



4.94 Acres

Peachtree Industrial Blvd

Offering Memorandum
PEACHTREE INDUSTRIAL BLVD RETAIL
SITE | 4.94 ACRES



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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4.94 Acres

Peachtree Industrial Blvd



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

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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.



EXECUTIVE SUMMARY

PEACHTREE INDUSTRIAL BLVD RETAIL SITE | 4.94 ACRES



PROPERTY OVERVIEW

4.94 commercial acres off Peachtree Industrial Blvd in Duluth with access already in place. This site is graded with all utilities available, a median break and a detention pond. This is an excellent opportunity for users or investors to build retail, office, hospitality or any general commercial use.

This location is adjacent to The Hooch Golf Club and in close proximity to a high density residential area. This site is surrounded by various retail, medical and office properties and is only 1.5 miles from Sugarloaf Parkway.



PROPERTY HIGHLIGHTS

- 4.94 acre site off Peachtree Industrial Blvd in Duluth, GA
- Decel lane, entrance and detention pond in place
- Excellent demographics and street visibility
- Graded with all utilities available
- Flexible C-2 zoning allows for retail, office, hospitality or commercial development
- Parcel ID R7244 439

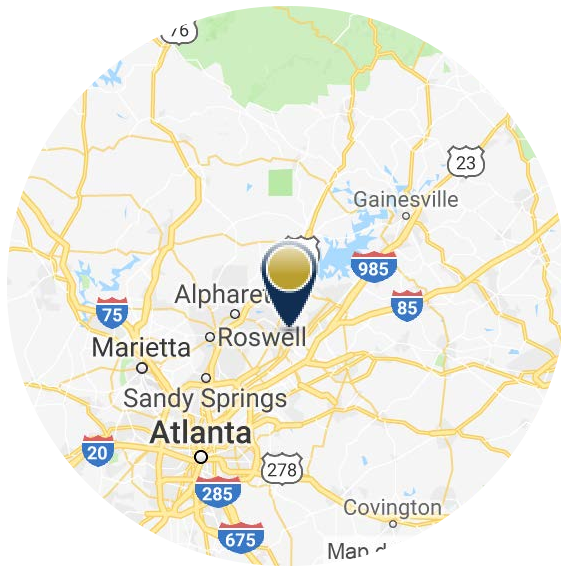
PRICE | \$2,480,000



PROPERTY OVERVIEW

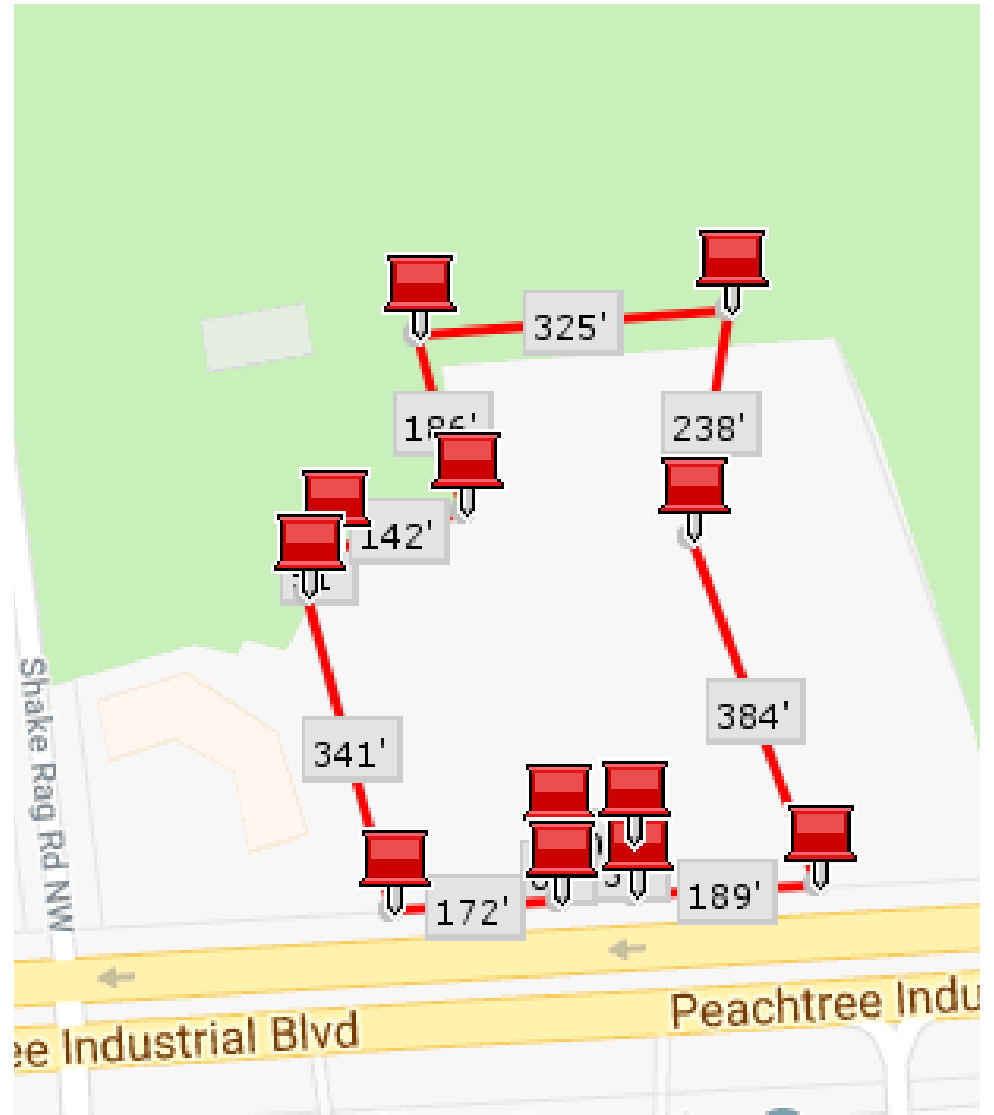
PEACHTREE INDUSTRIAL BLVD RETAIL SITE | 4.94 ACRES

| | |
|-----------------|--|
| Address: | 2825 Peachtree Industrial Blvd, Duluth, GA 30097 |
| County: | Gwinnett |
| Site Size: | 4.94 Acres |
| Parcel ID: | R7244 439 |
| Zoning: | C-2 |
| Proposed Use: | Retail or general commercial |
| Traffic Counts: | 34,600 VPD |
| Sale Price: | \$2,480,000 |



TAX PLAT

PEACHTREE INDUSTRIAL BLVD RETAIL SITE | 4.94 ACRES



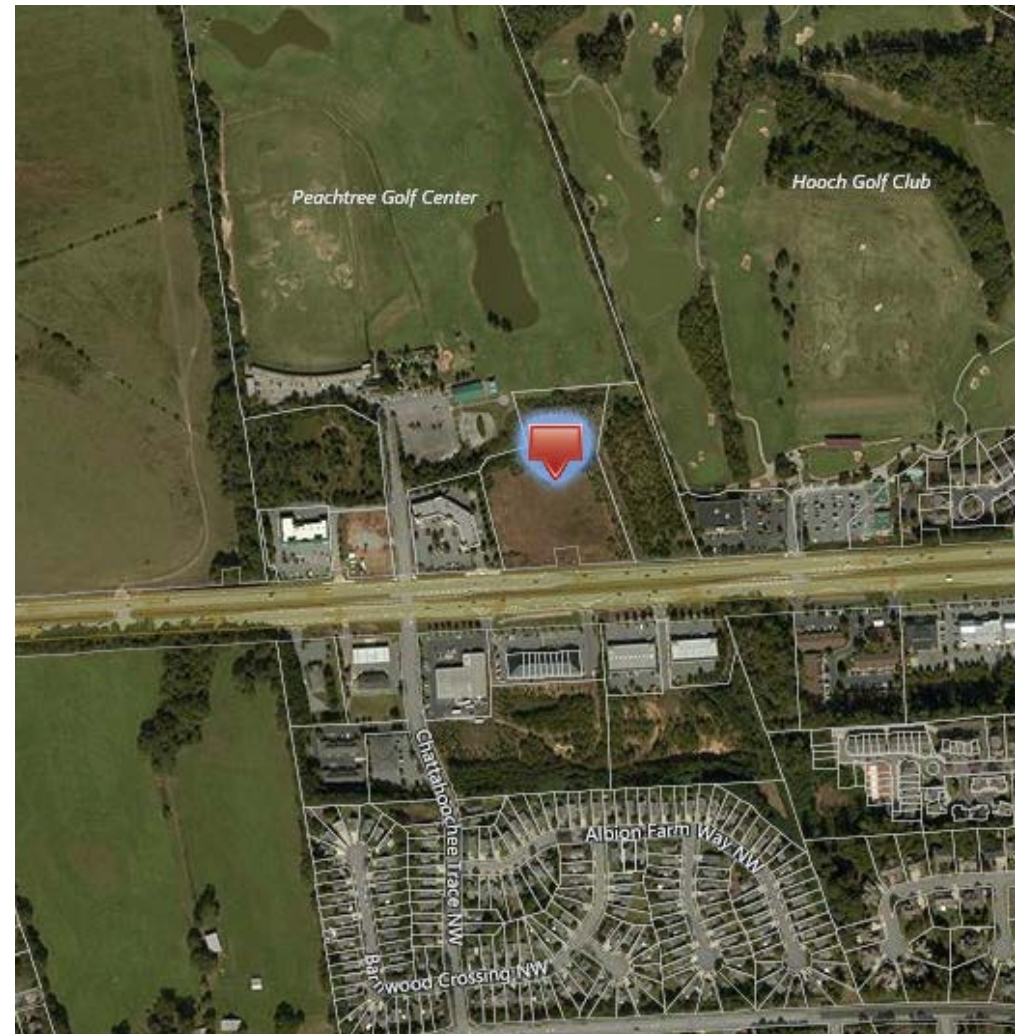
C-2 ZONING - GENERAL BUSINESS DISTRICT

The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods.

PERMITTED USE INCLUDES (BUT NOT LIMITED TO):

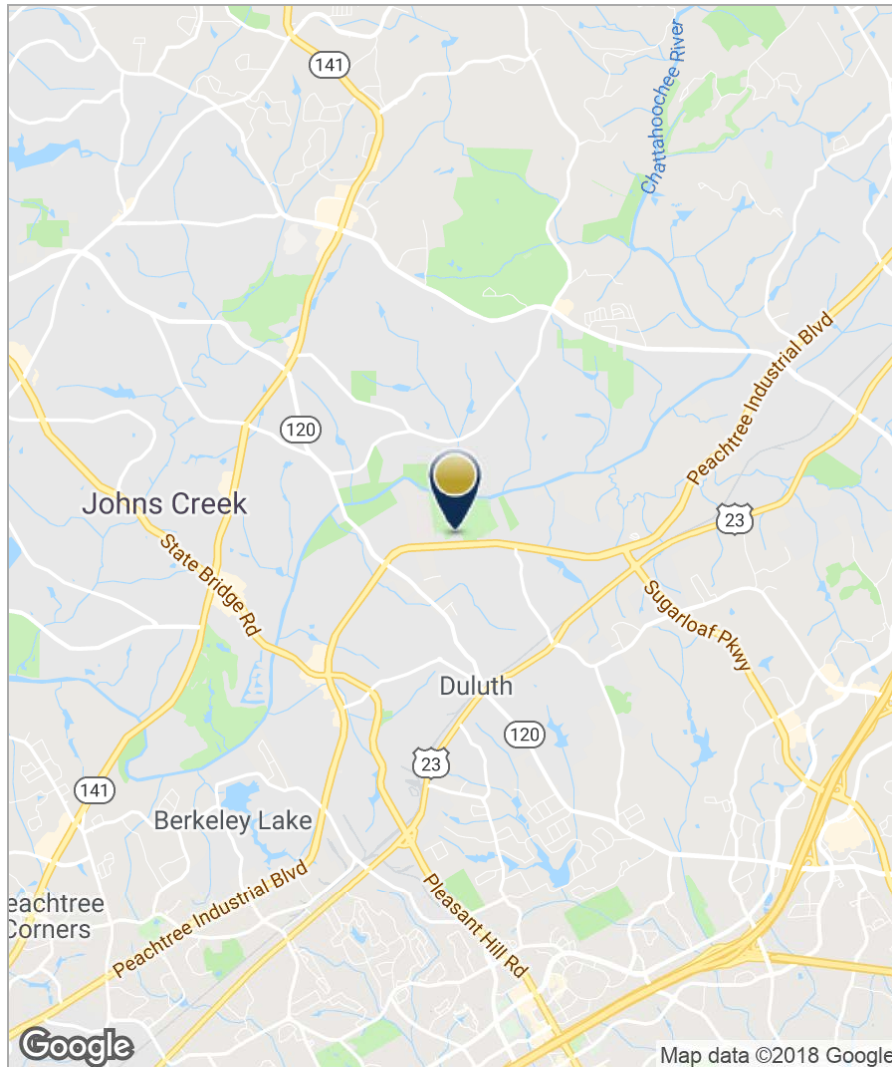
- Outdoor recreation
- Automotive shop
- Multimedia store
- Carwash
- Apparel store
- General retail
- Movie theater
- Grocery store
- Hotel
- Restaurant
- Light industrial
- Self-storage
- Dry cleaner

For more information regarding zoning, visit: <http://ow.ly/bIS630lxNhr>



LOCATION MAP

PEACHTREE INDUSTRIAL BLVD RETAIL SITE | 4.94 ACRES



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 5,627 | 57,270 | 158,802 |
| MEDIAN AGE | 37.6 | 35.7 | 35.7 |
| MEDIAN AGE (MALE) | 37.4 | 35.5 | 35.3 |
| MEDIAN AGE (FEMALE) | 38.5 | 36.3 | 36.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,001 | 20,027 | 55,350 |
| # OF PERSONS PER HH | 2.8 | 2.9 | 2.9 |
| AVERAGE HH INCOME | \$94,062 | \$102,355 | \$105,879 |
| AVERAGE HOUSE VALUE | \$271,964 | \$360,794 | \$371,436 |

Source: ESRI



158,802

2018 Total Population
(Esri)



55,350

2018 Total Households
(Esri)



\$105,879

2018 Average
Household Income
(Esri)



RETAILER MAP

PEACHTREE INDUSTRIAL BLVD RETAIL SITE | 4.94 ACRES



ABOUT THE AREA

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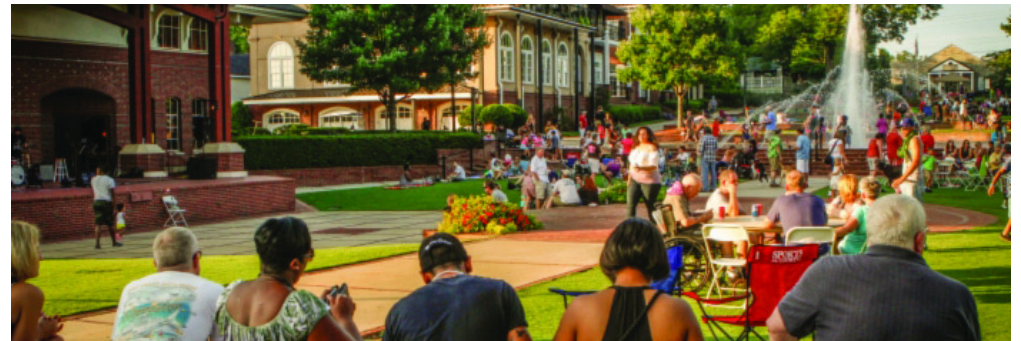
DULUTH, GA

Duluth is recognized as a model city for Gwinnett County. It is poised with a perfect blend of small businesses, entrepreneurial enterprise, major corporation and visionary developers. As the second largest city in Gwinnett County, Duluth is noted first in financial stability throughout the state of Georgia. As a result, there are no bond ratings, and the city basks debt free.

GWINNETT COUNTY

Gwinnett County has a population of 26,600 as of 2018, making it the second most populated county in the state of Georgia, and is expected to have explosive growth.

Gwinnett is the fastest-growing county in Metro Atlanta over the past 25 years and has a AAA bond rating. One of the Southeast's leading high-tech hubs, Gwinnett County is also a leading research and development center with 700 manufacturing companies, nearly 500 high-tech companies and 247 international companies.





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Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 21 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 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, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com.



TEAM PROFILE

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Randee Comstock

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