

+/- 2.263 ACRES > FOR SALE

# Huntcrest Commercial Outparcel - Tract F

UNINCORPORATED GWINNETT COUNTY, GA 30043

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## PROPERTY FEATURES

- > Zoned: C-2 Conditional
- > Overlay: Civic Center & MUD
- > All Utilities Available
- > Price: \$600,000 (\$265,135/acre)

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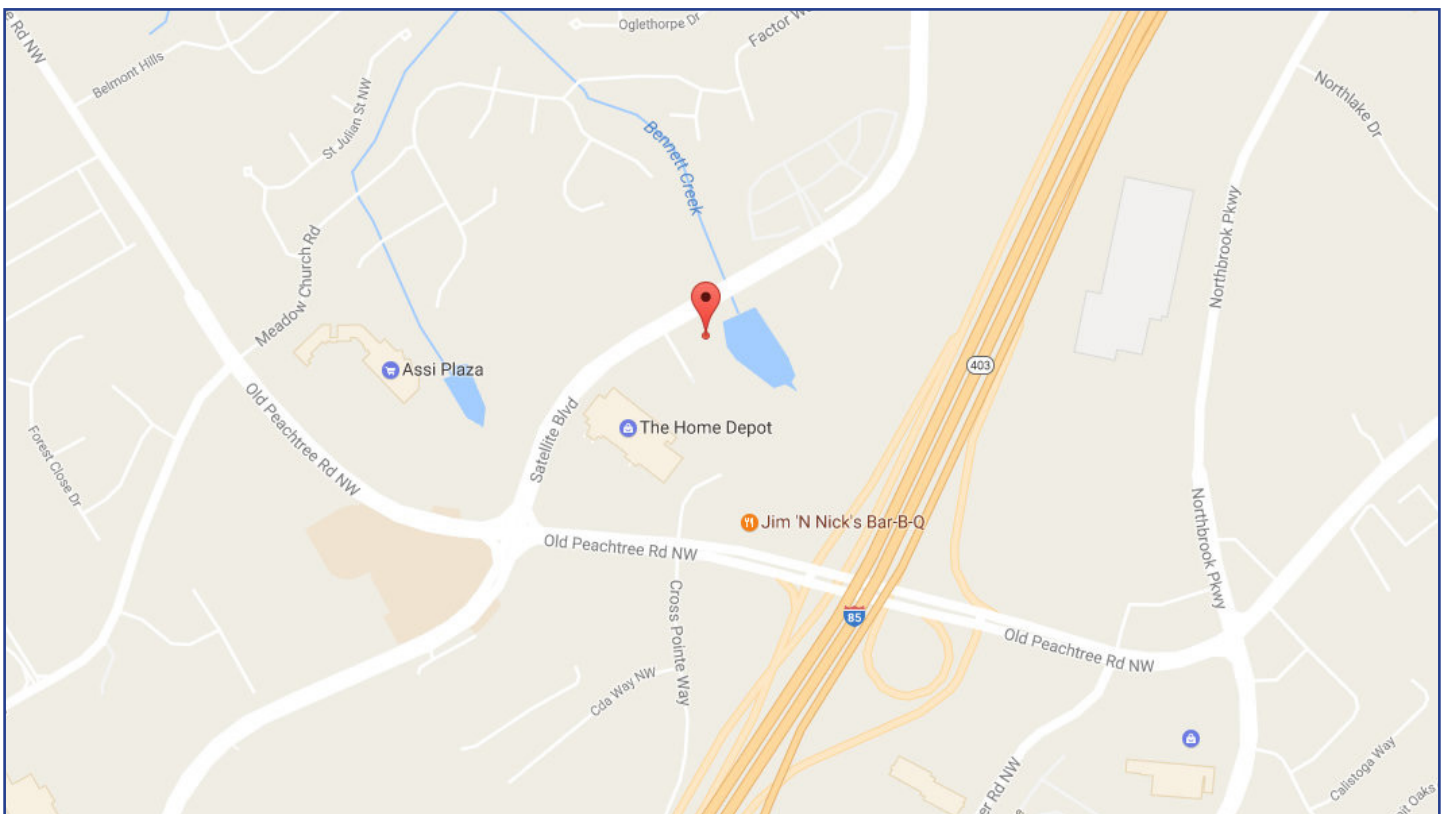
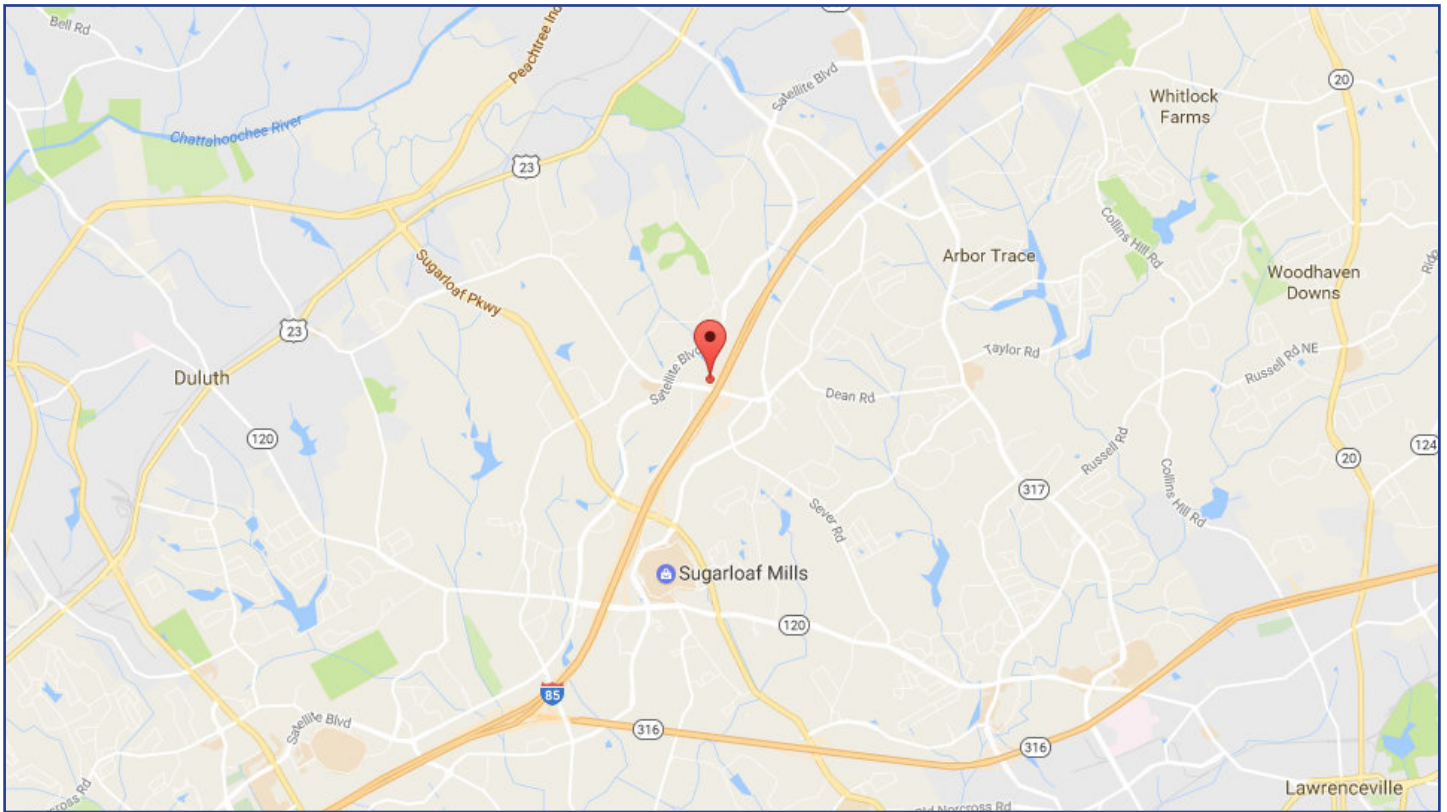
## Huntcrest Tract F > Description

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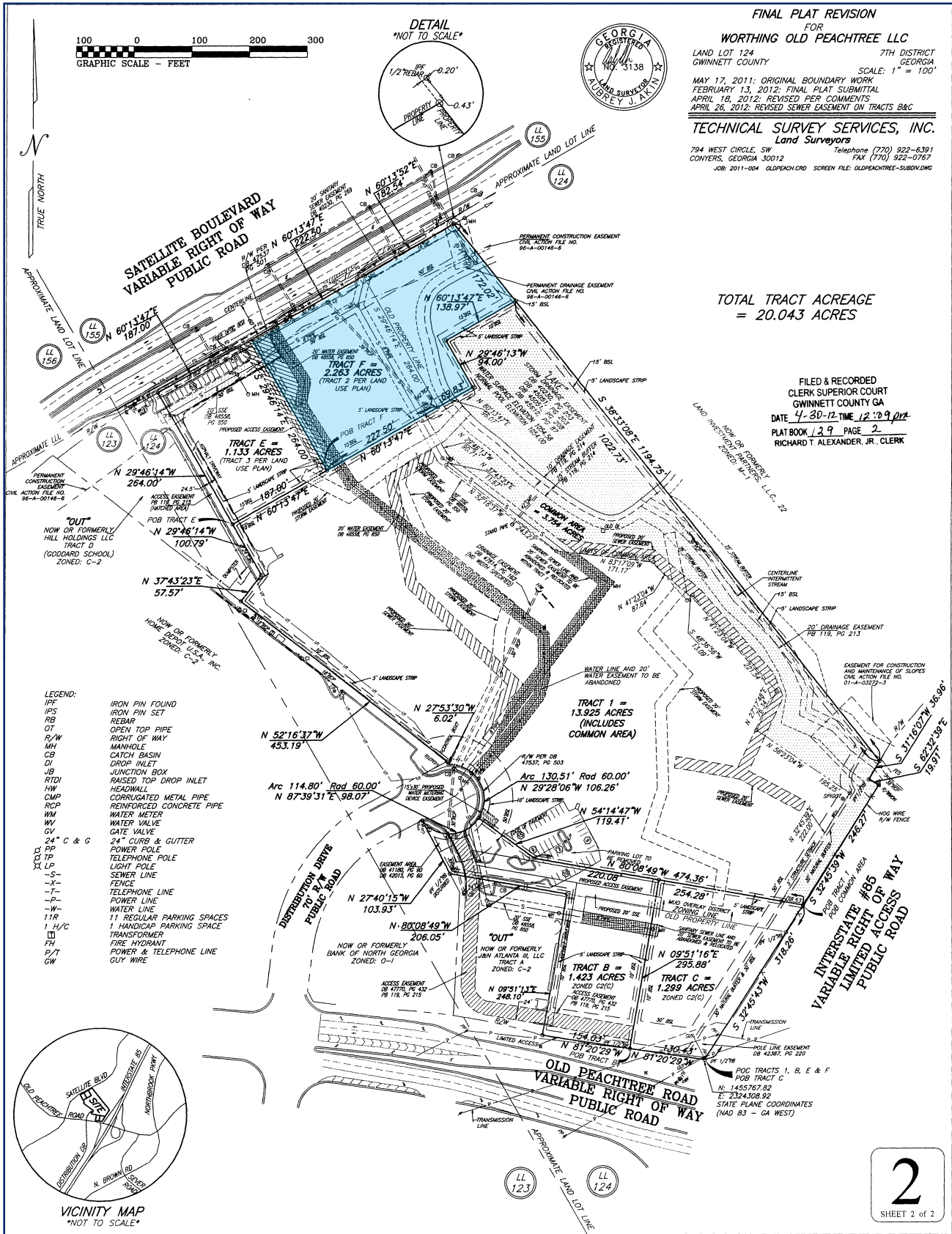
- > Size: +/- 2.263 Acres (Tract F)
- > Condition: Property is graded with common detention in place. The site is part of the master development known as Huntcrest. Master planning includes signage, streetscapes and landscaping.
- > Zoning: C-2-C (Commercial Conditional - Available Upon Request)  
Gwinnett County Civic Center Overlay (Available Upon Request)  
MUD (Mixed Use) Overlay with Conditions (Available Upon Request)
- > Traffic Counts: Satellite Blvd: 24,300 (2015)  
Old Peachtree Rd: 19,900 (2015)  
I-85: 167,300 (2015)
- > Access: Superior access to I-85 and the major arterial roads of Satellite Blvd and Old Peachtree Rd. Signalized intersection (to be constructed) on Satellite Blvd enhances site access.
- > Frontage: Satellite Blvd: +/-405 feet
- > Utilities: All Available Subject to Independent Verification.
- > Taxes: \$11,718.83 (County-2016)
- > Price: \$600,000 (\$265,135/acre)



## Huntcrest Tract F > Location



## Huntcrest Tract F > Survey



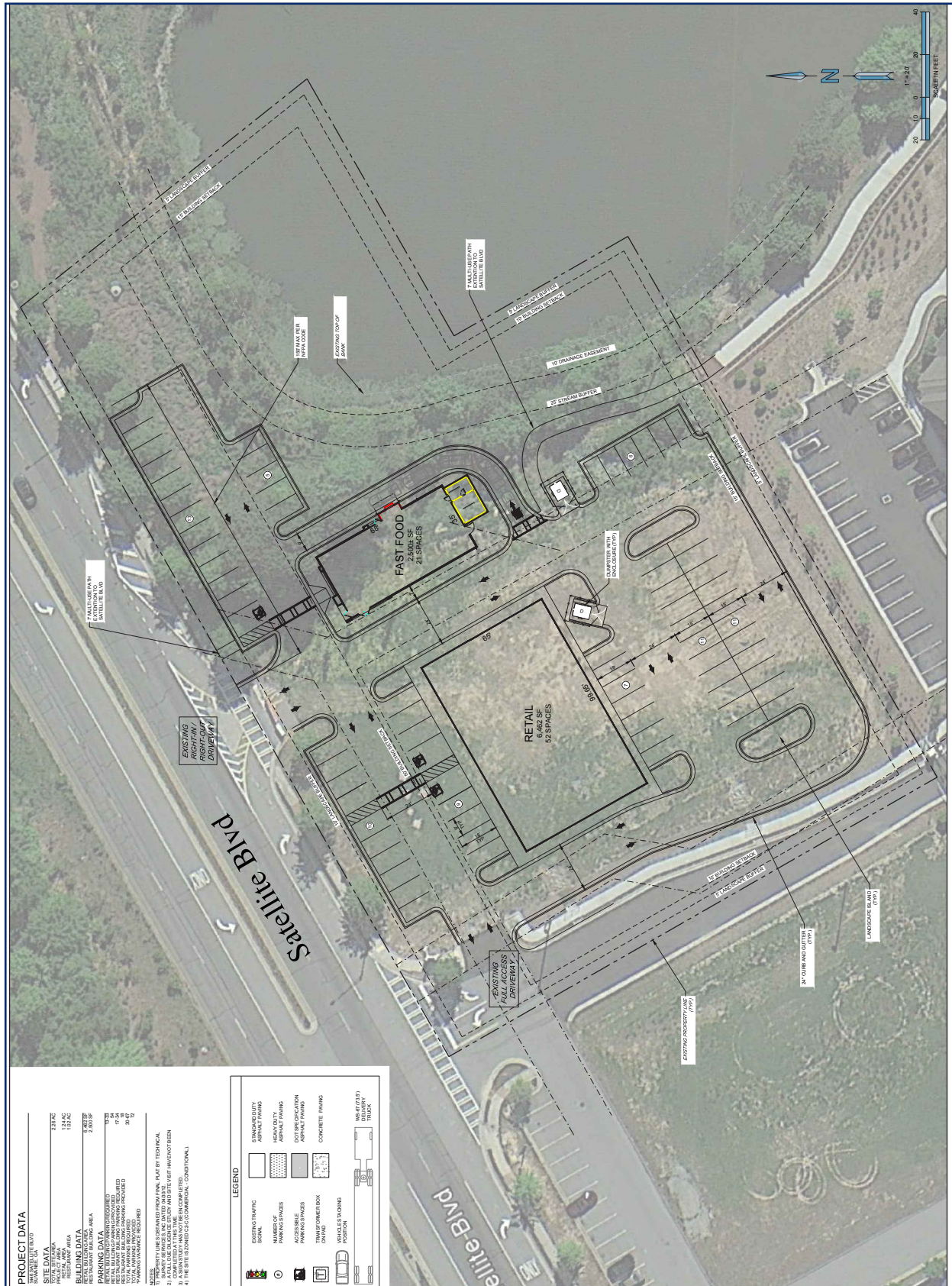
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**CONDITIONS OF ZONING (MUO2011-00001) AS IT APPLIES TO TRACTS 1. E. F. & A PORTION OF TRACTS B & C AS SHOWN ON PLAT.**

1. Abide by the requirements of Section 1317 (Mixed-Use Overlay District) and Section 1315 (Activity Center Corridor District). This shall not preclude a variance application.
  - The following uses shall be prohibited for the commercial component of the development:
  - adult bookstores or entertainment
  - automotive parts stores
  - contractor's offices
  - drive-thru fast-food restaurants
  - emission inspection stations
  - equipment rental
  - extended stay hotels or motels
  - recovered materials processing facilities
  - smoke shops/novelty stores
  - taxidermists
  - yard trimmings composting facilities
  - convenience stores with or without gas pumps
2. Commercial/office building heights shall be limited to 2 stories for commercial, and 3 stories for office buildings, and shall include pitched roofs. Apartment building heights shall be limited to a maximum of a 3/4-story split.
3. The proposed development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development. With changes necessary to meet zoning and development regulations. Any changes must be reviewed and approved by the Director of Planning and Development or his/her designee.
4. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development or his/her designee prior to the issuance of development or building permits.
5. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. Billboards or oversized signs shall be prohibited.
9. Submit a signal warrant analysis for the entrance on Satellite Boulevard. If warranted, the signal shall be installed at the expense of the developer, and aligned with the property driveway across Satellite Boulevard.
10. No more than 10% of the dwellings may be three bedroom units.

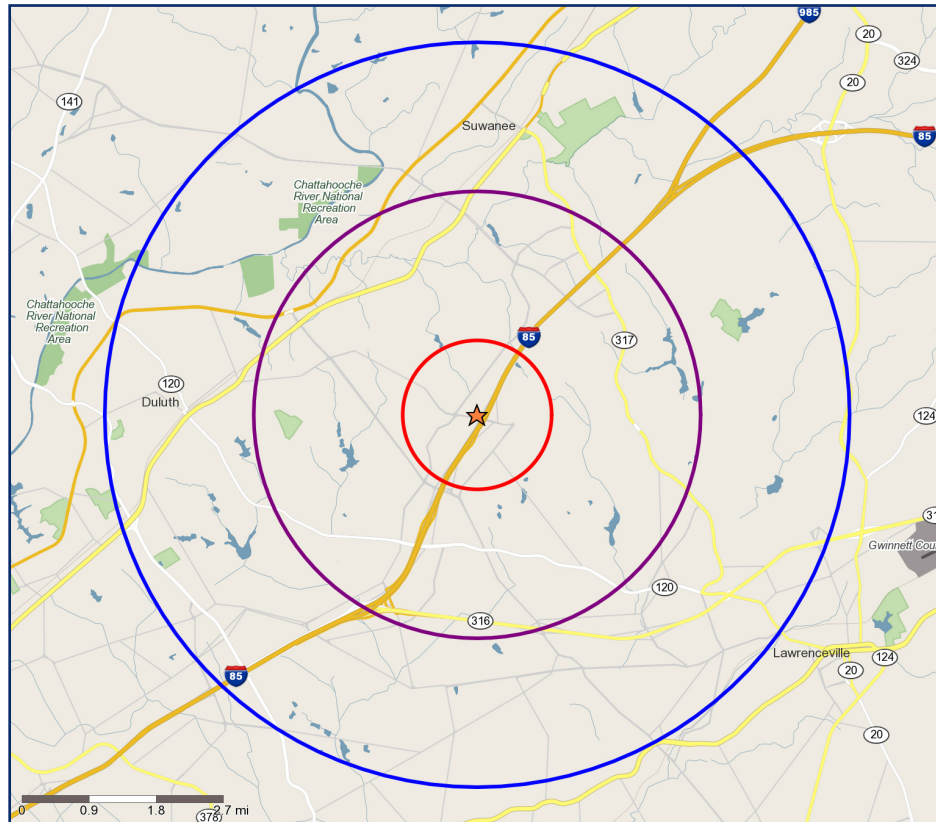


## Huntcrest Tract F > Conceptual Plan



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## Huntcrest Tract F > Demographics



<b>2016 Demographics:</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Q4 2016 Employees	6,420	51,159	122,986
Q4 2016 Establishments*	487	3,869	10,491
Total Population	5,117	64,004	197,418
Total Households	1,820	21,481	68,105
Female Population	2,634	33,085	102,114
% Female	51.5%	51.7%	51.7%
Male Population	2,483	30,919	95,304
% Male	48.5%	48.3%	48.3%
Population Density (per Sq. Mi.)	1,628.56	2,263.36	2,513.26
<b>Housing Units</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Housing Units	1,820	21,536	68,730
Occupied Housing Units	100.0%	99.8%	99.1%
Vacant Housing Units	0.0%	0.3%	0.9%
<b>Household Income:</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Average Household Income	\$124,748	\$106,325	\$89,655
Median Household Income	\$88,053	\$75,505	\$65,209
Per Capita Income	\$44,360	\$35,687	\$30,946