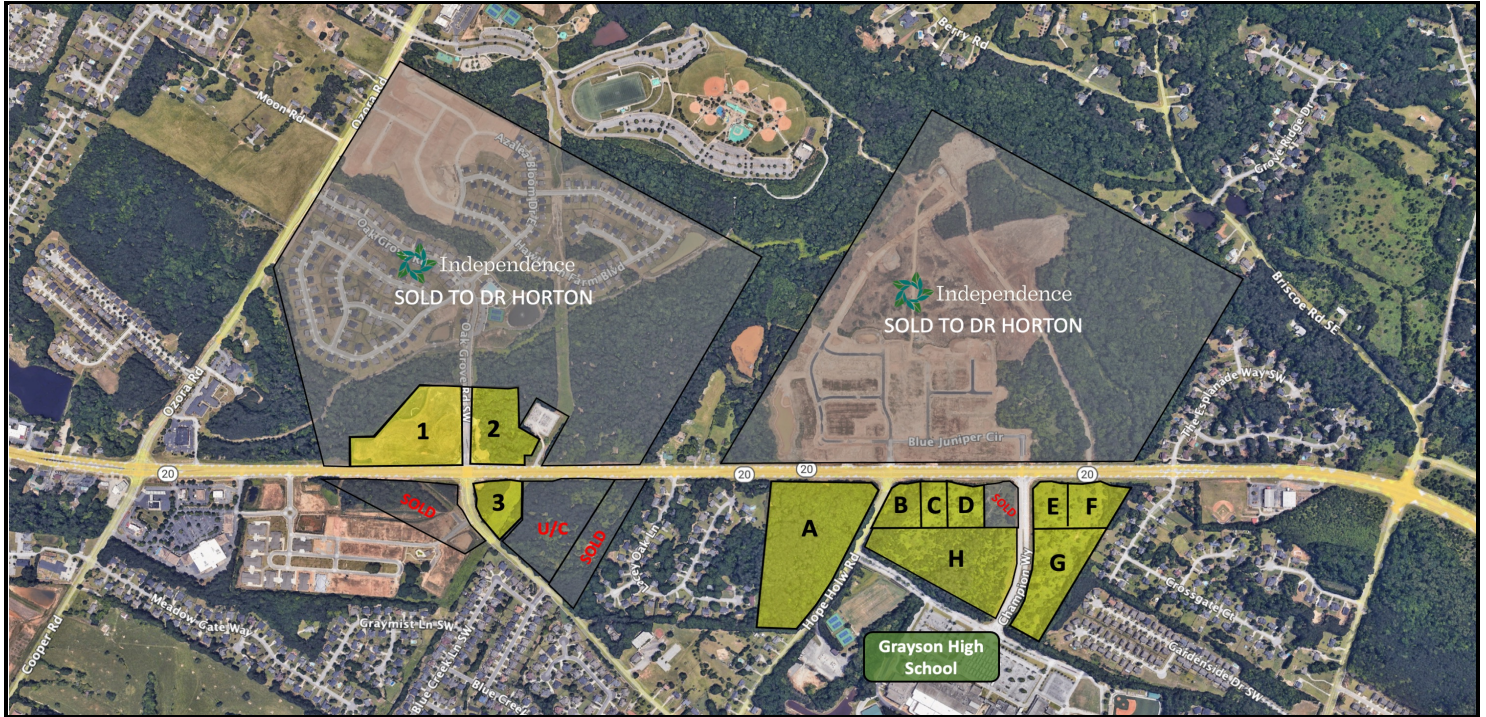


Multiple Commercial Outparcels Available - Gwinnett County

0 LOGANVILLE HIGHWAY, LOGANVILLE, GA 30052



OFFERING SUMMARY

Sale Price: See Page 2

Outparcel Size: 1.7 - 16.78 Acres

Loganville Highway

Traffic Counts: 30,200 VPD

Population Within A

10 MR: 400,000

New Homes AVG SP

5 MR In 2021: \$391,800

Zoning: C-2 (Commercial)

PROPERTY OVERVIEW

The Norton Commercial Group is proud to represent the commercial component of the Independence master-planned community in eastern Gwinnett County just outside of the Grayson city limits. Our firm is offering 11 separate commercial outparcels ranging from 1.7 acres up to 16.78 Acres to serve the expansive growth in the region. With housing starts and traffic increasing rapidly, this is an opportunity to shape the commercial market along the Loganville Highway corridor. Positioned just 27 miles northeast of Atlanta, this submarket includes 400,000 people within a 10 miles radius to the site. All 11 sites will benefit from full lighted access. Sites are mostly level to very gently rolling. Lot 1 is cleared and partially graded while other sites will require clearing and additional prep work. Sites have access to all utilities including public water and sanitary sewer. Sites are zoned C-2. Sophisticated Seller open to shifting property lines to accommodate Buyer needs.

LOCATION OVERVIEW

The site is located just 27 miles northeast of Midtown Atlanta along the Loganville Highway corridor connecting Lawrenceville to Grayson to Loganville. Site is just 2 miles from Grayson town center and 6.5 miles to Lawrenceville. Within a 5 mile radius, there have been 895 new home starts over the last 12 months. There are 30,200 vehicles passing the site per day with over 420 homes currently under construction within a 5 mile radius of the site. Subject property is within the Grayson High School District.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

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slovett@nortoncommercial.com

Matt McCord

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Zach Tibbs

770.718.7224
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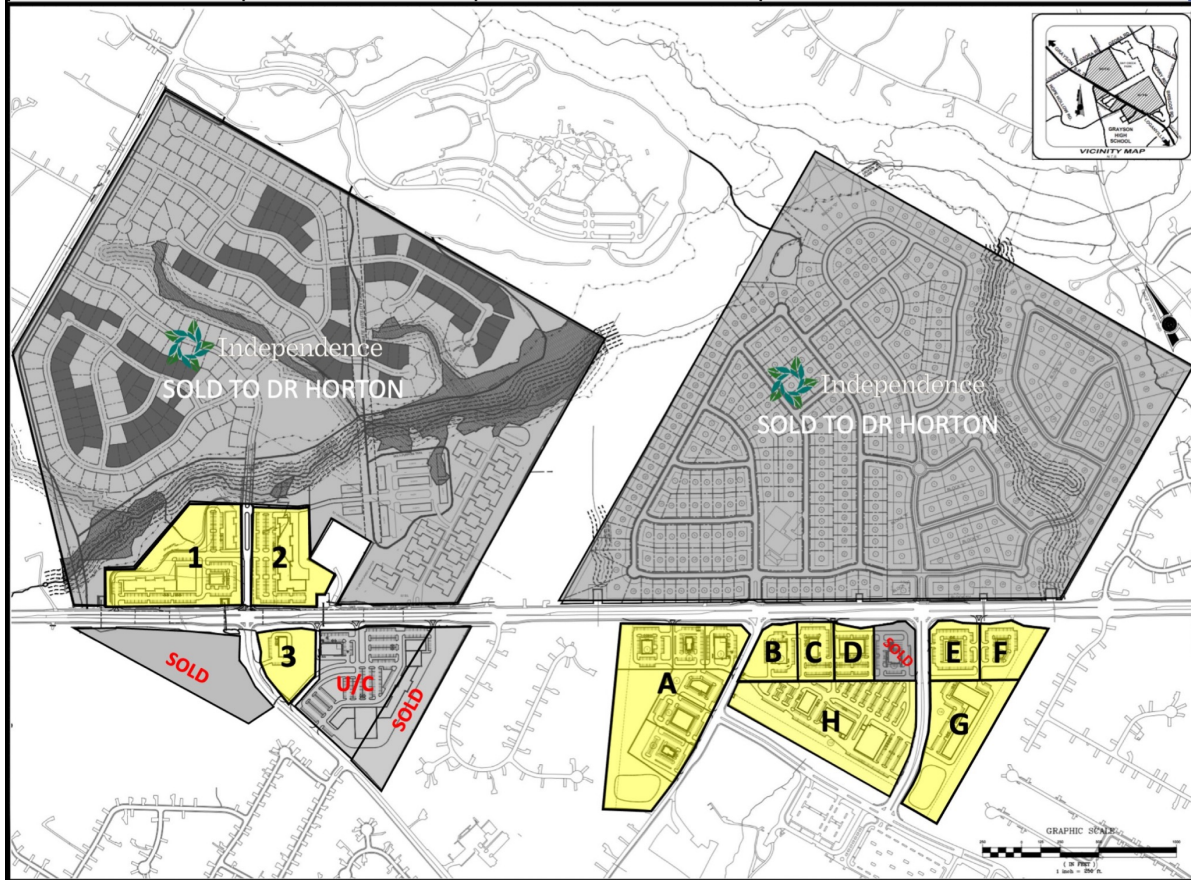
NORTON

Multiple Commercial Outparcels Available - Gwinnett County

0 LOGANVILLE HIGHWAY, LOGANVILLE, GA 30052



Acreage (+/-)	Parcel ID	Listing Price	Listing Price Per Acre
10	1	\$3,000,000	\$300,000
5.8	2	\$2,030,000	\$350,000
2.7	3	\$877,500	\$325,000
16.78	A	\$3,775,500	\$225,000
2.2	B	\$950,000	\$431,818
1.9	C	\$750,000	\$394,737
1.7	D	\$750,000	\$441,176
2.8	E	\$1,250,000	\$446,429
2.8	F	\$900,000	\$321,429
7.7	G	\$1,925,000	\$250,000
13.6	H	\$3,400,000	\$250,000



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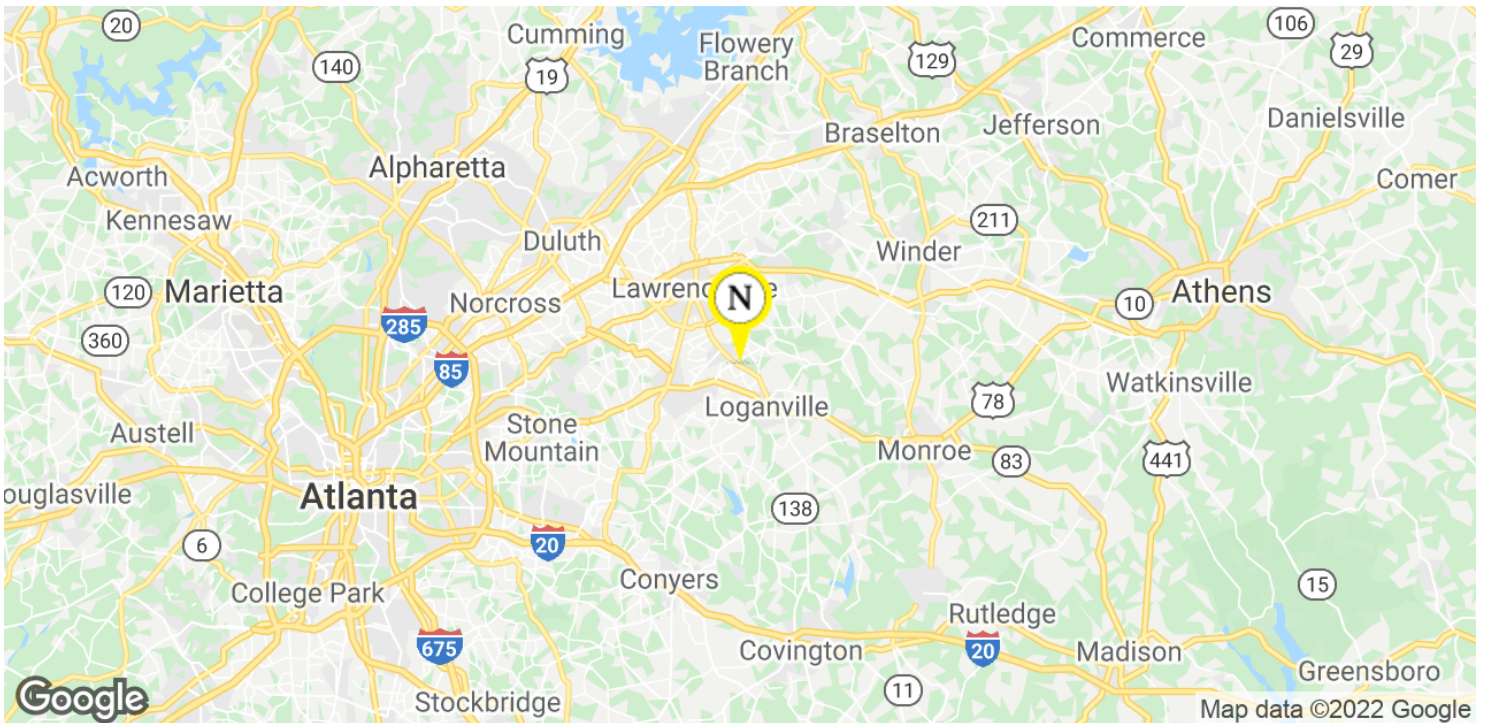
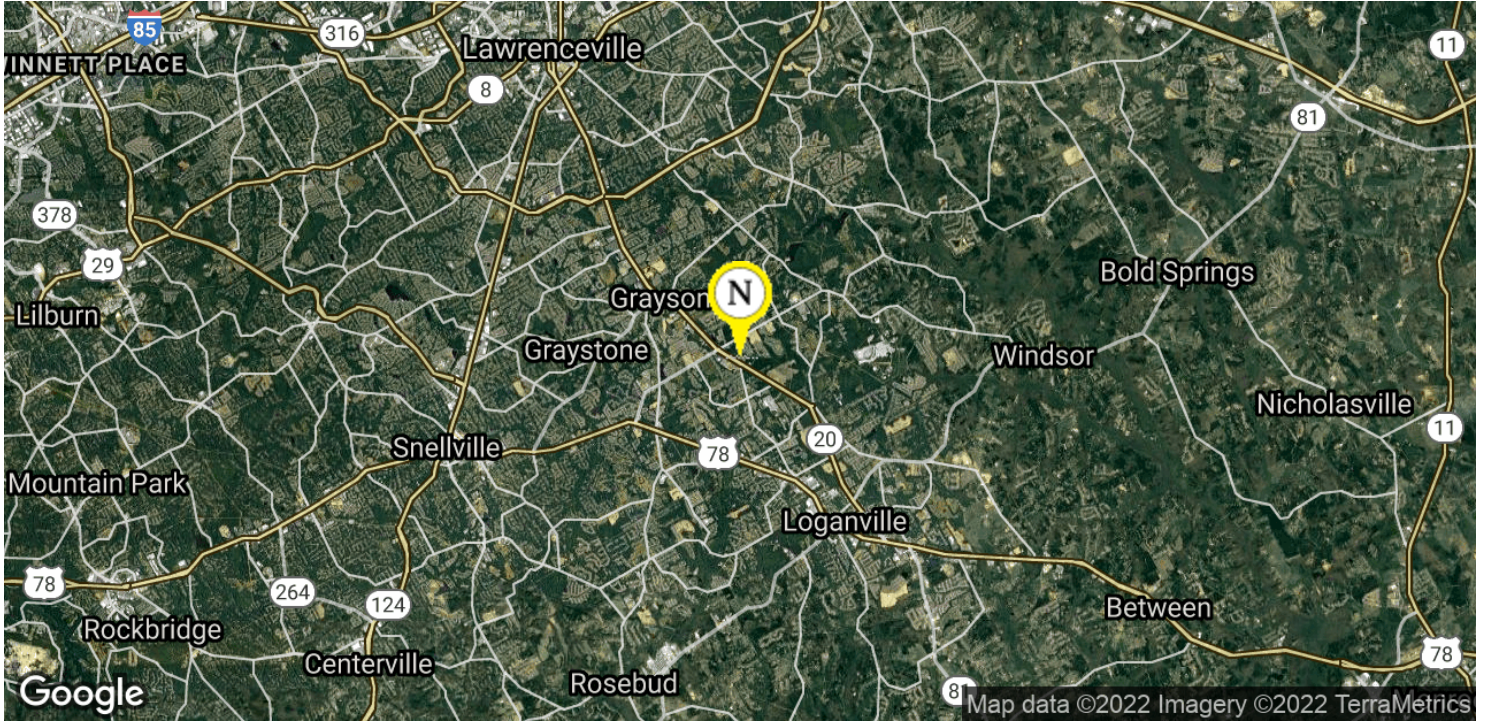
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NORTON

ADDITIONAL PHOTOS

Multiple Commercial Outparcels Available - Gwinnett County

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NORTON



Executive Summary

3100-3168 Loganville Hwy SW
3100-3168 Loganville Hwy SW, Loganville, Georgia, 30052
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.87327
Longitude: -83.92159

	3 miles	5 miles	10 miles
Population			
2000 Population	16,575	49,932	234,500
2010 Population	32,353	92,722	349,780
2021 Population	41,583	111,678	402,098
2026 Population	45,920	121,880	432,329
2000-2010 Annual Rate	6.92%	6.38%	4.08%
2010-2021 Annual Rate	2.26%	1.67%	1.25%
2021-2026 Annual Rate	2.00%	1.76%	1.46%
2021 Male Population	48.1%	48.2%	48.6%
2021 Female Population	51.9%	51.8%	51.4%
2021 Median Age	35.8	36.6	36.3

In the identified area, the current year population is 402,098. In 2010, the Census count in the area was 349,780. The rate of change since 2010 was 1.25% annually. The five-year projection for the population in the area is 432,329 representing a change of 1.46% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	52.0%	50.1%	46.8%
2021 Black Alone	35.6%	36.9%	35.7%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	4.3%	4.8%	7.4%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	3.9%	4.0%	6.0%
2021 Two or More Races	3.9%	3.7%	3.8%
2021 Hispanic Origin (Any Race)	10.7%	10.8%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	93	103	99
2000 Households	5,482	16,600	77,554
2010 Households	10,577	30,643	114,657
2021 Total Households	13,697	36,819	132,121
2026 Total Households	15,119	40,153	142,027
2000-2010 Annual Rate	6.79%	6.32%	3.99%
2010-2021 Annual Rate	2.32%	1.65%	1.27%
2021-2026 Annual Rate	2.00%	1.75%	1.46%
2021 Average Household Size	3.04	3.03	3.02

The household count in this area has changed from 114,657 in 2010 to 132,121 in the current year, a change of 1.27% annually. The five-year projection of households is 142,027, a change of 1.46% annually from the current year total. Average household size is currently 3.02, compared to 3.02 in the year 2010. The number of families in the current year is 103,375 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

February 10, 2022



Executive Summary

3100-3168 Loganville Hwy SW
3100-3168 Loganville Hwy SW, Loganville, Georgia, 30052
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.87327
Longitude: -83.92159

	3 miles	5 miles	10 miles
Mortgage Income			
2021 Percent of Income for Mortgage	13.3%	13.1%	13.0%
Median Household Income			
2021 Median Household Income	\$78,065	\$79,690	\$76,194
2026 Median Household Income	\$84,069	\$86,525	\$83,715
2021-2026 Annual Rate	1.49%	1.66%	1.90%
Average Household Income			
2021 Average Household Income	\$92,907	\$96,919	\$93,882
2026 Average Household Income	\$103,009	\$108,005	\$105,260
2021-2026 Annual Rate	2.09%	2.19%	2.31%
Per Capita Income			
2021 Per Capita Income	\$30,660	\$31,958	\$30,879
2026 Per Capita Income	\$33,980	\$35,598	\$34,613
2021-2026 Annual Rate	2.08%	2.18%	2.31%

Households by Income

Current median household income is \$76,194 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$83,715 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$93,882 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$105,260 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,879 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,613 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	167	169	170
2000 Total Housing Units	5,656	17,145	79,808
2000 Owner Occupied Housing Units	4,881	15,019	65,935
2000 Renter Occupied Housing Units	601	1,581	11,619
2000 Vacant Housing Units	174	545	2,254
2010 Total Housing Units	11,427	32,880	123,332
2010 Owner Occupied Housing Units	9,053	26,175	92,122
2010 Renter Occupied Housing Units	1,524	4,468	22,535
2010 Vacant Housing Units	850	2,237	8,675
2021 Total Housing Units	14,418	38,608	139,295
2021 Owner Occupied Housing Units	12,018	31,998	108,101
2021 Renter Occupied Housing Units	1,679	4,821	24,020
2021 Vacant Housing Units	721	1,789	7,174
2026 Total Housing Units	15,893	41,986	149,418
2026 Owner Occupied Housing Units	13,310	34,844	116,751
2026 Renter Occupied Housing Units	1,810	5,309	25,276
2026 Vacant Housing Units	774	1,833	7,391

Currently, 77.6% of the 139,295 housing units in the area are owner occupied; 17.2%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 123,332 housing units in the area - 74.7% owner occupied, 18.3% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 5.56%. Median home value in the area is \$236,663, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.05% annually to \$261,983.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

February 10, 2022

Housing Analysis

**Full Report
Independence - 5 MR**

Atlanta

4Q21

Table of Contents

Area of Interest (Map)

Housing Summary By Housing Type

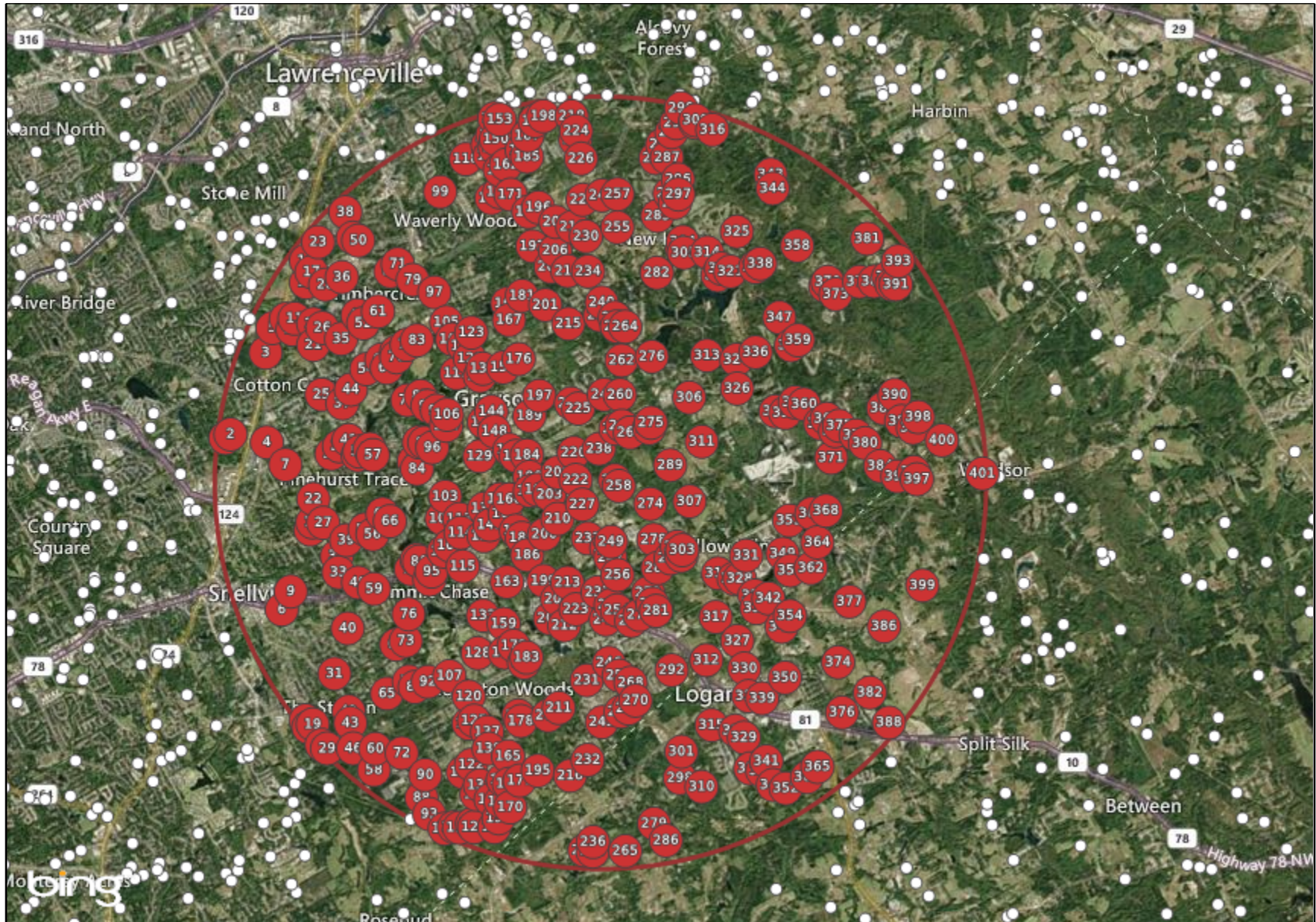
Historical Housing Activity

Period Comparison By Housing Type

Price Range Analysis

Area of Interest

Independence - 5 MR



GA / Gwinnett Co. / Loganville (4Q21)
Copyright Metrostudy

metrstudy
Sales: 1-800-227-8839
A Hanleywood Company

Housing Summary By Housing Type

Independence - 5 MR

Selection Totals

By Quarter

		4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	Annual Rate/Supply
Single Family	Starts	147	133	172	178	244	185	122	156	250	713
	Closings	143	156	213	169	203	160	243	162	86	651
	Housing Inv	390	367	326	335	376	401	280	274	438	8.1 mos
	VDL Inv	985	1,000	1,021	924	732	809	1,216	1,124	1,190	20.0 mos
TH/Plex/Other	Starts	19	4	6	4	21	37	31	64	50	182
	Closings	14	9	14	11	14	14	27	36	30	107
	Housing Inv	49	44	36	29	36	59	63	91	111	12.4 mos
	VDL Inv	347	343	410	406	406	369	338	274	224	14.8 mos
Condominium	Starts	0	0	0	0	0	0	0	0	0	0
	Closings	0	0	0	0	0	0	0	0	0	0
	Housing Inv	0	0	0	0	0	0	0	0	0	0.0
	Released	0	0	0	0	0	0	0	0	0	0.0

By Profile

	Occ	Mod	F/V	U/C	T/Inv	VDL	Fut	Vacant Land	Survey Stakes	Equip on Site	Excavation	Street Paving	Streets In	Total
Single Family	26,448	10	71	357	438	1,190	3,577	2,454	50	21	569	483	0	31,653
TH/Plex/Other	819	4	35	72	111	224	1,460	1,233	0	0	210	0	17	2,614
Condominium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	27,267	14	106	429	549	1,414	5,037	3,687	50	21	779	483	17	34,267

By Price Range

	Min Price	\$0	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$400,000	\$500,000	Total
	Max Price	\$99,999	\$149,999	\$199,999	\$249,999	\$299,999	\$399,999	\$499,999	\$99,999,999	
Single Family	Ann Starts	0	0	0	1	15	525	154	18	713
TH/Plex/Other	Ann Starts	0	0	0	0	109	67	6	0	182
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	0	0	1	124	592	160	18	895

By Lot Size

	Min Lot Front	< 50	50	55	60	65	70	80	90 >	Total
	Max Lot Front	N/A	54	59	64	69	79	89		
Single Family	Ann Starts	0	0	153	5	249	5	122	5	713
TH/Plex/Other	Ann Starts	0	146	0	0	0	36	0	0	182
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	146	153	5	249	41	122	5	895

By Base Price

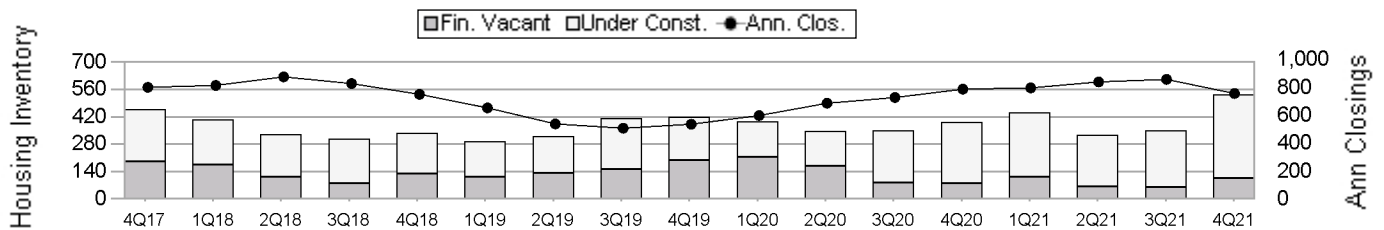
	1Q21 Averages			2Q21 Averages			3Q21 Averages			4Q21 Averages		
	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF
Single Family	\$336,811	2,714	\$127.06	\$353,028	2,695	\$134.76	\$371,003	2,676	\$143.35	\$391,801	2,640	\$152.24
TH/Plex/Other	\$278,808	1,800	\$155.28	\$297,975	1,800	\$166.10	\$317,725	1,800	\$177.00	\$330,692	1,795	\$184.74
Condominium												

Historical Housing Activity Summary

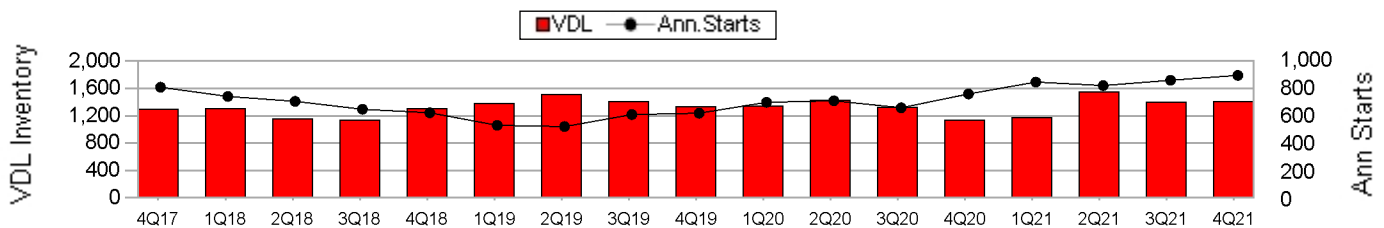
Independence - 5 MR

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q17	205	802	21	193	264	478	7.2	181	810	1,301	19.3	3,590	383
1Q18	200	816	22	174	231	427	6.3	149	744	1,310	21.1	3,399	336
2Q18	254	877	18	113	218	349	4.8	176	709	1,162	19.7	3,876	299
3Q18	170	829	17	80	228	325	4.7	146	652	1,136	20.9	3,994	391
4Q18	128	752	15	130	208	353	5.6	156	627	1,306	25.0	3,842	632
1Q19	103	655	14	114	181	309	5.7	59	537	1,382	30.9	4,138	609
2Q19	139	540	17	132	188	337	7.5	167	528	1,516	34.5	3,800	882
3Q19	139	509	18	151	261	430	10.1	232	614	1,409	27.5	3,891	887
4Q19	157	538	19	199	221	439	9.8	166	624	1,332	25.6	4,007	650
1Q20	165	600	16	214	181	411	8.2	137	702	1,343	23.0	3,970	663
2Q20	227	688	17	170	175	362	6.3	178	713	1,431	24.1	4,112	628
3Q20	180	729	16	85	263	364	6.0	182	663	1,330	24.1	4,414	584
4Q20	217	789	19	81	312	412	6.3	265	762	1,138	17.9	4,722	568
1Q21	174	798	20	113	327	460	6.9	222	847	1,178	16.7	4,947	682
2Q21	270	841	18	63	262	343	4.9	153	822	1,554	22.7	4,630	945
3Q21	198	859	15	61	289	365	5.1	220	860	1,398	19.5	5,336	928
4Q21	116	758	14	106	429	549	8.7	300	895	1,414	19.0	5,037	1,171

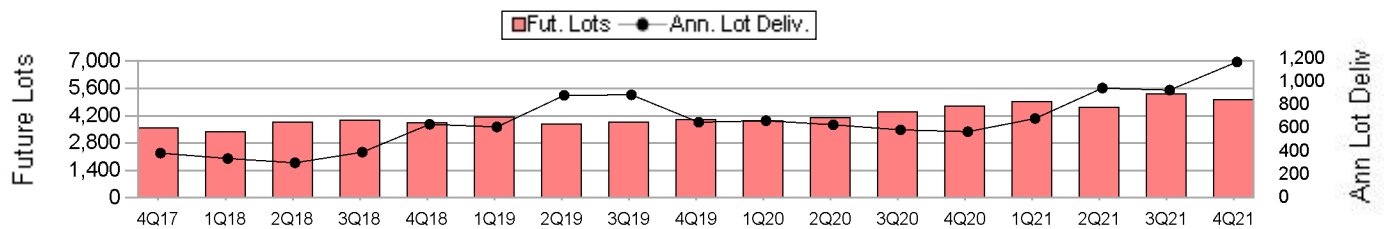
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Period Comparison By Housing Type

Independence - 5 MR

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	1Q20 - 4Q20		1Q21 - 4Q21		% Change	1Q20 - 4Q20		1Q21 - 4Q21		% Change	4Q20		4Q21		% Change	4Q20		4Q21		% Change
	Total	Monthly Rate	Total	Monthly Rate		Total	Monthly Rate	Total	Monthly Rate		Total	Supply (mos)	Total	Supply (mos)		Total	Supply (mos)	Total	Supply (mos)	
Single Family	727	60.6	713	59.4	-1.9%	741	61.8	651	54.3	-12.1%	376	6.1	438	8.1	16.5%	732	12.1	1,190	20.0	62.6%
TH/Plex/Other	35	2.9	182	15.2	420.0%	48	4.0	107	8.9	122.9%	36	9.0	111	12.4	208.3%	406	139.2	224	14.8	-44.8%
Condominium																				
Selection Totals	762	63.5	895	74.6	17.5%	789	65.8	758	63.2	-3.9%	412	6.3	549	8.7	33.3%	1,138	17.9	1,414	19.0	24.3%

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	1Q19 - 4Q19		1Q20 - 4Q20		% Change	1Q19 - 4Q19		1Q20 - 4Q20		% Change	4Q19		4Q20		% Change	4Q19		4Q20		% Change
	Total	Monthly Rate	Total	Monthly Rate		Total	Monthly Rate	Total	Monthly Rate		Total	Supply (mos)	Total	Supply (mos)		Total	Supply (mos)	Total	Supply (mos)	
Single Family	556	46.3	727	60.6	30.8%	495	41.3	741	61.8	49.7%	390	9.5	376	6.1	-3.6%	985	21.3	732	12.1	-25.7%
TH/Plex/Other	68	5.7	35	2.9	-48.5%	43	3.6	48	4.0	11.6%	49	13.7	36	9.0	-26.5%	347	61.2	406	139.2	17.0%
Condominium																				
Selection Totals	624	52.0	762	63.5	22.1%	538	44.8	789	65.8	46.7%	439	9.8	412	6.3	-6.2%	1,332	25.6	1,138	17.9	-14.6%

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot						
	1Q21	2Q21	3Q21	4Q21	Average	1Q20 - 4Q20 Average	% Change		1Q21	2Q21	3Q21	4Q21	Average	1Q20 - 4Q20 Average	% Change
Single Family	\$336,811	\$353,028	\$371,003	\$391,801	\$363,161	\$317,218	14.5%	2,639	\$127.06	\$134.76	\$143.35	\$152.24	\$139.35	\$118.29	17.8%
TH/Plex/Other	\$278,808	\$297,975	\$317,725	\$330,692	\$306,300	\$288,799	6.1%	1,794	\$155.28	\$166.10	\$177.00	\$184.74	\$170.78	\$155.97	9.5%
Condominium															
Selection Totals	\$328,524	\$343,018	\$360,348	\$383,314	\$353,801	\$313,533	12.8%	2,522	\$131.10	\$140.46	\$150.08	\$156.75	\$144.59	\$122.70	17.8%

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot						
	1Q20	2Q20	3Q20	4Q20	Average	1Q19 - 4Q19 Average	% Change		1Q20	2Q20	3Q20	4Q20	Average	1Q19 - 4Q19 Average	% Change
Single Family	\$304,891	\$312,686	\$322,614	\$328,682	\$317,218	\$303,165	4.6%	2,694	\$110.01	\$117.18	\$121.00	\$124.98	\$118.29	\$107.41	10.1%
TH/Plex/Other	\$291,157	\$292,990	\$300,157	\$270,892	\$288,799	\$289,046	-0.1%	1,799	\$155.73	\$156.72	\$160.54	\$150.91	\$155.97	\$157.50	-1.0%
Condominium															
Selection Totals	\$303,174	\$310,648	\$320,405	\$319,904	\$313,533	\$301,753	3.9%	2,558	\$115.72	\$121.27	\$124.89	\$128.92	\$122.70	\$111.99	9.6%

Price Range Analysis

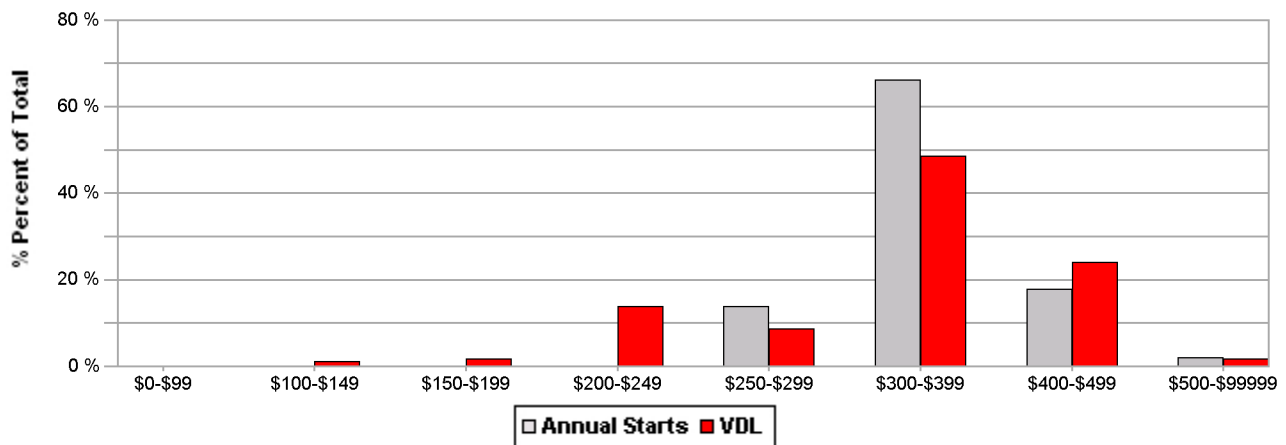
Independence - 5 MR

	\$0	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$400,000	\$500,000	
	\$99,999	\$149,999	\$199,999	\$249,999	\$299,999	\$399,999	\$499,999	\$999,999	*Total

Custom Market Numerical Totals	Ann Starts	0	0	1	124	592	160	18	895
	Ann Closings	0	0	1	90	591	59	17	758
	Housing Inv	0	1	1	69	295	178	5	549
	VDL Inv	15	22	176	110	617	306	23	1,269
	Housing Supply (Mos)	-	-	16.0	9.2	6.0	36.2	3.5	8.7
	VDL Supply (Mos)	-	-	2,117.7	10.6	12.5	23.0	15.3	17.0

Custom Market Percentage Totals	Ann Starts			0.1 %	13.9 %	66.2 %	17.8 %	2.0 %	100 %
	Ann Closings			0.1 %	11.9 %	78.0 %	7.8 %	2.2 %	100 %
	Housing Inv		0.2 %	0.2 %	12.6 %	53.8 %	32.4 %	0.9 %	100 %
	VDL Inv	1.2 %	1.7 %	13.9 %	8.7 %	48.7 %	24.1 %	1.8 %	100 %

Price Range Distribution of Annual Starts vs VDL



Price Range Distribution of Annual Closings vs Housing Inventory

