

# OFFERING MEMORANDUM



**Commercial Land**  
80 Gwinco Blvd, Suwanee, GA 30024



3460 Summit Ridge Pkwy, Suite 404  
Ph: 678.417.1434 Fax: 678.417.1438  
www.tbrealtor.com info@tbrealtor.com

80 Gwinco Blvd  
Suwanee, GA

## Confidentiality Agreement

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80 Gwinco Blvd  
Suwanee, GA 30024

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## OFFERING SUMMARY

80 Gwinco Blvd  
Suwanee, GA

## INVESTMENT SUMMARY

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Location	80 Gwinco Blvd Suwanee, GA 30024
Purchase Price	\$790,000
Price per Acre	\$180,778
Square Footage	190,357
Acreage	4.37
Zoning	C2 (General Business)

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80 Gwinco Blvd  
Suwanee, GA

## INVESTMENT HIGHLIGHTS

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- Bank owned commercial land in Gwinnett County
- Rare Opportunity to Acquire 4.37 Acres of Suburban In-Fill Land in Suwanee
- Immediate Access to I-85 and I-985, and is convenient to Mall of Georgia, Discover Mills Mall, Gwinnett County Airport, and Lake Lanier
- Can be purchased 2 acres or ground lease
- In high commercial district with many restaurant franchises
- Average Household Income in a One-Mile Radius is \$93,837
- Ideally Suited for a Office, Hotel and Healthcare Facility



80 Gwinco Blvd  
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## PROPERTY INFORMATION

80 Gwinco Blvd  
Suwanee, GA

## PROPERTY DESCRIPTION

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TBRE is pleased to present this 4.37 Acre of Bank Owned Commercial Land, located in Suwanee. The parcel has good visibility from Lawrenceville-Suwanee Road, the major corridor in Gwinnett County.

The subject parcel is located in the middle of the largest project “Suwanee Gateway”, a drastic, live-work-play, office/retail/residentail Project developed by Opus South Corporation. Area retailers within one mile include Walmart Supercenter, Cracker Barrel, Outback Steakhouse, Applebee’s, Shanes Rib Shack and Cici’s Pizza. This location is one of the fastest growing areas in Gwinnett County. This site is a prime location for local, national or regional office and hotel developer who can take advantage of this excellent location.

## LOCATION DESCRIPTION

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Head northeast on I-85N and take exit 111 for GA-317N toward Suwanee. Keep right at the fork, follow signs for Lawrenceville Suwanee Road. Turn right onto GA-317 S/Lawrenceville Suwanee Road and take the 1st right onto Gwinco Blvd NW and the destination will be on the right.

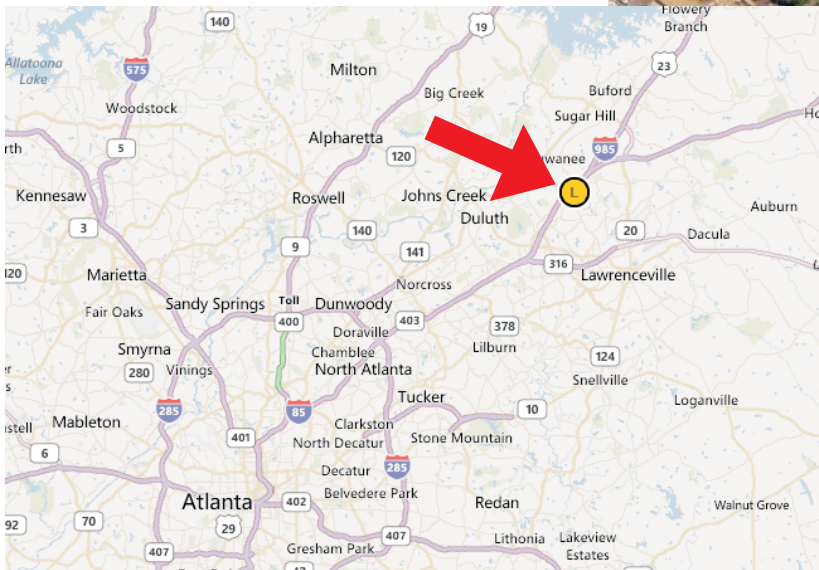




80 Gwinco Blvd  
Suwanee, GA

## LOCATION MAP

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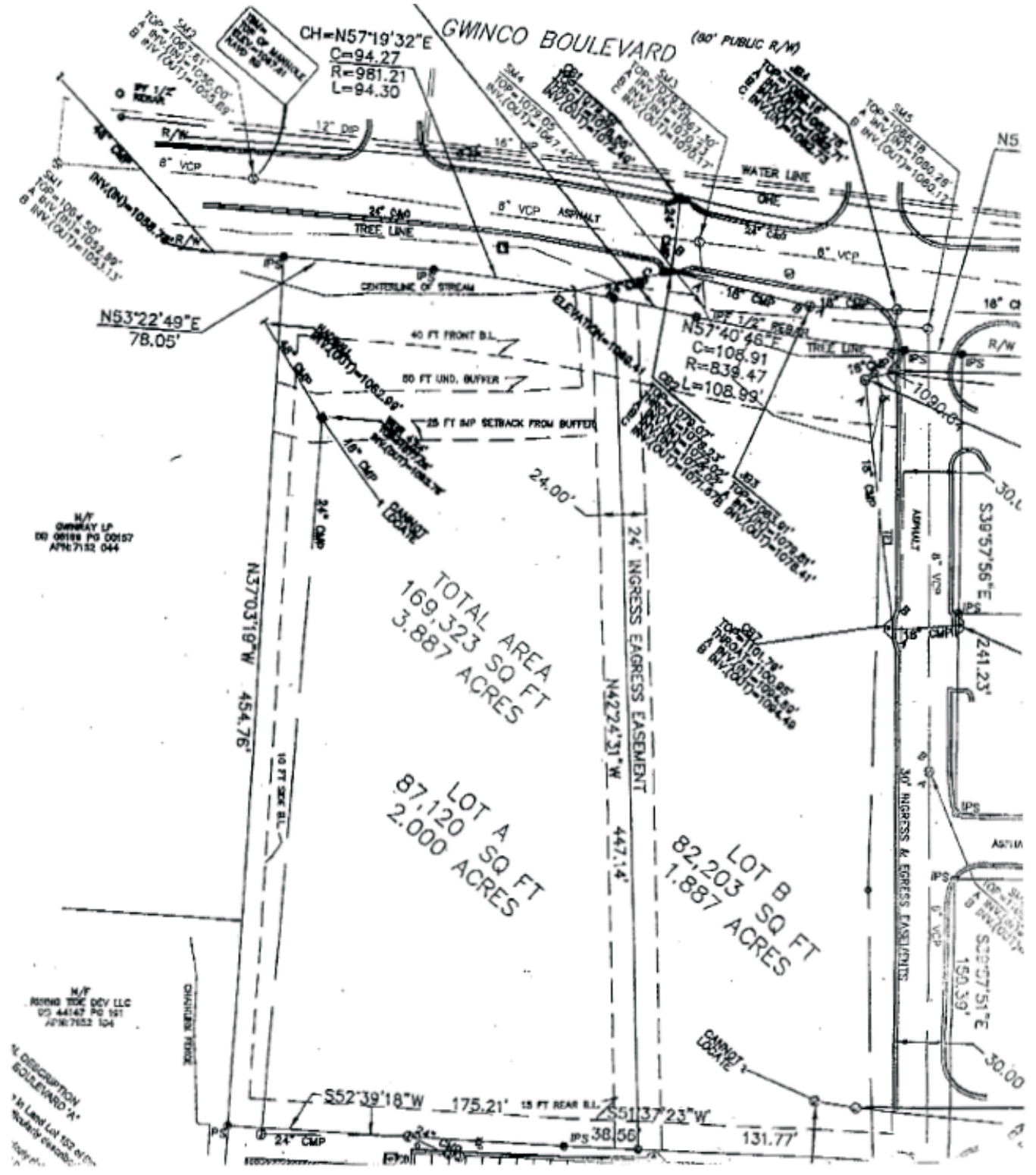
## AERIAL MAP



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# SURVEY



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## PROPERTY PHOTOS

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**TBR/E**  
REAL ESTATE SERVICES

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**MARKETING FLYER**

FOR SALE > COMMERCIAL LAND > GWINNETT COUNTY

# 4.37 ACRE HOTEL DEVELOPMENT SITE

80 Gwinco BLVD, SUWANEЕ, GA 30024



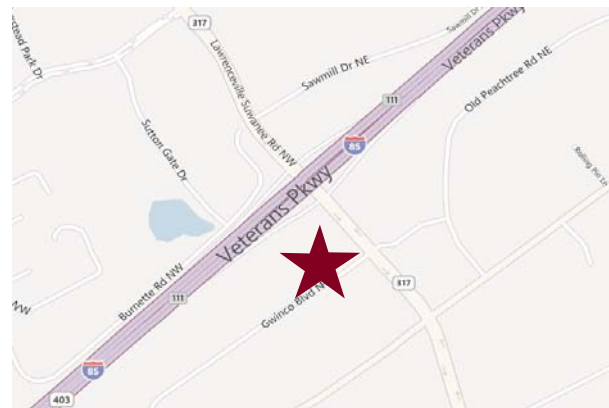
<b>Purchase Price</b>	<b>\$790,000</b>
<b>Price per Acre</b>	<b>\$180,778</b>
<b>Lot Size (Acre)</b>	<b>4.37</b>
<b>Zoning</b>	<b>C2</b>

## Investment Highlights

- Premier Hotel Development Site Owned by Bank in Suwanee
- Rare Opportunity to Acquire 4.37 Acres of Suburban In-Fill Land
- Located in "Suwanee Gateway Project", the area surrounding Exit 111 off the I-85 Interstate, was the first area in Suwanee to be commercially developed

## Overview

TBRE is pleased to present this 4.37 Acre of Bank Owned Commercial Land, located in Suwanee. The parcel has good visibility from Lawrenceville-Suwanee Road, the major corridor in Gwinnett County. The subject parcel is located in the middle of the largest project Suwanee Gateway, a dramatic, live-work-play, office/retail/residential Project developed by Opus South Corporation. Area retailers within one mile include Walmart Supercenter, Cracker Barrel, Outback Steakhouse, Applebee's, Shanes Rib Shack and Cici's Pizza. This location is one of the fastest growing areas in Gwinnett county. This site is a prime location for local, national or regional office and hotel developer who can take advantage of this excellent location.



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## MARKET ANALYSIS

80 Gwinco Blvd  
Suwanee, GA

## SALES COMPARABLES

<b>1</b>	<b>539 Athens Hwy</b>	<b>SOLD</b>
<p>Loganville, GA 30052 <span style="float: right;">Gwinnett County</span></p> <p>Sale Date: 11/07/2011 <span style="float: right;">Land Area: 1.96 AC (85,378 SF)</span></p> <p>Sale Price: \$330,000 - Full Value <span style="float: right;">Lot Dimensions: -</span></p> <p>\$/AC Land Gross: \$168,367.35 (\$3.87/SF) <span style="float: right;">Proposed Use: Commercial</span></p> <p>Parcel No: 5-131-202</p> <p>Comp ID: 2223194 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Full Value</p> 		
<b>2</b>	<b>4334 Brogdon Exchange</b>	<b>SOLD</b>
<p>Suwanee, GA 30024 <span style="float: right;">Gwinnett County</span></p> <p>Sale Date: 12/06/2011 <span style="float: right;">Land Area: 4.50 AC (196,020 SF)</span></p> <p>Sale Price: \$747,000 <span style="float: right;">Lot Dimensions: -</span></p> <p>\$/AC Land Gross: \$166,000.00 (\$3.81/SF) <span style="float: right;">Proposed Use: -</span></p> <p>Parcel No: R7254-116</p> <p>Comp ID: 2246298 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Research Complete</p> 		
<b>3</b>	<b>Buford Hwy - Windermere Pointe</b>	<b>SOLD</b>
<p>Cumming, GA 30041 <span style="float: right;">Forsyth County</span></p> <p>Sale Date: 08/22/2011 (52 days on mkt) <span style="float: right;">Land Area: 3.50 AC (152,460 SF)</span></p> <p>Sale Price: \$675,000 - Full Value <span style="float: right;">Lot Dimensions: Irregular</span></p> <p>\$/AC Land Gross: \$192,857.14 (\$4.43/SF) <span style="float: right;">Proposed Use: Retail</span></p> <p>Parcel No: 200-068</p> <p>Comp ID: 2184984 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Full Value</p> 		
<b>4</b>	<b>3311 Highway 9 Hwy</b>	<b>SOLD</b>
<p>Alpharetta, GA 30004 <span style="float: right;">Fulton County</span></p> <p>Sale Date: 06/08/2011 (258 days on mkt) <span style="float: right;">Land Area: 8.26 AC (359,806 SF)</span></p> <p>Sale Price: \$910,000 <span style="float: right;">Lot Dimensions: -</span></p> <p>\$/AC Land Gross: \$110,169.49 (\$2.53/SF) <span style="float: right;">Proposed Use: Commercial</span></p> <p>Parcel No: -</p> <p>Comp ID: 2126128 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Research Complete</p> 		
<b>5</b>	<b>3344-3348 Lawrenceville St</b>	<b>SOLD</b>
<p>Duluth, GA 30096 <span style="float: right;">Gwinnett County</span></p> <p>Sale Date: 04/29/2011 (344 days on mkt) <span style="float: right;">Land Area: 2.11 AC (91,912 SF)</span></p> <p>Sale Price: \$400,000 - Confirmed <span style="float: right;">Lot Dimensions: -</span></p> <p>\$/AC Land Gross: \$189,573.46 (\$4.35/SF) <span style="float: right;">Proposed Use: Commercial</span></p> <p>Parcel No: 6-293-200</p> <p>Comp ID: 2107428 <span style="float: right;">Sale Conditions: REO Sale</span></p> <p>Research Status: Confirmed</p> 		
<b>6</b>	<b>Peachtree Industrial Blvd - Overlooks Chattahoochee Golf Course</b>	<b>SOLD</b>
<p>Duluth, GA 30097 <span style="float: right;">Gwinnett County</span></p> <p>Sale Date: 04/05/2011 <span style="float: right;">Land Area: 5 AC (217,800 SF)</span></p> <p>Sale Price: \$707,157 - Full Value <span style="float: right;">Lot Dimensions: -</span></p> <p>\$/AC Land Gross: \$141,431.40 (\$3.25/SF) <span style="float: right;">Proposed Use: Commercial</span></p> <p>Parcel No: 7-244-439</p> <p>Comp ID: 2098349 <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: Full Value</p> 		

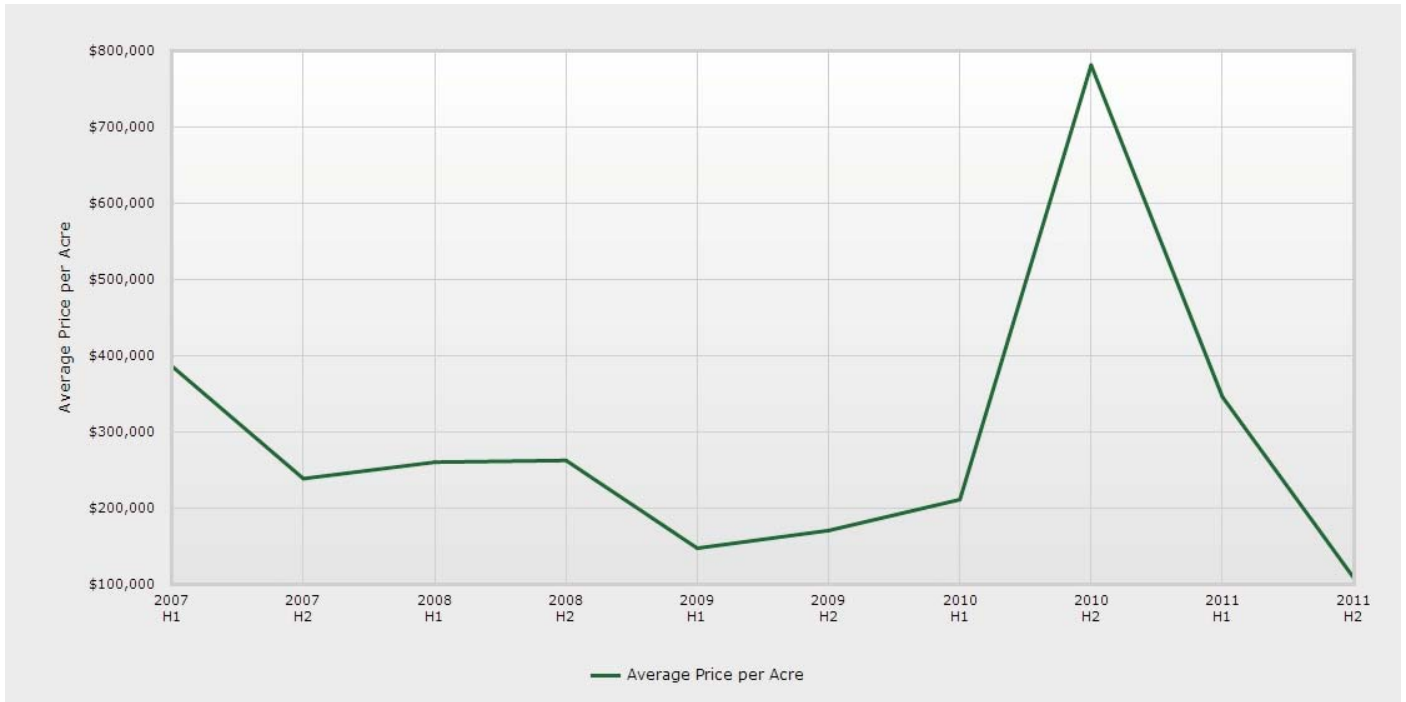
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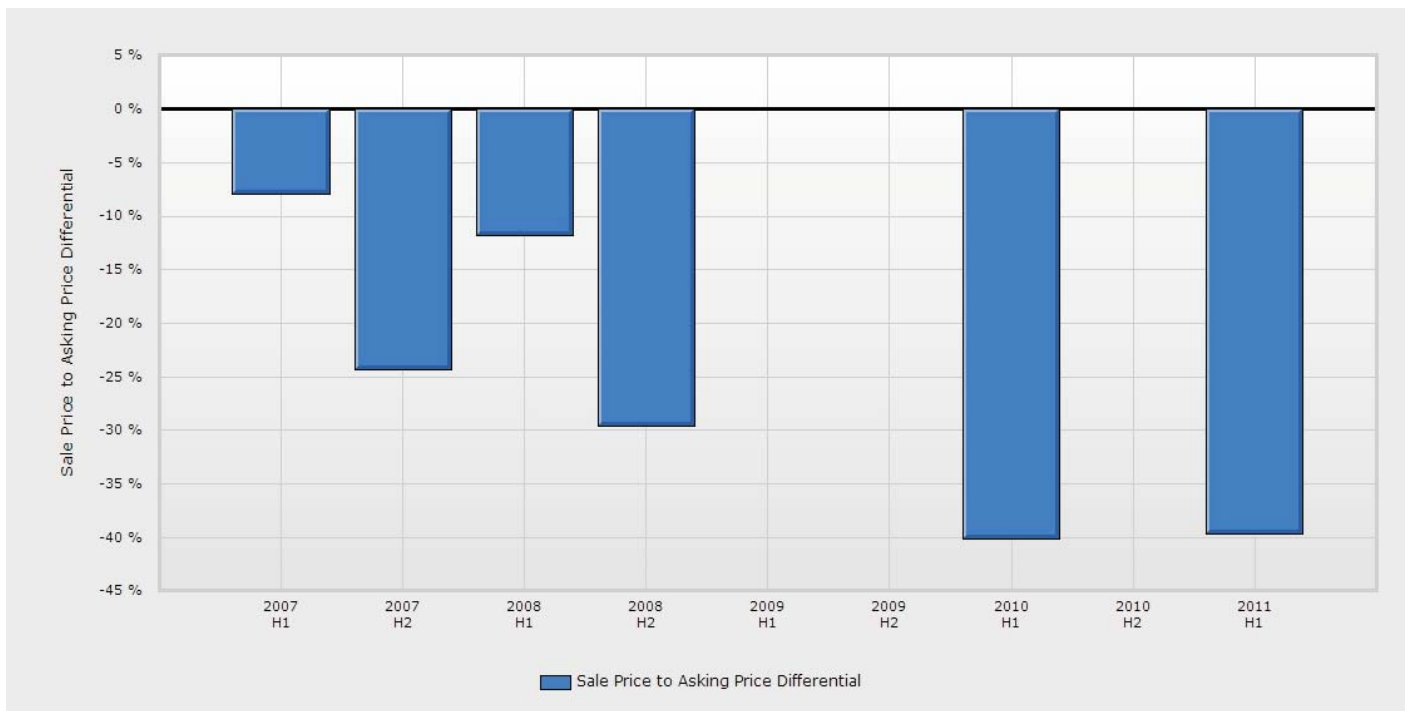


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## Average Sale Price per Acre (Semi Annual)



## Sale to Asking Price Differential (Semi Annual)



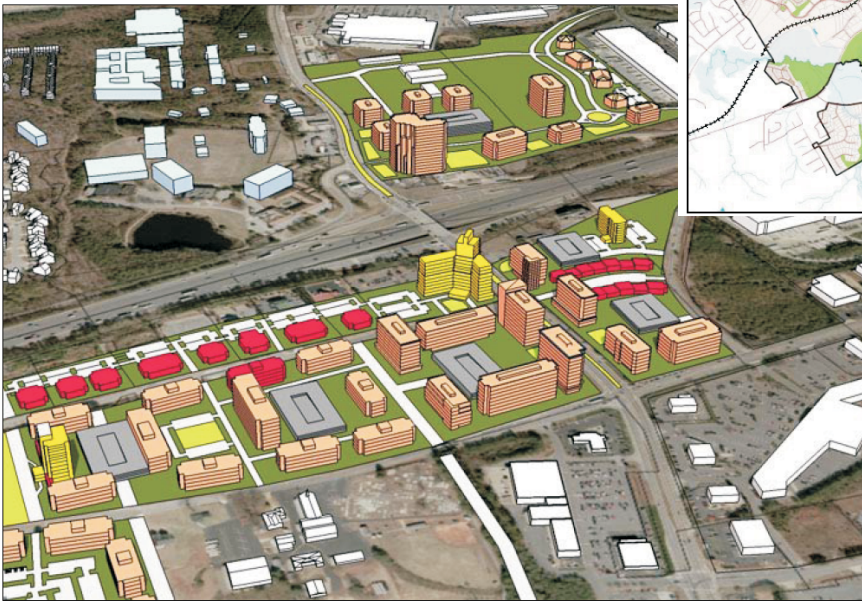
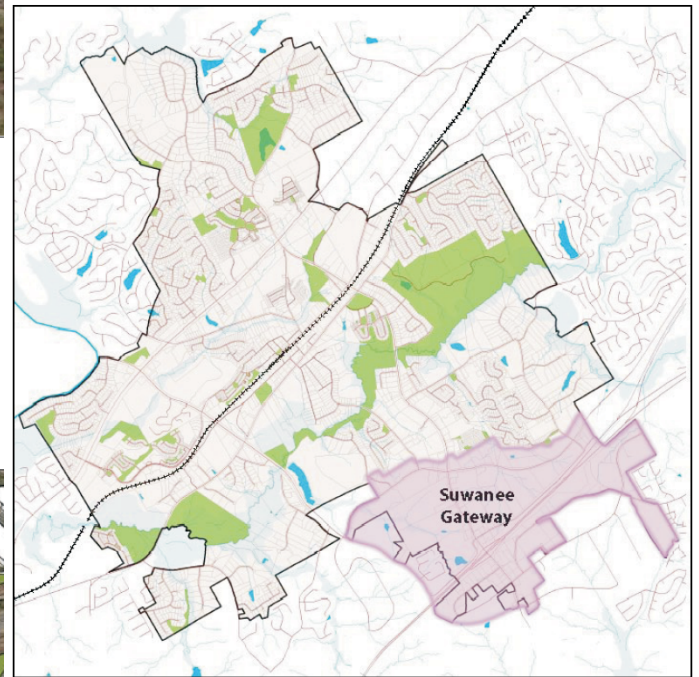
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## Suwanee Gateway



View of the I-85 interchange at Lawrenceville-Suwanee Road looking south



View looking north long Lawrenceville-Suwanee Road across of I-85

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## Suwanee Gateway

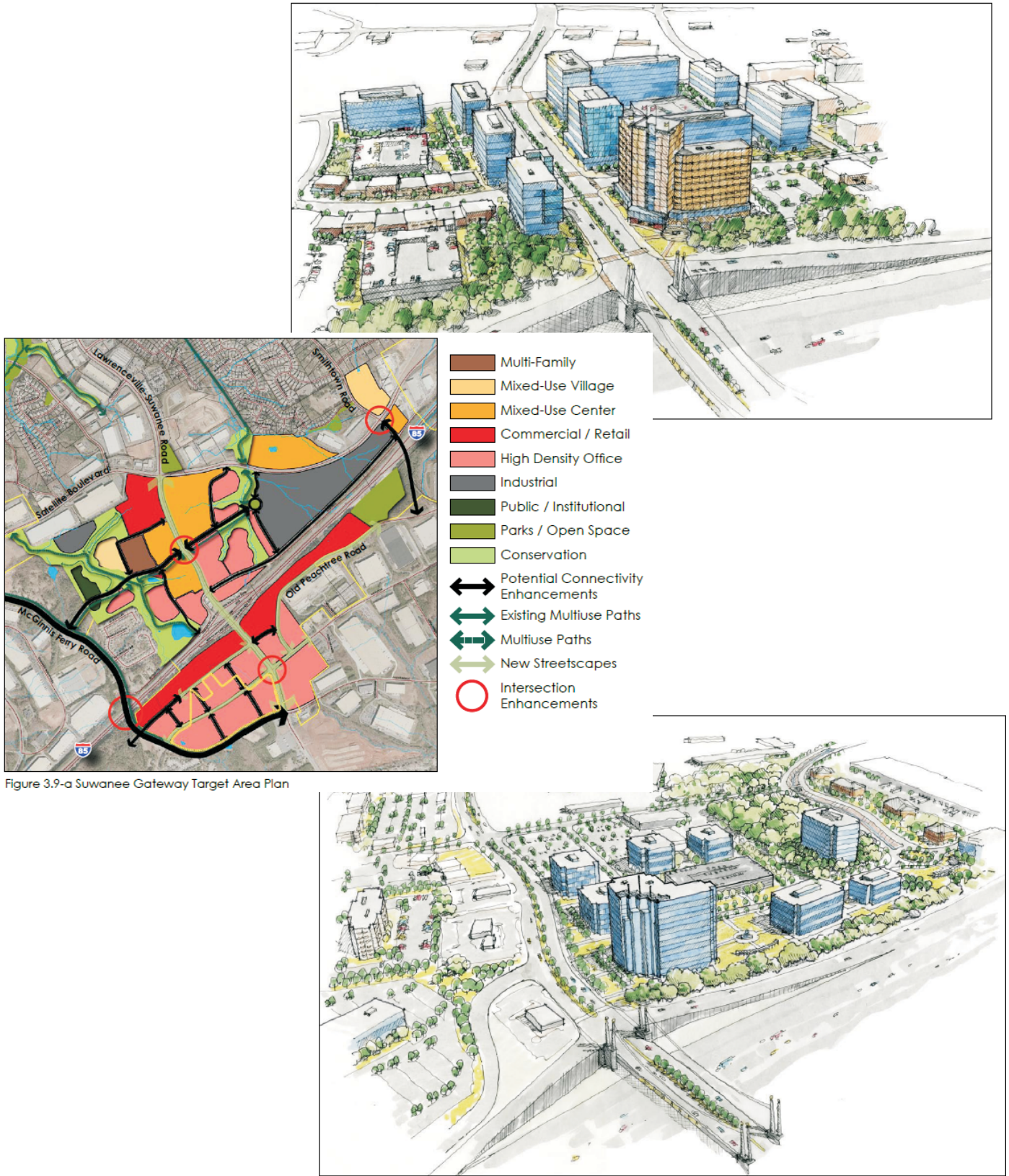


Figure 3.9-a Suwanee Gateway Target Area Plan

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## Nearest Hotel



	Name of Hotel	Address
Hotel	Sun Suites of Suwanee	95 Gwinco Blvd
	Motel 6	77 Gwinco Blvd
	Comfort Inn	2945 Lawrenceville Suwanee Rd
	Days Inn Suwanee	2955 Lawrenceville Suwanee Rd
	Super 8 Suwanee	317 Sawmill Drive
	Courtyard Atlanta	310 Celebration Dr
	Fairfield Inn & Suites	105 Celebration Dr

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## Nearest Fast Food & Family Restaurants



	Name of Hotel	Address
Fast Food	Blimpie	2850 Lawrenceville Suwanee Rd
	Wendy's	2960 Lawrenceville Suwanee Rd
	Subway	2815 Lawrenceville Suwanee Rd
	Subway	3370 Lawrenceville Suwanee Rd
	McDonald's	3245 Lawrenceville Suwanee Rd
	Burger King	2925 Lawrenceville Suwanee Rd
	Taco Bell	50 Gwinco Blvd
	Arby's	2920 Lawrenceville Suwanee Rd
	McDonald's	3110 Lawrenceville Suwanee Rd
	KFC	3277 Lawrenceville Suwanee Rd
	Checkers	2930 Lawrenceville Suwanee Rd
	Waraku Japanese Restaurant	3131 Lawrenceville Suwanee Rd
	Cracker Barrell	75 Gwinco Blvd
	Chick-Fil-A	2835 Lawrenceville Suwanee Rd
	Outback Steakhouse	145 Gwinco Blvd
Waffle House	2915 Lawrenceville Suwanee Rd	
Applebee's	125 Gwinco Blvd	

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**BPO**

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Suwanee, GA

**BPO**

**TBRE Real Estate Services  
Vacant Land BPO**

7/26/2012

Loan Number		Broker:	TBRE Real Estate Services
Project Ref #		3460 Summit Ridge Pkwy, Suite 404, Duluth, GA 30096	
Borrower:		Phone #:	(678)417-1434
Property Address:	80 Gwinco Blvd Suwanee, GA 30024	Fax #:	(678)417-1438
County:	Gwinnett	APN:	email: info@tbrealtor.com

Site Size:	4.37 Acres	Real Estate Taxes	
Zoning:	C2	Assessed Value:	\$974,700
Flood Zone (Y/N):	N	Assessed Year:	2011
Viable Easements?	N	Annual Taxes:	\$15,389
Corner or Interior Lot:	Interior	Delinquent Amt.:	

Discuss any improvements on the site: \_\_\_\_\_

Subject Location: Good

Sub. Listed for Sale: Yes      List Price: \$900,000      Time on Market: 409 days      Agent Phone #: (678)417-1434

	Comparable Sale 1	Comparable Sale 2	Comparable Sale or Listing 3
Address	Hwy 124 & E Rock Quarry Rd	Pleasant Hill Rd	2175 E Rock Quarry Rd
City	Buford	Duluth	Buford
Distance to Subject	20.7 miles	8.7 miles	9.9 miles
Date of Sale	2/21/2012	9/26/2011	2/21/2012
Sales Price	\$1,000,000	\$530,000	\$1,000,000
Price Per Acre	\$182,815.36	\$182,130.58	\$172,117.04
Price Per Square Foot	\$4.20	\$4.18	\$3.95
Site Size (acres)	5.47	2.91	5.81
Zoning	C2	PUD	AA012
Flood Zone (Y/N)	N	N	N
Time on Market	729 days	Unknown	Unknown
Corner or Interior Lot	Interior	Corner	Corner
Frontage (f)	Similar	Similar	Similar
Visibility (f)	Similar	Superior	Superior
Access (f)	Similar	Similar	Similar
Location (f)	Similar	Similar	Similar

	Value	\$ Per Square Foot
Market Approach Value Estimate	\$782,322	\$4.11
Income Approach Value Estimate		
Reconciled Market Value	\$782,322	\$4.11
Suggested List Price	<b>\$782,322</b>	<b>\$4.11</b>

(f) Note if comparable is Superior, Inferior or Similar

Date Completed: 06/21/2012      Signature:

80 Gwinco Blvd  
Suwanee, GA

## Sold Comparables

<b>Hwy 124 &amp; E Rock Quarry Rd</b> Buford, GA 30519 Commercial Land of 5.47 AC Sold on 02/21/2012 for \$1,000,000 - Research Complete					
<b>buyer</b>					
12stone Church Inc c/o Tracy Tarrasquillo 1322 Buford Dr Lawrenceville, GA 30043 (678) 990-8100					
<b>seller</b>					
Bank of the Ozarks, Inc. c/o Walter Jordan 17901 Chenal Pky Little Rock, AR 72223 (501) 978-2265					
<b>vital data</b>					
Sale Date:	02/21/2012	Sale Price:	\$1,000,000		
Escrow/Contract:	-	Status:	Confirmed		
Days on Market:	729 days	Down Pmnt:	-		
Exchange:	No	Pct Down:	-		
Conditions:	REO Sale	Doc No:	-		
Density:	-	Trans Tax:	-		
Max No of Units:	-	Comer:	No		
Price/Unit:	-	Topography:	Level		
Lot Dimensions:	-	Improvements:	-		
Frontage:	-	Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water		
Comp ID:	2291210	Zoning:	C2		
		Submarket:	Duluth/Suwanee/Buford		
		Map Page:	-		
		Parcel No:	R3002-038		
		Property Type:	Land		
		Proposed Use:	Retail		
<b>income expense data</b>			<b>listing broker</b>		
	Gross	Net	Commercial Property Professionals		
Acres:	5.47 AC	-	3715 Northside Pky		
Price/Acre:	\$182,815.36	-	Atlanta, GA 30327		
SF:	238,273 SF	-	(404) 848-1776		
Price/SF:	\$4.20	-	Jason Whitworth, Keith Guthrie		
			<b>buyer broker</b>		
<b>financing</b>					



80 Gwinco Blvd  
Suwanee, GA

## Sold Comparables

<b>Buford Hwy</b> Windermere Pointe Cumming, GA 30041 <b>Commercial Land of 3.50 AC Sold on 08/22/2011 for \$675,000 - Research Complete</b>																	
<b>buyer</b> Mican Properties LLC c/o Michael Greer 470 Overlook Dr Suwanee, GA 30024 (678) 592-6928																	
<b>seller</b> RealtyLink LLC c/o Devin Keil 550 S Main St Greenville, SC 29601 (864) 242-4008																	
<b>vital data</b>																	
Sale Date: 08/22/2011 Escrow/Contract: - Days on Market: 52 days Exchange: No Conditions: - Density: - Max No of Units: - Price/Unit: - Lot Dimensions: Irregular Frontage: - Comp ID: 2184984	Sale Price: \$675,000 Status: Full Value Down Pmnt: - Pot Down: - Doc No: 6031-0072 Trans Tax: - Corner: No Topography: - Improvements: Outparcels for Ground Lease, Build to Suit or Sale Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water Zoning: A1 Submarket: N Fulton/Forsyth County Map Page: ADC The Map People 562-C10 Parcel No: 200-068 Property Type: Land Proposed Use: Retail																
<b>income expense data</b>		<b>listing broker</b>															
<table border="1"> <thead> <tr> <th></th> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>Acre: 3.50 AC</td> <td></td> <td>-</td> </tr> <tr> <td>Price/Acre: \$192,857.14</td> <td></td> <td>-</td> </tr> <tr> <td>SF: 152,460 SF</td> <td></td> <td>-</td> </tr> <tr> <td>Price/SF: \$4.43</td> <td></td> <td>-</td> </tr> </tbody> </table>		Gross	Net	Acre: 3.50 AC		-	Price/Acre: \$192,857.14		-	SF: 152,460 SF		-	Price/SF: \$4.43		-		<b>buyer broker</b>
	Gross	Net															
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Price/Acre: \$192,857.14		-															
SF: 152,460 SF		-															
Price/SF: \$4.43		-															
<b>financing</b>		<b>prior sale</b>															
	Date/Doc No: 04/18/2006 Sale Price: \$1,690,000 CompID: 1108146																

80 Gwinco Blvd  
Suwanee, GA

## Sold Comparables

<b>2175 E Rock Quarry Rd</b> Buford, GA 30519 Commercial Land of 5.47 AC Sold on 02/21/2012 for \$1,000,000 - Research Complete																	
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<b>seller</b>																	
Bank of the Ozarks 17901 Chenal Pky Little Rock, AR 72223 (501) 978-2265																	
<b>vital data</b>																	
Sale Date: <b>02/21/2012</b> Escrow/Contract: - Days on Market: - Exchange: <b>No</b> Conditions: <b>REO Sale</b> Density: - Max No of Units: - Price/Unit: - Lot Dimensions: - Frontage: - Comp ID: <b>2274222</b>	Sale Price: <b>\$1,000,000</b> Status: <b>Confirmed</b> Down Pmnt: <b>\$1,000,000.00</b> Pct Down: <b>100.0%</b> Doc No: <b>51192-0516</b> Trans Tax: - Corner: <b>No</b> Topography: - Improvements: - Off-Site Improv: - Zoning: <b>AA012</b> Submarket: <b>Duluth/Suwanee/Buford</b> Map Page: - Parcel No: <b>R3002-038</b> Property Type: <b>Land</b> Proposed Use: <b>Hold for Development</b>																
<b>income expense data</b>		<b>listing broker</b>															
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<b>financing</b>		<b>buyer broker</b>															
		Atlanta Real Estate Specialists 6600 Sugarloak Pky Duluth, GA 30097 Mike Runyan															

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## Exclusive Listing Agreement (Proposal)