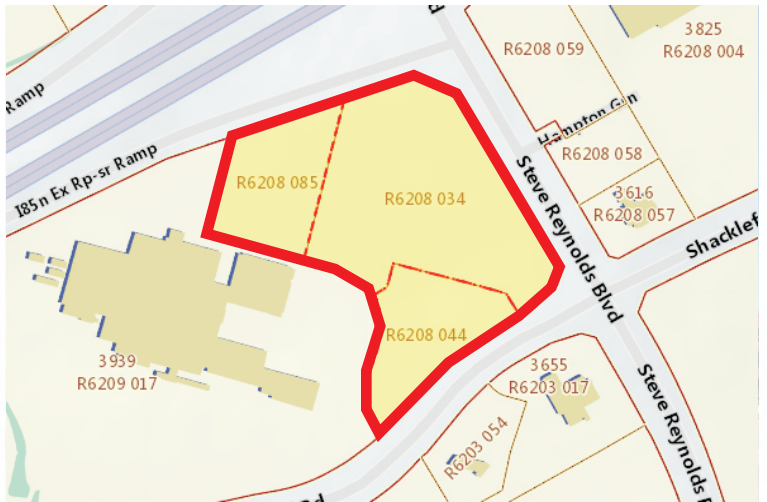
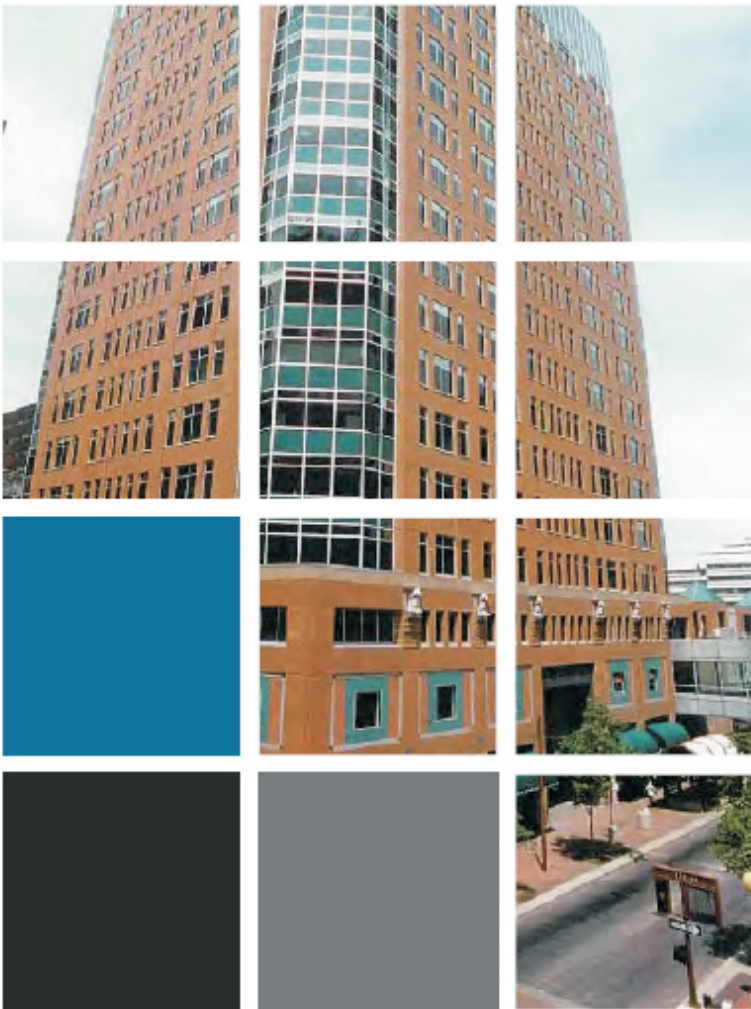


OFFERING MEMORANDUM



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

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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

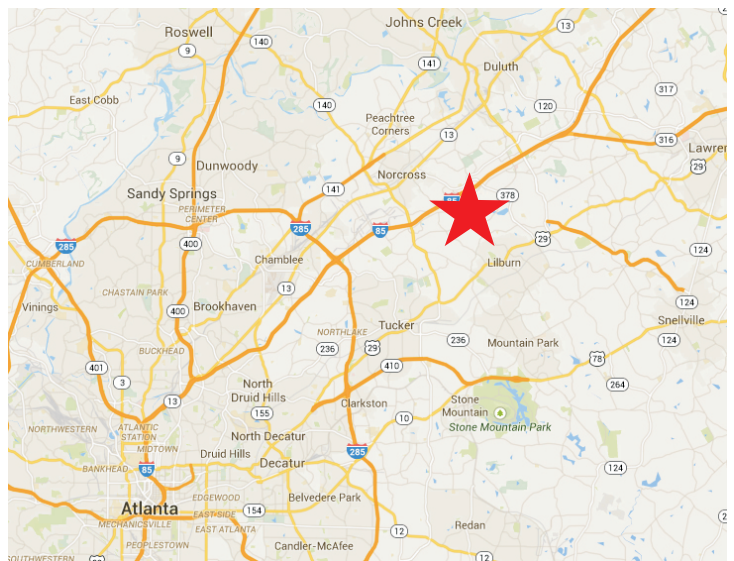
PROPERTY DESCRIPTION



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

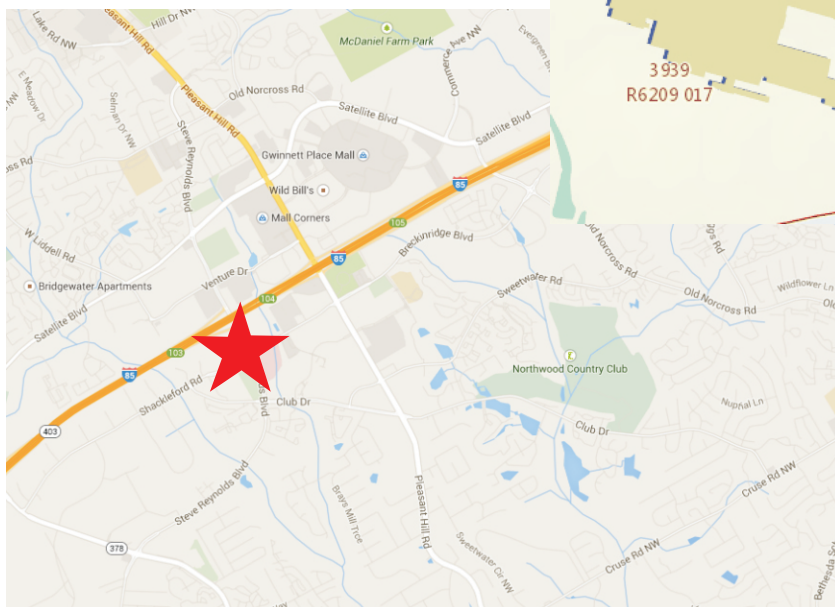
The property is located in Gwinnett County. This county is within the five-county core of Metro Atlanta. Gwinnett County's population is 18.3 percent of the total Atlanta region population and has captured 26% of the region's growth since 2000, growing faster numerically than any other county in the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



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Steve Reynolds Blvd & Shckelford Rd
Duluth, GA 30096

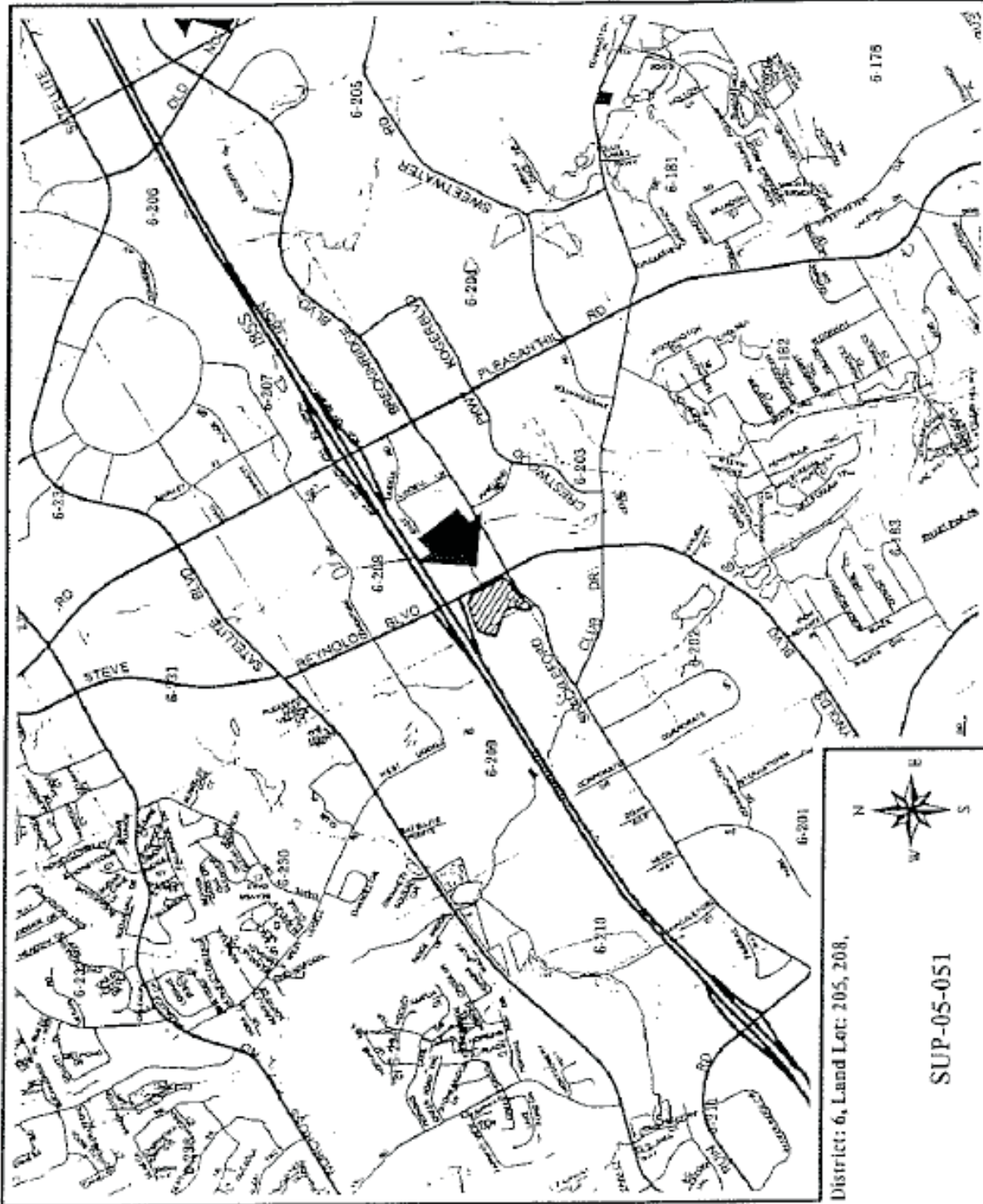
LOCATION MAP



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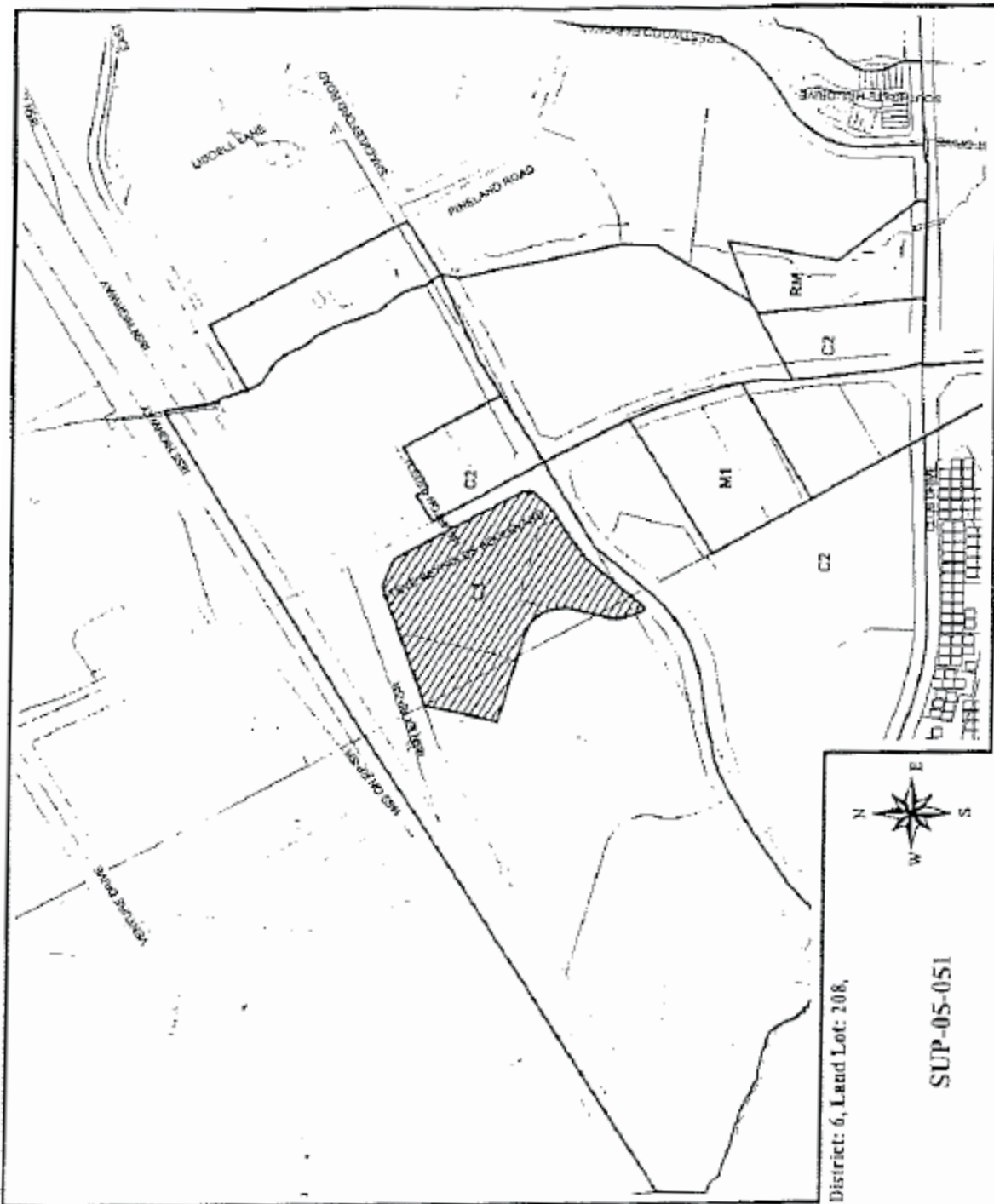
LOCATION MAP



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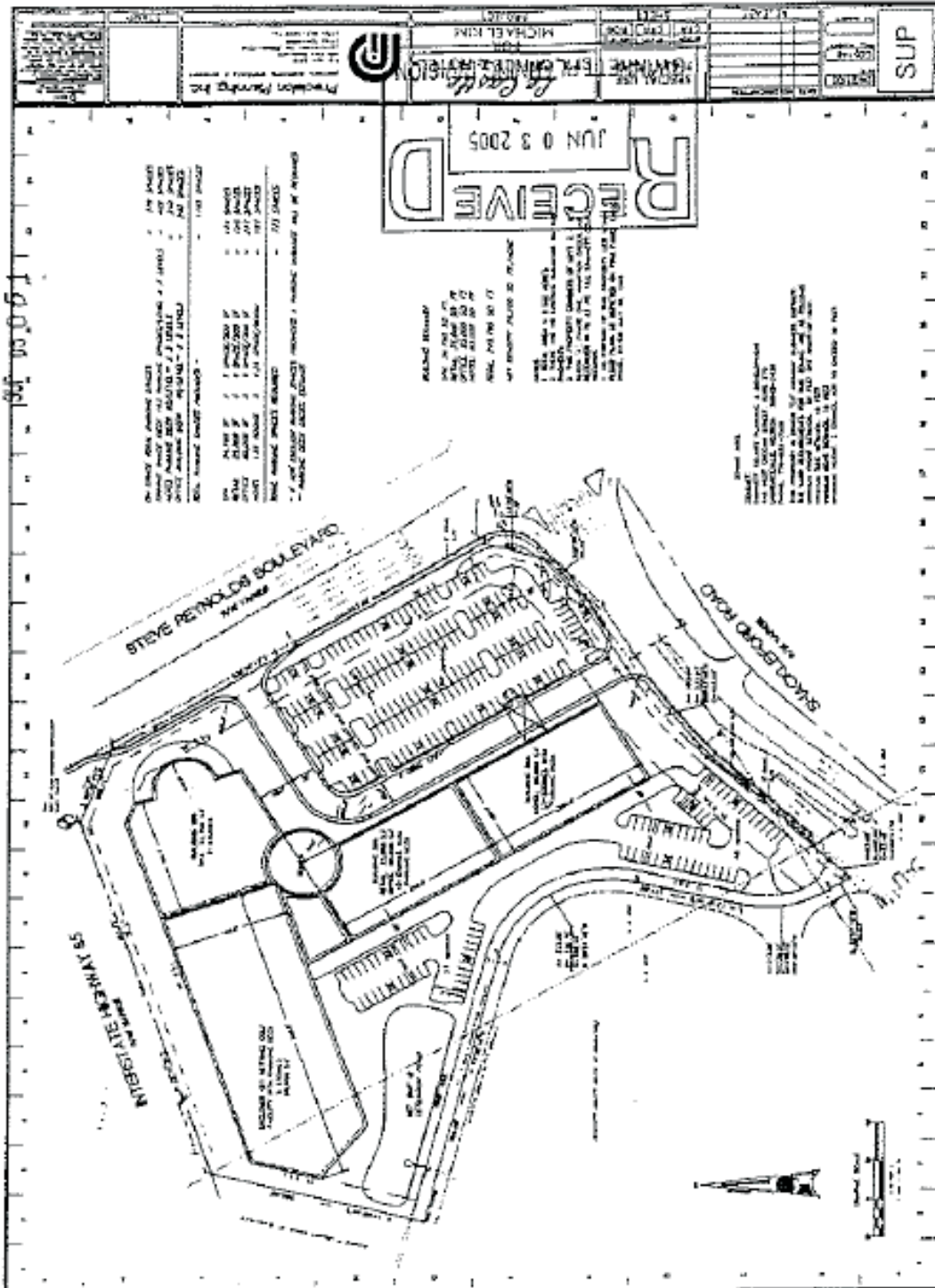
PLAT MAP



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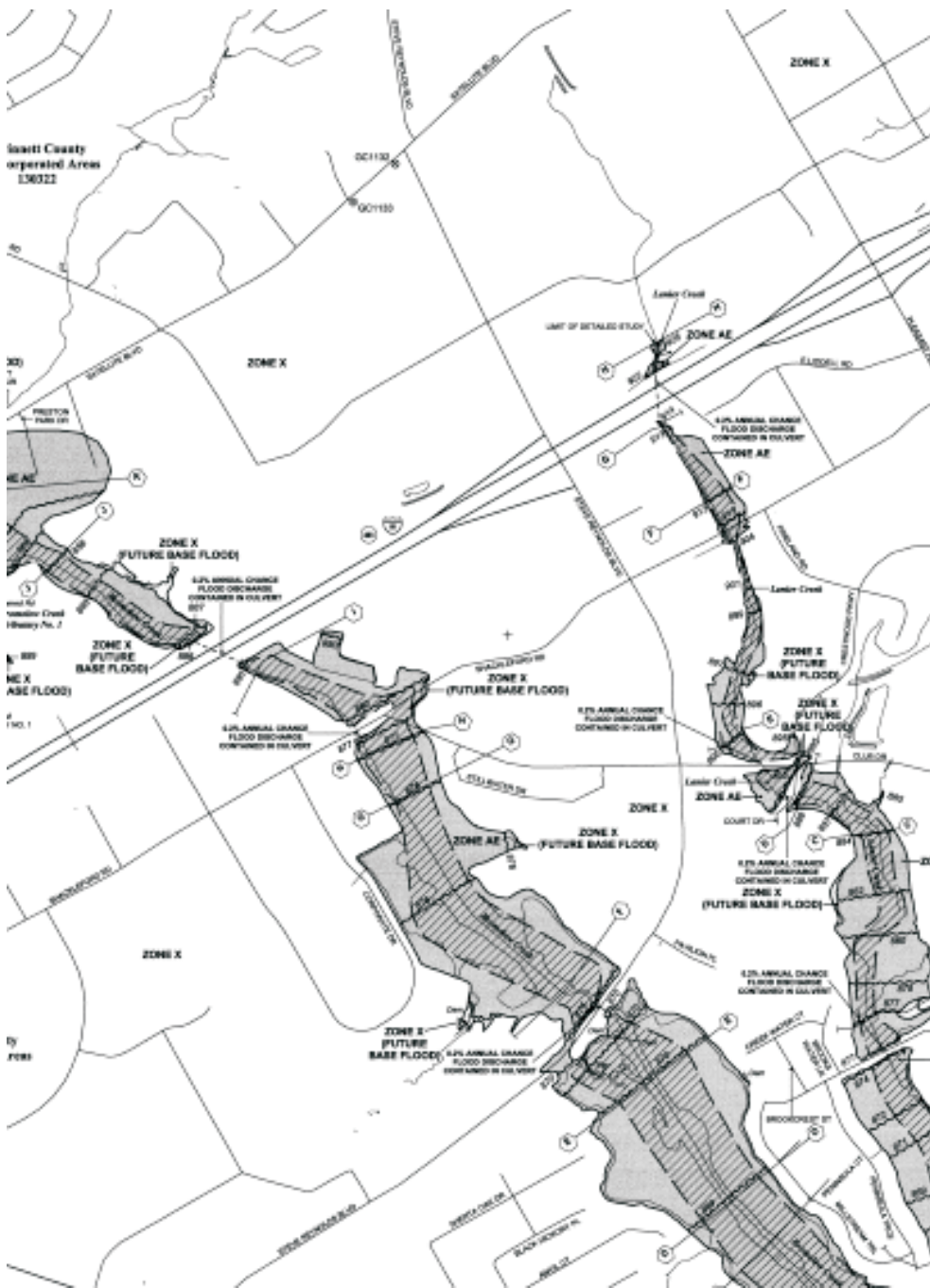
Steve Reynolds Blvd & Shckelford Rd
 Duluth, GA 30096

PROPOSED PROJECT MAP



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FLOOD MAP



- LEGEND**
- SPECIAL FLOOD HAZARD AREAS SUBJECT TO IMBURSION BY THE 25 ANNUAL CHANCE FLOOD**
 The 25 annual chance flood (25-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. This Special Flood Hazard Area is the area subject to flooding by the 25 annual chance flood. Areas of Special Flood Hazard include Zone X, AE, V, VE, AH, A, and VE. The Base Flood Elevation is the water surface elevation of the 25 annual chance flood.
- ZONE X** - No wave flood elevations determined.
 - ZONE AE** - Wave Flood Elevations determined.
 - ZONE AH** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - ZONE V** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - ZONE VE** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - ZONE 1** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - ZONE 2** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - ZONE 3** - Flood Hazard Elevation determined; wave Flood Elevations determined.
 - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
 Areas of the Coastal Barrier Resources System (CBRS) are shown on this map. CBRS areas and Off-areas are generally located within or adjacent to Special Flood Hazard Areas.
 - OTHER PROTECTED AREAS (OPA)**
 Areas of the Other Protected Areas (OPA) are shown on this map. OPA areas and Off-areas are generally located within or adjacent to Special Flood Hazard Areas.
- OTHER FLOOD AREAS**
- ZONE 1** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 2** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 3** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 4** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 5** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 6** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 7** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 8** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 9** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 10** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 11** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 12** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 13** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 14** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 15** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 16** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 17** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 18** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 19** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 20** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 21** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 22** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 23** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 24** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.
 - ZONE 25** - Areas of 1% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or more above the base flood.

NFIP

PANEL 0084F

FIRM

FLOOD INSURANCE RATE MAP

GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 84 OF 155

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

ISSUANCE DATE: SEPTEMBER 29, 2004

CORRECTED DATE: NONE

COMMUNITY NUMBER: HWB001 (FIRM) (SIF) (M) (I) (P) (F)

COMMUNITY NAME: GWINNETT COUNTY

MAP NUMBER: 15135C0084F

EFFECTIVE DATE: SEPTEMBER 29, 2004

Federal Emergency Management Agency

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