, townhomes and single family
- 74,000+ population / \$93,000+ Avg HH Income 3 miles
- New town center downtown Lawrenceville redevelopment continues
- Gwinnett County projected to be the metro area's third-largest job base
- 1 mile to Hwy 316 / 6 miles to I-85

AERIAL MAP



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Sewer — — Creek



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PLAT



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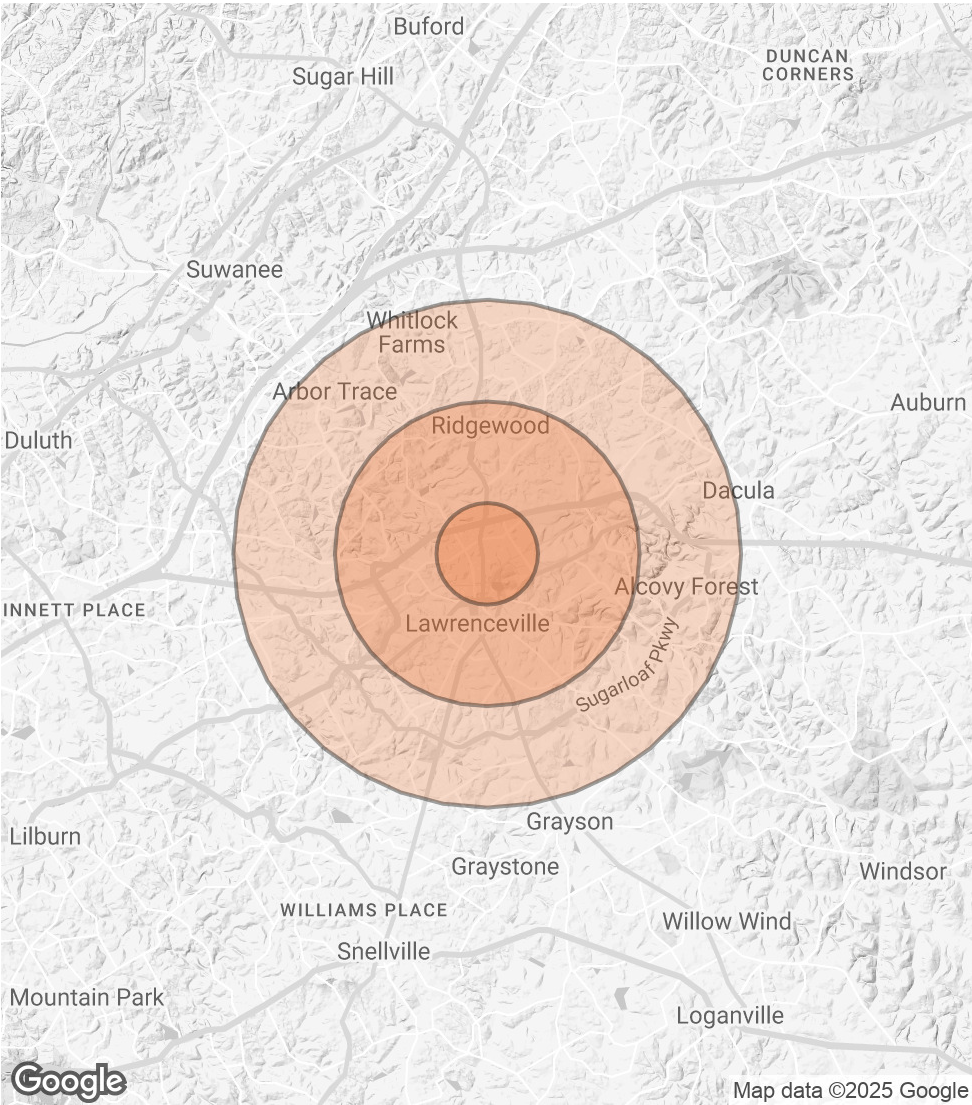
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,786	74,136	188,935
AVERAGE AGE	33	37	38
AVERAGE AGE (MALE)	33	36	37
AVERAGE AGE (FEMALE)	34	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,547	23,888	60,585
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$71,007	\$93,177	\$105,103
AVERAGE HOUSE VALUE	\$297,790	\$370,947	\$378,145

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estates’s highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors’ Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University. He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you’re heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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