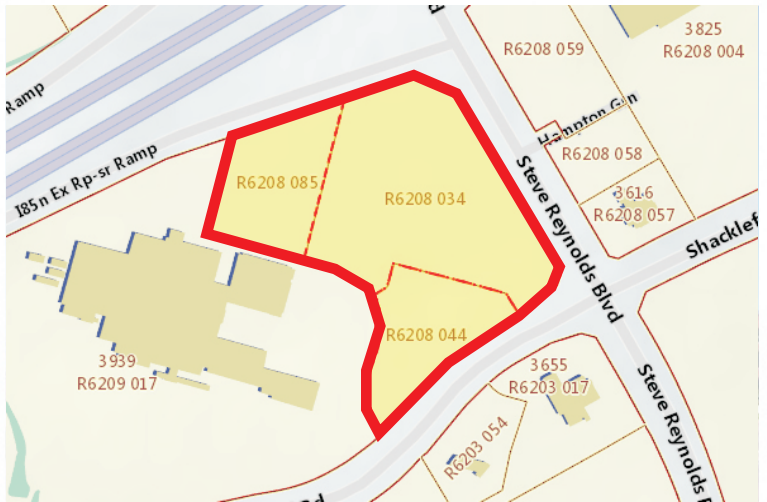
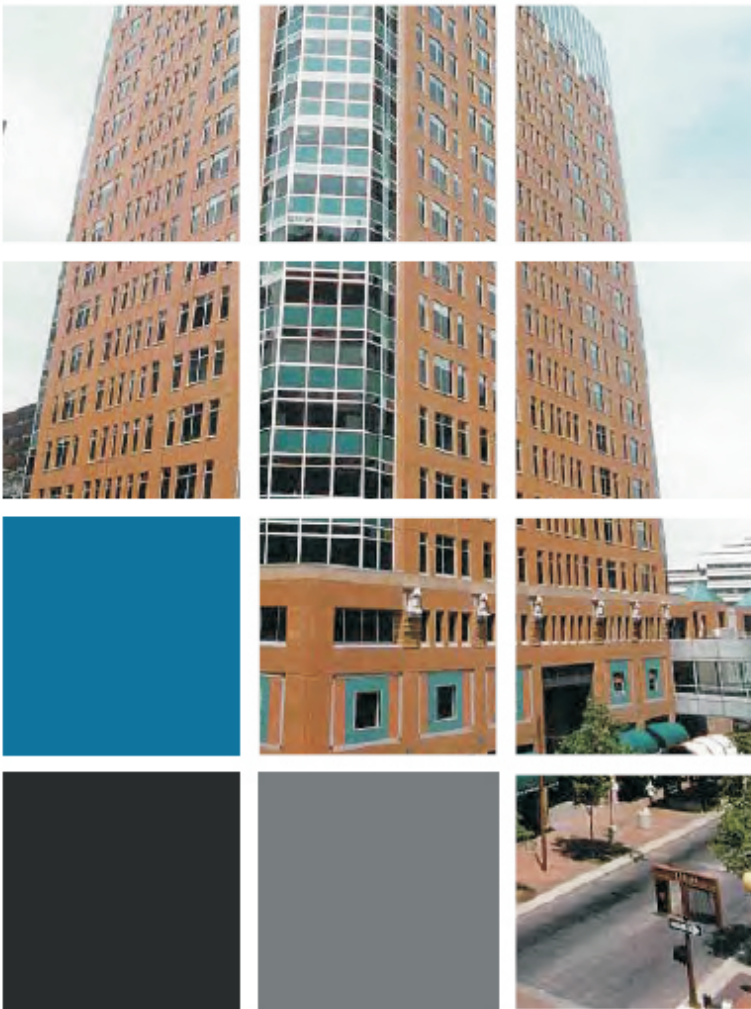


OFFERING MEMORANDUM



9.54 Acres of Commercial Land for Sale
Steve Reynolds Blvd. & Shackelford Rd., Duluth, GA 30096



3296 Summit Ridge Pkwy, Suite 420
Ph: 678.417.1434 Fax: 678.417.1438
www.tbrealtor.com info@tbrealtor.com

Steve Reynolds Blvd & Shckelford Rd
Duluth, GA 30096

Confidentiality Agreement

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- Investment Summary
 - Investment Highlights
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-

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- Property & Location Description
 - Location Map
 - Plat Map
 - Proposed Project Map
 - Flood Map
 - Surrounding Retailers
 - Traffic Counts
 - Property Photos
-

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- Sales Comparables
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SECTION 4 - DEMOGRAPHICS

Steve Reynolds Blvd & Shackelford Rd
Duluth, GA

OFFERING SUMMARY

Steve Reynolds Blvd & Shckelford Rd
Duluth, GA 30096

INVESTMENT SUMMARY

Location	Steve Reynolds Blvd & Shackelford Rd Duluth, GA
Purchase Price	\$5,000,000
Price per Acre	\$524,109
Square Footage	415,562
Acreage	9.54
Zoning	C3

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INVESTMENT HIGHLIGHTS

- Special Permit Approved in 2005 (High-Rise Office Condominium Building)
- Population Within Three Miles of 96,539
- Zoning : C-3 Allowing High Rise Condos (Heights Up To 12 Stories or 240 Feet)
- 2014 AADT (Average Annual Daily Traffic) : 38,745 on Steve Reynolds Blvd
- Easy Access From Interstate 85 With High Visibility on Steven Reynolds Blvd.
- Population counts exceed 95,488 within 3 miles
- Great Commercial Growth on Steve Reynolds Blvd.
- Many Well-Known Retailers and Shopping Centers Surrounding Area (Home depot, Costco, Sam's Club, Gwinnett Place Mall, American Furniture, Dave & Buster's, Venture Mall, Best Buy, Publix, etc.)



APPROVED SPECIAL PERMIT

- Special use permit was approved with condition on June 05, 2005
- Retail and service commercial, office and accessory uses and structures.
- Building height up to 12 stores or 240 feet is permitted as a special use.
- The site plan indicates a hotel, office building with retail space, health club/spa, parking deck with a netted golf driving range on the top level, and a decorative tower.
- The proposed hotel would be 95,000 square feet (125 guest rooms) and 12 stories high.
- The office building would contain 95,000 square feet of office space, with an additional 25,000 square feet of retail on the first two floors, and would also be 12 stories high.
- A 34,790 square foot spa is proposed, and the parking deck would be 5 stories high.
- Three entrances are approved, on onto Steve Reynolds Boulevard and two onto Shackelford Road (one shared with Radloff Middle School).
- The proposed uses require a total of 773 parking spaces, 1185 are provided.
- Of the 1185 parking spaces provided 970 are provided.



**Steve Reynolds Blvd & Shackelford Rd
Duluth, GA**

PROPERTY INFORMATION

Steve Reynolds Blvd & Shckelford Rd
Duluth, GA 30096

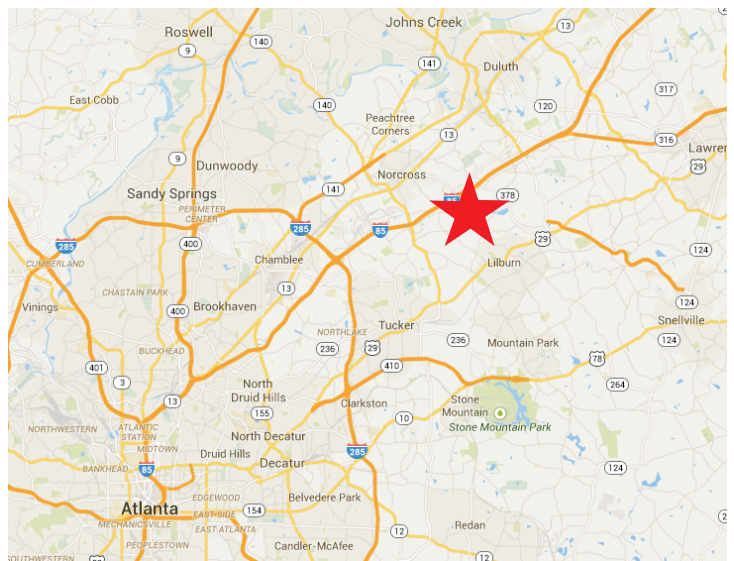
PROPERTY DESCRIPTION



The subject property consists of 9.54 acres of undeveloped, wooded land located at Shackelford Road and Steve Reynolds Blvd. No previous development is visible on the subject site. This property has direct access to Steve Reynolds Blvd. which is a east-west throughfare with exposure to over 38,745 vehicles daily. This subject property is zoned C-3, which allows for various types of commercial development with high-rise office condominium special permit (Building height up to 12 stores or 240 feet permitted as a special use).

LOCATION DESCRIPTION

The property is located in Gwinnett County. This county is within the five-county core of Metro Atlanta. Gwinnett County's population is 18.3 percent of the total Atlanta region population and has captured 26% of the region's growth since 2000, growing faster numerically than any other county in the region for the past 25 years. This property is well positioned for access to the Interstate 85.

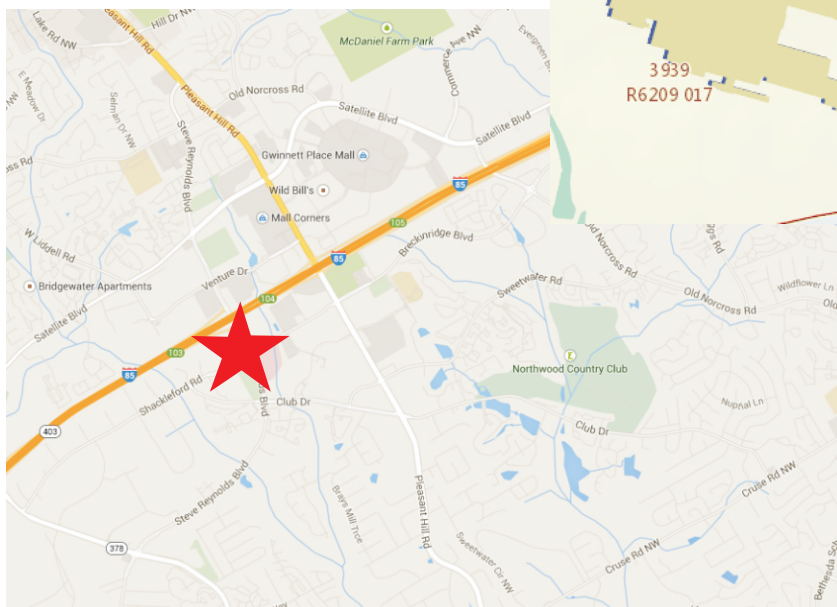


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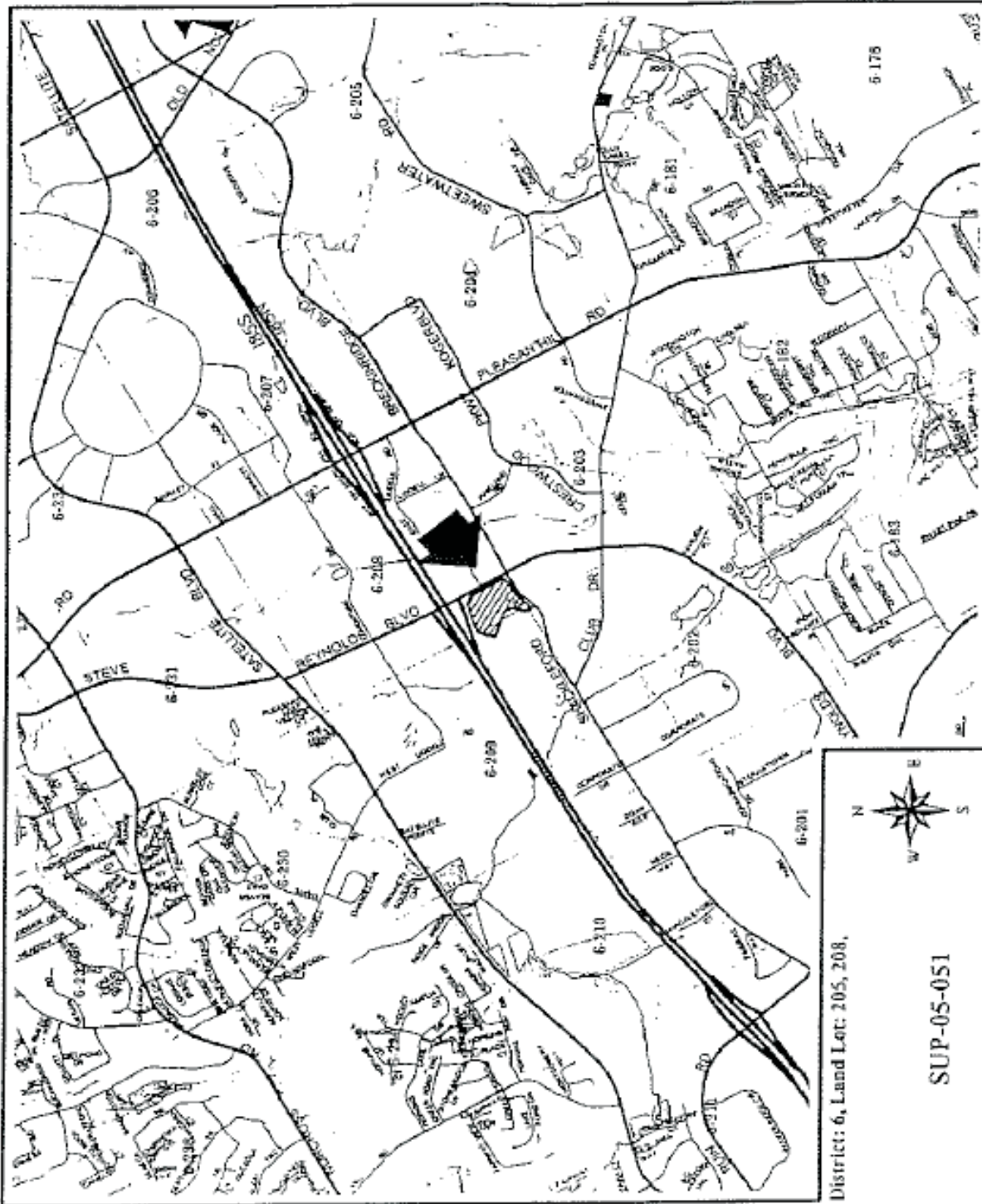
LOCATION MAP



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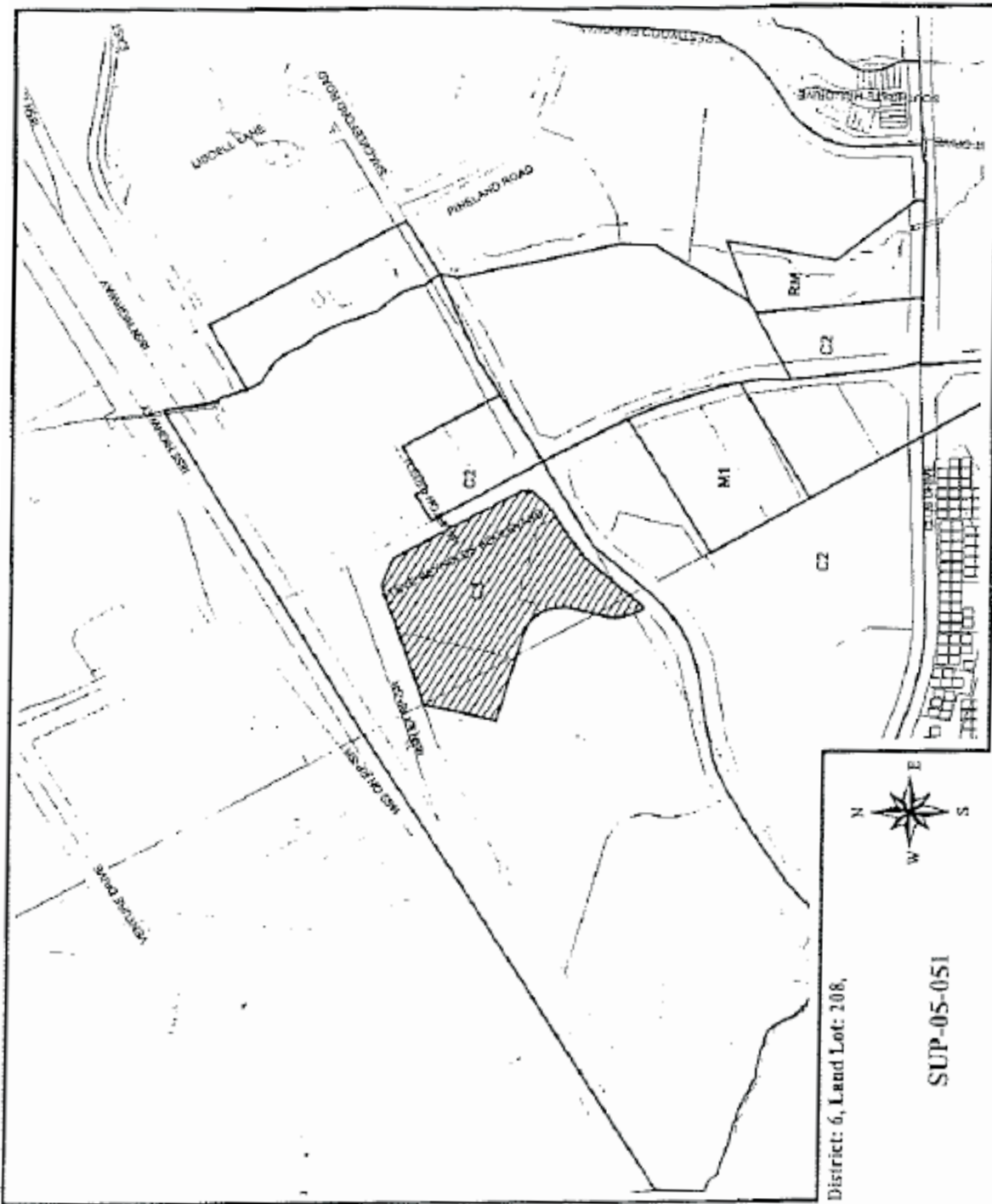
LOCATION MAP



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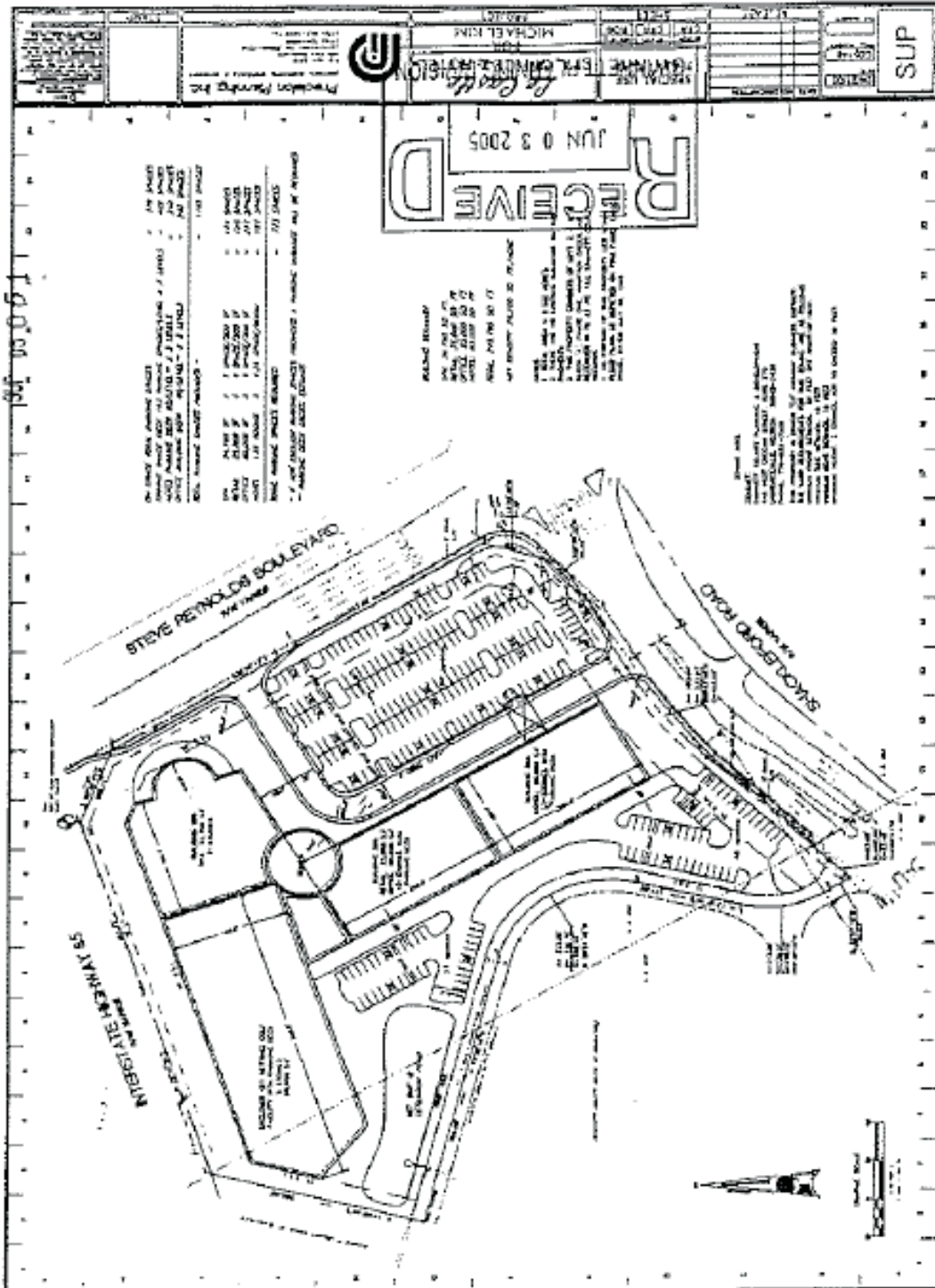
PLAT MAP



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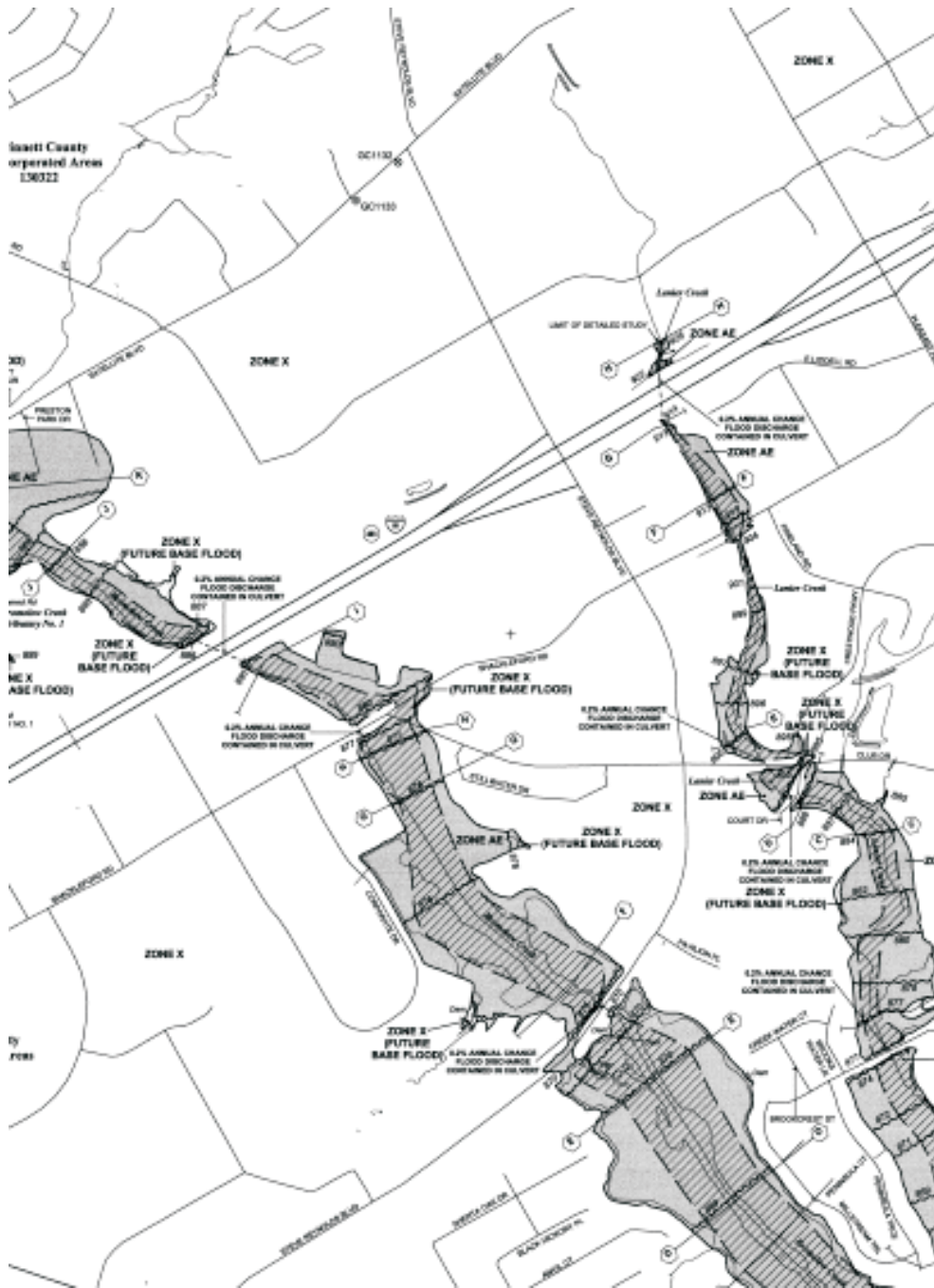
Steve Reynolds Blvd & Shckelford Rd
 Duluth, GA 30096

PROPOSED PROJECT MAP



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FLOOD MAP



LEGEND

SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO JURISDICTION OF THE 1% ANNUAL CHANCE FLOOD
 The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zones of Special Flood Hazard include Zone X, AE, A, V1, V2, VE, V3, and V4. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE X - No wave flood elevation determined.
ZONE AE - Wave Flood Elevation determined.
ZONE A - Flood depths of 1 to 3 feet (excluding areas of ponding). Wave Flood Elevation determined.
ZONE V1 - Flood depths of 1 to 3 feet (excluding areas of ponding, berms, levees, and/or depths determined for areas of structural flooding, vertical axis determined).
ZONE V2 - Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a floodproofing system that was subsequently demolished. Zone A1 indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE V3 - Areas to be protected from the 1% annual chance flood by a national flood protection system under construction. No wave flood elevation determined.
ZONE V4 - Coastal flood zone with velocity-based wave action. No wave flood elevation determined.
ZONE VE - Coastal flood zone with velocity-based waves (wave action). Wave Flood Elevation determined.

ROADWAY RISKS IN ZONE AE
 The likelihood of the closure of a road due to the potential floodwater depth that must be kept free of encroachment by the 1% annual chance flood can be varied without additional increase in flood depth.

OTHER FLOOD AREAS
ZONE S - Areas of 2% annual chance flood, areas of 1% annual chance flood with average depth of less than 1 foot or with average peak flow less than 1 cubic foot per second and areas protected by levees from the 1% annual chance flood.
ZONE U - Areas of 1% annual chance flood or greater with no wave action, hydrology, or wave flood elevation determined.
OTHER AREAS
ZONE B - Areas determined to be outside the 1% annual chance floodplain.
ZONE D - Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHER PROTECTED AREAS (OPA)
 OPA areas and OPAs are specially located within or adjacent to Special Flood Hazard Areas.
 Protection boundaries:
 - Protection boundaries
 - Zone boundaries
 - Zone boundaries
 - CBRS and OPA boundaries
 - Boundary showing Special Flood Hazard zones of different base flood elevations. Flood depths or flood velocities.
 - Base Flood Elevation values shown within various zones. Stationed in feet.
 - ELEVATION
 - National Flood Insurance Program elevation of 100.

Other symbols and notations:
 - One section line
 - Turned line
 - Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Meridian.
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 16N (GCS Georgia State Plane North, NAD 83, Zone 16N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 17N (GCS Georgia State Plane North, NAD 83, Zone 17N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 18N (GCS Georgia State Plane North, NAD 83, Zone 18N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 19N (GCS Georgia State Plane North, NAD 83, Zone 19N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 20N (GCS Georgia State Plane North, NAD 83, Zone 20N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 21N (GCS Georgia State Plane North, NAD 83, Zone 21N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 22N (GCS Georgia State Plane North, NAD 83, Zone 22N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 23N (GCS Georgia State Plane North, NAD 83, Zone 23N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 24N (GCS Georgia State Plane North, NAD 83, Zone 24N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 25N (GCS Georgia State Plane North, NAD 83, Zone 25N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 26N (GCS Georgia State Plane North, NAD 83, Zone 26N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 27N (GCS Georgia State Plane North, NAD 83, Zone 27N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 28N (GCS Georgia State Plane North, NAD 83, Zone 28N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 29N (GCS Georgia State Plane North, NAD 83, Zone 29N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 30N (GCS Georgia State Plane North, NAD 83, Zone 30N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 31N (GCS Georgia State Plane North, NAD 83, Zone 31N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 32N (GCS Georgia State Plane North, NAD 83, Zone 32N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 33N (GCS Georgia State Plane North, NAD 83, Zone 33N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 34N (GCS Georgia State Plane North, NAD 83, Zone 34N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 35N (GCS Georgia State Plane North, NAD 83, Zone 35N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 36N (GCS Georgia State Plane North, NAD 83, Zone 36N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 37N (GCS Georgia State Plane North, NAD 83, Zone 37N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 38N (GCS Georgia State Plane North, NAD 83, Zone 38N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 39N (GCS Georgia State Plane North, NAD 83, Zone 39N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 40N (GCS Georgia State Plane North, NAD 83, Zone 40N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 41N (GCS Georgia State Plane North, NAD 83, Zone 41N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 42N (GCS Georgia State Plane North, NAD 83, Zone 42N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 43N (GCS Georgia State Plane North, NAD 83, Zone 43N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 44N (GCS Georgia State Plane North, NAD 83, Zone 44N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 45N (GCS Georgia State Plane North, NAD 83, Zone 45N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 46N (GCS Georgia State Plane North, NAD 83, Zone 46N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 47N (GCS Georgia State Plane North, NAD 83, Zone 47N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 48N (GCS Georgia State Plane North, NAD 83, Zone 48N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 49N (GCS Georgia State Plane North, NAD 83, Zone 49N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 50N (GCS Georgia State Plane North, NAD 83, Zone 50N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 51N (GCS Georgia State Plane North, NAD 83, Zone 51N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 52N (GCS Georgia State Plane North, NAD 83, Zone 52N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 53N (GCS Georgia State Plane North, NAD 83, Zone 53N).
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 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 55N (GCS Georgia State Plane North, NAD 83, Zone 55N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 56N (GCS Georgia State Plane North, NAD 83, Zone 56N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 57N (GCS Georgia State Plane North, NAD 83, Zone 57N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 58N (GCS Georgia State Plane North, NAD 83, Zone 58N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 59N (GCS Georgia State Plane North, NAD 83, Zone 59N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 60N (GCS Georgia State Plane North, NAD 83, Zone 60N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 61N (GCS Georgia State Plane North, NAD 83, Zone 61N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 62N (GCS Georgia State Plane North, NAD 83, Zone 62N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 63N (GCS Georgia State Plane North, NAD 83, Zone 63N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 64N (GCS Georgia State Plane North, NAD 83, Zone 64N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 65N (GCS Georgia State Plane North, NAD 83, Zone 65N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 66N (GCS Georgia State Plane North, NAD 83, Zone 66N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 67N (GCS Georgia State Plane North, NAD 83, Zone 67N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 68N (GCS Georgia State Plane North, NAD 83, Zone 68N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 69N (GCS Georgia State Plane North, NAD 83, Zone 69N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 70N (GCS Georgia State Plane North, NAD 83, Zone 70N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 71N (GCS Georgia State Plane North, NAD 83, Zone 71N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 72N (GCS Georgia State Plane North, NAD 83, Zone 72N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 73N (GCS Georgia State Plane North, NAD 83, Zone 73N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 74N (GCS Georgia State Plane North, NAD 83, Zone 74N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 75N (GCS Georgia State Plane North, NAD 83, Zone 75N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 76N (GCS Georgia State Plane North, NAD 83, Zone 76N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 77N (GCS Georgia State Plane North, NAD 83, Zone 77N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 78N (GCS Georgia State Plane North, NAD 83, Zone 78N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 79N (GCS Georgia State Plane North, NAD 83, Zone 79N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 80N (GCS Georgia State Plane North, NAD 83, Zone 80N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 81N (GCS Georgia State Plane North, NAD 83, Zone 81N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 82N (GCS Georgia State Plane North, NAD 83, Zone 82N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 83N (GCS Georgia State Plane North, NAD 83, Zone 83N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 84N (GCS Georgia State Plane North, NAD 83, Zone 84N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 85N (GCS Georgia State Plane North, NAD 83, Zone 85N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 86N (GCS Georgia State Plane North, NAD 83, Zone 86N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 87N (GCS Georgia State Plane North, NAD 83, Zone 87N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 88N (GCS Georgia State Plane North, NAD 83, Zone 88N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 89N (GCS Georgia State Plane North, NAD 83, Zone 89N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 90N (GCS Georgia State Plane North, NAD 83, Zone 90N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 91N (GCS Georgia State Plane North, NAD 83, Zone 91N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 92N (GCS Georgia State Plane North, NAD 83, Zone 92N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 93N (GCS Georgia State Plane North, NAD 83, Zone 93N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 94N (GCS Georgia State Plane North, NAD 83, Zone 94N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 95N (GCS Georgia State Plane North, NAD 83, Zone 95N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 96N (GCS Georgia State Plane North, NAD 83, Zone 96N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 97N (GCS Georgia State Plane North, NAD 83, Zone 97N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 98N (GCS Georgia State Plane North, NAD 83, Zone 98N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 99N (GCS Georgia State Plane North, NAD 83, Zone 99N).
 - 1983-1984 SYSTEM: Georgia State Plane coordinate system, NAD 83, Zone 100N (GCS Georgia State Plane North, NAD 83, Zone 100N).

MAP SCALE 1" = 100'

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 004F

FIRM
FLOOD INSURANCE RATE MAP

GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 04 OF 155

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

ISSUANCE:
 COMMUNITY NUMBER: HUNTER PAVIL SUITE
 GWINNETT COUNTY 0002 004 F

MAP NUMBER 15135C0084F

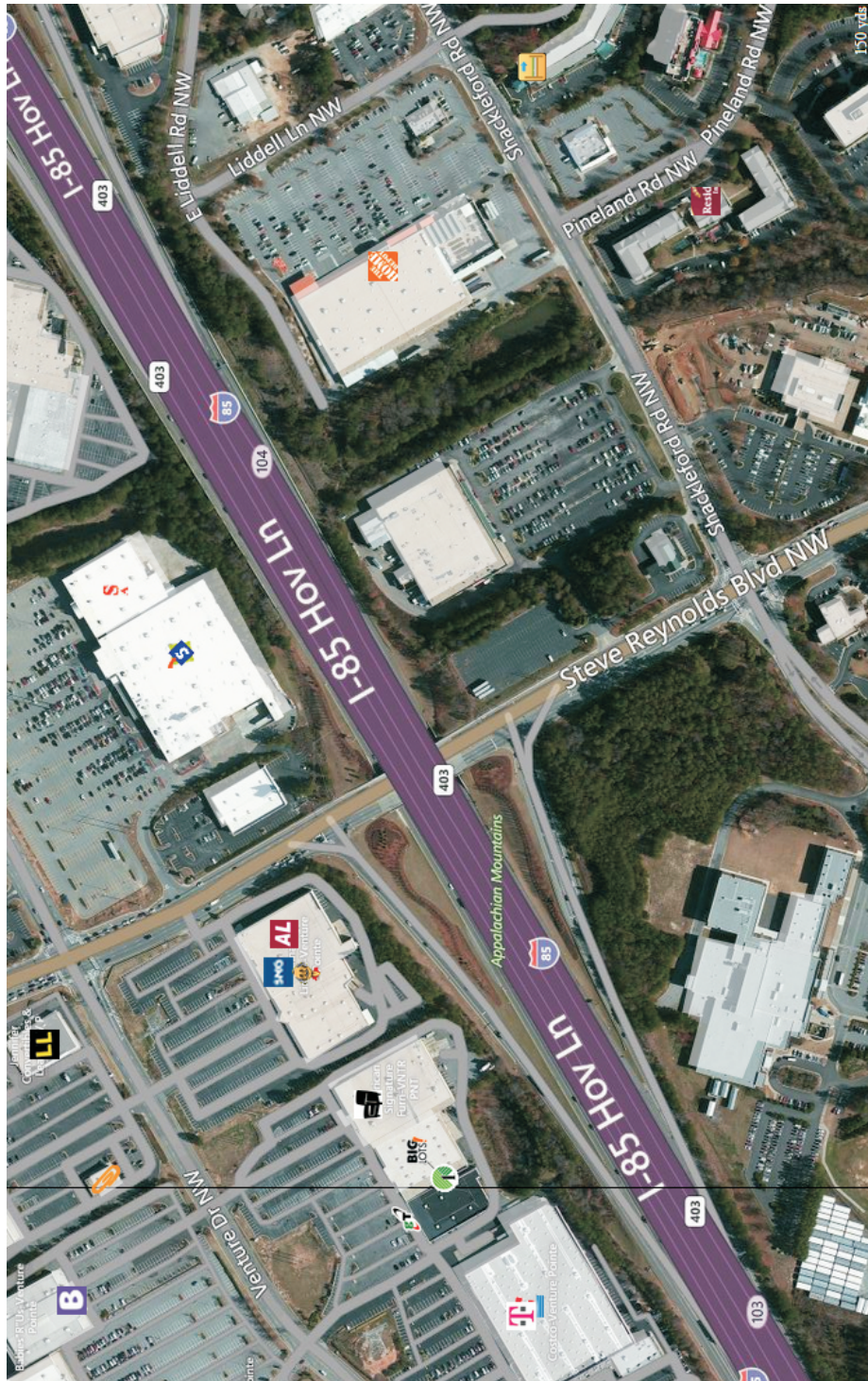
EFFECTIVE DATE SEPTEMBER 29, 2004
 Federal Emergency Management Agency

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Duluth, GA 30096

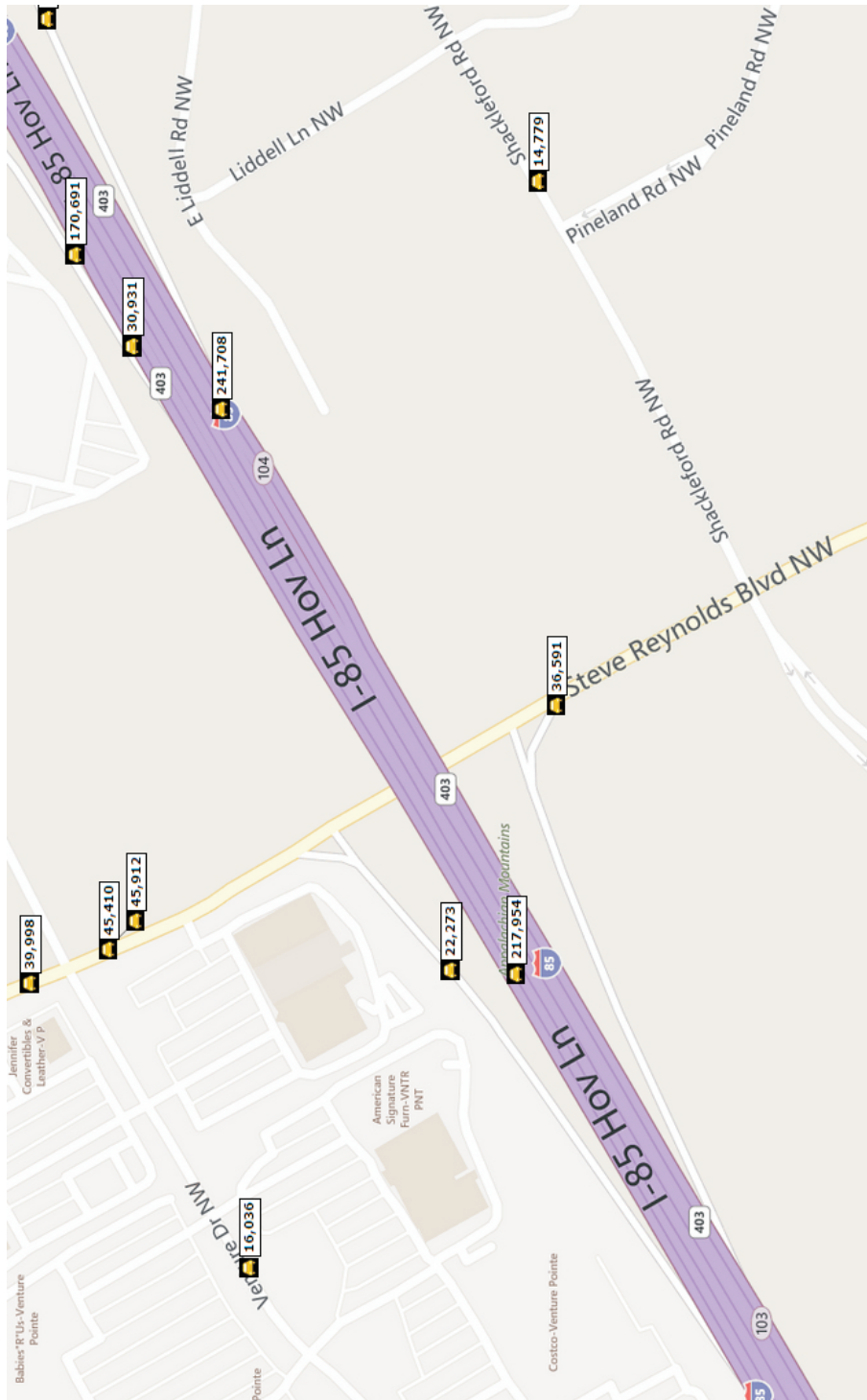
SURROUNDING RETAILERS



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TRAFFIC COUNTS



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PROPERTY PHOTOS



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**Steve Reynolds Blvd & Shackelford Rd
Duluth, GA**

MARKET ANALYSIS

SALES COMPARABLES

1	6650 McGinnis Ferry Rd - Retail Outparcel	SOLD
Duluth, GA 30097	Fulton County	
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: -	
\$/AC Land Gross: \$355,236.90 (\$8.16/SF)	Proposed Use: Commercial [Partial List]	
Parcel No: 11-1060-0380-010		
Comp ID: 3224078	Sale Conditions: -	
Research Status: Confirmed		
2	11250-11280 Medlock Bridge Rd - Johns Creek Retail Development	SOLD
Duluth, GA 30097	Fulton County	
Sale Date: 09/12/2014	Land Area: 5.10 AC (222,156 SF)	
Sale Price: \$1,545,000 - Full Value	Lot Dimensions: -	Image Coming Soon
\$/AC Land Gross: \$302,941.18 (\$6.95/SF)	Proposed Use: Commercial [Partial List]	
Parcel No: 11-0990-0357-028, 11-0990-0357-029, 11-0990-0357-030		
Comp ID: 3125257	Sale Conditions: -	
Research Status: Full Value		
3	Medlock Bridge & Johns Cr Pky - Site E	SOLD
Duluth, GA 30097	Fulton County	
Sale Date: 04/17/2014 (743 days on mkt)	Land Area: 5.20 AC (226,512 SF)	
Sale Price: \$1,720,000 - Confirmed	Lot Dimensions: -	
\$/AC Land Gross: \$330,960.17 (\$7.60/SF)	Proposed Use: Apartment Units - Senior	
Parcel No: -		
Comp ID: 3004585	Sale Conditions: -	
Research Status: Confirmed		
4	Peachtree Industrial Blvd	SOLD
Duluth, GA 30097	Gwinnett County	
Sale Date: 10/23/2014	Land Area: 10.88 AC (473,933 SF)	
Sale Price: \$2,400,000 - Confirmed	Lot Dimensions: Irregular	
\$/AC Land Gross: \$220,588.24 (\$5.06/SF)	Proposed Use: Hold for Investment	
Parcel No: R7206-218		
Comp ID: 3164099	Sale Conditions: -	
Research Status: Confirmed		
5	2029 Satellite Blvd	SOLD
Duluth, GA 30097	Gwinnett County	
Sale Date: 04/04/2014	Land Area: 4.61 AC (200,812 SF)	
Sale Price: \$1,568,739 - Confirmed	Lot Dimensions: -	
\$/AC Land Gross: \$340,069.15 (\$7.81/SF)	Proposed Use: Hold for Development [Partial List]	
Parcel No: R7115-012		
Comp ID: 3026979	Sale Conditions: -	
Research Status: Confirmed		
6	662 Scales Rd - Avonlea at Suwanee Station Land #1	SOLD
Suwanee, GA	Gwinnett County	
Sale Date: 12/12/2014	Land Area: 8.32 AC (362,419 SF)	Image Coming Soon
Sale Price: \$2,070,800 - Confirmed	Lot Dimensions: -	
\$/AC Land Gross: \$248,894.23 (\$5.71/SF)	Proposed Use: Single Family Development	
Parcel No: R7209-123, R7209-124		
Comp ID: 3196040	Sale Conditions: REO Sale	
Research Status: Confirmed		