

**1768 Old Peachtree Road**  
**8.68 acres, Duluth, GA**



# Property Overview

Total Acreage: 8.68 Acres

Parcel ID: R7165 004

County: Gwinnett

Zoning: R 100

Signalized intersection at the front of the site

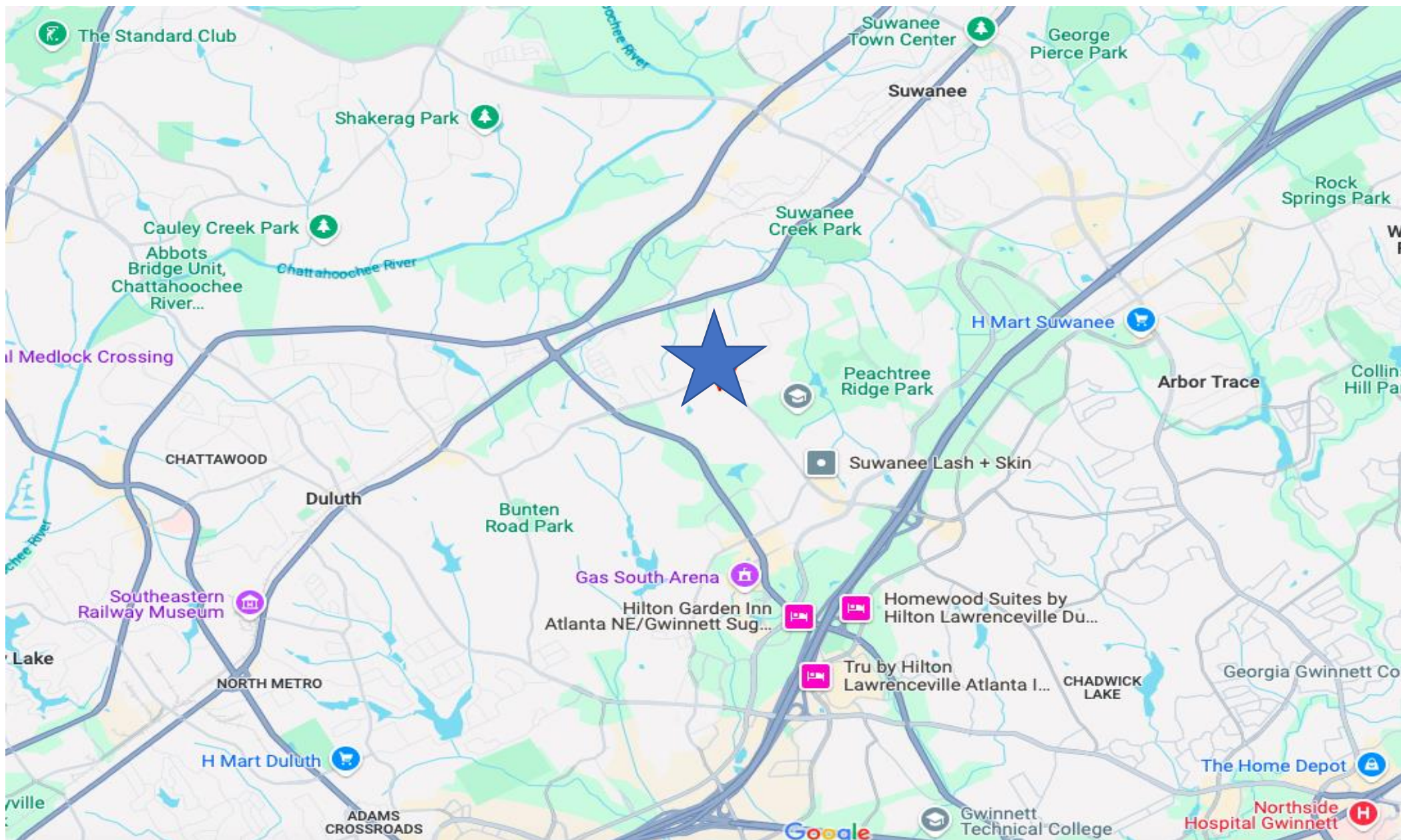
Ideal property for townhomes – Potential 74 units ( see attached site plan )

Townhomes selling for + \$900,000 in the area

Parsons Elementary, Hull Middle School and Peachtree Ridge High School located less than a ¼ mile in each direction of subject parcel

Offering Price: \$4,500,000

# Aerial Map





# Property Survey

**LEGEND**

RFB REBAR FOUND (1/2" REBAR)  
CRS CARVED REBAR SET (1/2" REBAR)  
OTF OPEN TOP FOUND  
CTF CRIMP TOP FOUND  
JNCTN JUNCTION BOX  
LL LAND LOT LINE  
L LOT LINE  
MH MANHOLE  
P PROPERTY LINE  
BL BUILDING LINE  
CLF CHAIN LINE FENCE  
C/O SINKER CLEAN OUT  
DRAINAGE EXHIBIT  
DI DROP INLET  
RFB REBAR FOUND  
R/W RIGHT-OF-WAY  
SEWANTARY SEWER EASEMENT  
CRZ CRITICAL ROOT ZONE  
UE UTILITY EASEMENT  
F FIRE HYDRANT  
S SINGLE WING CATCHBASIN  
DB DOUBLE WING CATCHBASIN  
W VALVE  
G GAS VALVE  
H HEADWALL

**811**  
Know what's below  
Call before you dig  
1-800-882-1811

ALTA/NSPS LAND TITLE SURVEY

## ITEMS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2-40166(M) DATED MARCH 23, 2021 AT 5:00 pm

- (a) Easement for Right-of-Way from Michael D. Martin to Ogletree Power Corporation (An Electric Membership Generation & Transmission Corporation), a Georgia corporation, dated September 5, 1986, filed for record November 20, 1986 at 4:12 p.m., recorded in Deed Book 3939, Page 141, Records of Gwinnett County, Georgia. (Affects Tract 2) DOES NOT AFFECT
- (b) Permit for Anchors, Guy Poles and Wires from Elizabeth Terrell Harrison to Georgia Power Company, a corporation, dated May 22, 1989, filed for record May 23, 1989, recorded in Deed Book 5486, Page 26, aforesaid Records. (Affects Tract 1) MAY AFFECT CANNOT DETERMINE
- (c) Easement for Anchors, Guy Poles and Wires from DMS Holdings, LLC to Georgia Power Company, a corporation, dated February 22, 2009, filed for record February 9, 2009 at 2:00 p.m., recorded in Deed Book 49277, Page 393, aforesaid Records. (Affects Tract 1) DOES AFFECT SHOWN
- (d) Right of Way Deed from DMS Holdings, LLC, a Georgia limited liability company to Gwinnett County, a political subdivision of the State of Georgia, dated March 4, 2009, filed for record April 17, 2009 at 3:47 p.m., recorded in Deed Book 49413, Page 295, aforesaid Records. (Affects Tract 2) DOES NOT AFFECT
- (e) Permanent Drainage Easement from DMS Holdings, LLC, a Georgia limited liability company to Gwinnett County, a political subdivision of the State of Georgia, dated March 4, 2009, filed for record April 17, 2009 at 3:47 p.m., recorded in Deed Book 49413, Page 295, aforesaid Records. (Affects Tract 2) DOES NOT AFFECT
- (f) Permanent Construction Easement from DMS Holdings, LLC, a Georgia limited liability company to Gwinnett County, a political subdivision of the State of Georgia, dated March 4, 2009, filed for record April 17, 2009 at 3:47 p.m., recorded in Deed Book 49413, Page 295, aforesaid Records. (Affects Tract 2) DOES NOT AFFECT
- (g) Right of Way Deed from DMS Holdings, LLC to Gwinnett County, a political subdivision of the State of Georgia, dated June 9, 2010, filed for record June 16, 2010 at 2:48 p.m., recorded in Deed Book 50123, Page 29, aforesaid Records. (Affects Tract 1) DOES AFFECT SHOWN
- (h) Permanent Construction Easement from DMS Holdings, LLC to Gwinnett County, a political subdivision of the State of Georgia, dated June 9, 2010, filed for record June 16, 2010 at 2:48 p.m., recorded in Deed Book 50123, Page 29, aforesaid Records. (Affects Tract 1) DOES AFFECT SHOWN
- (i) Temporary Driveway Easement from DMS Holdings, LLC to Gwinnett County, a political subdivision of the State of Georgia, dated June 9, 2010, filed for record June 16, 2010 at 2:48 p.m., recorded in Deed Book 50123, Page 29, aforesaid Records. (Affects Tract 1) NO LONGER AFFECTS

NOTE: The above item may be removed or modified upon further examination and/or survey review.  
(a) All matters as disclosed by that certain survey for D. M. S. Holdings, LLC, dated December 20, 1999, prepared by Hambrick Surveying, Inc. (Tract 2)

## RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 165 and 158 of the 7th District of Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING: BEGIN at a rock found at the common corner of Land Lots 158, 159, 158 and 159, said point also being on the west line of Land Lot 165, thence south along the west line of said Land Lot 165, three hundred twelve and eight-sevenths hundredths (1212.87) feet to an iron pin; thence north 13 degrees 35 minutes 10 seconds east, four hundred eighty-one and sixty-four hundredths (481.64) feet to an iron pin on the southeasterly side of Old Peachtree Road; thence running southeasterly along the southeasterly side of Old Peachtree Road an arc distance of five hundred twenty-four and six hundredths (524.06) feet to an iron pin; thence south 28 degrees 15 minutes 15 seconds west, one hundred fifty-four and thirty hundredths (154.30) feet to an iron pin; thence south 65 degrees 49 minutes 05 seconds east, two hundred nine and eight-hundredths (209.08) feet to an iron pin; thence south 44 degrees 10 minutes 00 seconds west, seven hundred eighty-eight and twenty-three hundredths (788.23) feet to an iron pin on the west line of said Land Lot 165, thence north 30 degrees 18 minutes 30 seconds east, along the west line of said Land Lot 165, four hundred thirty-five and thirty hundredths (435.30) feet to an iron pin and the point of beginning; being improved property containing 6.381 acres known as 1768 Old Peachtree Road, according to the present system of numbering houses in said county.

## LESS AND EXCEPT THE FOLLOWING:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

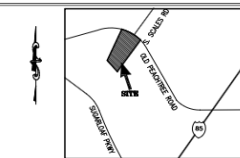
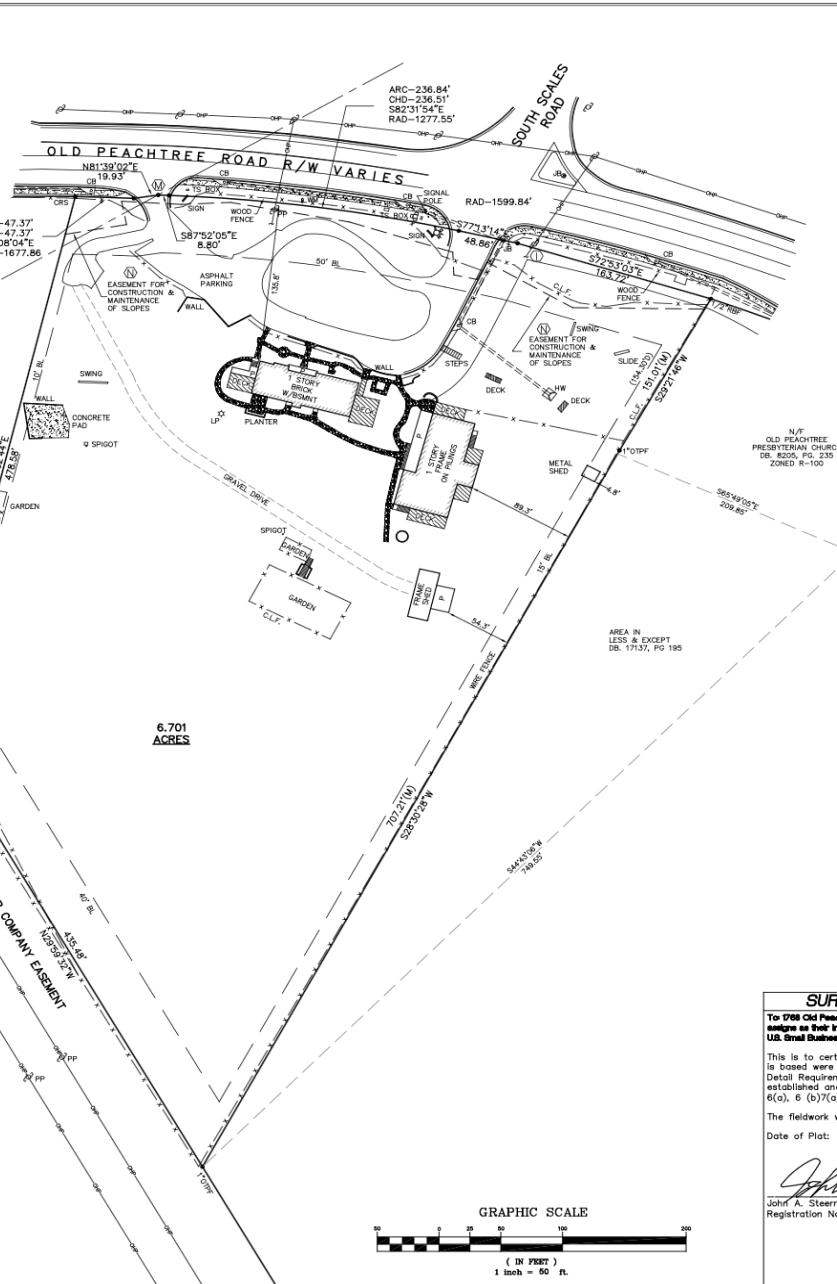
Beginning at an iron pin located on the westerly line of Land Lot 165, which line divides Land Lot 164 from Land Lot 165, a distance of 748.7 feet south 30 degrees 18 minutes 30 seconds east, as measured along said land lot line, from the land lot corner common to the Land Lots 164, 165, 196 and 197 of the 7th District, Gwinnett County, Georgia, running thence north 24 degrees 15 minutes 20 seconds east a distance of 733.45 feet to an iron pin; thence south 65 degrees 49 minutes 05 seconds east a distance of 209.85 feet to an iron pin; thence south 44 degrees 10 minutes 00 seconds west a distance of 748.23 feet to an iron pin at the point of beginning, said property being shown on a plat of survey by Mark L. Meeks, Georgia Registered Land Surveyor, No. 1467 for Old Peachtree Presbyterian Church, Inc., dated December 5, 1995, and being 1.6661 acres.

## SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR parcel of land lying and being in Land Lots 165 and 158 of the 7th District of Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING: COMMENCE at a rock found at the common corner of Land Lots 164, 165, 196, 198 and 199, said point also being on the west line of Land Lot 165, running thence in a southeasterly direction along the west line of said Land Lot 165, 129°59'33"E a distance of 932.74 feet to a capped rebar set and the TRUE POINT OF BEGINNING; thence leaving said Land Lot 165 and running N13°52'24"E a distance of 478.58 feet to a capped rebar set on the southern right-of-way line of Old Peachtree Road (right-of-way varies); thence continuing along said right-of-way line the following calls, following a curve to the right, said curve having a length of 47.37 feet with a radius of 1677.36 feet and being subtended by a chord of S88°08'04"E a distance of 47.37 feet to a point; thence N81°01'01"E a distance of 13.83 feet to a point; thence S87°52'02"E a distance of 8.86 feet to a point; thence following a curve to the right, said curve having a length of 236.86 feet with a radius of 1277.55 feet and being subtended by a chord of S82°31'34"E a distance of 236.51 feet to a point; thence S77°31'14"E a distance of 48.86 feet to a point; thence S72°30'12"E a distance of 163.27 feet to a 1" rebar; thence leaving said right-of-way line and running S29°31'14"W a distance of 151.01 feet to a 1" open top pin; running thence S29°30'22"W a distance of 707.21 feet to a 1" open top pin on the northeasterly side of a Ogletree Power Company Easement; thence continuing along said easement and running N29°59'32"W a distance of 435.48 feet to a capped rebar set and the POINT OF BEGINNING.

Said tract or parcel of land contains 6.701 Acres



## SURVEY NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 320,362 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 320,362 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

## FLOOD NOTE

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA-PRISM SPECIAL FLOOD HAZARDOUS AREA PER COMMUNITY PANEL NO. 13080C003J DATED 6/16/13.

## TRACT AREA

6.701 ACRES

## ZONING

ZONED R-100  
NO ZONING REPORT PROVIDED.  
PER GWINNETT COUNTY OS AND ZONING ORDINANCE

## REGULATIONS

MINIMUM LOT AREA: 10,000 SQ. FT.  
MINIMUM WIDE: 100 FEET  
MINIMUM DEPTH: 35 FEET  
SETBACKS: FRONT-40 FEET  
SIDE-10 FEET ONE YARD  
REAR-40 FEET

## PARKING

NO STRIPING

## SITE ADDRESS

1768 OLD PEACHTREE ROAD  
SAVANNAH, GA 30407

## GENERAL NOTES

THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING FOOTINGS AT THE TIME OF THIS SURVEY.

THERE WAS NO UNDISCOVERED EVIDENCE OF ANY CONCRETE OR FAMILY BURN SITES.

THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY FOUND AT THIS TIME.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ALONG OLD PEACHTREE ROAD.

THERE WAS NO EVIDENCE OF ANY SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

THERE WERE NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY EXCEPT AS SHOWN.

THERE WERE NO WETLAND AREAS FLAGGED AT TIME OF SURVEY.

UTILITIES SHOWN HEREON ARE THOSE VISIBLE OR MARKED.

SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO OLD PEACHTREE ROAD, A PUBLIC RIGHT-OF-WAY.

SUBJECT PROPERTY IS FULLY SERVED BY ALL PUBLIC UTILITIES LOCATED IN THE ADJACENT RIGHT-OF-WAY.

## TABLE OF ENCROACHMENTS

1) SUBJECT PROPERTY C.L.F. ENCROACHES NEIGHBOR ON NW PROPERTY LINE.

## SURVEYOR'S CERTIFICATION

To: 1768 Old Peachtree Road, LLC, Citizens Trust Bank, its successors and/or assigns as their interests may appear, Florida Business Development Corporation, US Small Business Administration and First American Title Insurance Company

THIS IS to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 6(c), 6 (b)(7)(c), 7(b)(1), 8, 11, 13, 14, 16, 17-20 of Table A thereof.

The fieldwork was completed on March 30, 2021

Date of Plot: March 31, 2021

*John A. Steerman*  
John A. Steerman  
Registration No. 2576 Expiration Date: 12/31/2024



REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

**SCI Development Services**  
ENGINEERS - SURVEYORS - PLANNERS  
2020 WINDYBROOK COURT - SUITE E - SHALLEVILLE, GEORGIA 30078  
(770) 738-7666  
MAIL@SCIENGINEERING.COM

**ALTA/NSPS LAND TITLE SURVEY**  
1768 Old Peachtree Road, LLC, Citizens Trust Bank, its successors and/or assigns as their interests may appear, Florida Business Development Corporation, US Small Business Administration and First American Title Insurance Company  
LAND LOTS 165 AND 158 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA

DATE	SHOWN	CHECKED
3/29/21	DCP	JAS
SCALE	1"=50'	
PROJECT NUMBER	59159	

# 74 Unit Site Plan

## NOTES:

PROPOSED ZONING: RIF

SITE AREA:  
PARCEL 1: 1.971 AC  
PARCEL 2: 6.896 AC  
TOTAL: 8.867 ± AC

TOTAL UNITS: 74  
DENSITY: 8.54 UNITS/AC

MINIMUM OPEN SPACE REQ'D: 0.867 AC (10%)  
OPEN SPACE PROVIDED: 1.602 ± AC

MINIMUM USABLE OPEN SPACE REQ'D: 0.434 AC (50%)  
USABLE OPEN SPACE PROVIDED: ± 1.280 AC

REQ'D GUEST PARKING SPACES: 74 X 0.25 = 19  
PROVIDED GUEST PARKING SPACES: 20

ATTACHED BUILDING SETBACKS:  
FRONT: 10'  
REAR: 0'  
SIDE (BUILDING TO BUILDING): 20'  
BACK OF ALLEY TO FACE OF GARAGE: 18'

TYPICAL LOT SIZES: SEE CHART BELOW

MAX BUILDING HEIGHTS: 40'

MINIMUM HEATED FLOOR AREA: 1,500 SF DET.

TYPICAL STREET: 27' BC/BC, 50' R/W  
TYPICAL ALLEY: 16' EP/EP, 20' ACCESS ESMT.

SIDEWALKS: 4' (BOTH SIDES OF STREETS), N/A (ALLEYS)  
5' EXTERNAL SIDEWALK ALONG OLD PEACHTREE ROAD  
3' FROM TOWNHOME FRONT TO NEAREST COMMON SIDEWALK

BEAUTY STRIP: 2' GRASSED STRIP (BOTH SIDES OF STREETS), N/A (ALLEYS)  
4' GRASSED STRIP BETWEEN TOWNHOME DRIVEWAY

TRAFFIC: TRAFFIC CALMING DEVICE(S) REQUIRED FOR ANY STREET  
EXCEEDING 500' WITHOUT A CONTROL POINT

UTILITY: OTHER THAN SHOWN ON PLAN, ALL PROPOSED UTILITY EASEMENTS  
SHALL OCCUR WITHIN DEDICATED RIGHT-OF-WAYS OR DEDICATED  
ACCESS EASEMENTS (ALLEYS)

50 - 20' X 44' TOWNHOMES - REAR ENTRY  
TWO CAR - LAINSTON/PRESTON  
20' X 72' LOT (2076 HEATED SF/UNIT)

24 - 24' X 56' TOWNHOMES - FRONT ENTRY  
TWO CAR - AMHERST  
24 X 100' LOT (2227 HEATED SF/UNIT)

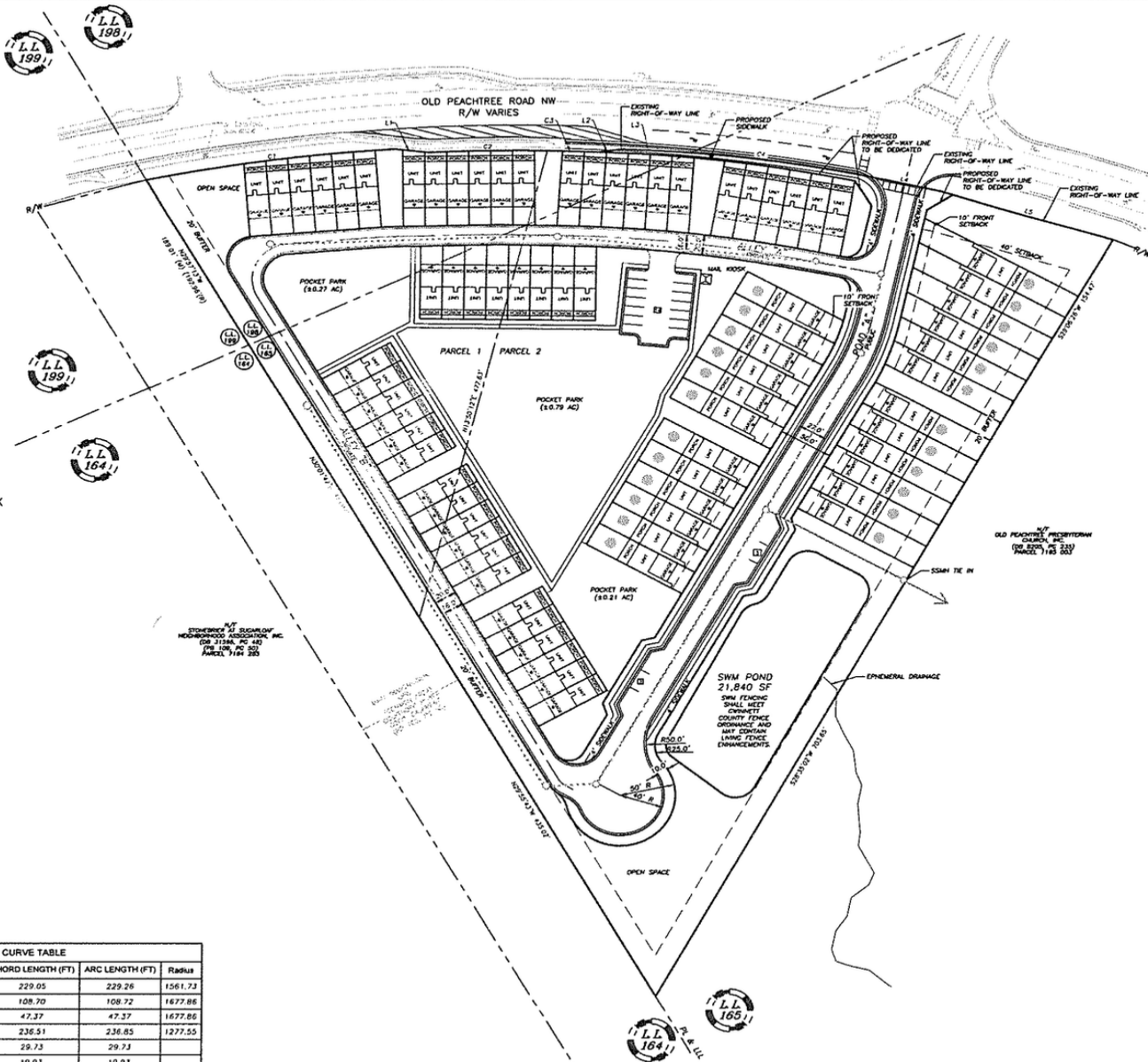
74 - TOTAL UNITS

## VICINITY MAP

SCALE: NTS



LINE & CURVE TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS
C1	N82°19'50"E	229.05	229.26	1561.73
C2	N89°05'48"E	108.70	108.72	1677.86
C3	S88°13'19"E	47.37	47.37	1677.86
C4	S82°37'08"E	236.51	236.65	1277.55
L1	S83°43'54"E	29.73	29.73	
L2	N81°33'48"E	19.93	19.93	
L3	S87°57'19"E	8.80	8.80	
L4	S77°16'20"E	48.86	48.86	
L5	S72°58'17"E	163.72	163.72	



Utility Plan



ROCHESTER  
BCCM

ROCHESTER & ASSOCIATES, LLC  
4750 OLD PEACHTREE ROAD, SUITE 200  
DUBLIN, GA 31033  
770.218.2800 rochester@bccm.com

OLD PEACHTREE ROAD  
1768 OLD PEACHTREE ROAD

LOCATED IN  
LAND LOTS 18 & 18 7TH DISTRICT  
GWINNETT COUNTY, GEORGIA

REVISIONS		DATE		DESCRIPTION	
NO.	DATE	NO.	DATE	NO.	DATE
1		2		3	
4		5		6	
7		8		9	
10		11		12	

SHEET		DATE		DRAWN BY	
1		10/20/2020		10/20/2020	
1		10/20/2020		10/20/2020	
1		10/20/2020		10/20/2020	

# Area Demographics – 1 mile



## Demographic and Income Profile

1768 Old Peachtree Rd, Duluth, Georgia, 30097  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 34.01605  
Longitude: -84.09692

Summary	Census 2010	Census 2020	2024	2029
Population	5,219	6,866	7,475	7,897
Households	1,633	2,198	2,446	2,624
Families	1,378	1,770	1,932	2,063
Average Household Size	3.20	3.11	3.05	3.00
Owner Occupied Housing Units	1,402	1,571	1,723	1,876
Renter Occupied Housing Units	231	627	723	747
Median Age	38.9	39.9	39.7	39.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.10%	0.61%	0.38%	
Households	1.41%	0.86%	0.64%	
Families	1.32%	0.75%	0.56%	
Owner HHs	1.72%	1.32%	0.97%	
Median Household Income	3.15%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	119	4.9%	105	4.0%
\$15,000 - \$24,999	89	3.6%	61	2.3%
\$25,000 - \$34,999	137	5.6%	96	3.7%
\$35,000 - \$49,999	221	9.0%	170	6.5%
\$50,000 - \$74,999	284	11.6%	248	9.5%
\$75,000 - \$99,999	227	9.3%	228	8.7%
\$100,000 - \$149,999	538	22.0%	612	23.3%
\$150,000 - \$199,999	260	10.6%	354	13.5%
\$200,000+	571	23.3%	750	28.6%
Median Household Income	\$109,592		\$127,990	
Average Household Income	\$148,602		\$175,267	
Per Capita Income	\$51,814		\$61,916	



# Area Demographics – 3 miles



## Demographic and Income Profile

1768 Old Peachtree Rd, Duluth, Georgia, 30097  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 34.01605  
Longitude: -84.09692

Summary	Census 2010	Census 2020	2024	2029
Population	47,279	59,571	65,259	68,082
Households	16,338	21,214	23,513	24,890
Families	12,647	15,865	17,195	18,084
Average Household Size	2.89	2.80	2.77	2.73
Owner Occupied Housing Units	12,028	13,562	14,813	15,987
Renter Occupied Housing Units	4,310	7,652	8,700	8,903
Median Age	36.9	39.0	39.1	39.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.85%	0.61%	0.38%	
Households	1.14%	0.86%	0.64%	
Families	1.01%	0.75%	0.56%	
Owner HHs	1.54%	1.32%	0.97%	
Median Household Income	3.12%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,332	5.7%	1,165	4.7%
\$15,000 - \$24,999	839	3.6%	602	2.4%
\$25,000 - \$34,999	959	4.1%	696	2.8%
\$35,000 - \$49,999	1,623	6.9%	1,294	5.2%
\$50,000 - \$74,999	3,445	14.7%	3,063	12.3%
\$75,000 - \$99,999	2,764	11.8%	2,744	11.0%
\$100,000 - \$149,999	4,365	18.6%	4,969	20.0%
\$150,000 - \$199,999	2,956	12.6%	3,848	15.5%
\$200,000+	5,230	22.2%	6,509	26.2%
Median Household Income	\$106,401		\$124,042	
Average Household Income	\$147,553		\$170,188	
Per Capita Income	\$53,538		\$62,679	

# Area Demographics – 5 miles



## Demographic and Income Profile

1768 Old Peachtree Rd, Duluth, Georgia, 30097  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 34.01605  
Longitude: -84.09692

Summary	Census 2010	Census 2020	2024	2029
Population	165,939	196,772	208,667	214,496
Households	58,020	69,642	74,660	77,728
Families	43,311	51,536	54,208	56,117
Average Household Size	2.86	2.82	2.79	2.76
Owner Occupied Housing Units	38,110	41,516	44,795	47,877
Renter Occupied Housing Units	19,911	28,126	29,865	29,852
Median Age	34.6	37.5	38.3	39.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.55%	0.61%	0.38%	
Households	0.81%	0.86%	0.64%	
Families	0.69%	0.75%	0.56%	
Owner HHs	1.34%	1.32%	0.97%	
Median Household Income	2.92%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,476	6.0%	3,748	4.8%
\$15,000 - \$24,999	2,925	3.9%	2,053	2.6%
\$25,000 - \$34,999	3,271	4.4%	2,477	3.2%
\$35,000 - \$49,999	6,735	9.0%	5,704	7.3%
\$50,000 - \$74,999	11,309	15.1%	10,294	13.2%
\$75,000 - \$99,999	9,929	13.3%	10,201	13.1%
\$100,000 - \$149,999	13,257	17.8%	15,027	19.3%
\$150,000 - \$199,999	8,763	11.7%	11,101	14.3%
\$200,000+	13,994	18.7%	17,124	22.0%
Median Household Income	\$95,850		\$110,695	
Average Household Income	\$135,013		\$155,457	
Per Capita Income	\$48,287		\$56,313	