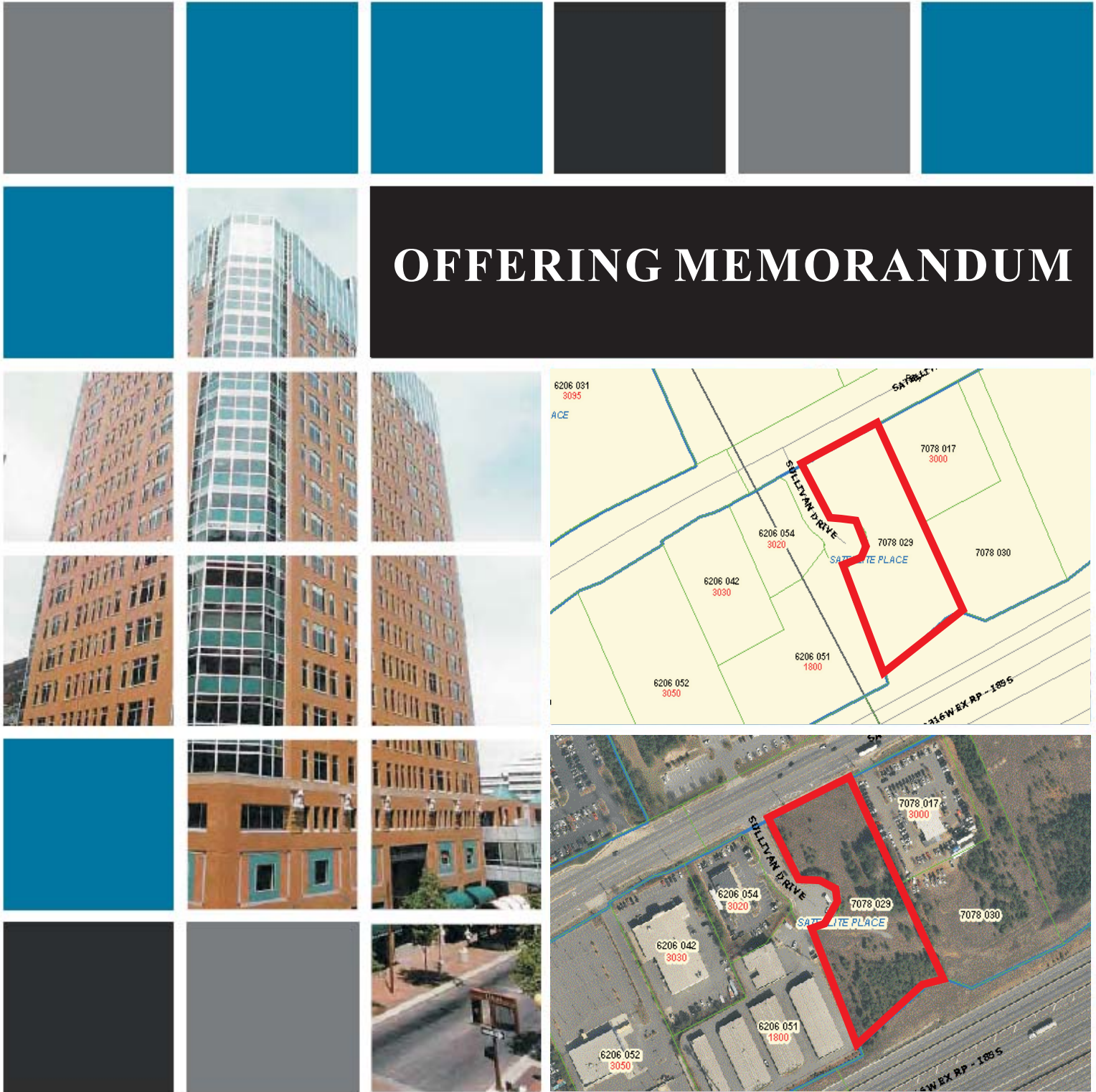


OFFERING MEMORANDUM



VACANT COMMERCIAL LAND

Satellite Blvd. and Sullivan Dr. , Duluth, GA 30096

TBRE
REAL ESTATE SERVICES

3296 Summit Ridge Pkwy, Suite 420
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Investment & Commercial Sales | Residential | Business | Property Management & Leasing

Satellite Blvd. & Sullivan Dr.
Duluth, GA

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Satellite Blvd. & Sullivan Dr.
Duluth, GA

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Satellite Blvd. & Sullivan Dr.
Duluth, GA

OFFERING SUMMARY

Satellite Blvd. & Sullivan Dr.
Duluth, GA

INVESTMENT SUMMARY

Location	3814 Satellite Blvd. Duluth, GA 30096
Purchase Price	\$1,330,000
Price per Acre	\$472,804.83
Square Footage	122,534
Acreage	2.813
Zoning	C3

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INVESTMENT HIGHLIGHTS

- Great Visibility from Satellite Boulevard (Zoning C-3, Gwinnett County)
- Great Prime Location for Auto Dealerships and Professional Office
(Auto Dealerships Around the Subject Property
: Hyundai, BMW, Mercedes Benz, Ford, Honda, GM, and Subaru)
- Immediate Access to Interstate 85
- 2014 AADT (Average Annual Daily Traffic) : 50,216 vehicles per day
- 2014 Total Households within 5 miles : 80,999
- Population counts exceed 235,015 within 5 miles



Satellite Blvd. & Sullivan Dr.
Duluth, GA

PROPERTY INFORMATION

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Duluth, GA

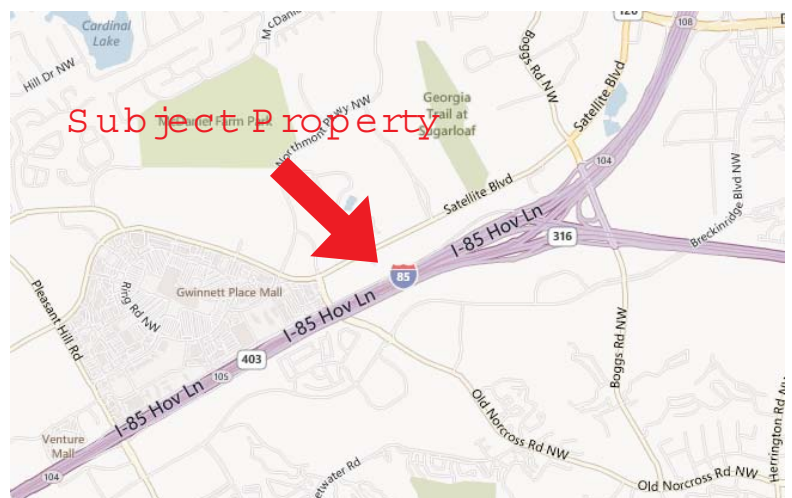
PROPERTY DESCRIPTION



TBRE is pleased to present this 2.813 +/- acre land parcel located in Duluth, GA. Duluth is located in North Georgia just 25 miles north of Atlanta. The property is located on Satellite Blvd, which has a high traffic count of 50,216 +/- ADT. This site also directly faces Interstate 85 to the East. There are currently 235,015 population within 5 miles of the property. The parcel is zoned C3-Highway Business District, which allows for most commercial uses.

LOCATION DESCRIPTION

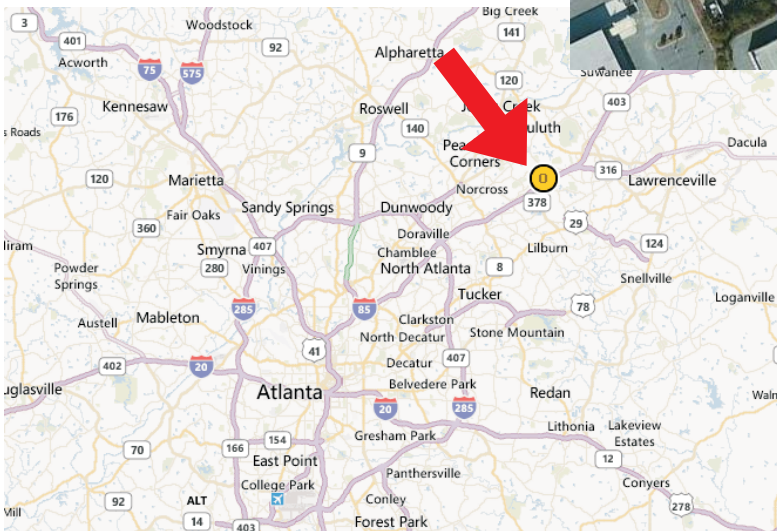
Just off Interstate 85 and 30 minutes from downtown Atlanta, Buckhead, and close to Highway 316. The subject property is strategically located in Gwinnett County- One of the fastest growing counties in the U.S.



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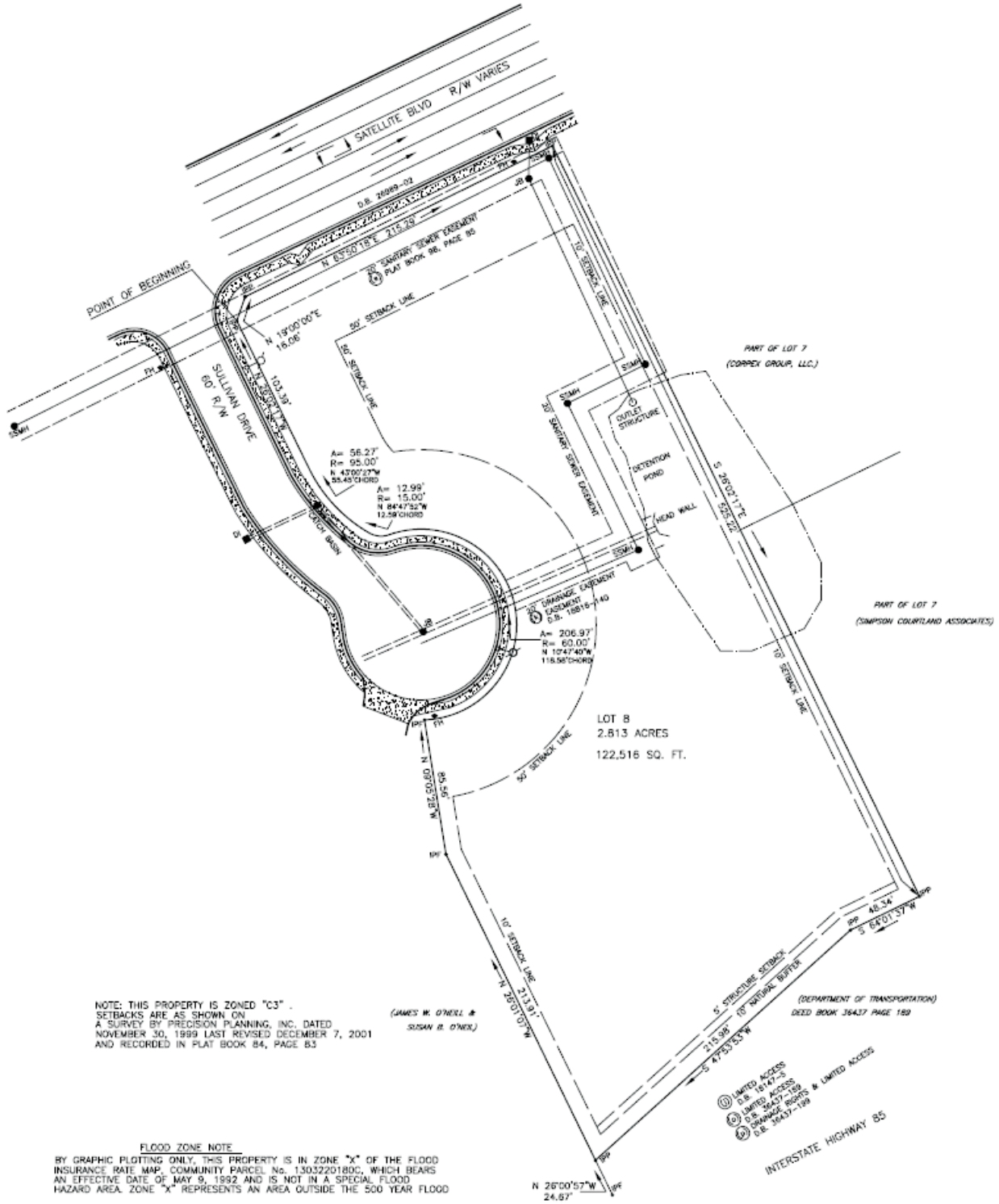
LOCATION MAP



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SURVEY



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PROPERTY PHOTOS



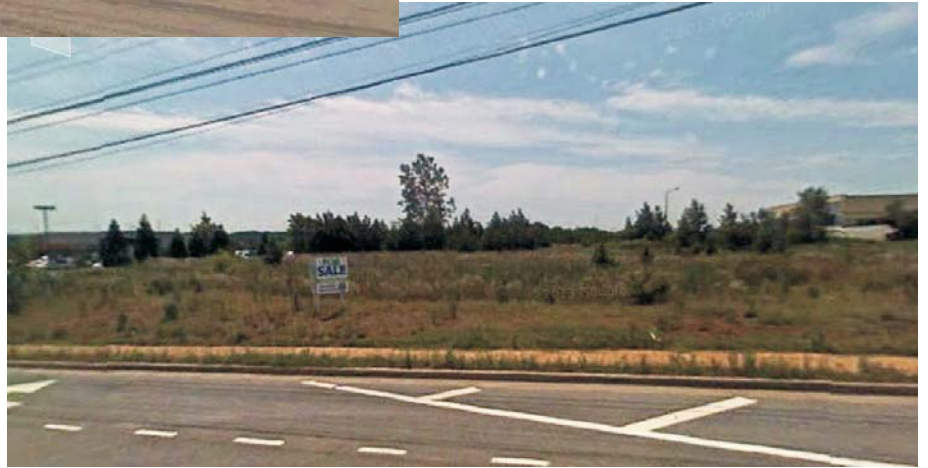
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PROPERTY PHOTOS



3037 Satellite Boulevard Northwest, Georgia, United States
Address is approximate









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Satellite Blvd. & Sullivan Dr.
Duluth, GA

MARKET ANALYSIS

Satellite Blvd. & Sullivan Dr.
Duluth, GA

SALES COMPARABLES

1	6650 McGinnis Ferry Rd - Retail Outparcel	SOLD
<p>Duluth, GA 30097 Fulton County</p> <p>Sale Date: 01/21/2015 (1,603 days on mkt) Land Area: 4.77 AC (207,781 SF) Sale Price: \$1,694,480 - Confirmed Lot Dimensions: - S/AC Land Gross: \$355,236.90 (\$8.16/SF) Proposed Use: Commercial [Partial List]</p> <p>Parcel No: 11-1060-0380-010</p> <p>Comp ID: 3224078 Sale Conditions: - Research Status: Confirmed</p> 		
2	10720-10730 Medlock Bridge Rd	SOLD
<p>Duluth, GA 30097 Fulton County</p> <p>Sale Date: 03/06/2015 (534 days on mkt) Land Area: 1.57 AC (68,389 SF) Sale Price: \$540,000 - Confirmed Lot Dimensions: - S/AC Land Gross: \$343,949.04 (\$7.90/SF) Proposed Use: Commercial</p> <p>Parcel No: 11-0910-0323-233</p> <p>Comp ID: 3255660 Sale Conditions: - Research Status: Confirmed</p> 		
3	2029 Satellite Blvd	SOLD
<p>Duluth, GA 30097 Gwinnett County</p> <p>Sale Date: 04/04/2014 Land Area: 4.61 AC (200,812 SF) Sale Price: \$1,568,739 - Confirmed Lot Dimensions: - S/AC Land Gross: \$340,069.15 (\$7.81/SF) Proposed Use: Hold for Development [Partial List]</p> <p>Parcel No: R7115-012</p> <p>Comp ID: 3026979 Sale Conditions: - Research Status: Confirmed</p> 		
4	3090 Satellite Blvd	SOLD
<p>Duluth, GA 30096 Gwinnett County</p> <p>Sale Date: 12/18/2014 Land Area: 2.45 AC (106,722 SF) Sale Price: \$740,700 - Full Value Lot Dimensions: - S/AC Land Gross: \$302,289.52 (\$6.94/SF) Proposed Use: -</p> <p>Parcel No: R7078-030</p> <p>Comp ID: 3203246 Sale Conditions: - Research Status: Full Value</p>  <p style="text-align: center;">Image Coming Soon</p>		
5	Shackleford Rd @ Steve Reynolds Blvd	SOLD
<p>Duluth, GA 30026 Gwinnett County</p> <p>Sale Date: 11/23/2014 Land Area: 5 AC (217,800 SF) Sale Price: \$1,339,507 - Full Value Lot Dimensions: - S/AC Land Gross: \$267,901.40 (\$6.15/SF) Proposed Use: Hold for Development</p> <p>Parcel No: R6208-034, R6208-044, R6208-085</p> <p>Comp ID: 3262440 Sale Conditions: Debt Assumption Research Status: Full Value</p> 		
6	5555 Spalding Dr	SOLD
<p>Norcross, GA 30092 Gwinnett County</p> <p>Sale Date: 04/28/2015 (685 days on mkt) Land Area: 4.33 AC (188,615 SF) Sale Price: \$1,600,000 - Confirmed Lot Dimensions: - S/AC Land Gross: \$369,515.01 (\$8.48/SF) Proposed Use: Commercial</p> <p>Parcel No: R6302-123</p> <p>Comp ID: 3285279 Sale Conditions: - Research Status: Confirmed</p> 		

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