

+/- 7.7 ACRES > FOR SALE > JOHNS CREEK

Development Site - Peachtree Pkwy (SR 141)

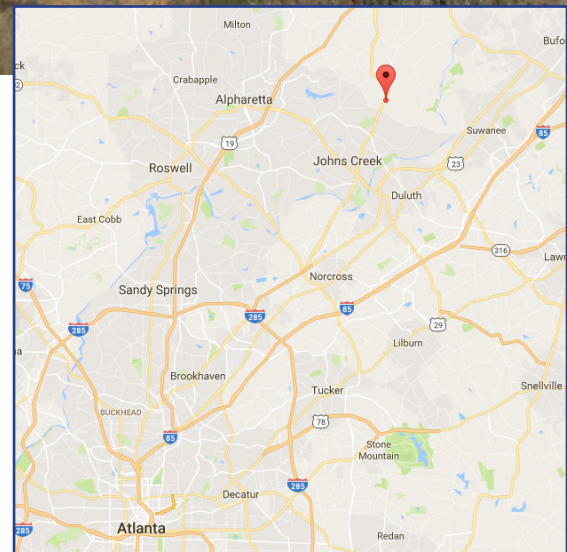
JOHNS CREEK, UNINCORPORATED FORSYTH COUNTY, GA 30024

Colliers
INTERNATIONAL



PROPERTY FEATURES

- > +/- 7.7 acres
- > Rough graded with right-in, right-out curb cut and preliminary detention
- > Zoning: CBD-C (Commercial Business District - Conditional)
- > +/- 33,900 vehicles/day on Peachtree Pkwy
- > +/- 515' of frontage on Peachtree Pkwy
- > Sewer capacity and tap fees included
- > Signalized full access on Peachtree Parkway (SR 141)

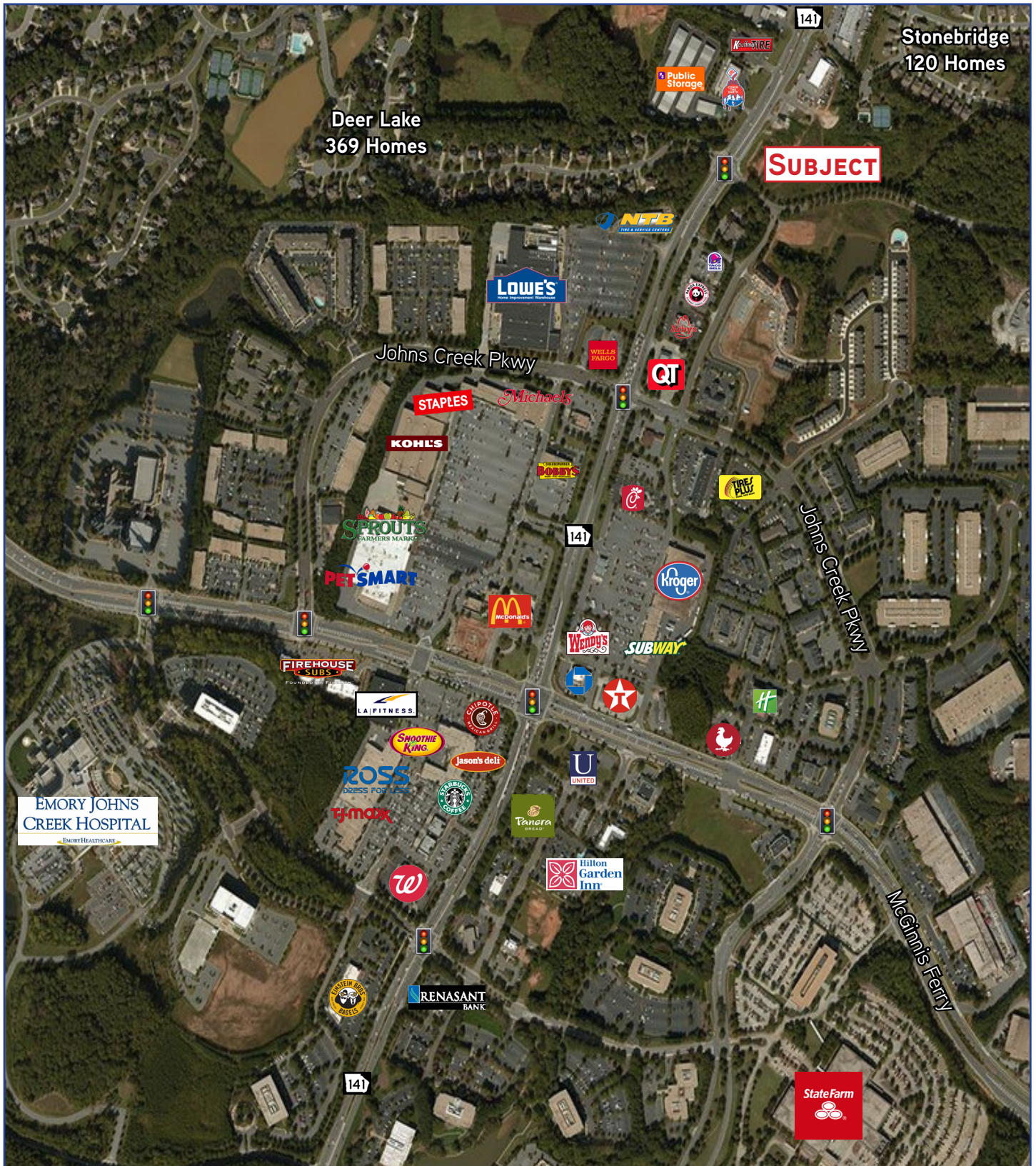


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Peachtree Pkwy (SR 141) > Surroundings



Peachtree Pkwy (SR 141) > Description

- > Size: +/- 7.7 Acres
- > Location: Located on the NE corner of the intersection of Peachtree Pkwy and Granite Ln in unincorporated Forsyth County, a half mile north of McGinnis Ferry Rd.
- > Condition: The subject property is partially developed. The NW corner of the site was previously a gas station and automobile service facility and has a concrete pad.
- > Zoning: CBD (Commercial Business District) - Conditional (See page 8)
- > Future Land Use: Employment Center and Development Corridor
- > Frontage: +/- 515' on Peachtree Pkwy
+/- 1032' on Granite Ln
- > Traffic Counts: +/- 33,900 vehicles/day on Peachtree Pkwy (2015)
- > Access: Signalized intersection of Peachtree Pkwy and Granite Ln with left turn signal which provides easy access for southbound traffic on GA-141. Existing right-in, right-out curb cut on Peachtree Pkwy
- > Utilities: Water and gravity sewer available on site.
Subject to independent verification
- > Billboard Lease: Trailing 3 month average income of \$1660/month. Lease expires September 2017. Early termination possible.
- > Price: \$2,995,000 (\$389,000/acre)

- > **Johns Creek Submarket:**

The subject property is located in the Johns Creek submarket in unincorporated Forsyth County, +/- 25.6 miles north of downtown Atlanta GA, +/- 5.7 miles east of GA-400, and +/- 7.1 miles west of I-85. The immediate area surrounding the property is comprised primarily of commercial developments, including large retail centers with multiple AAA tenants, class A office parks, Emory Johns Creek Hospital (110 beds) and associated medical office. In total, Johns Creek has 3,092, 620 SF of office space (12.17% occupancy rate) and 655,000 SF of retail space (12.3% occupancy rate). There is also a large residential presence, primarily consisting of single family residences, including multiple golf communities within a 3 mile radius.

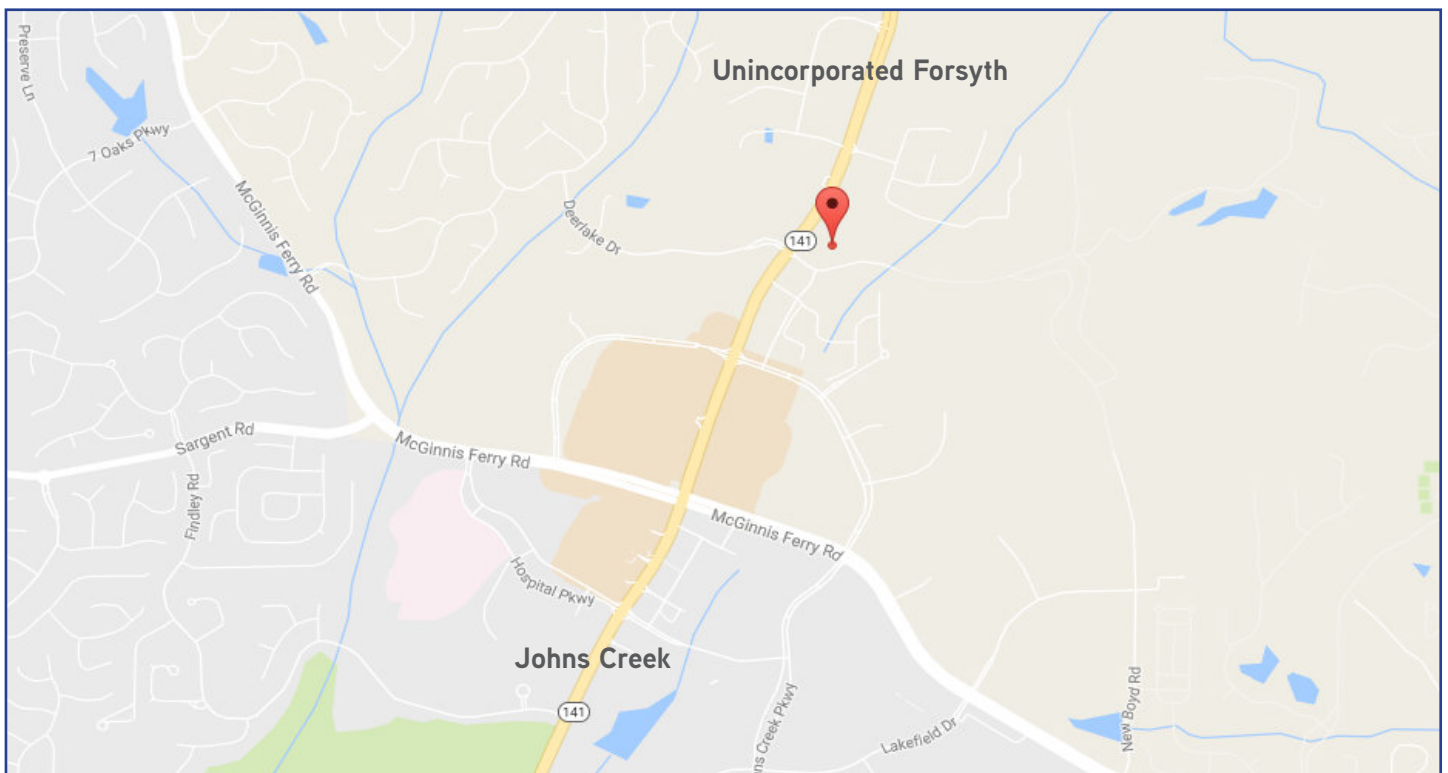
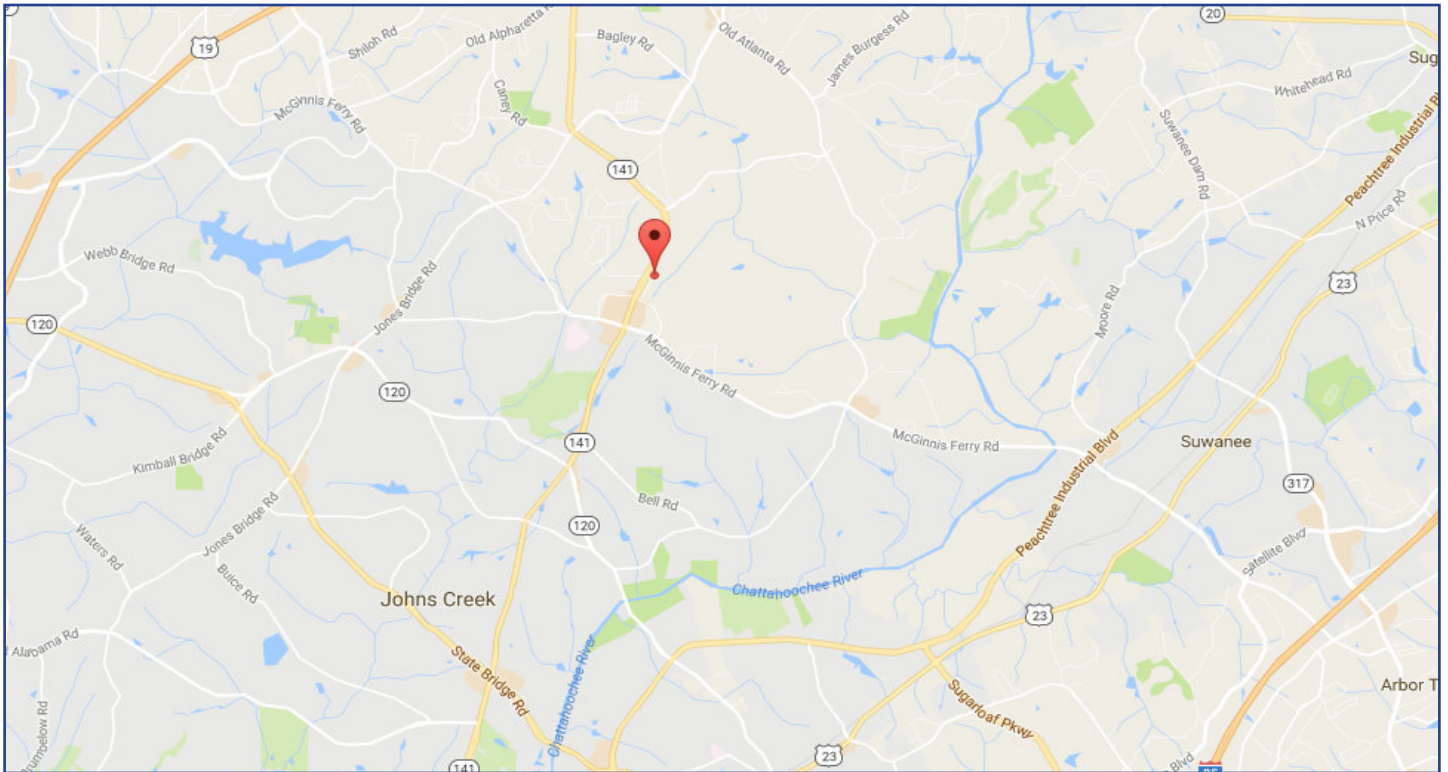
A population of 62,304 lives within a five mile radius of the subject property, with 19,209 households and average annual household income of \$151,506.
- > **New Home Sales:**

54 new construction homes have been sold in the Lambert High School district in the last 6 months at an average price of \$503,799. These sales range from \$358,000 to \$750,000.
- > **TPA Association:**

Development subject to TPA declaration (available upon request)
- > **Sewer:**

16,633 gallons/day of sewage treatment capacity has been reserved by Forsyth County, and is included in purchase price. Currently sewer is \$20/gallon/day

Peachtree Pkwy (SR 141) > Location



The map is a detailed survey of a residential development. It shows several parcels, including Parcel 1, Parcel 2, and Parcel 3. Key features include Peachtree Parkway, Grant Lane, and various easements. The map is annotated with numerous survey points, bearings, and distances. A red line indicates a proposed road or easement. The map also shows existing structures, parking areas, and landscaping. The survey is dated 2010 and includes a north arrow and a scale bar.

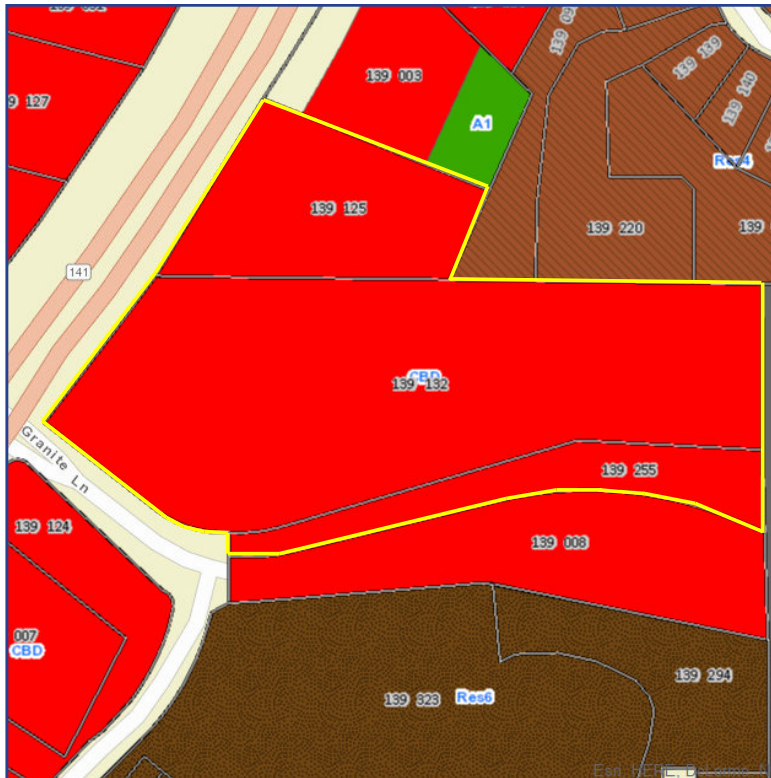
Parcel 1: Located in the upper right, it contains a large building and a parking area. The survey points are: (RAM) 6=01°41'33" L=76.70' R=2396.46' C=76.70' S89°16'17"E 16.15'(M) S89°16'17"E 311.51'(RAM) S89°16'17"E 119.47'(RAM) S24°10'30"W 42.15'(M) 42.15'(M) 221.84'(M) 106.55'(M) 3.01, 20.0055 (M), 629.29' EAST LINE OF LOT 1265

Parcel 2: Located in the lower right, it contains a large building and a parking area. The survey points are: (M) 6=05°01'59" L=4233.63' R=4233.63' C=2583.15' S89°16'17"E 16.15'(M) S89°16'17"E 311.51'(RAM) S89°16'17"E 119.47'(RAM) S24°10'30"W 42.15'(M) 42.15'(M) 221.84'(M) 106.55'(M) 3.01, 20.0055 (M), 629.29' EAST LINE OF LOT 1265

Parcel 3: Located in the lower left, it contains a large building and a parking area. The survey points are: (RAM) 6=01°41'33" L=76.70' R=2396.46' C=76.70' S89°16'17"E 16.15'(M) S89°16'17"E 311.51'(RAM) S89°16'17"E 119.47'(RAM) S24°10'30"W 42.15'(M) 42.15'(M) 221.84'(M) 106.55'(M) 3.01, 20.0055 (M), 629.29' EAST LINE OF LOT 1265

Other features: The map also shows existing structures, parking areas, and landscaping. The survey is dated 2010 and includes a north arrow and a scale bar.





Zoning

CBD

Intended to provide for the more intensive commercial uses that serve the weekly and less frequent shopping and service needs of the locality and region.

Permitted Uses

Apiaries, Auto sales and service, Business service establishments, Clinics, Day cares, Drive-through, Indoor commercial recreational, Machine shops, Medical office, Mini warehouse, Office, Open-air business, Personal care facilities, Restaurants, Religious establishments, Retail (enclosed), Schools, Service establishments, Shooting range (Indoor), Veterinarians

*Conditions on page 8

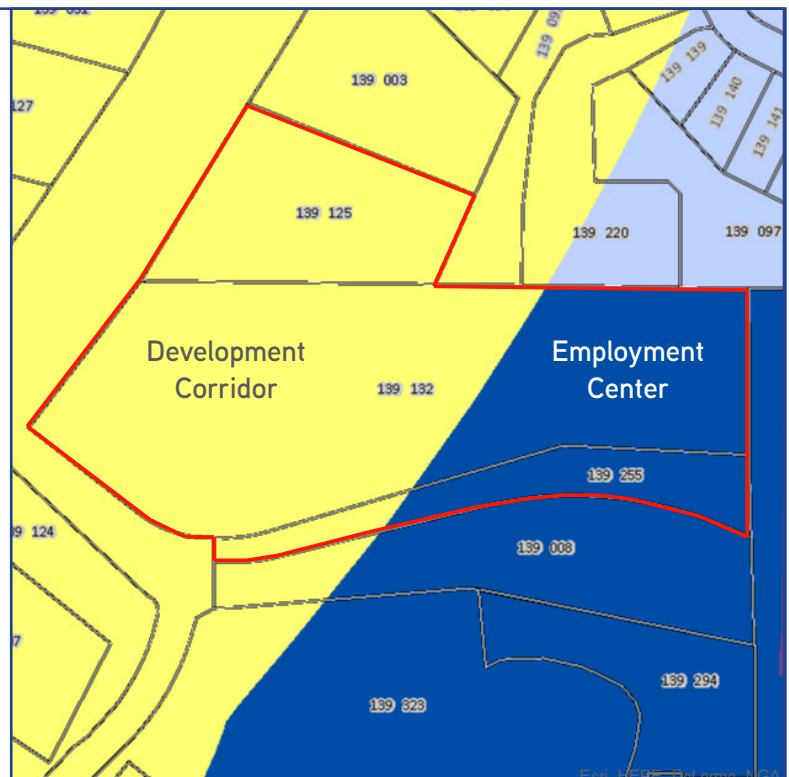
Future Land Use

Development Corridor

Function as a significant economic resource along high-volume transportation facilities such as highways. Development Corridors are intended to primarily function as locations for non residential development that may range from low to high intensity uses

Employment Center

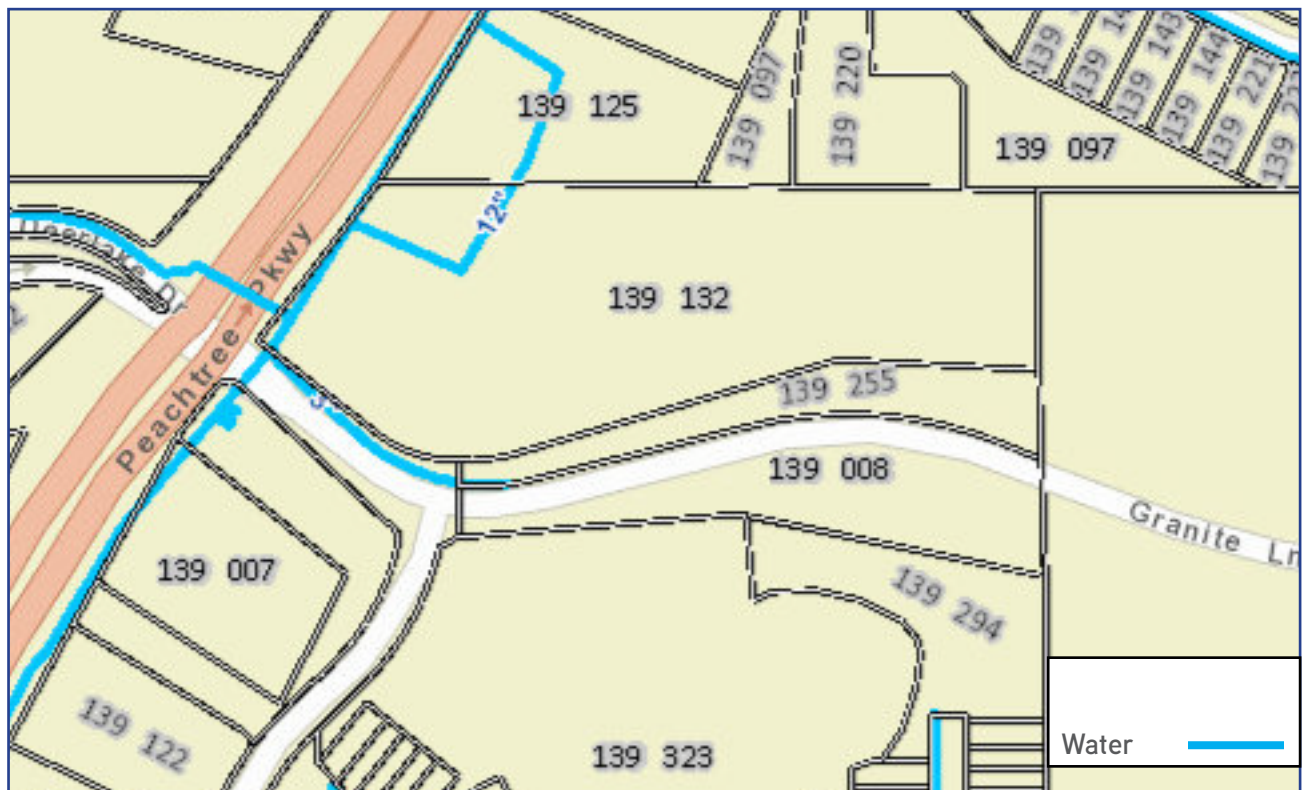
Located near arterial and collector roadways with freeway access for the majority of locations and is comprised of areas of concentrated employment ranging from commercial and office to industrial uses. Employment Centers seek to balance the job-housing mix and diversify the county's tax base.



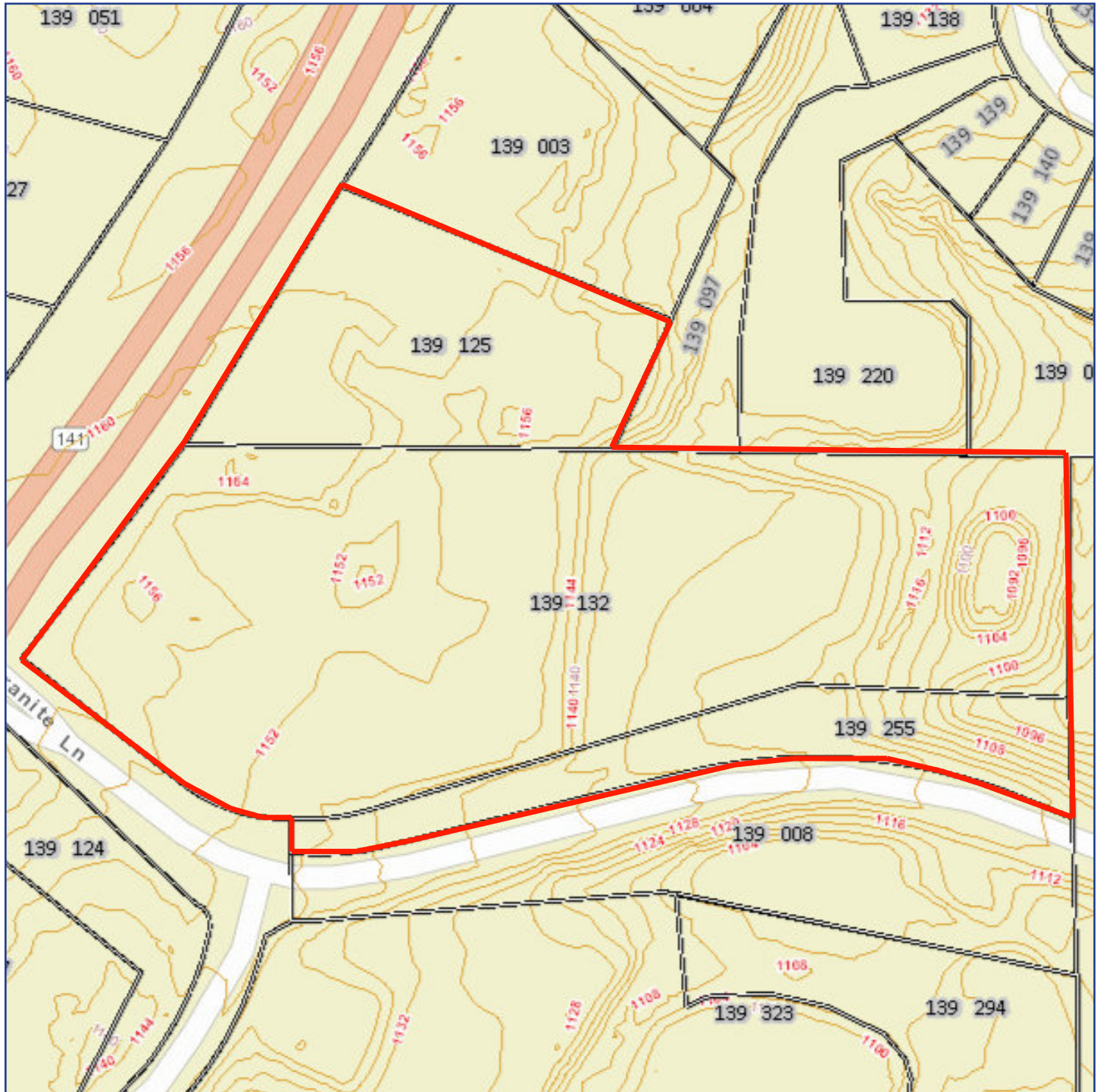
Zoning resolution contains the following conditions:

1. Developer must provide the planning staff with the proof of available sewer capacity before any land disturbance permits are issued.
2. The development must meet fire flows of 1500 gpm, or irrigation demands, whichever is greater. All improvements to the county water system that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
3. Any sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes must be in accordance with the Forsyth County Sewer Master Plan. Sewer access must be provided to all upstream properties. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the department or by the Forsyth County Sewer Master Plan.
4. Sewer Capacity is not guaranteed for this property. All sewer capacity agreements must be approved by the Forsyth County Board of Commissioners (Sewer capacity agreement already reached. See page 3).
5. Developer shall dedicate right of way as required by GDOT for road improvements on SR-141 (Peachtree Pkwy).
6. Developer shall construct improvements as required by GDOT and/or Department of Engineering based upon final configuration of site plan.
7. Exterior lighting fixtures shall not be closer than 5 feet of the perimeter of a parking lot.
8. Garbage Dumpster pickup shall be between 6:00 a.m. and 9:00 p.m., Monday through Saturday.
9. Hours of operation will be no earlier than 6:00 a.m. and no later than 11:00 p.m. Sunday through Thursday and 6:00 a.m. to 12:00 a.m. on Friday and Saturday.
10. The following uses shall not be permitted on the subject property: Convenience stores with or without gasoline pumps, gas stations, bars, lounges or nightclubs provided this shall not preclude a restaurant such as, but not limited to, Applebee's from having a bar, 24-hour businesses, theaters, electronic game playing centers, adult novelty stores, adult entertainment centers, pawn shops, pool halls and tattoo parlors.
11. All commercial building facades visible shall consist of brick, stone, or glass. Stucco and painted dimensioned wood or cement material, such as hardi-plank, may be used as accent material only, not to exceed 10% of surface area. Remainder of exterior may consist of brick, precast concrete, split block, stone or glass. Exterior building material shall not be of concrete masonry units, aluminum or vinyl siding, or corrugated steel.
12. Signage shall conform to that version of the Forsyth County Sign Ordinance in existence at the time that a sign permit application is submitted.
13. No commercial deliveries or garbage pick-up will occur between the hours of 9:00 p.m. and 7:00 a.m.

Peachtree Pkwy (SR 141) > Utilities



Peachtree Pkwy (SR 141) > Topography



Peachtree Pkwy (SR 141) > CBD Sales Comparables

Use	Proximity Miles	Property	County/City	Sale Date	Sale Price	Acres	Price/Acre
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SENIOR LIVING/CARE

Assisted Living	0.85	Arbor Terrace	Forsyth	5/30/2014	\$ 2,506,800	8.4	\$ 299,856
Assisted Living	1.23	Celebration Village	Forsyth	5/18/2015	\$ 5,300,000	13.0	\$ 407,692
Memory Care	0.97	12050 Findley Rd	Forsyth	10/29/2015	\$ 2,800,000	7.7	\$ 364,583
Assisted Living/Mem Care	2.8	10565 Medlock Bridge Rd	Fulton	12/30/2015	\$ 2,600,000	6.6	\$ 396,947
AVERAGE						8.9	\$ 371,082

INVESTMENT

Investment	4.5	880 Peachtree Parkway	Forsyth	12/30/2014	\$ 1,150,000	5.1	\$ 227,273
Investment	3.85	1114 Peachtree Pkwy	Forsyth	2/3/2015	\$ 3,177,875	12.3	\$ 257,944
AVERAGE						8.7	\$ 249,015

SELF STORAGE

Self Storage	0.7	Peachtree Parkway	Forsyth	8/7/2015	\$ 950,000	2.4	\$ 397,490
Self Storage - Cube Smart	1.72	Cube Smart	Forsyth	5/6/2016	\$ 910,000	4.6	\$ 196,970
AVERAGE						3.5	\$ 265,335

USER - COMMERCIAL - RETAIL

Child Care/activity Center	1.08	6650 McGinnis Ferry Rd	Forsyth	7/13/2015	\$ 3,670,000	4.8	\$ 769,392
Car Wash	4.5	880 Peachtree Parkway	Forsyth	3/10/2016	\$ 1,130,000	1.7	\$ 679,904
Furniture Store	4.5	880 Peachtree Parkway	Forsyth	8/2/2016	\$ 750,000	1.0	\$ 769,231
AVERAGE						2.5	\$ 749,291

USER COMMERCIAL - OFFICE

Ebix Headquarters	0.81	6375 Hospital Pkwy	Forsyth	2/20/2015	\$ 2,000,000	5.9	\$ 336,000
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GROSS AVERAGE PER ACRE \$ 367,660

Peachtree Pkwy (SR 141) > Demographics

Population	1-mi.	3-mi.
2015 Male Population	1,594	30,616
2015 Female Population	1,546	31,688
% 2015 Male Population	50.76%	49.14%
% 2015 Female Population	49.24%	50.86%
2015 Total Population: Adult	2,249	41,890
2015 Total Daytime Population	7,543	67,773
2015 Total Employees	5,422	30,111
2015 Total Population: Median Age	42	38
2015 Total Population: Adult Median Age	49	47
Population Change	1-mi.	3-mi.
Total: Employees (NAICS)	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a
2015 Total Population	3,140	62,304
2015 Households	993	19,209
Population Change 2010-2015	576	6,482
Household Change 2010-2015	168	1,517
% Population Change 2010-2015	22.46%	11.61%
% Household Change 2010-2015	20.36%	8.57%
Population Change 2000-2015	2,215	24,315
Household Change 2000-2015	690	7,236
% Population Change 2000 to 2015	239.46%	64.01%
% Household Change 2000 to 2015	227.72%	60.44%
Housing	1-mi.	3-mi.
2015 Housing Units	322	12,295
2015 Occupied Housing Units	304	11,975
2015 Owner Occupied Housing Units	295	11,229
2015 Renter Occupied Housing Units	9	746
2015 Vacant Housings Units	18	319
% 2015 Occupied Housing Units	94.41%	97.40%
% 2015 Owner occupied housing units	97.04%	93.77%
% 2015 Renter occupied housing units	2.96%	6.23%
% 2000 Vacant housing units	5.59%	2.59%
Income	1-mi.	3-mi.
2015 Household Income: Median	\$129,223	\$120,367
2015 Household Income: Average	\$160,020	\$151,506
2015 Per Capita Income	\$50,605	\$46,711