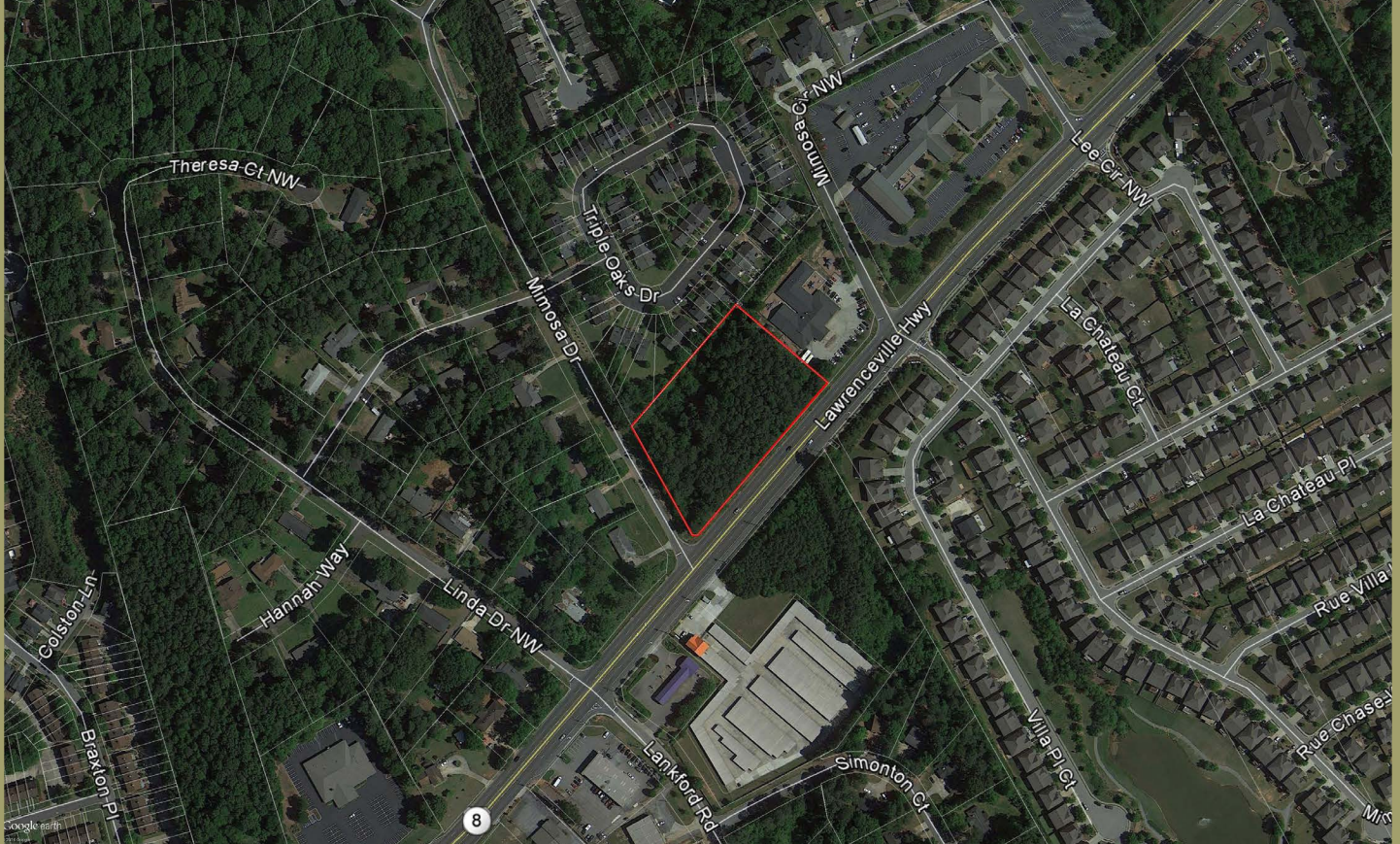


FOR SALE - 2.73± ACRES

LAWRENCEVILLE HIGHWAY, GWINNETT COUNTY, GA



COMMENTS

This bank owned opportunity consists of 2.73± acres of undeveloped commercial land. The subject property is located in the northwest corner of Lawrenceville Highway and Mimosa Drive in Gwinnett County.

PROPERTY HIGHLIGHTS

LOCATION: The property is located on the north side of Lawrenceville Highway just north of its intersection with Jimmy Carter Boulevard.

SIZE: 2.73± Acres

ZONING: C-2, Gwinnett County

ADDITIONAL INFORMATION: For additional information, please click on the tabs below:

- [C-2 Zoning](#) (0.4MB)
- [Zoning Case RZM-03-023](#) (0.2MB)
- [Demographics](#) (0.4MB)

PRICE: \$499,000.00

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.



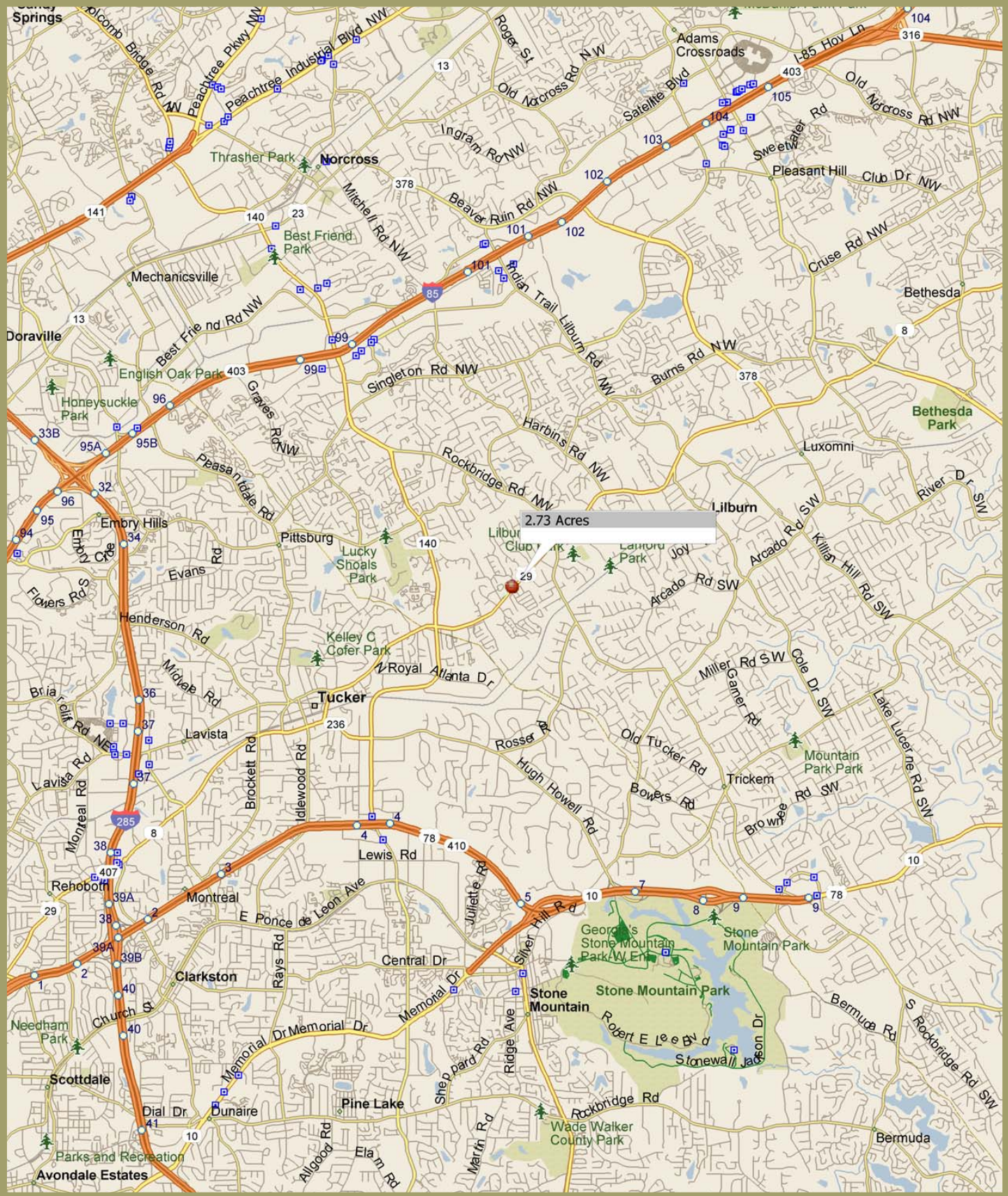
PRESENTED BY:

Travis Robinson
trobinson@majorandarroll.com
(404) 255-3881

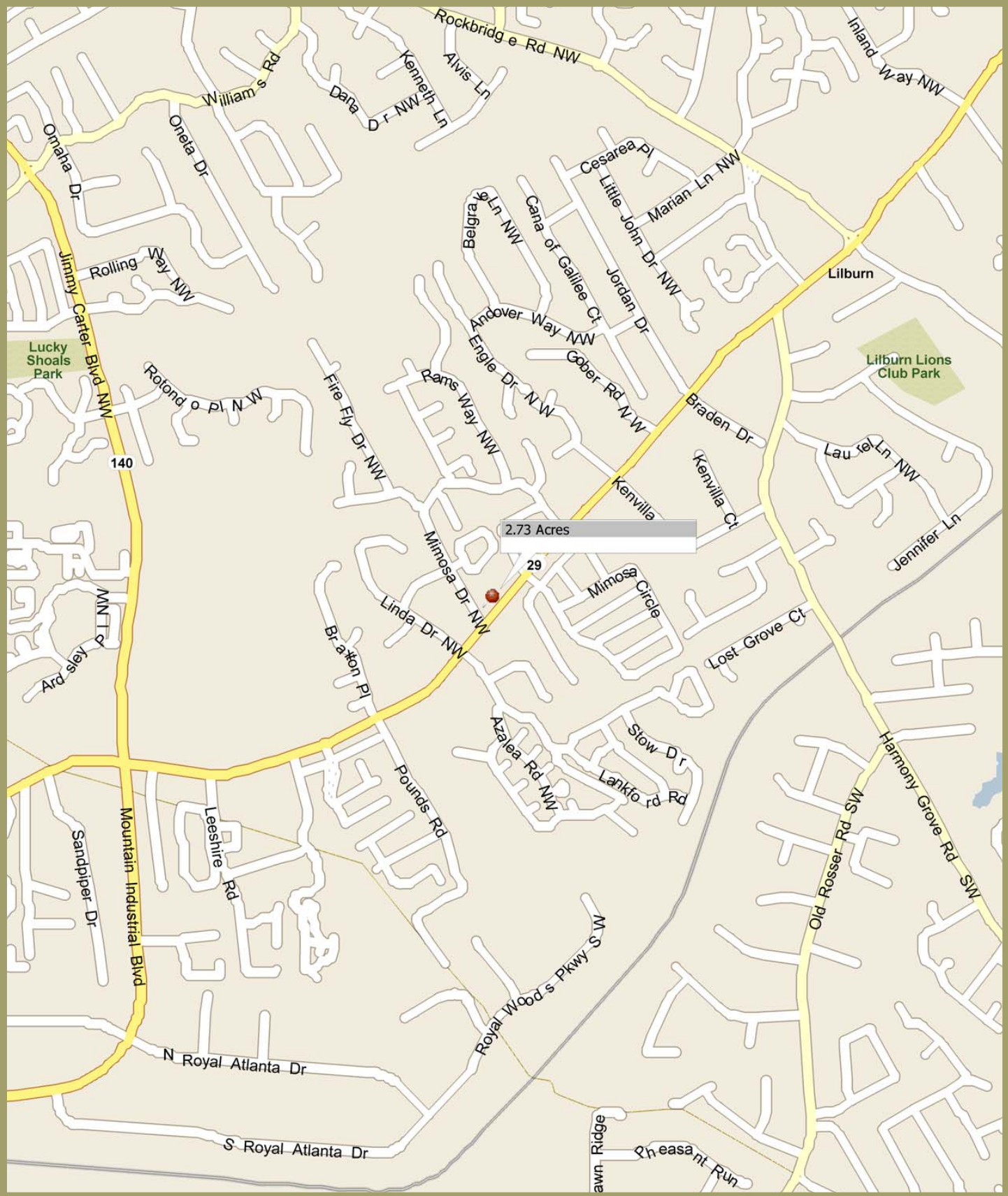
Barry Major
bmajor@majorandarroll.com
(404) 845-0056

Major & Arroll, LLC
91 West Wieuca Road
Building B, Suite 100
Atlanta, Georgia 30342
Fax: (404) 250-9613
www.majorandarroll.com

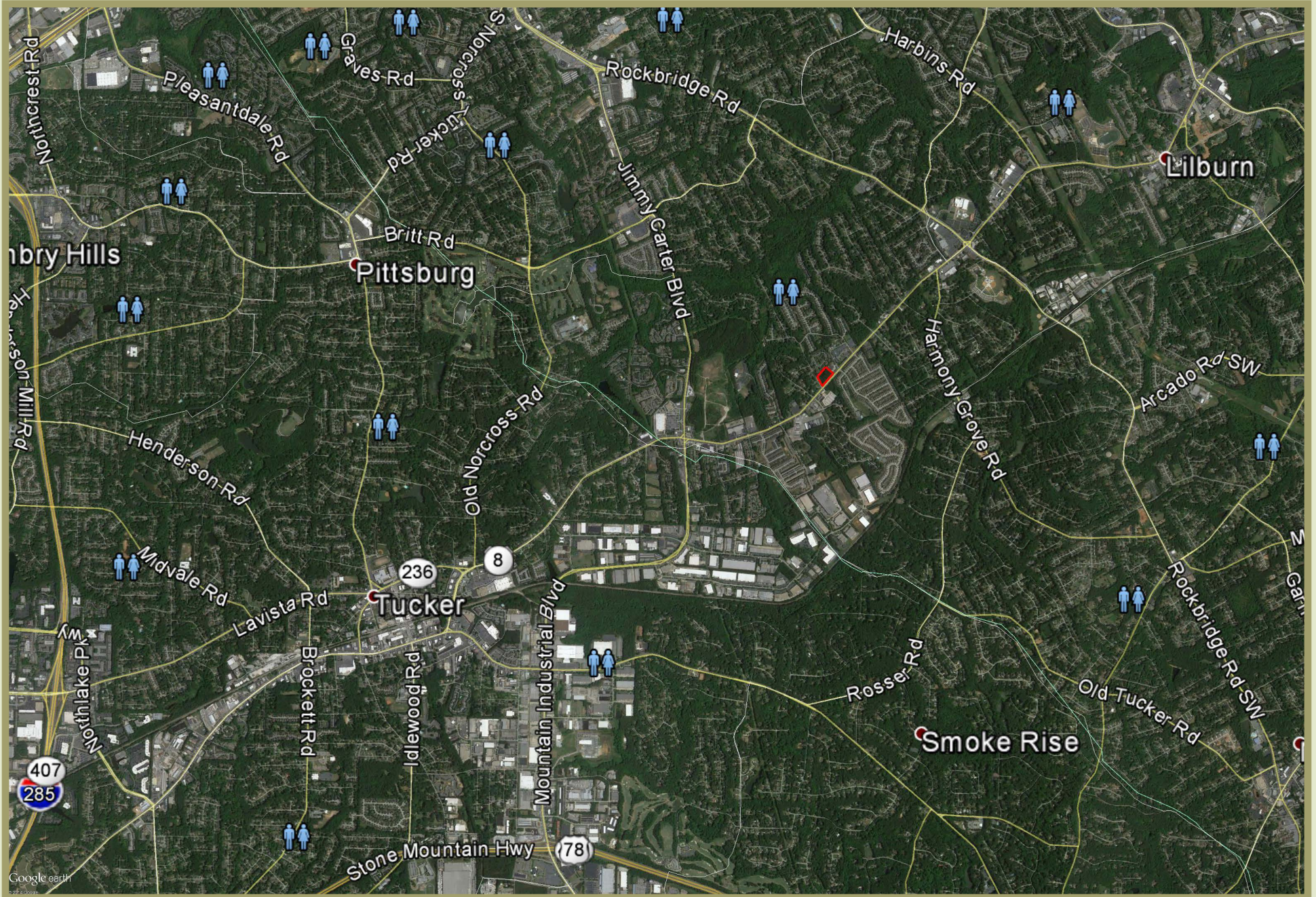
LOCATION MAP



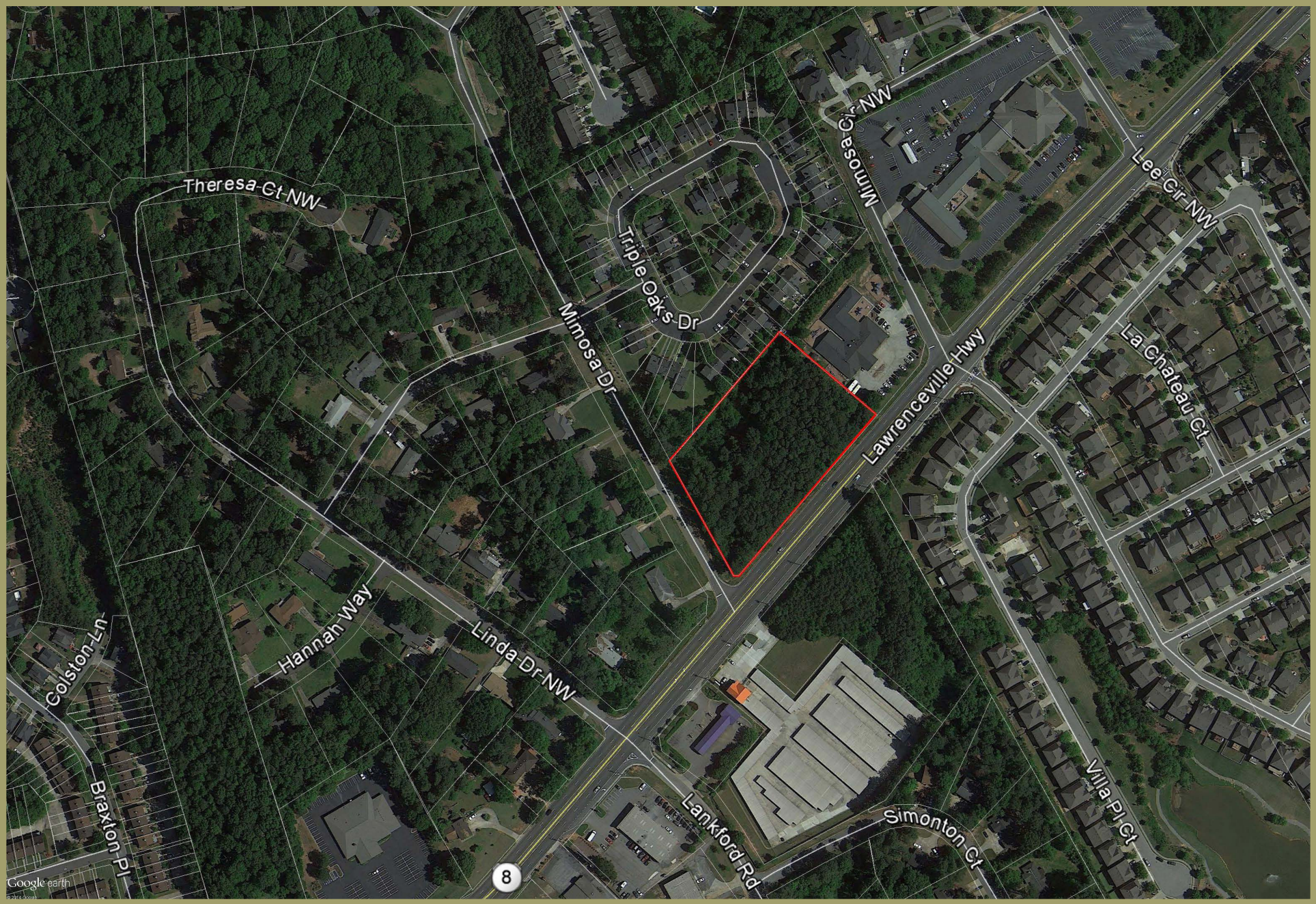
LOCATION MAP



AERIAL



AERIAL

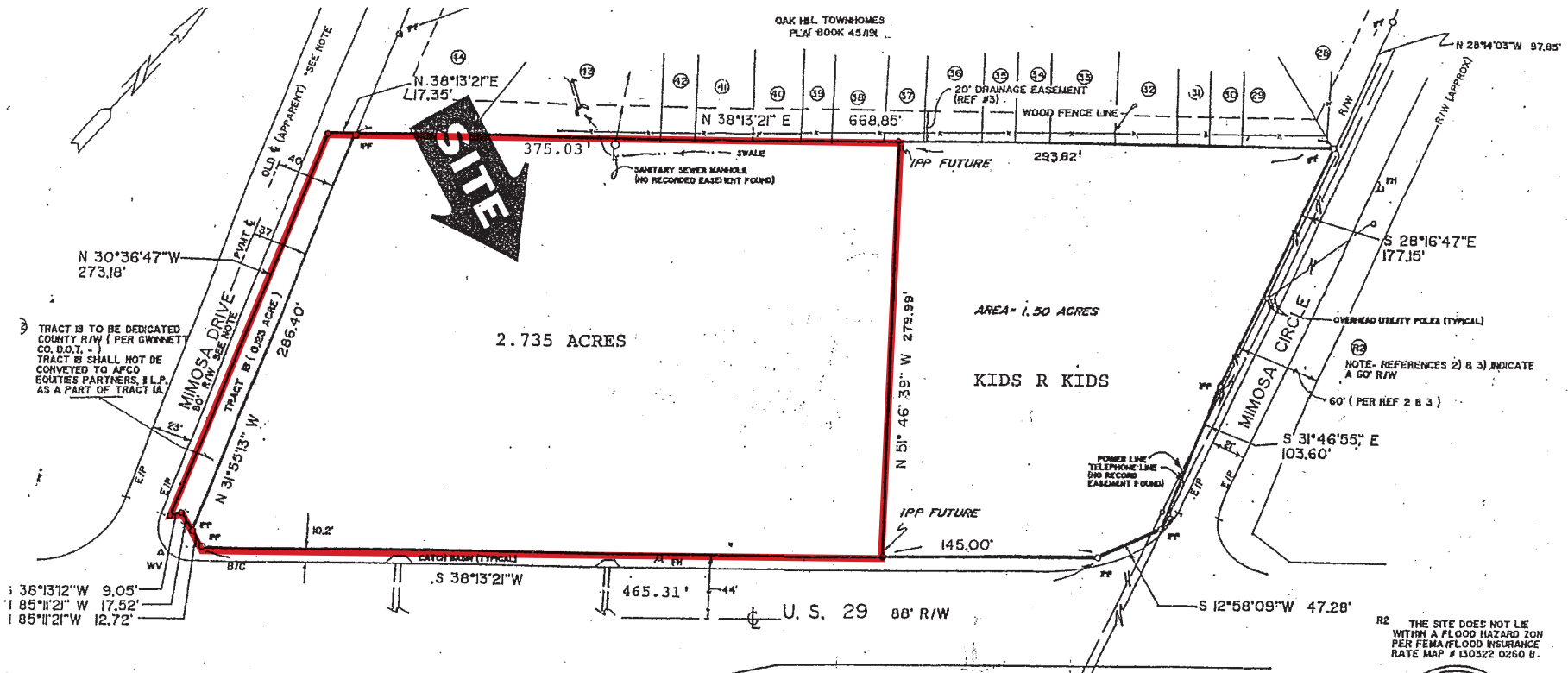


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SITE PLAN

EXHIBIT "A"



2.735 ACRES

AREA = 1.50 ACRES

KIDS R KIDS

R2 THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP # 130322 0260 B.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



- PP 1/2" REBAR FOUND
- PP 1/2" REBAR PLACED
- E/P EDGE OF PAVEMENT
- B/C BACK OF CURB
- FH FIRE HYDRANT
- LLL LAND LOT LINE
- R/W RIGHT OF WAY

NOTE: TRACT 1B IS RE-ESTABLISHED PER DEED AND REF. 23 PER GWINNETT CO. R/W DEPT. THE R/W OF MIMOSA DRIVE IS 80' (40' FROM E). NO RECORD OF A R/W DEDICATION WAS FOUND WITH RESPECT TO TRACT 1B. IT IS APPARENT THAT THE INTENTION OF THE REFERENCED PLAT AND DEED WAS TO CONVEY THE REQUIRED R/W TO THE COUNTY.

IT IS ALSO APPARENT THAT A RESURFACING AND/OR WIDENING OF MIMOSA DRIVE HAS OCCURRED SUBSEQUENT TO THE REFERENCED PLAT. THE EXISTING $\frac{1}{2}$ " OF THE PAVEMENT IS NON-CENTRIC TO THE R/W AS ESTABLISHED BY SAID PLAT.

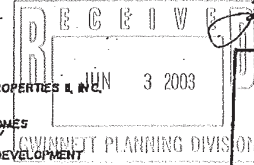
A GEORGIA TITLE ATTORNEY SHOULD BE CONSULTED FOR THE RESOLUTION OF THE LOCATION OF THIS LINE.

GWINNETT CO. R/W DEPT. CLAIMS A 60' R/W ON MIMOSA CIRCLE. THIS R/W HAS BEEN RE-ESTABLISHED UTILIZING PHYSICAL EVIDENCE AND BEST AVAILABLE WRITTEN EVIDENCE (SEE SURVEY REFERENCES). NO EVIDENCE OF ADDITIONAL R/W DEDICATION HAS BEEN FOUND.

SURVEY REFERENCES

- 1) GEORGIA D.O.T. RIGHT OF WAY MAP PROJ. # TSAP 0(78) SHT. 6 & 7
- 2) RELEASE PLAT FOR TRADEMARK PROPERTIES II, INC. PLAT-BOOK 25457
- 3) FINAL PLAT FOR OAK HILL TOWNHOMES PLAT-BOOK 45494
- 4) WARRANTY DEED TO HIGHWAY 29 DEVELOPMENT CORPORATION (AUG. 7, 1986) DEED BOOK 376418

- FIELD CLOSURE:
1: 35.547
ANGULAR ERROR: 47' PT.
ADJUSTMENT: DOWDITCH
- PLAT CLOSURE:
EXCEEDS \pm 90.000



RZM 03 0 2 3

- (R2) REV 2/27/89 TRACT NOTATION
- REV 4/3/89 MISC. REVISIONS
- REV 7/3/90 1.50 AC. TR.

JOB NO.	ADDCD F.B.	M.S.#
COGDP	DCR	CADP
C. REF#		

BOUNDARY SURVEY for
AFCO EQUITIES PARTNERS, II L.P.
LAND LOT 138, 6th DISTRICT
GWINNETT COUNTY, GEORGIA

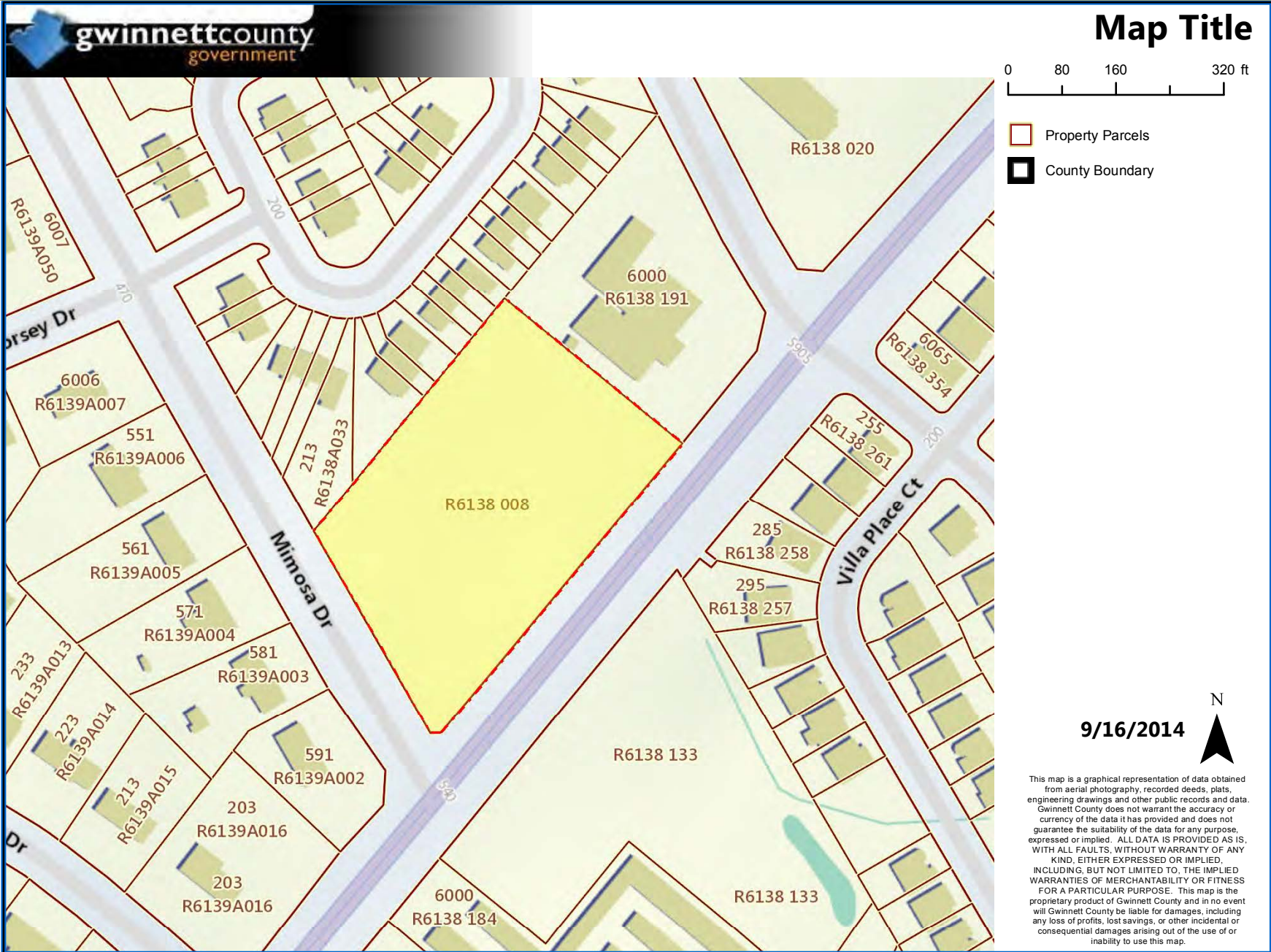
SOUTHLAND DESIGN SERVICES

CONSULTING ENGINEERS
AND SURVEYORS
CUMMING, GEORGIA
(404) 889-1952, (404) 523-5062.



DATE OF SURVEY: FEBRUARY 10, 1989
DATE OF PLAT: FEBRUARY 15, 1989

ZONING MAP



ZONING MAP

Gwinnett County GIS Map

Contact

Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcountry.com
 Email: gisoffice@gwinnettcountry.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Legend

- Main Layers**
- Street Centerlines
- BASIN**
- Alcovy
 - Apalachee
 - Big Haynes
 - Chattahoochee
 - Lower Yellow River
 - Mulberry
 - North Fork Peachtree
 - Upper Yellow River
- 1094 - 1192
 — 1193 - 1292
- County Utilities**
- Sewer Master Planning Basin**
- Alcovy
 - Apalachee
 - Big Haynes
 - Chattahoochee
 - Lower Yellow River
 - Mulberry
 - North Fork Peachtree
 - Upper Yellow River
- 1094 - 1192
 — 1193 - 1292

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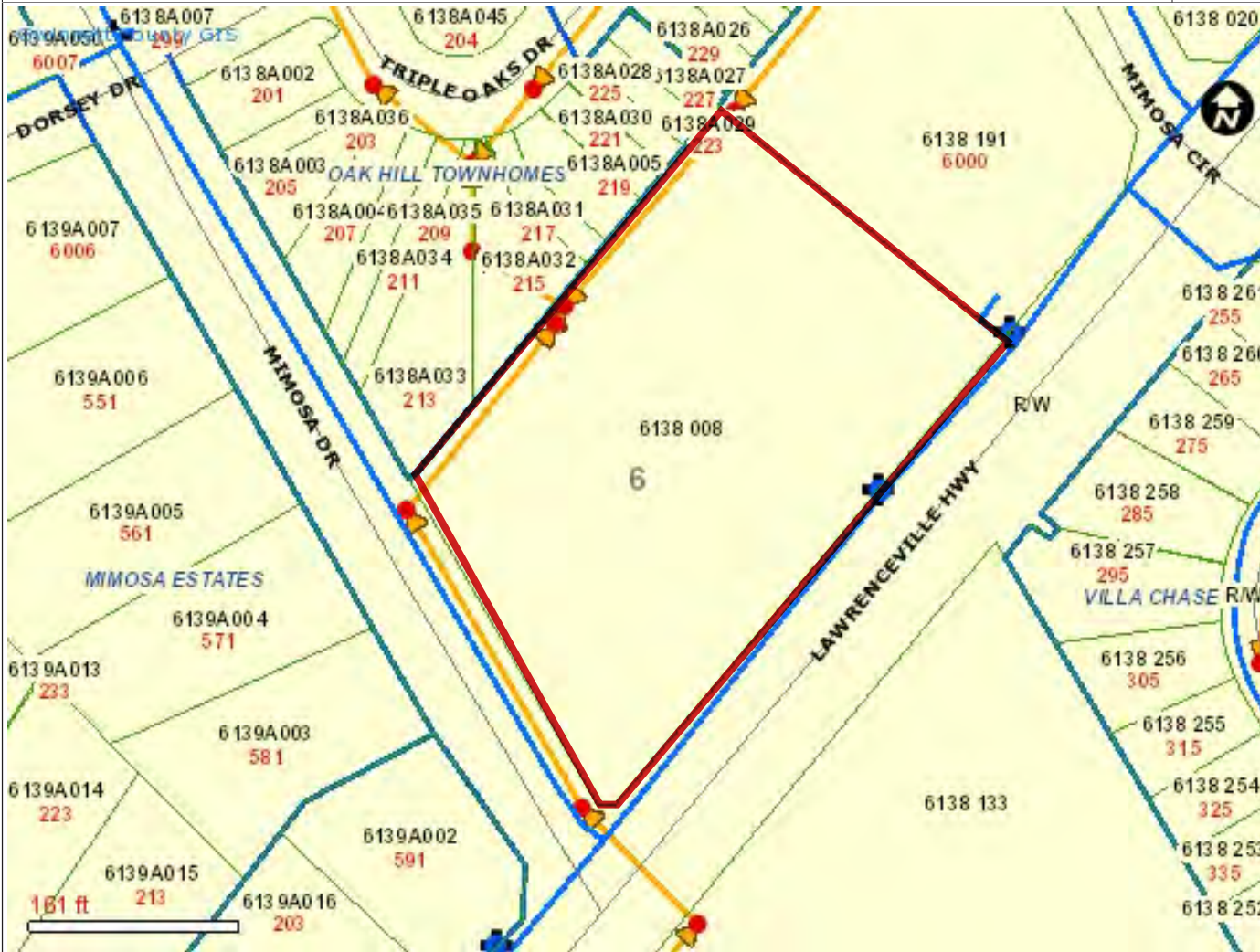
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Address: 75 Langley Drive, Lawrenceville, GA 30046



Legend

- GC_Main
- Street Centerlines
- <all other values>
- ParcelType
- Condo
- Subdivisions
- Water Pressure Main
- Sewer manhole
- SUBTYPE
- Manhole
- Sewer pump station
- SUBTYPE
- Pump Station
- Regional
- Flow Management
- Tunnel
- Sewer gravity main
- SUBTYPE
- SewerCollector
- EffluentOutfall
- SewerInterceptor
- Sewer force main
- SUBTYPE
- Pressure Main

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ZONING MAP

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Legend



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