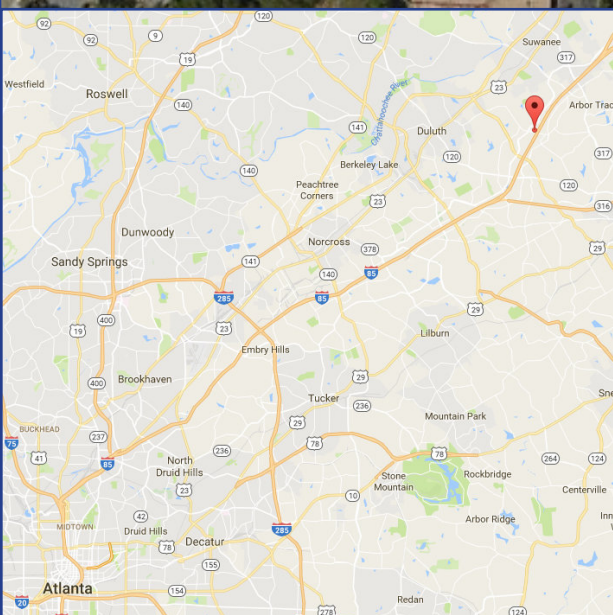
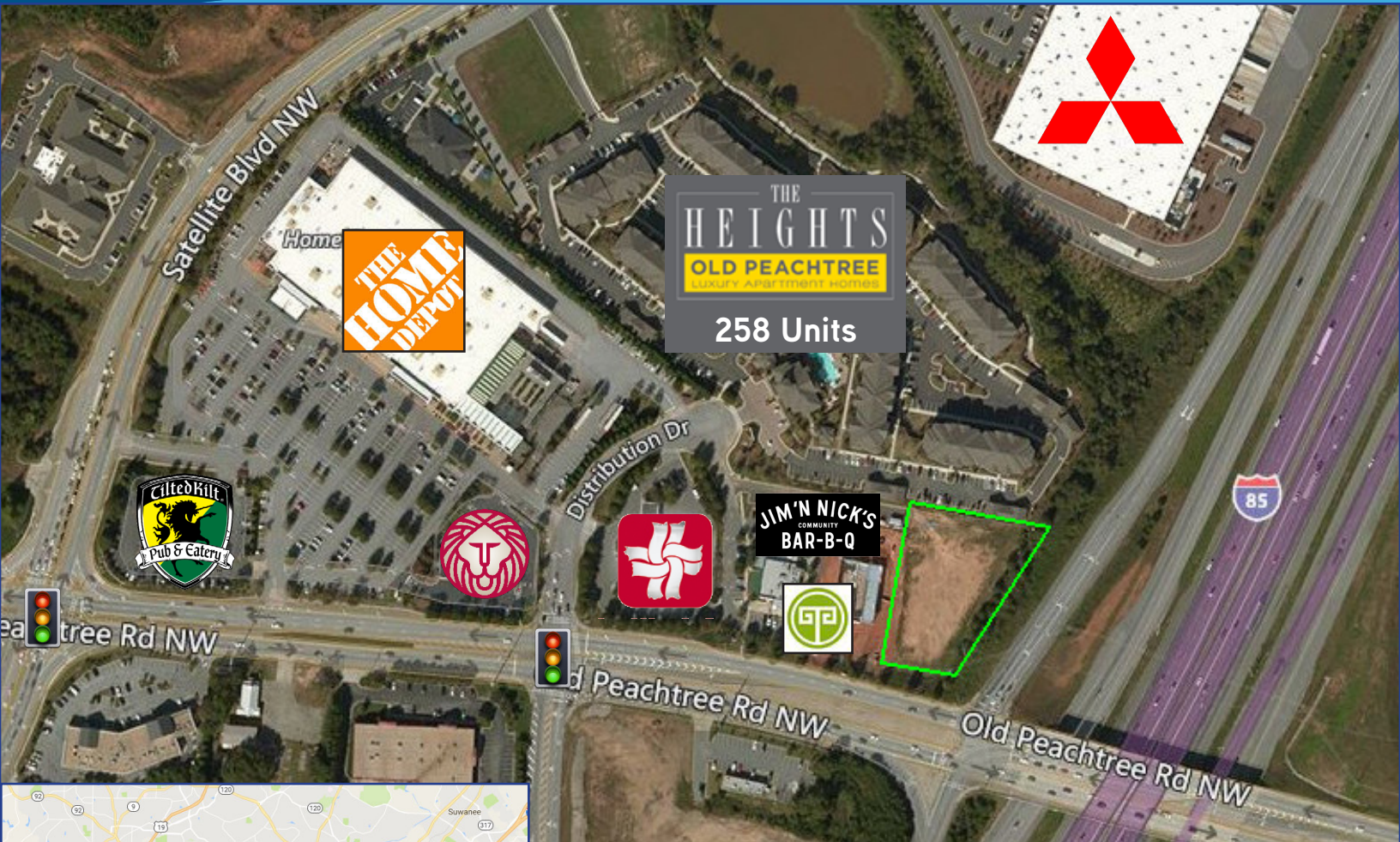


+/- 1.299 ACRES > FOR SALE

Huntcrest Commercial Outparcel - Tract C

UNINCORPORATED GWINNETT COUNTY, GA 30043

Colliers
INTERNATIONAL



PROPERTY FEATURES

- > Zoned: C-2 Conditional
- > Overlay: Gwinnett County Civic Center
- > All Utilities Available
- > Price: \$550,000 (\$423,000/acre)

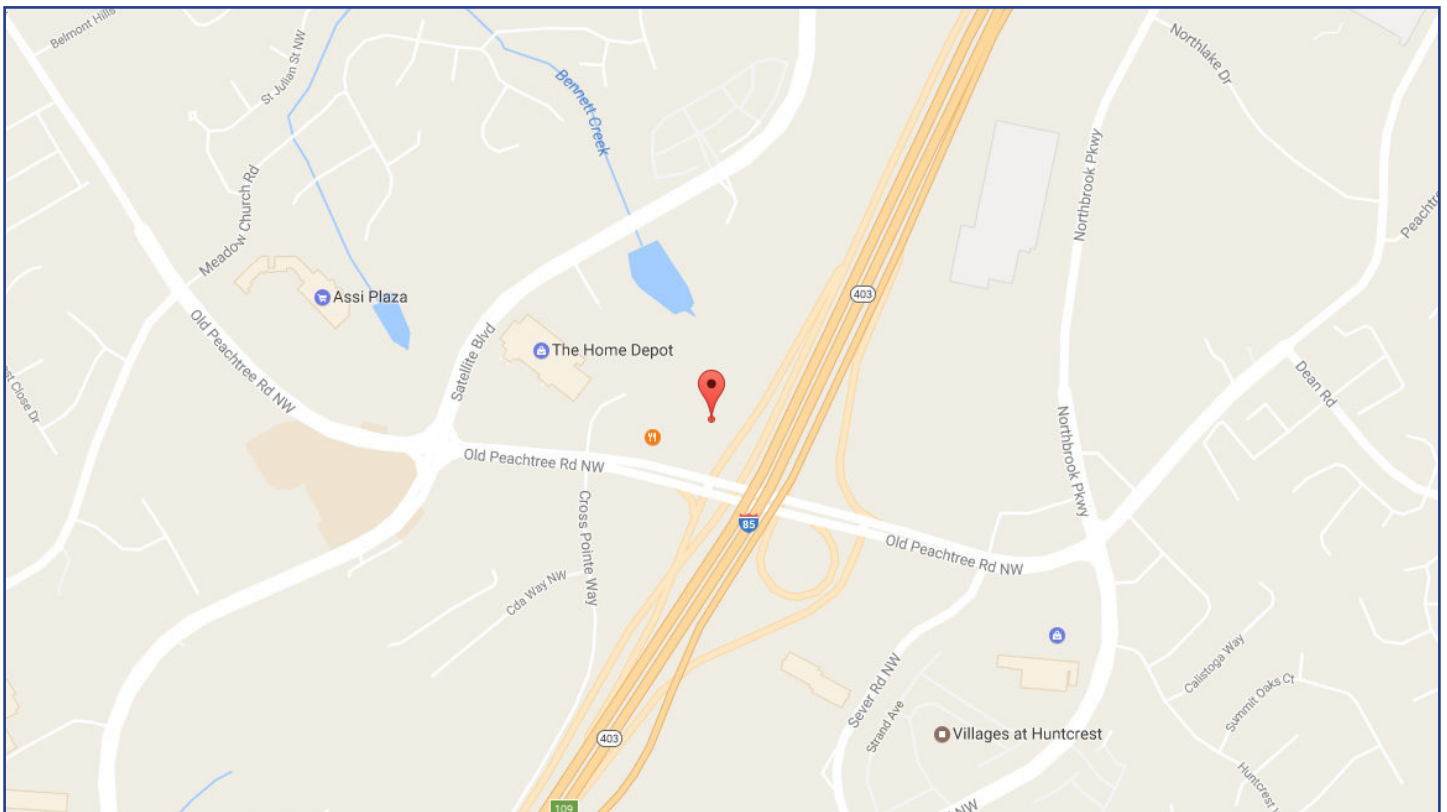
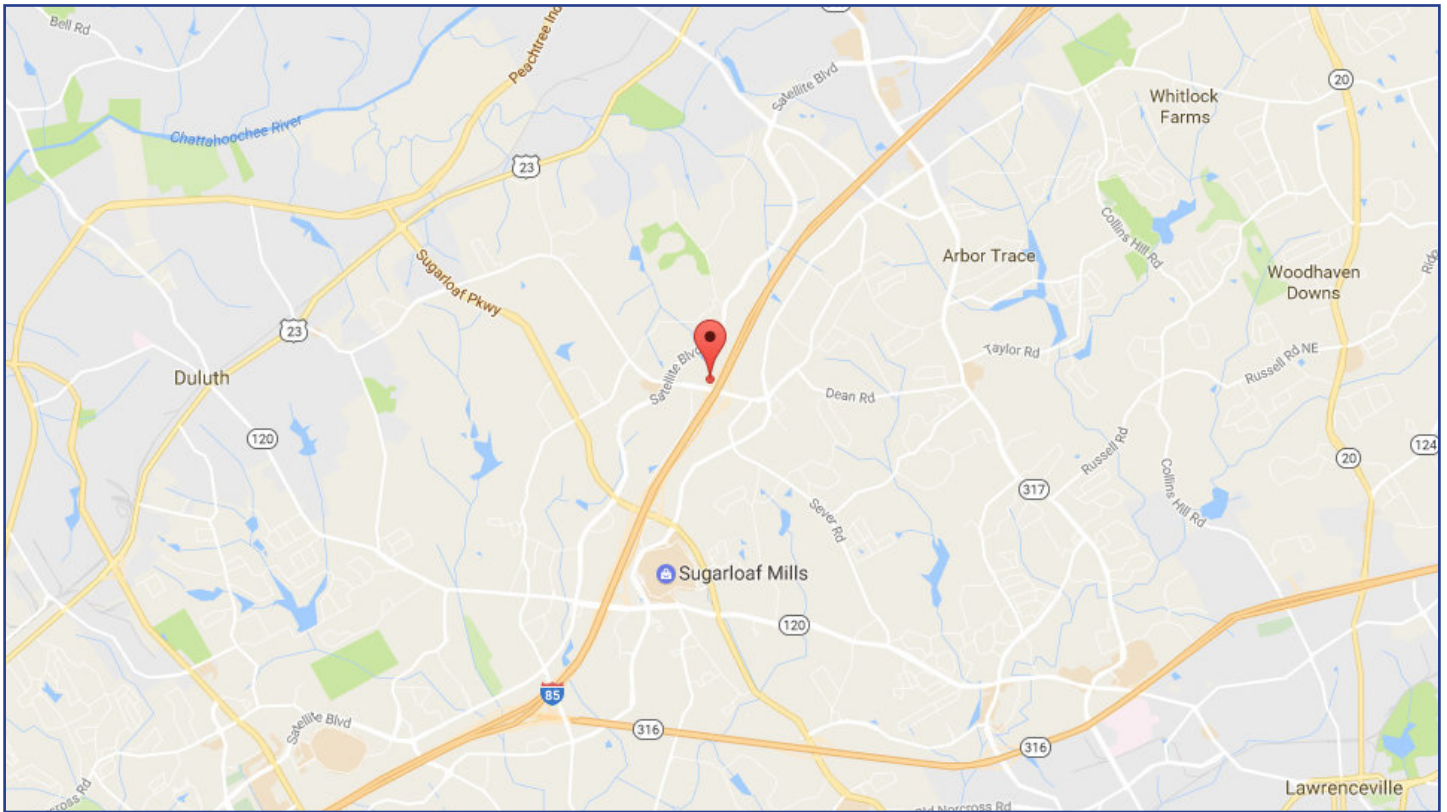
ROB JORDAN, SVP
+1 404 574 1062 DIRECT
rob.jordan@colliers.com

COLLIERS INTERNATIONAL
Promenade, Suite 800
1230 Peachtree St NE
Atlanta, Georgia 30309-3574
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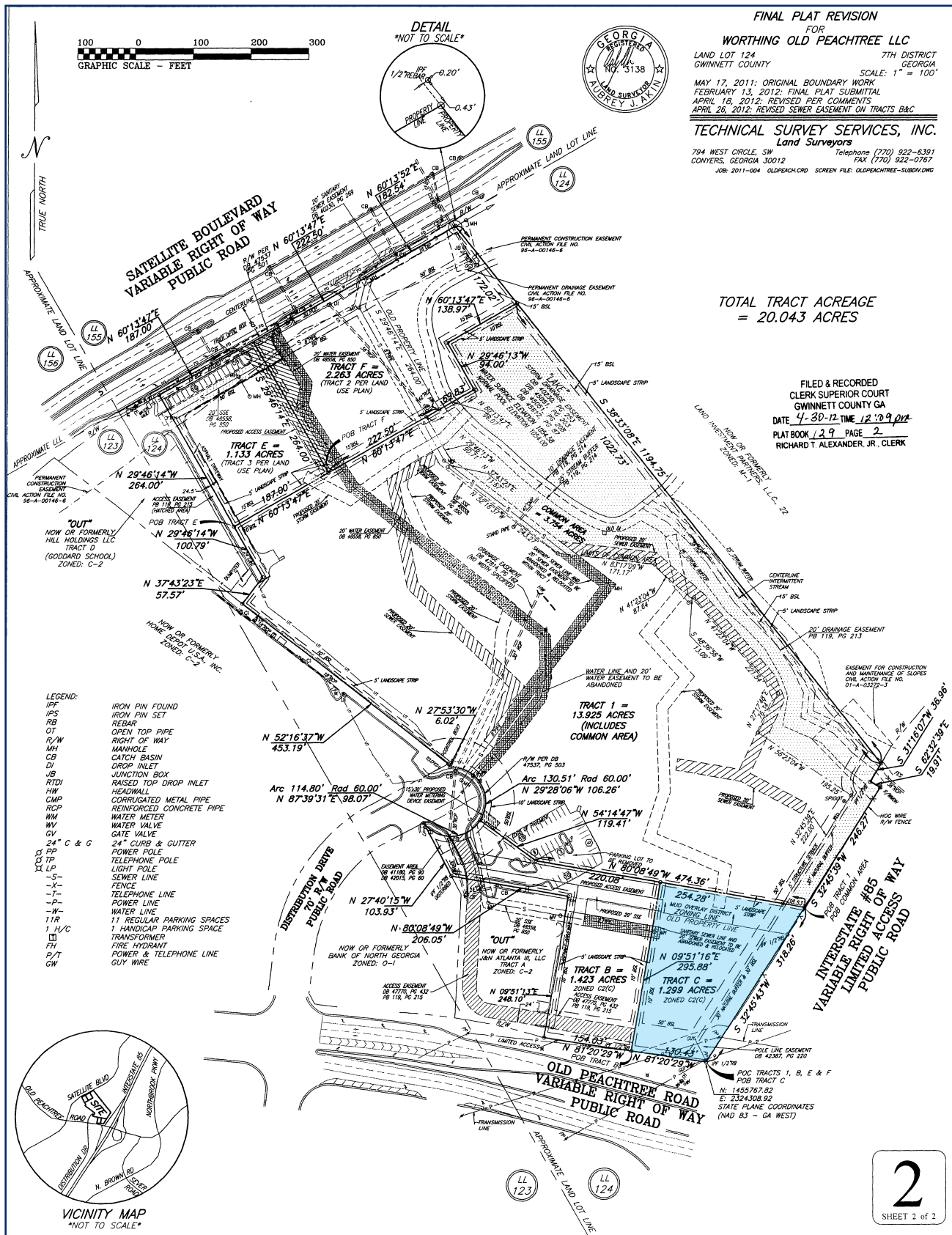
Huntcrest Tract C > Description

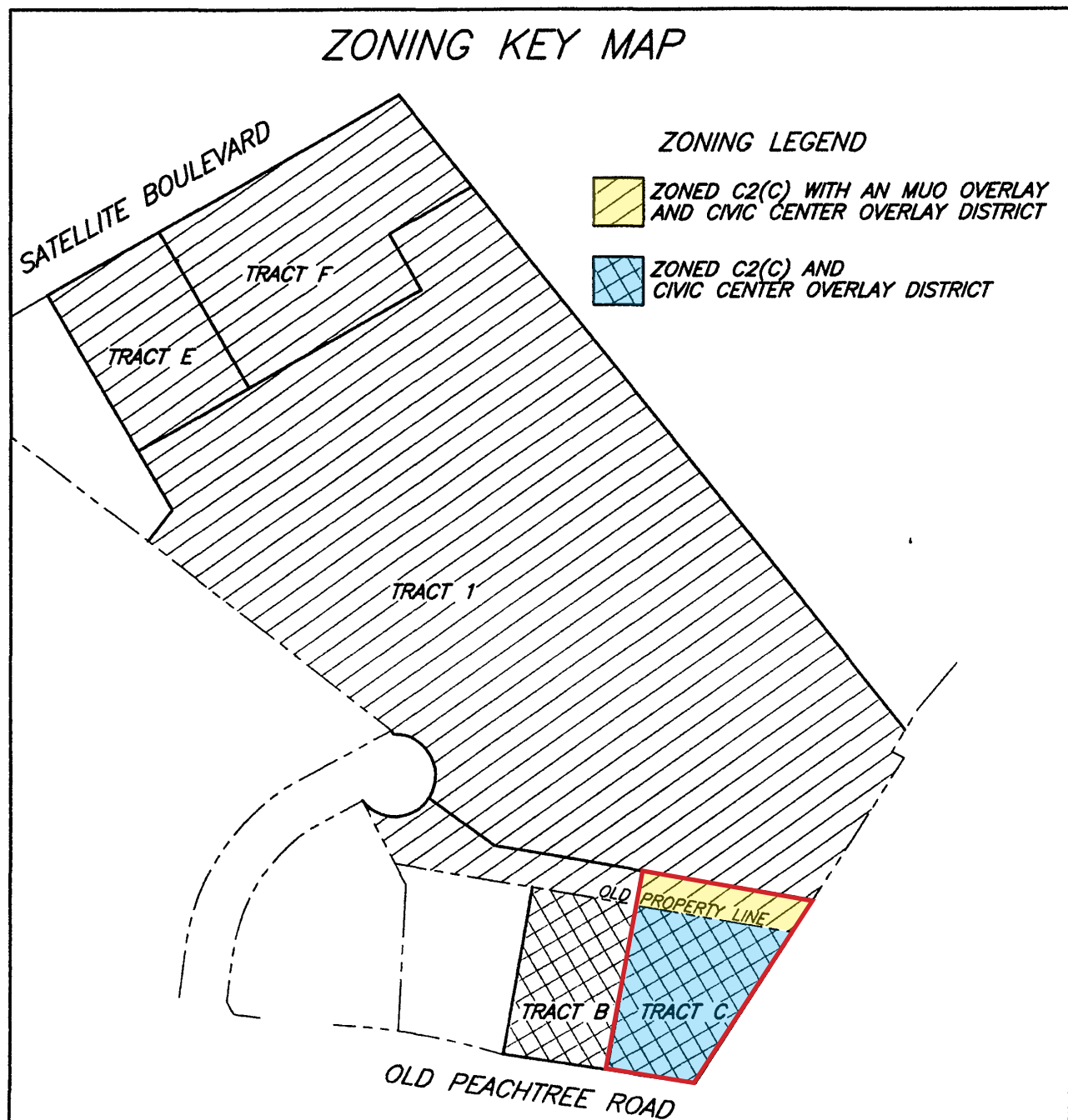
- > Size: +/- 1.299 Acres (Tract C)
- > Condition: Property is graded with common detention in place. The site is part of the master development known as Huntcrest. Master planning includes signage, streetscapes and landscaping.
- > Zoning: C-2-C (Commercial Conditional - Available Upon Request)
Gwinnett County Civic Center Overlay (Available Upon Request)
- > 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 with signalized access to Old Peachtree Rd via Distribution Dr. Excellent visibility from I-85.
- > Frontage: Old Peachtree Rd: +/-134 feet
I-85 Off Ramp: +/-318 feet
- > Utilities: All Available Subject to Independent Verification.
- > Taxes: \$5,248.22 (County-2016)
- > Price: \$550,000 (\$423,000/acre)

Huntcrest Tract C > Location



Huntcrest Tract C > Survey





Mixed Use Overlay and Civic Center Overlay: +/-0.287 acres (restrictions on following page)

Civic Center Overlay Only: +/-1.012 acres (restrictions on following page)

Huntcrest Tract C > Civic Center Overlay Restrictions (+/-1.012 acres affected)

I. To restrict the use of the property as follows:

- A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractors 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
- B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
- C. Abide by all requirements of Section 13 15 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.
- D. Buildings situated within 1 00 feet of the required zoning buffer (Cond. 2.A.) shall be limited to no more than one story in height.

2. To satisfy the following site development considerations:

- A. Provide a 1 00-foot wide natural undisturbed buffer adjacent to residentially-zoned properties
- B. Provide a ten-foot wide landscaped strip adjacent to all adjoining rights-of-way.
- C. Provide a five-foot wide landscaped strip adjacent to all internal property lines.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. Billboards or oversized signs shall be prohibited.
- H. Outdoor storage shall be prohibited.
- I. Outdoor loudspeakers shall be prohibited, other than a low-volume system associated with outdoor dining/patios.
- J. Dumpsters shall be screened by a 1 00% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- K. 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. Blinking, neon, portable and temporary signage shall be prohibited. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- L. Peddlers and/or parking lot sales are prohibited.
- M. Owner shall repair or repaint any graffiti or vandalism that occurs on the property

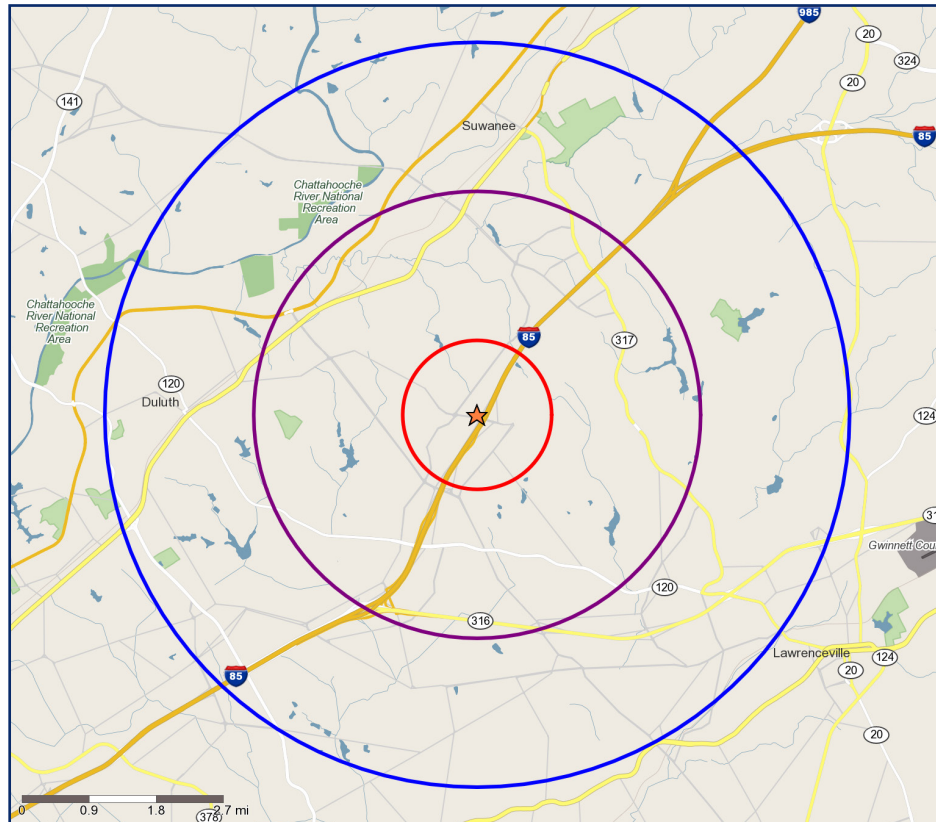
3. To abide by the following requirements, dedications and improvements:

- A. Provide a ten-foot wide multi-use trail across the property frontage as shown in the Pedestrian and Bicycle Access Plan for Huntcrest West dated May 17, 2005. Construct the trail to connect to existing sidewalk/trail on Satellite Boulevard south of the property line. Trail location and design shall be subject to review and approval of the Department of Community Services.

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 C > Demographics



2016 Demographics:	1 mile	3 miles	5 miles
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
Housing Units	1 mile	3 miles	5 miles
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%
Household Income:	1 mile	3 miles	5 miles
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