



**E Crogan Street**

# OFFERING MEMORANDUM

COMMERCIAL DEVELOPMENT SITE | ±2.5 ACRES

LAWRENCEVILLE, GEORGIA

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

This ± 2.5-acre site is an excellent development opportunity located on a lighted corner in Lawrenceville, GA. The property is currently zoned BG (General Business) in the city of Lawrenceville, which allows for development of numerous commercial uses including retail, office, restaurants and much more. This site has over 400' of frontage adjacent to East Crogan St. with traffic counts exceeding 26,500 VPD.

The property is in Gwinnett County located less than one mile from the newly-developed Downtown Lawrenceville. It has easy access to Highway 316, is one mile from Piedmont Hospital Gwinnett and is a short drive to many area retailers. Surrounding businesses and retailers include Walmart, Target, Aldi, Zaxby's and Chick-Fil-A.

## PROPERTY HIGHLIGHTS

- ±2.5-acre commercial development site
- Located on a corner lot with traffic light
- Zoning BG - Allows for many uses including retail, restaurants with drive-thru, convenience store with fuel pumps, self-storage (SP), medical office/clinic and more (<https://bit.ly/3VKor5O>)
- Approximately 0.5 miles from Downtown Lawrenceville
- All utilities on-site
- ± 400' of road frontage on East Crogan
- Quick access to Highway-316, Northside Hospital Gwinnett and Downtown Lawrenceville





# PROPERTY INFORMATION

## PROPERTY OVERVIEW

|                       |  |
|-----------------------|--|
| ADDRESS               | 132 and 142 East Crogan Street<br>Lawrenceville, Georgia 30046   |
| COUNTY                | Gwinnett   |
| SITE SIZE             | ± 2.5 Acres  |
| ZONING                | BG - <a href="https://bit.ly/3VKor50">https://bit.ly/3VKor50</a> |
| PROPOSED USE          | Commercial development   |
| PERMITTED USES        | Most commercial uses   |
| TOPOGRAPHY            | Hill right rear to gentle slope                                  |
| GRADING               | None   |
| UTILITIES AVAILABLE   | All available  |
| INGRESS/EGRESS POINTS | 1  |
| FRONTAGE              | 400' on East Crogan  |
| TRAFFIC COUNTS        | 26,500 VPD on E Crogan Street                                    |
| SALE PRICE            | \$1,050,000  |







# FUTURE DEVELOPMENT

MULTIFAMILY DEVELOPMENT LOCATED BEHIND SUBJECT PROPERTY





# ABOUT THE AREA

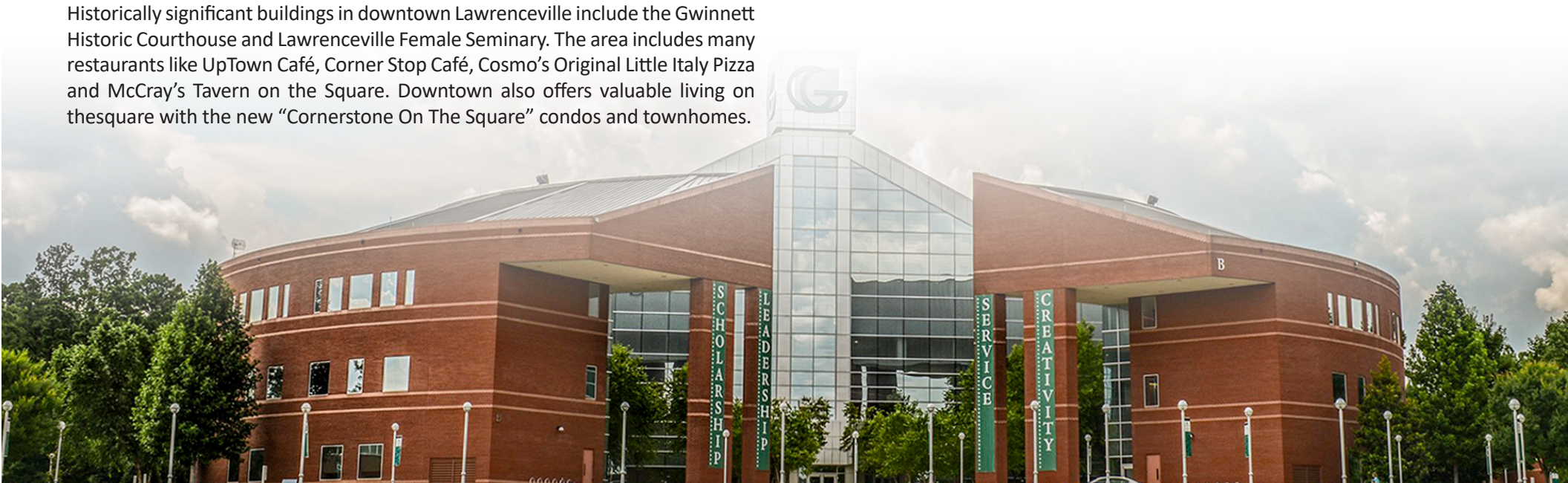
## LAWRENCEVILLE, GEORGIA

The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

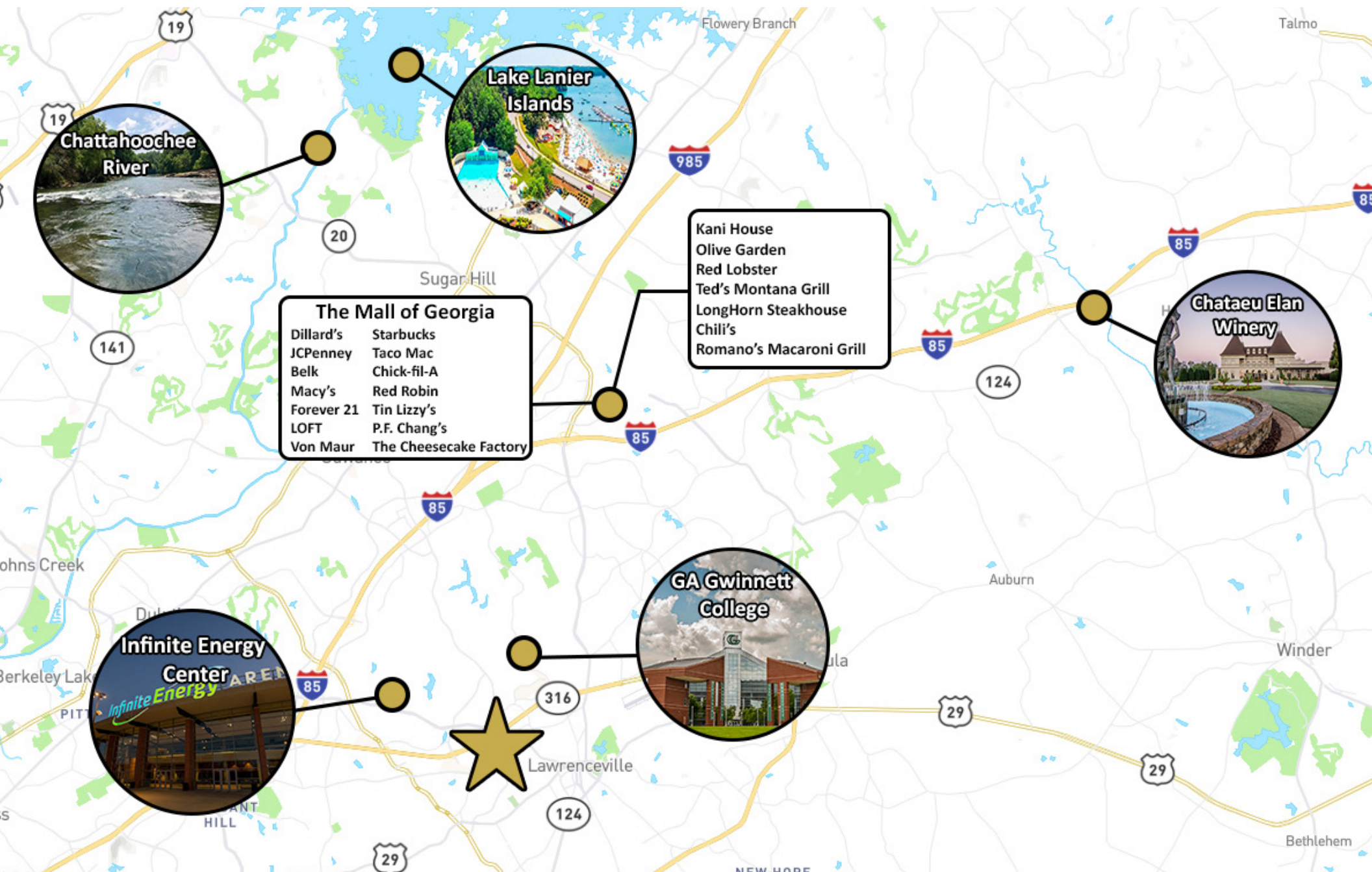
From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come from around the globe. The city's proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.

Lawrenceville is home to one of the premier hospitals in the region, Gwinnett Medical Center. GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Highway 316 and Duluth Highway 120.

Historically significant buildings in downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminary. The area includes many restaurants like UpTown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone On The Square" condos and townhomes.









## LAKE LANIER ISLANDS

Situated along the shores of Lake Sidney Lanier, Lake Lanier resort features 1,500 scenic acres, beckoning to families and corporate groups alike. Encompassing immense natural beauty in an intimate setting, this luxury resort and hotel in Buford, GA is perfect for family vacations, romantic escapes, business conferences, weddings and more.



## MALL OF GEORGIA

The Mall of Georgia is the largest mall in the state of Georgia with over 200 stores including anchor department stores Belk, Dillard's, JCPenney and Macy's. It is part of Simon Property Group and features an IMAX theater and many dining options. Surrounding the mall is one of the largest retail districts in the Metro-Atlanta area.



## GAS SOUTH ARENA

Located just off of I-85 and Sugarloaf Parkway, the Infinite Energy Center is minutes from the perimeter of Atlanta. The Center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets and celebrations.



## CHATEAU ELAN WINERY AND RESORT

The enchanting Chateau and full-service winery is nestled among North Georgia's picturesque foothills and is a premier meeting destination that offers championship golf, full production winery, European health spa and other world class amenities. The warm southern hospitality, beauty of the French countryside and vineyards spreading across 3,500 acres makes for a spectacular weekend getaway.



## THE CHATTAHOOCHEE RIVER

Lying within the Chattahoochee National Forest, the Chattahoochee River originates in the Blue Ridge Mountains to provide metro Atlanta with amazing outdoor recreation. Commonly referred to as "The Hooch" the Chattahoochee River has served a summer staple for family fun, lazy river tubing and countless summer memories.



## GEORGIA GWINNETT COLLEGE

Georgia Gwinnett College (GGC) was founded in 2005 as a dynamic learning community. More than 12,000 students are currently enrolled, 68% of which are full-time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high-value, low cost option for students seeking higher education.



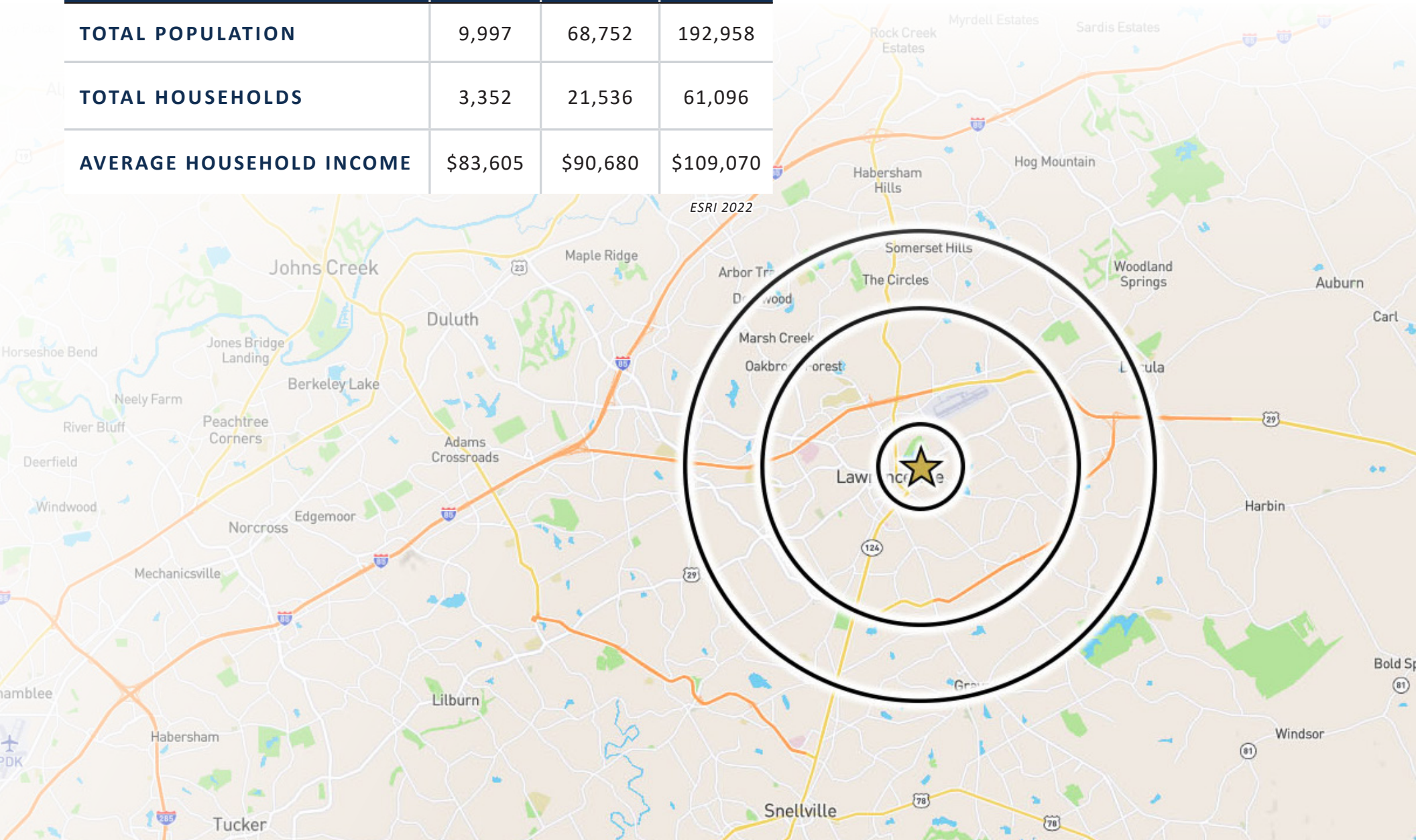







# DEMOGRAPHIC OVERVIEW

|                                 | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------------------|----------|----------|-----------|
| <b>TOTAL POPULATION</b>         | 9,997    | 68,752   | 192,958   |
| <b>TOTAL HOUSEHOLDS</b>         | 3,352    | 21,536   | 61,096    |
| <b>AVERAGE HOUSEHOLD INCOME</b> | \$83,605 | \$90,680 | \$109,070 |







Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website [www.CREshow.com](http://www.CREshow.com).





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John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2010, the #4 land broker for 2011, and again in 2013 and 2014 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in Brookhaven with his wife and one of his sons while his other son is pursuing his career in NYC. John spends much of his free time playing golf and enjoying his family while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.