

**±1.73 ACRES**  
**HOTEL SITE**  
1959 Duluth Hwy  
Lawrenceville, GA 30043



**ASKING PRICE:**

**\$1,750,000.00**

**ADDRESS:**

**1959 Duluth Hwy  
Lawrenceville, GA 30043**

**PROPERTY TAX: \$ 7,726.20**

**ACRES: 1.73**

**PARCEL ID: R7081 130**

**SUMMARY:**

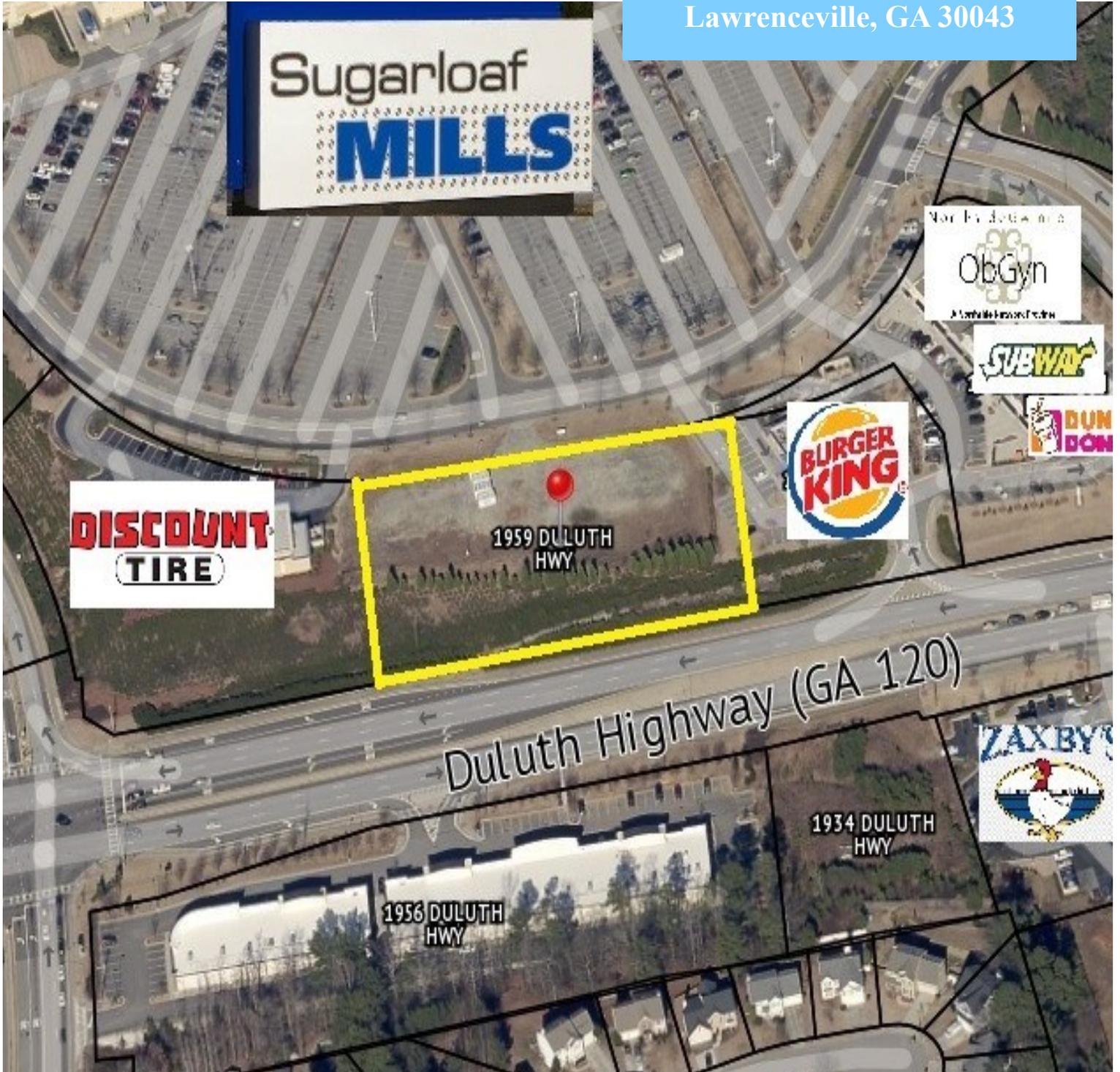
This 1.73 acre site approved for an extended stay hotel like Fairfield Inn by Marriott or Everhome Suites is a valuable opportunity. Both Fairfield Inn by Marriott and Everhome Suites are reputable brands in the hospitality industry known for providing comfortable and convenient accommodations for extended stays.

Located directly in front Sugarloaf Mills Mall.

**Available for sale to an experienced hotel developer or Investor.**

# SITE PLAN

±1.73 ACRES  
**HOTEL SITE**  
1959 Duluth Hwy  
Lawrenceville, GA 30043



**Southern Capital Brokers**  
1007 Green Street #1492,  
Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)

**SOUTHERN**  
CAPITAL BROKERS  
COMMERCIAL REAL ESTATE

**David Babatope**  
Managing Broker  
678 886-3669 Mobile  
678 889-8938 Office  
Email: [scbcre@gmail.com](mailto:scbcre@gmail.com)

# SURVEY

**±1.73 ACRES**  
**HOTEL SITE**  
 159 Duluth Hwy  
 Lawrenceville, GA 30043

FIELD WORK COMPLETED ON: 5/2/2022  
 PLAT COMPLETED ON: 05/17/2022

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

REFERENCE MATERIALS INCLUDE:

PB 91, PG 118  
 PB 91, PG 222-229  
 DB 25712, PG 226  
 DB 27874, PG 1  
 DB 26188, PG 184  
 GWINNETT COUNTY RECORDS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

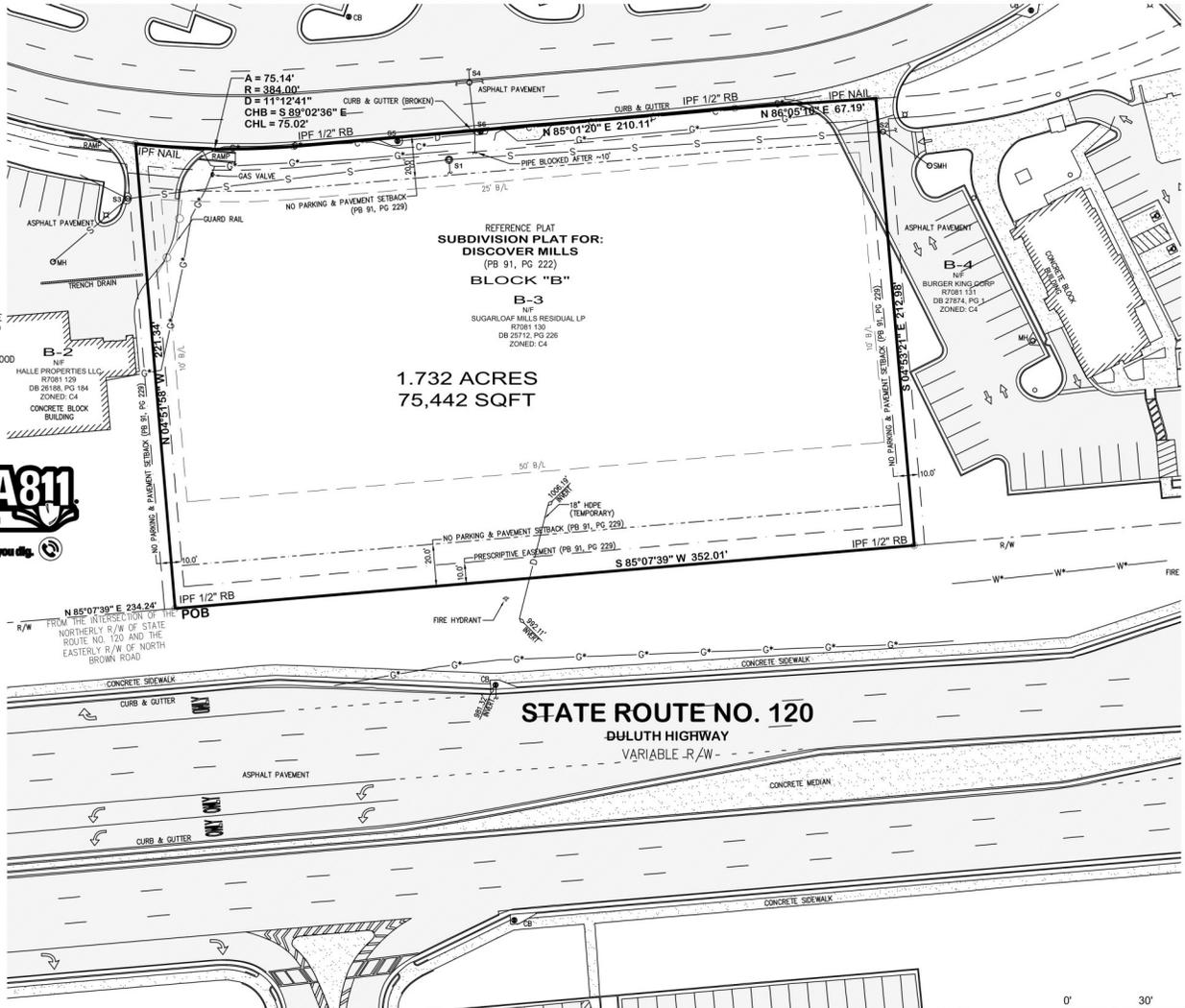
THE CURRENT PROPERTY OWNER IS SUGARLOAF MILLS RESIDUAL LP PER DEED BOOK 22712, PAGE 226 OF GWINNETT COUNTY, GEORGIA RECORDS.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 365,809 FEET.



### INVERT TABLE

#	NAME	CODE	STRUCTURE	RIM	INVERT	PIPE 1	DIRECTION	INVERT	PIPE 2	DIRECTION	INVERT	PIPE 3	DIRECTION
S1	SMH			1014.54	1000.06	10" UNKNOWN	S2	1000.51	10" UNKNOWN	SOUTH	999.96	10" UNKNOWN	S3
S2	SMH			1013.94	1002.52	10" UNKNOWN	EAST	1002.86	10" UNKNOWN	SE	1002.39	10" UNKNOWN	S1
S3	SMH			1014.13	998.84	10" UNKNOWN	S1	999.33	10" UNKNOWN	SW	998.78	10" UNKNOWN	WNW
S4	JB		NO ACCESS - OFFSITE	1013.85	992.22	30" CMP							
S5	DMH		BROKEN	1014.44									
S6	DMH		BROKEN	1013.95	996.90	30" CMP	S4	997.62	30" CMP	SOUTH	996.95	30" CMP	S5

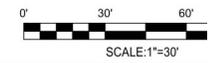


BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13135C0071F EFFECTIVE DATE: 9/29/2006



IF AN EXISTING PARCEL OR PARCELS OF LAND ARE TO BE DIVIDED INTO TWO OR MORE PARCELS, OR TO BE MERGED INTO A NEW PARCEL OR MAKE ANY CHANGES TO THE BOUNDARIES, THE RECORDING INFORMATION OF THE INSTRUMENTS WHICH CREATED THE PARCELS HEREON, RECORDED IN THIS PLAT DOES NOT AFFECT THE AVAILABILITY OF PERMITS, EASEMENTS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR'S PLAT COMPLIES WITH THE MINIMUM TECHNICAL REQUIREMENTS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 47-2-2.

*[Signature]*  
 SURVEYOR, R.L.S. #3244



959 DULUTH HIGHWAY LAWRENCEVILLE, GEORGIA

**Southern Capital Brokers**  
 1007 Green Street #1492,  
 Conyers Georgia 30012  
 www.SouthernCapitalBrokers.com

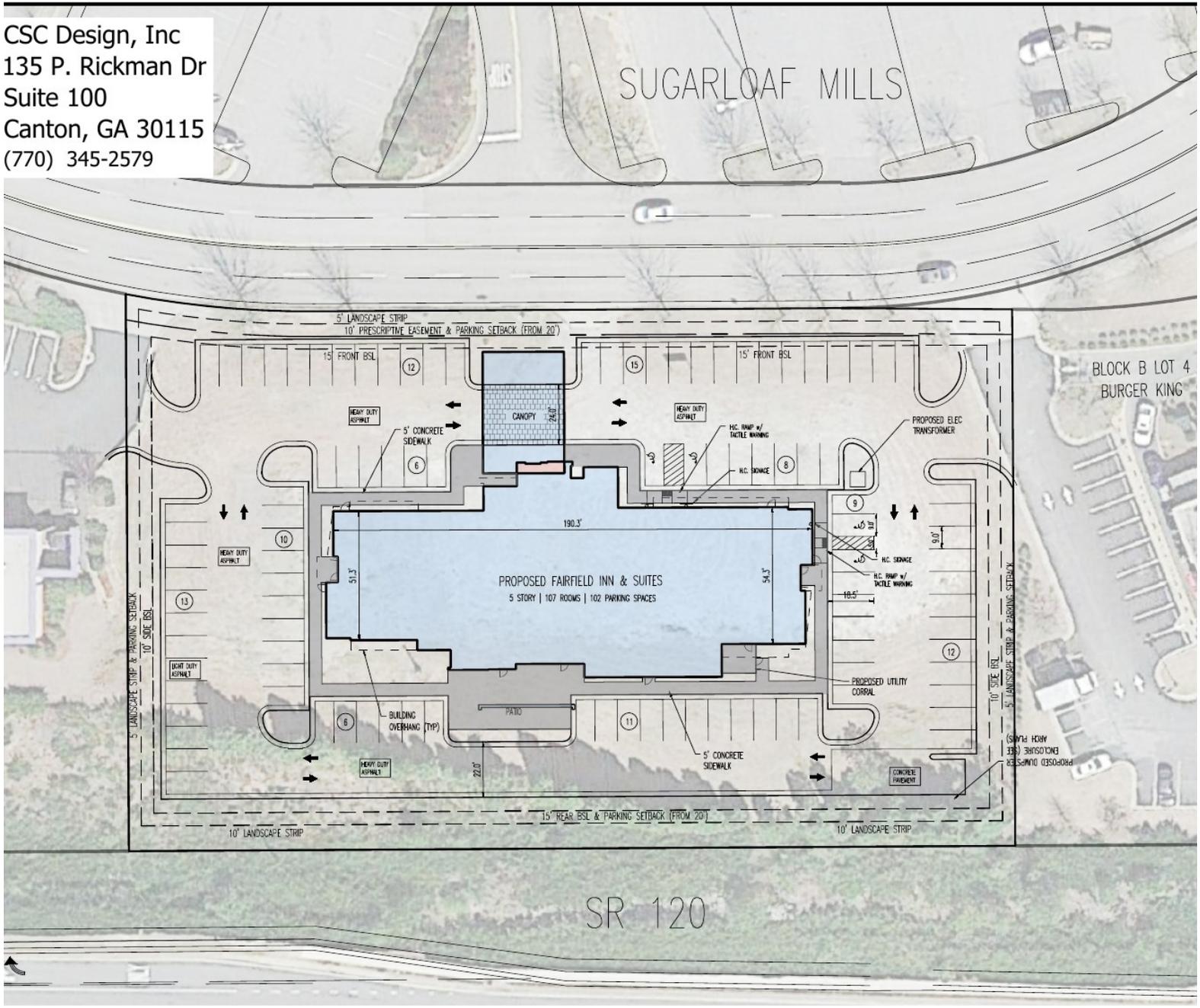


**David Babatope**  
 Managing Broker  
 678 886-3669 Mobile  
 678 889-8938 Office  
 Email: schcre@gmail.com

# PROPOSED FAIRFIELD INN

±1.73 ACRES  
**HOTEL SITE**  
1959 Duluth Hwy  
Lawrenceville, GA 30043

CSC Design, Inc  
135 P. Rickman Dr  
Suite 100  
Canton, GA 30115  
(770) 345-2579



**Southern Capital Brokers**  
1007 Green Street #1492,  
Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



**David Babatope**  
Managing Broker  
678 886-3669 Mobile  
678 889-8938 Office  
Email: [sbcre@gmail.com](mailto:sbcre@gmail.com)

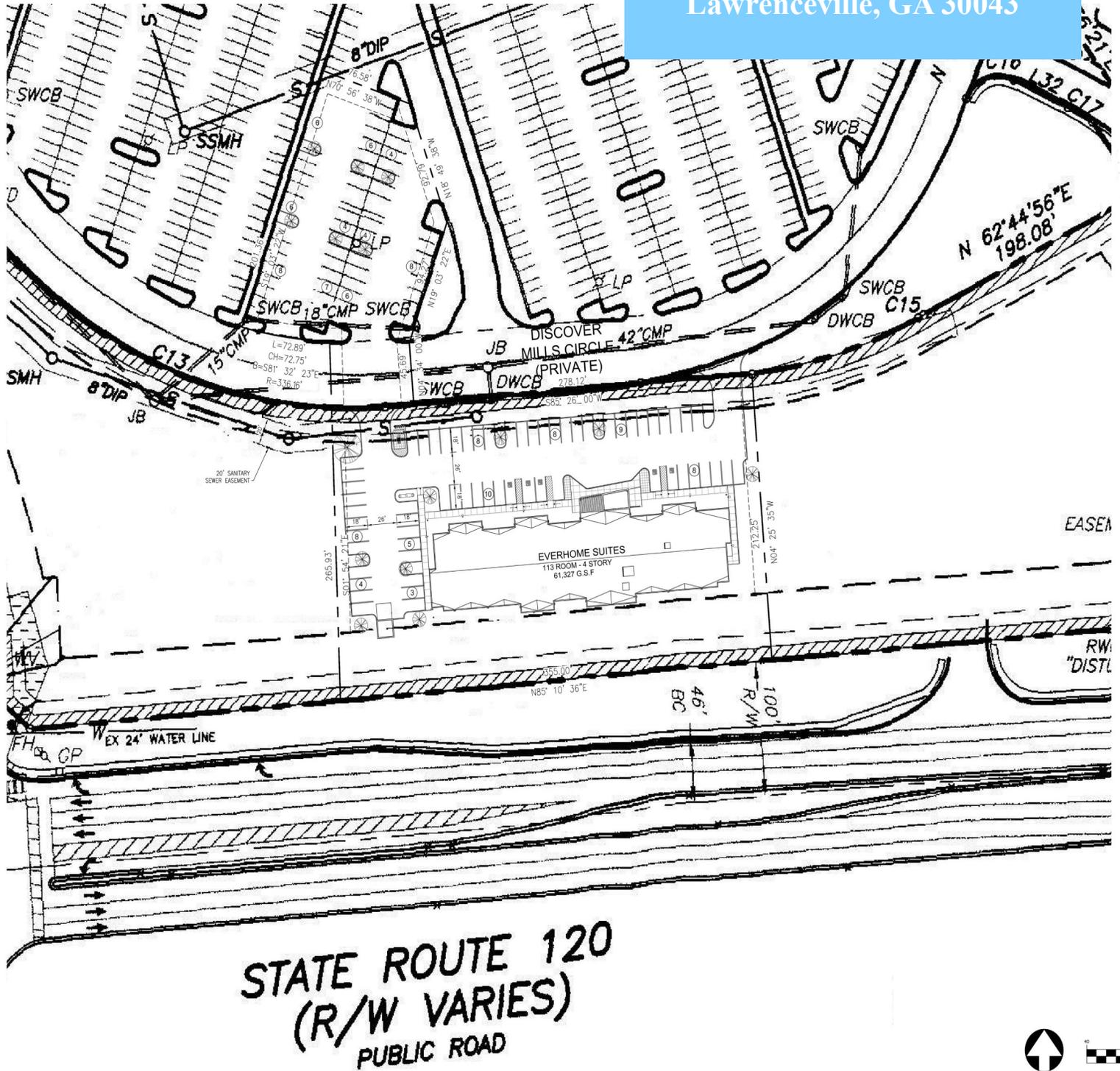
# PROPOSED EVERHOME SUITES

±1.73 ACRES

**HOTEL SITE**

1959 Duluth Hwy

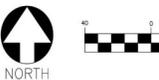
Lawrenceville, GA 30043



**Southern Capital Brokers**  
1007 Green Street #1492,  
Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)

**SOUTHERN**  
CAPITAL BROKERS  
COMMERCIAL REAL ESTATE

**David Babatope**  
Managing Broker  
678 886-3669 Mobile  
678 889-8938 Office  
Email: [sbcre@gmail.com](mailto:sbcre@gmail.com)



# KEY FACTS

**±1.73 ACRES**  
**HOTEL SITE**  
 1959 Duluth Hwy  
 Lawrenceville, GA 30043

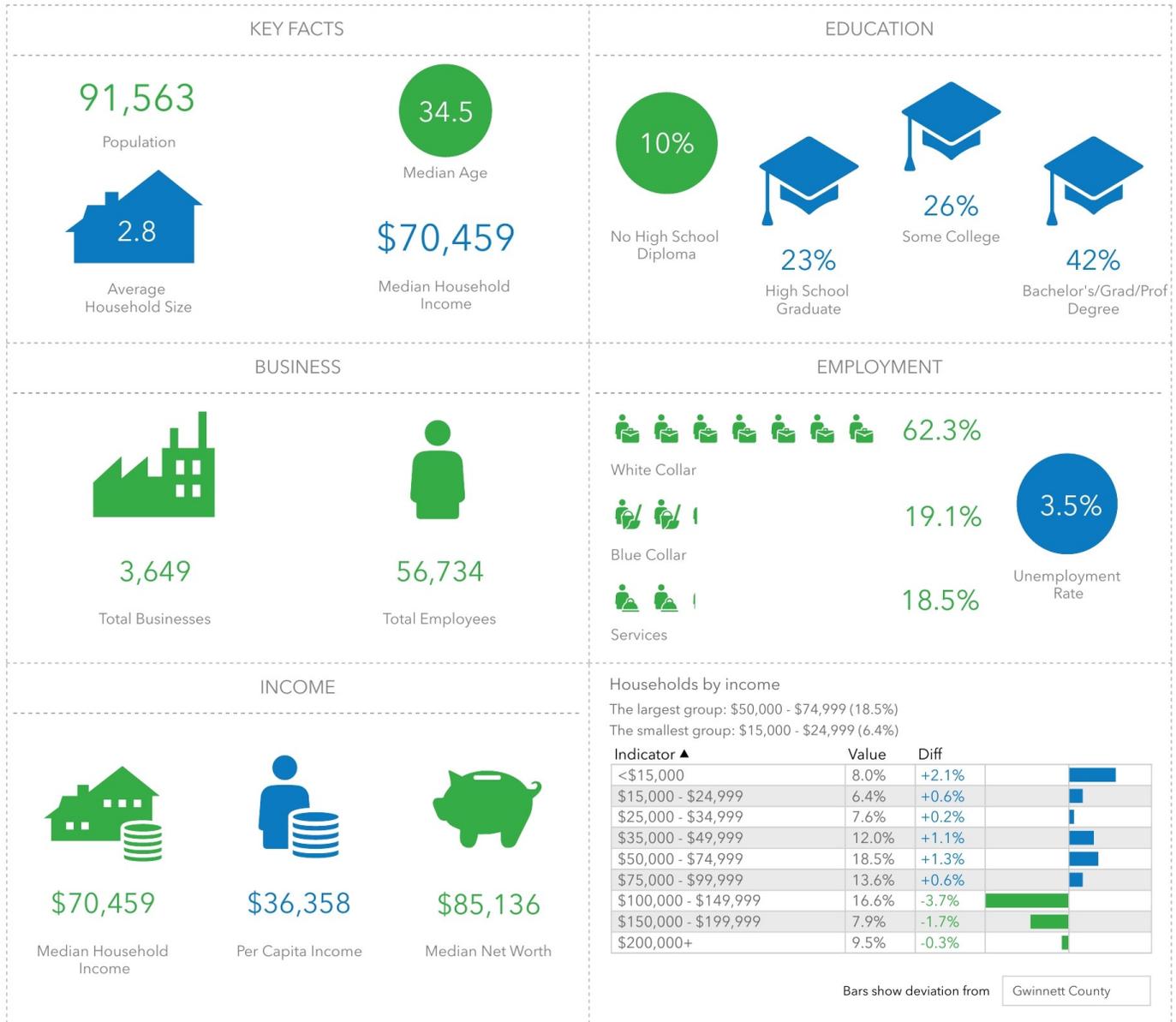
## Key Facts

1959 Duluth Hwy, Lawrenceville, Georgia, 30043 (0 - 3 mile)  
 Ring band: 0 - 3 mile radius

Southern Capital Brokers  
 Latitude: 33.97742  
 Longitude: -84.08165

# Key Facts

1959 Duluth Hwy, Lawrenceville, Georgia, 30043  
 Ring band: 0 - 3 mile radius



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

© 2023 Esri

**Southern Capital Brokers**  
 1007 Green Street #1492,  
 Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



**David Babatope**  
 Managing Broker  
 678 886-3669 Mobile  
 678 889-8938 Office  
 Email: [scbcre@gmail.com](mailto:scbcre@gmail.com)

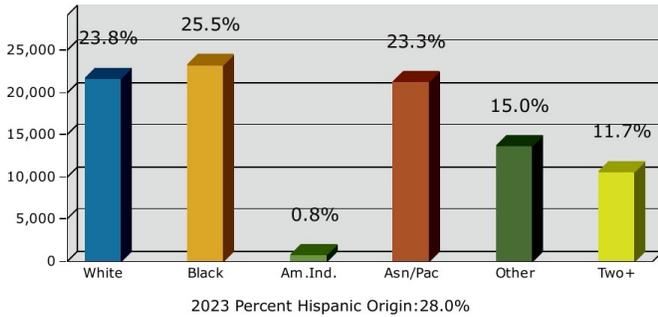
# GRAPHIC PROFILE

**±1.73 ACRES**  
**HOTEL SITE**  
 1959 Duluth Hwy  
 Lawrenceville, GA 30043

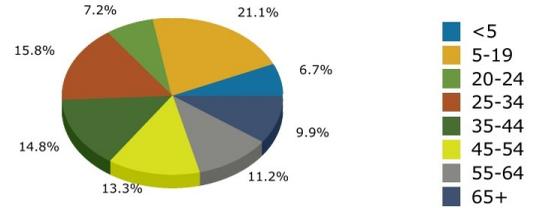
Ring band: 0 - 3 mile radius

7742  
 8165

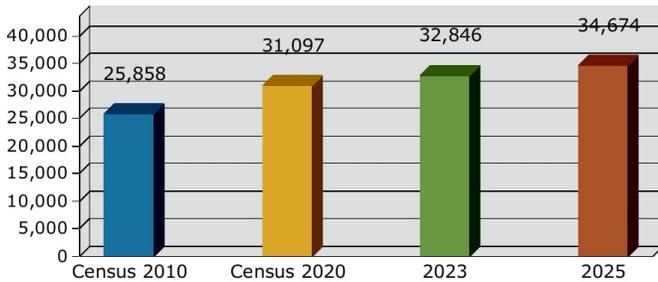
2023 Population by Race



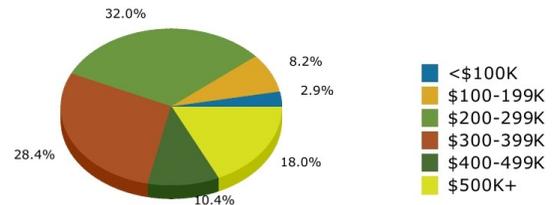
2023 Population by Age



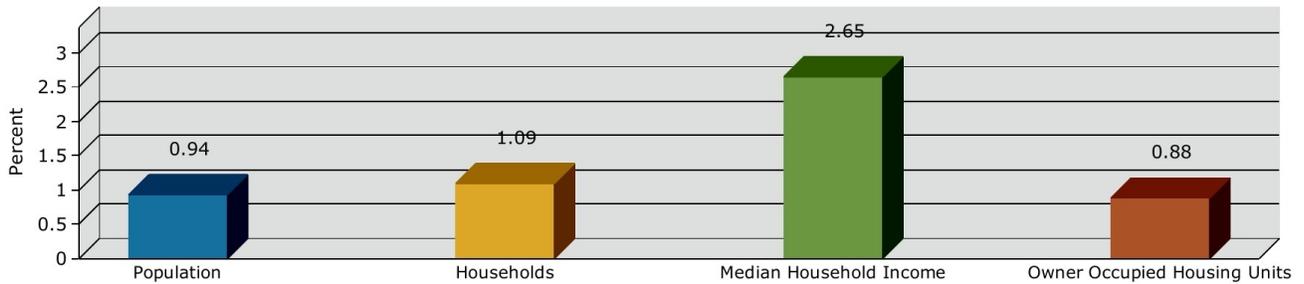
Households



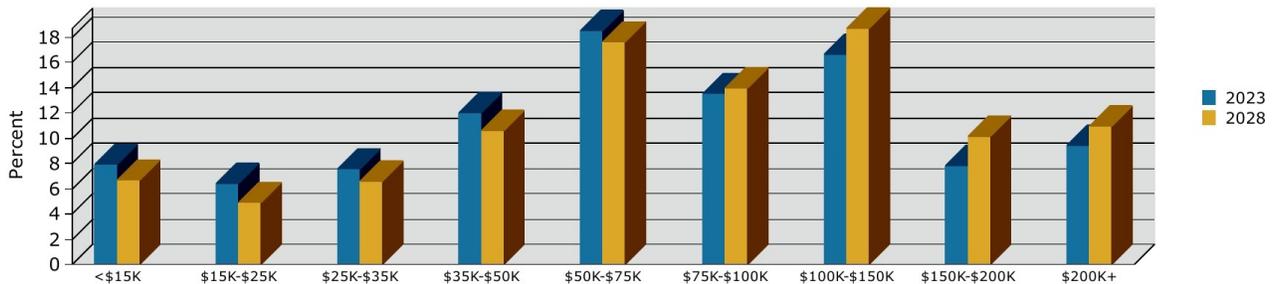
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



**Southern Capital Brokers**  
 1007 Green Street #1492,  
 Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



**David Babatope**  
 Managing Broker  
 678 886-3669 Mobile  
 678 889-8938 Office  
 Email: [sbcre@gmail.com](mailto:sbcre@gmail.com)

# Demographic and Income Profile

**±1.73 ACRES**  
**HOTEL SITE**  
 1959 Duluth Hwy  
 Lawrenceville, GA 30043

Ring band: 0 - 3 mile radius

7742

Longitude: -84.08165

Summary	Census 2010	Census 2020	2023	2028				
Population	74,605	87,327	91,563	95,956				
Households	25,858	31,097	32,846	34,674				
Families	18,723	-	23,109	24,333				
Average Household Size	2.88	2.80	2.78	2.76				
Owner Occupied Housing Units	14,709	-	17,408	18,191				
Renter Occupied Housing Units	11,161	-	15,438	16,483				
Median Age	32.1	-	34.5	35.1				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.94%	0.51%	0.30%					
Households	1.09%	0.65%	0.49%					
Families	1.04%	0.59%	0.44%					
Owner HHS	0.88%	0.82%	0.66%					
Median Household Income	2.65%	3.01%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		2,613	8.0%	2,313	6.7%			
\$15,000 - \$24,999		2,112	6.4%	1,690	4.9%			
\$25,000 - \$34,999		2,493	7.6%	2,270	6.5%			
\$35,000 - \$49,999		3,947	12.0%	3,670	10.6%			
\$50,000 - \$74,999		6,068	18.5%	6,113	17.6%			
\$75,000 - \$99,999		4,454	13.6%	4,841	14.0%			
\$100,000 - \$149,999		5,467	16.6%	6,482	18.7%			
\$150,000 - \$199,999		2,582	7.9%	3,512	10.1%			
\$200,000+		3,110	9.5%	3,783	10.9%			
Median Household Income		\$70,459		\$80,286				
Average Household Income		\$101,526		\$115,769				
Per Capita Income		\$36,358		\$41,749				
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	5,897	7.9%	6,113	6.7%	6,509	6.8%		
5 - 9	6,025	8.1%	6,360	6.9%	6,375	6.6%		
10 - 14	6,066	8.1%	6,532	7.1%	6,539	6.8%		
15 - 19	5,508	7.4%	6,466	7.1%	6,123	6.4%		
20 - 24	5,180	6.9%	6,618	7.2%	6,808	7.1%		
25 - 34	12,147	16.3%	14,435	15.8%	15,483	16.1%		
35 - 44	12,119	16.2%	13,555	14.8%	14,455	15.1%		
45 - 54	11,049	14.8%	12,142	13.3%	12,093	12.6%		
55 - 64	6,447	8.6%	10,249	11.2%	10,359	10.8%		
65 - 74	2,654	3.6%	6,153	6.7%	7,199	7.5%		
75 - 84	1,091	1.5%	2,280	2.5%	3,160	3.3%		
85+	420	0.6%	661	0.7%	853	0.9%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,857	44.0%	22,425	25.7%	21,749	23.8%	19,857	20.7%
Black Alone	18,482	24.8%	22,433	25.7%	23,327	25.5%	24,324	25.3%
American Indian Alone	365	0.5%	727	0.8%	773	0.8%	870	0.9%
Asian Alone	13,567	18.2%	19,121	21.9%	21,296	23.3%	23,867	24.9%
Pacific Islander Alone	46	0.1%	47	0.1%	50	0.1%	55	0.1%
Some Other Race Alone	6,780	9.1%	12,583	14.4%	13,695	15.0%	15,383	16.0%
Two or More Races	2,509	3.4%	9,990	11.4%	10,673	11.7%	11,601	12.1%
Hispanic Origin (Any Race)	17,596	23.6%	23,671	27.1%	25,624	28.0%	27,939	29.1%

**Data Note:** Income is expressed in current dollars.

**Southern Capital Brokers**  
 1007 Green Street #1492,  
 Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



**David Babatope**  
 Managing Broker  
 678 886-3669 Mobile  
 678 889-8938 Office  
 Email: [sbcre@gmail.com](mailto:sbcre@gmail.com)

# Demographic and Income Profile

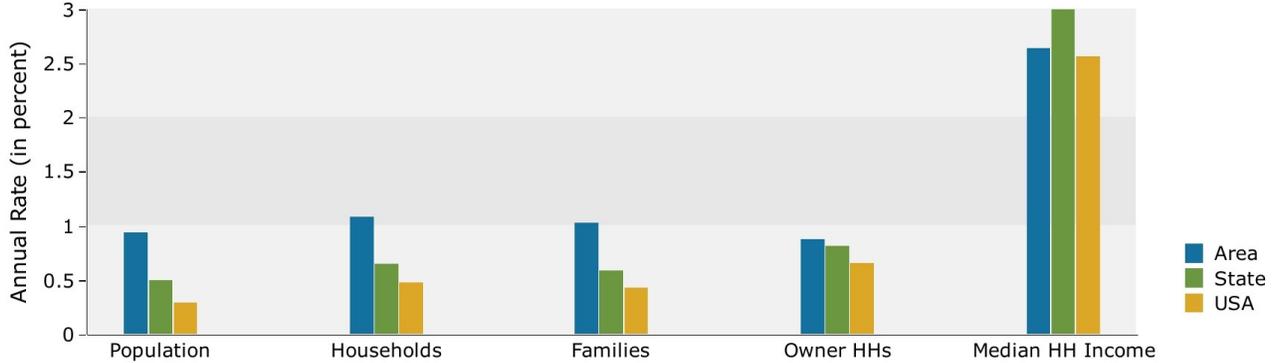
**±1.73 ACRES**  
**HOTEL SITE**  
 1959 Duluth Hwy  
 Lawrenceville, GA 30043

Ring band: 0 - 3 mile radius

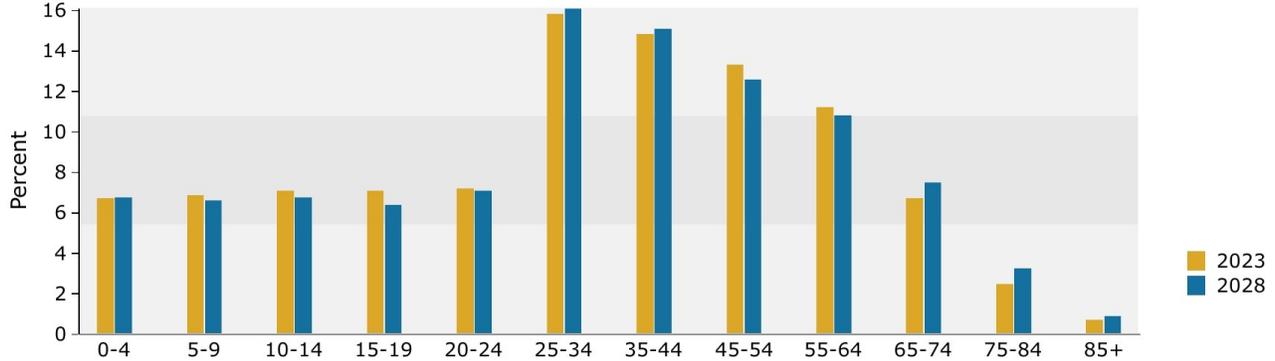
7742

Longitude: -84.08165

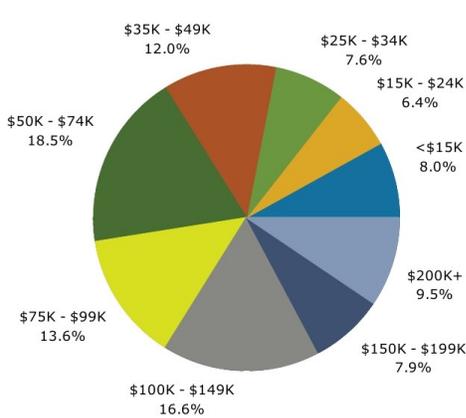
Trends 2023-2028



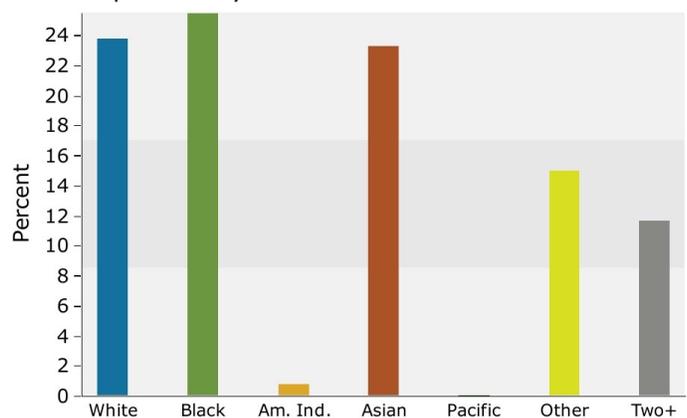
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 28.0%

**Southern Capital Brokers**  
 1007 Green Street #1492,  
 Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



**David Babatope**  
 Managing Broker  
 678 886-3669 Mobile  
 678 889-8938 Office  
 Email: [scbcre@gmail.com](mailto:scbcre@gmail.com)

## DISCLAIMER & LIMITING CONDITIONS

±1.73 ACRES  
**HOTEL SITE**  
1959 Duluth Hwy  
Lawrenceville, GA 30043

### ABOUT THE AREA

**Southern Capital Brokers** has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

**Southern Capital Brokers**  
1007 Green Street #1492,  
Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)

**SOUTHERN**  
CAPITAL BROKERS  
COMMERCIAL REAL ESTATE

**David Babatope**  
Managing Broker  
678 886-3669 Mobile  
678 889-8938 Office  
Email: [sbcre@gmail.com](mailto:sbcre@gmail.com)

## ABOUT THE AREA

±1.73 ACRES  
**HOTEL SITE**  
1959 Duluth Hwy  
Lawrenceville, GA 30043

### LAWRENCEVILLE

Lawrenceville is a city in and the county seat of Gwinnett County, Georgia, United States. It is a suburb of Atlanta, located approximately 30 miles (50 km) northeast of downtown. As of the 2020 census, the population of Lawrenceville was 30,629. In 2019, the U.S. Census Bureau estimated the city population to be 30,834.

Lawrenceville was incorporated by an act of the Georgia General Assembly on December 15, 1821. This makes Lawrenceville the second oldest city in the metropolitan Atlanta area. The city is named after Commodore James Lawrence, commander of the frigate Chesapeake during the War of 1812. Lawrence, a native of New Jersey, is probably best known today for his dying command, "Don't give up the ship!" William Maltbie, the town's first postmaster, suggested the name of "Lawrenceville."

In 1821, a permanent site for the county courthouse was selected and purchased, the four streets bordering the square were laid out along with other streets in the village, and a public well was dug. Major Grace built the first permanent courthouse, a brick structure, in 1823–24 for a cost of \$4,000. The courthouse presently on the square was constructed in 1885.

### GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2018, the population is estimated to be 927,781 making it the second-most populous county in Georgia. Its county seat is Lawrenceville. The county is named for Button Gwinnett, one of the signatories of the Declaration of Independence.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosting many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

#### Southern Capital Brokers

1007 Green Street #1492,  
Conyers Georgia 30012  
[www.SouthernCapitalBrokers.com](http://www.SouthernCapitalBrokers.com)



#### David Babatope

Managing Broker  
678 886-3669 Mobile  
678 889-8938 Office  
Email: [scbcre@gmail.com](mailto:scbcre@gmail.com)