

+/- 5.49 ACRES > FOR SALE

# Commercial Development Site - N. Brown Rd

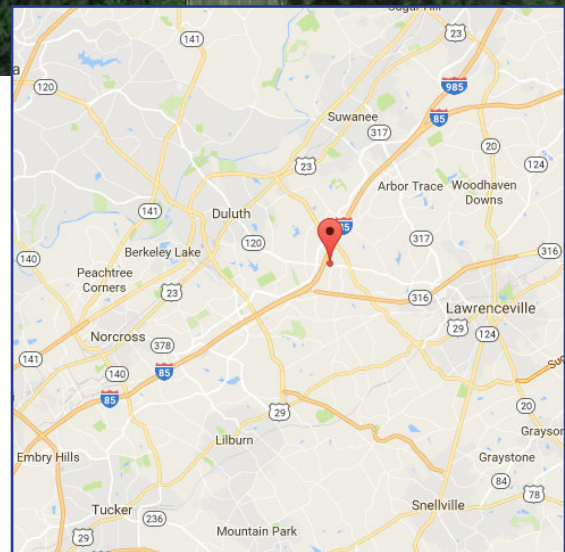
DULUTH, UNINCORPORATED GWINNETT COUNTY, GA 30328

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## PROPERTY FEATURES

- > +/- 5.49 acres
- > Zoned M-1 and C2
- > Duluth Hwy: +/-22,500 vehicles/day
- > Sugarloaf Pkwy: +/-31,000 vehicles/day
- > I-85: +/-320,000 vehicles/day
- > Partial off-site detention
- > \$1,899,000 (\$345,000/acre)



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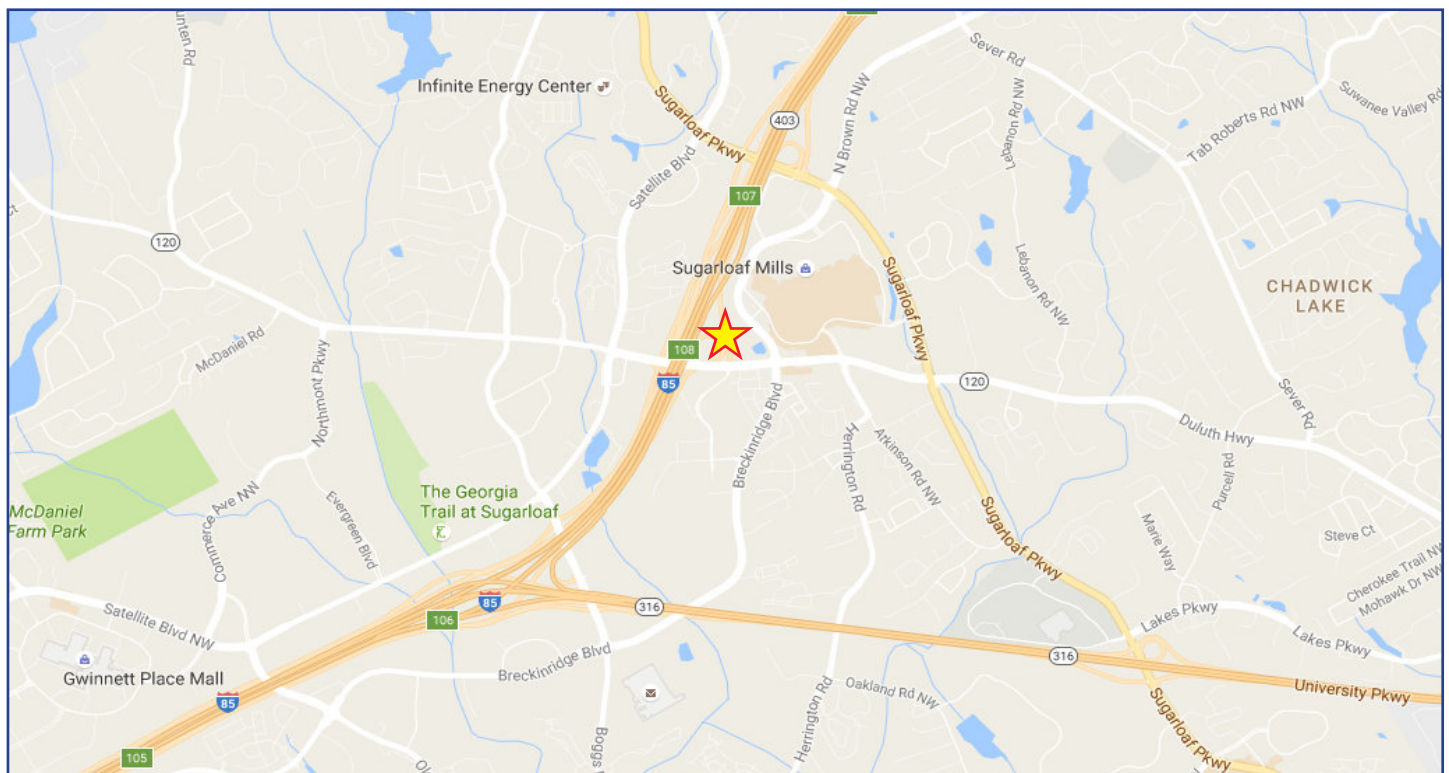
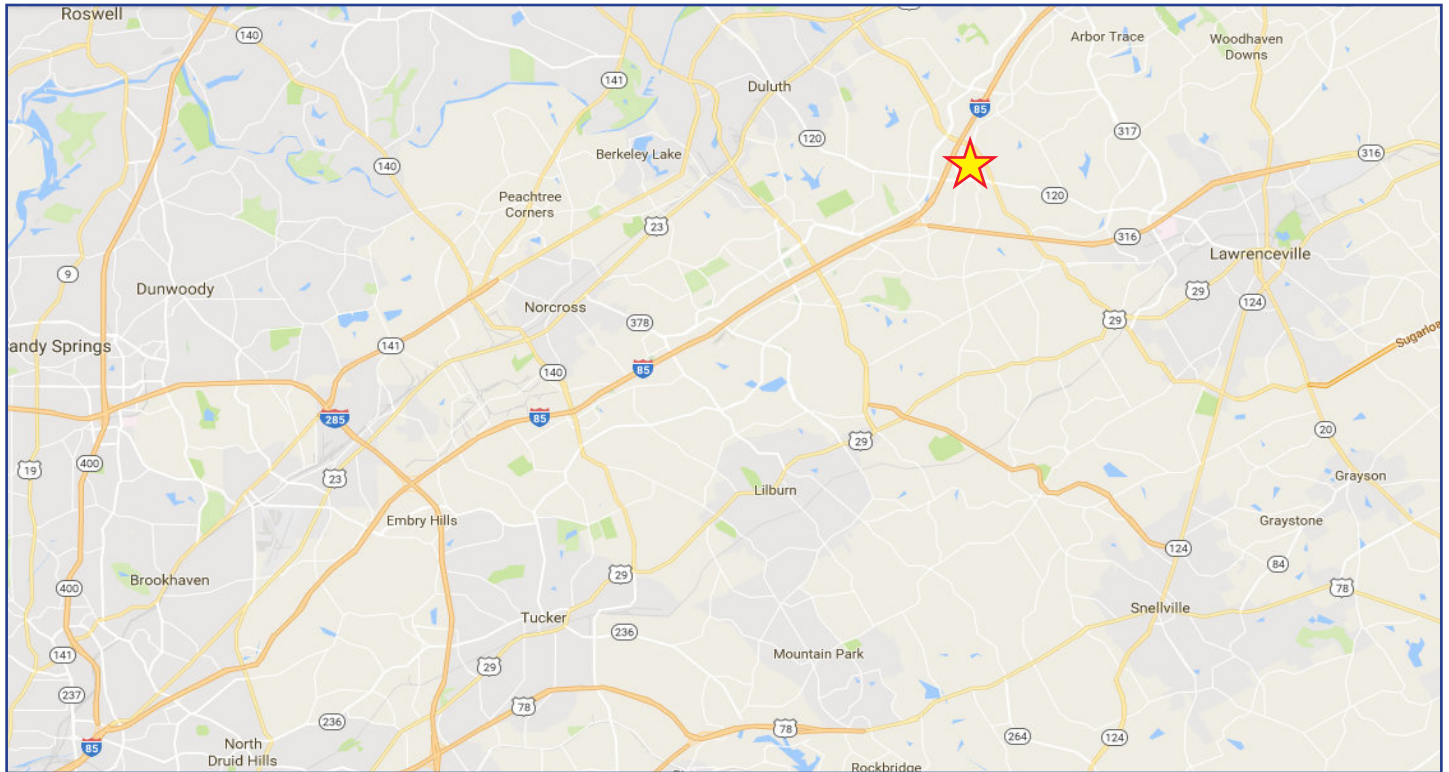
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## North Brown Rd > Description

- > **Size:**  
Parcel 1: +/-1.4 acres  
Parcel 2: +/-4.09 acres  
Total: +/-5.49 acres
- > **Location:**  
Located in unincorporated Gwinnett County, the parcels are located on the NE quadrant of the I-85/Duluth Hwy interchange.
- > **Condition:**  
The subject property is undeveloped, wooded land with very moderate topography. Parcel 1 has common detention access to the adjacent detention pond whereas Parcel 2 would require additional detention.
- > **Zoning:**  
Parcel 1: C-2 (General Business District)  
Parcel 2: M-1 (Light Industry District)  
Future Land Use: Regional Mixed Use
- > **Frontage:**  
+/- 475' of frontage on North Brown Rd NW  
+/- 330' of frontage on Duluth Hwy NW  
Frontage on I-85, exit 107 north on-ramp without visibility
- > **Traffic Counts:**  
Duluth Hwy: +/- 23,000 vehicles/day (2015)  
Sugarloaf Pkwy: +/- 31,000 vehicles/day (2015)  
I-85: +/-320,000 vehicles/day (2015)
- > **Access:**  
Right-in, right-out curb cut and deceleration lane in place on N Brown Rd. Interparcel access provided between Parcel 1 and the improved property to the north.
- > **Utilities:**  
Sanitary sewer available on site, water line located in N Brown Rd R.O.W.
- > **Price:**  
\$1,899,000 (\$345,000/acre)



## North Brown Rd > Location





**Infinite Energy**  
CENTER

**CARRABBA'S**  
ITALIAN GRILL

**Hilton Garden Inn**

**HOMEWOOD SUITES**  
Hilton

**Hampton Inn**

**LIFETIME**  
THE HEALTHY WAY OF LIFE COMPANY

**fresh bowl**

**RISEING ROLL**  
gourmet café

**Jumpstreet**  
adults & children's entertainment

**amc**

**SUGARLOAF MILLS**  
A SIMON CENTER

**Burlington**

**SUGARLOAF SUMMIT**  
378 Units  
Under Construction

**CVS pharmacy**

**RITE AID**

**Shell**

**DUNKIN' DONUTS**

**PAPPAS RESTAURANTS**

**PGA TOUR**

**McDonald's**

**Gables Sugarloaf**  
386 Units  
est. 1998

**The Marquis at Sugarloaf**  
303 Units  
est. 1996

**Sugarloaf Trails**  
268 Units  
est. 2000

**INTERSTATE 85**

**Duluth Hwy NW**

**N Brown Rd**

**Sugarloaf Pkwy NW**

**Satellite Blvd**

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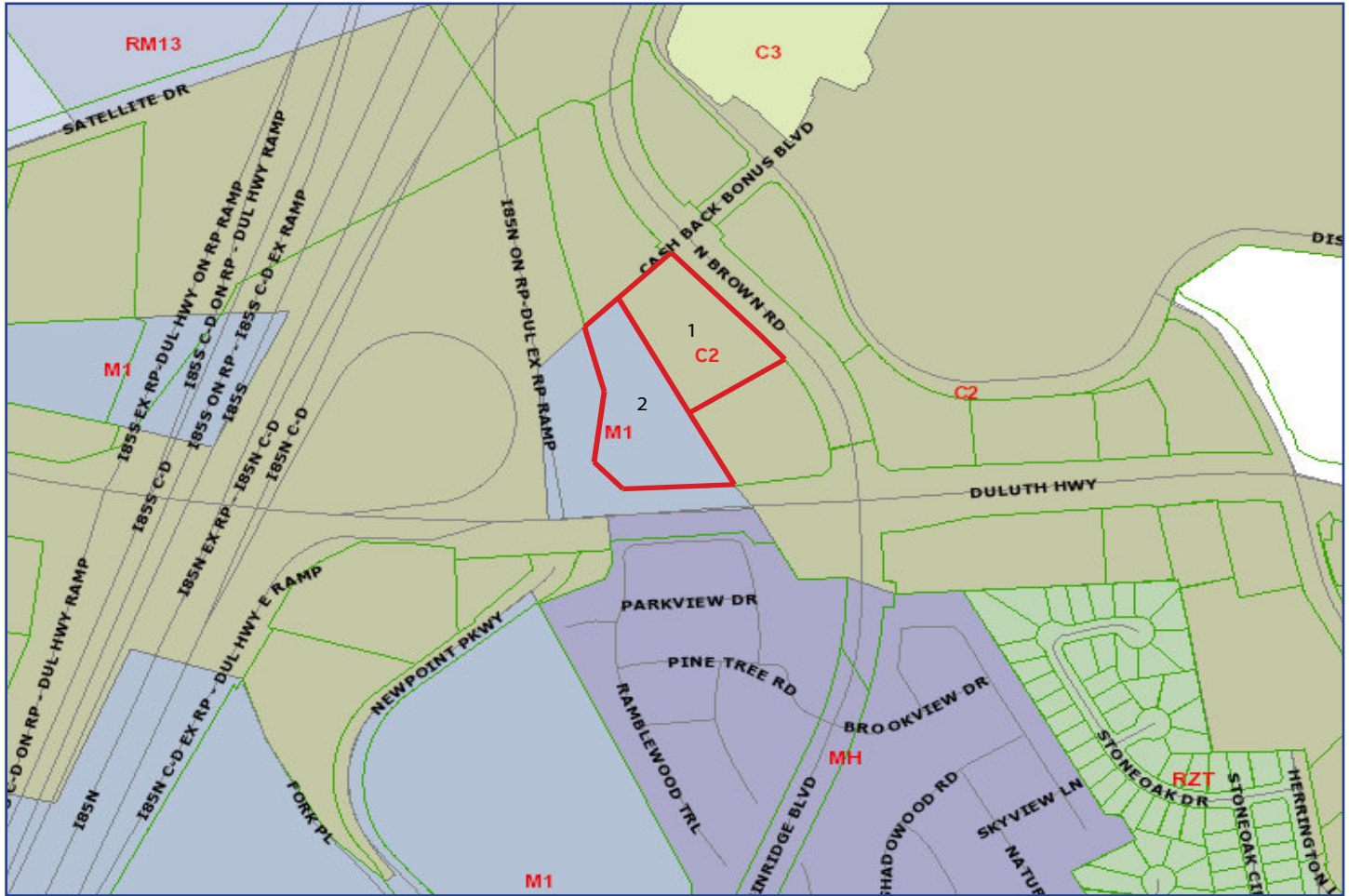




## North Brown Rd > Site Photos







### Parcel 1 Zoning: C-2 (General Business District)

- General business district intended to serve a greater population and to offer a wider range of goods and services than C-1. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods.

### Parcel 2 Zoning: M-1 (Light Industry District)

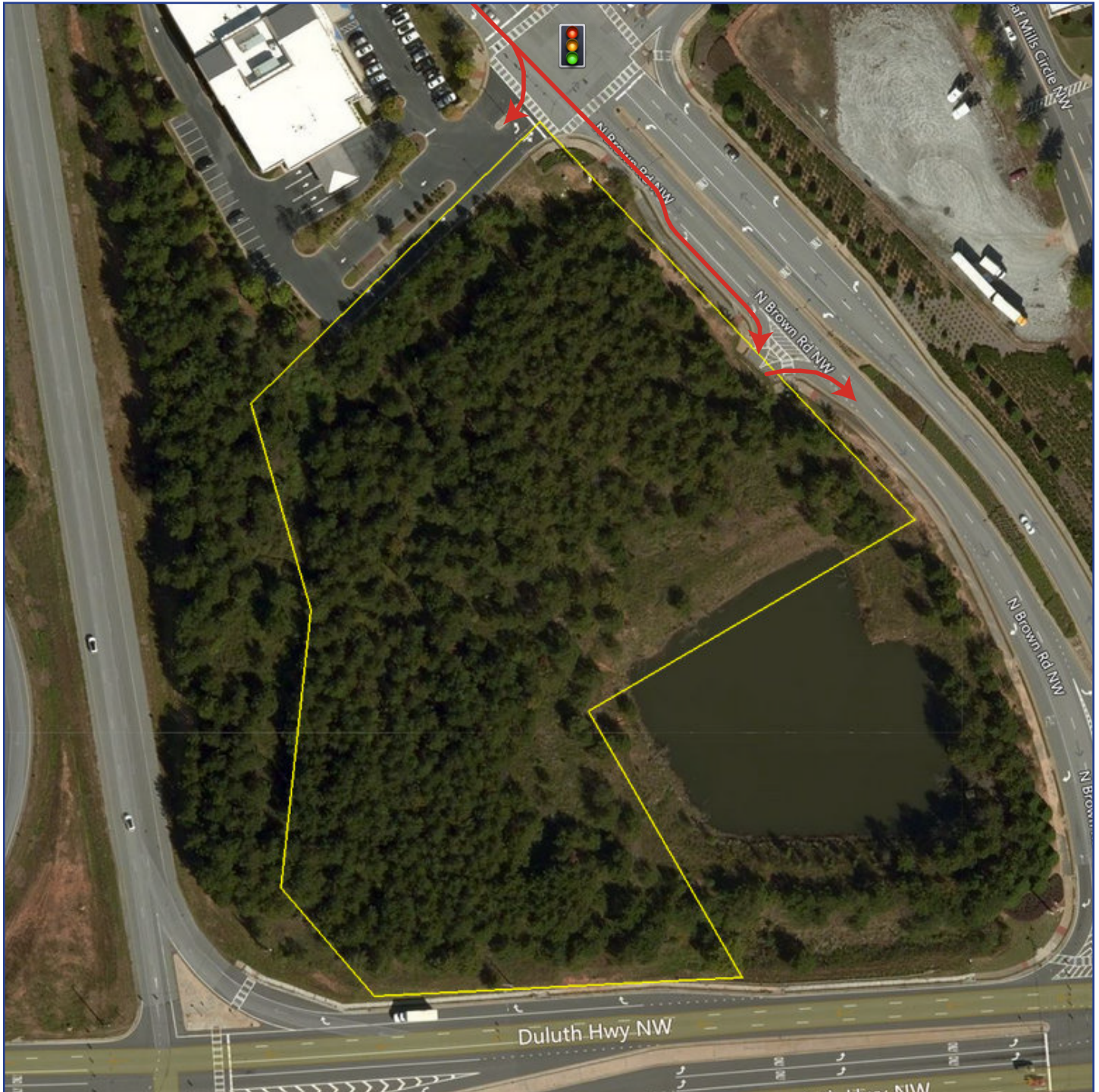
- Light industry district comprised of lands that are well adapted to industrial development but whose proximity to residential or commercial districts make it desirable to limit the intensity of industrial operations and processes.
- Relevant Permitted Commercial Uses: Building Material Sales, Catering Services, Day Care Facility, Driving School, General Office, Hotel or Motel, Indoor Recreation, Restaurants (Special Use), Self Storage

### Future Land Use Designation: Regional Mixed Use

- Encouraged Uses: Regional Mixed Use, Community Mixed Use, Multi-Family Residence (Including high density, Office-Professional, Public-Institutional, Parks and Public Open Space
- Discouraged Uses: Light Industrial, Heavy Industrial, Single Family Residences, Open Space Conservation, Traditional Neighborhood Districts



## North Brown Rd > Access



**North Brown Rd:** Desirable right-in, right-out curb cut with deceleration lane already in place.  
**North Brown Rd/Cashback Bonus Blvd Intersection:** Interparcel access provided between Parcel 1 and the improved property to the north



## North Brown Rd > Utilities





[illegible]

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## North Brown Rd > Comparable Sales





## North Brown Rd > Demographics

Population	1-mi.	3-mi.
2015 Male Population	5,337	43,320
2015 Female Population	5,742	46,129
% 2015 Male Population	48.17%	48.43%
% 2015 Female Population	51.83%	51.57%
2015 Total Population: Adult	7,944	64,645
2015 Total Daytime Population	16,416	123,608
2015 Total Employees	10,328	75,312
2015 Total Population: Median Age	32	33
2015 Total Population: Adult Median Age	43	43
Population Change	1-mi.	3-mi.
Total: Employees (NAICS)	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a
2015 Total Population	11,079	89,449
2015 Households	3,488	28,828
Population Change 2010-2015	809	11,047
Household Change 2010-2015	77	2,160
% Population Change 2010-2015	7.88%	14.09%
% Household Change 2010-2015	2.26%	8.10%
Population Change 2000-2015	4,890	33,303
Household Change 2000-2015	1,388	9,635
% Population Change 2000 to 2015	79.01%	59.32%
% Household Change 2000 to 2015	66.10%	50.20%
Housing	1-mi.	3-mi.
2015 Housing Units	2,163	19,869
2015 Occupied Housing Units	2,100	19,190
2015 Owner Occupied Housing Units	1,790	14,153
2015 Renter Occupied Housing Units	310	5,037
2015 Vacant Housings Units	63	676
% 2015 Occupied Housing Units	97.09%	96.58%
% 2015 Owner occupied housing units	85.24%	73.75%
% 2015 Renter occupied housing units	14.76%	26.25%
% 2000 Vacant housing units	2.91%	3.40%
Income	1-mi.	3-mi.
2015 Household Income: Median	\$54,297	\$55,641
2015 Household Income: Average	\$78,677	\$76,569
2015 Per Capita Income	\$24,770	\$24,685