

±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.

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: scbcre@gmail.com

SITE PLAN

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

THIS SURVEY WAS PREPARED WITHOUT THE 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'.

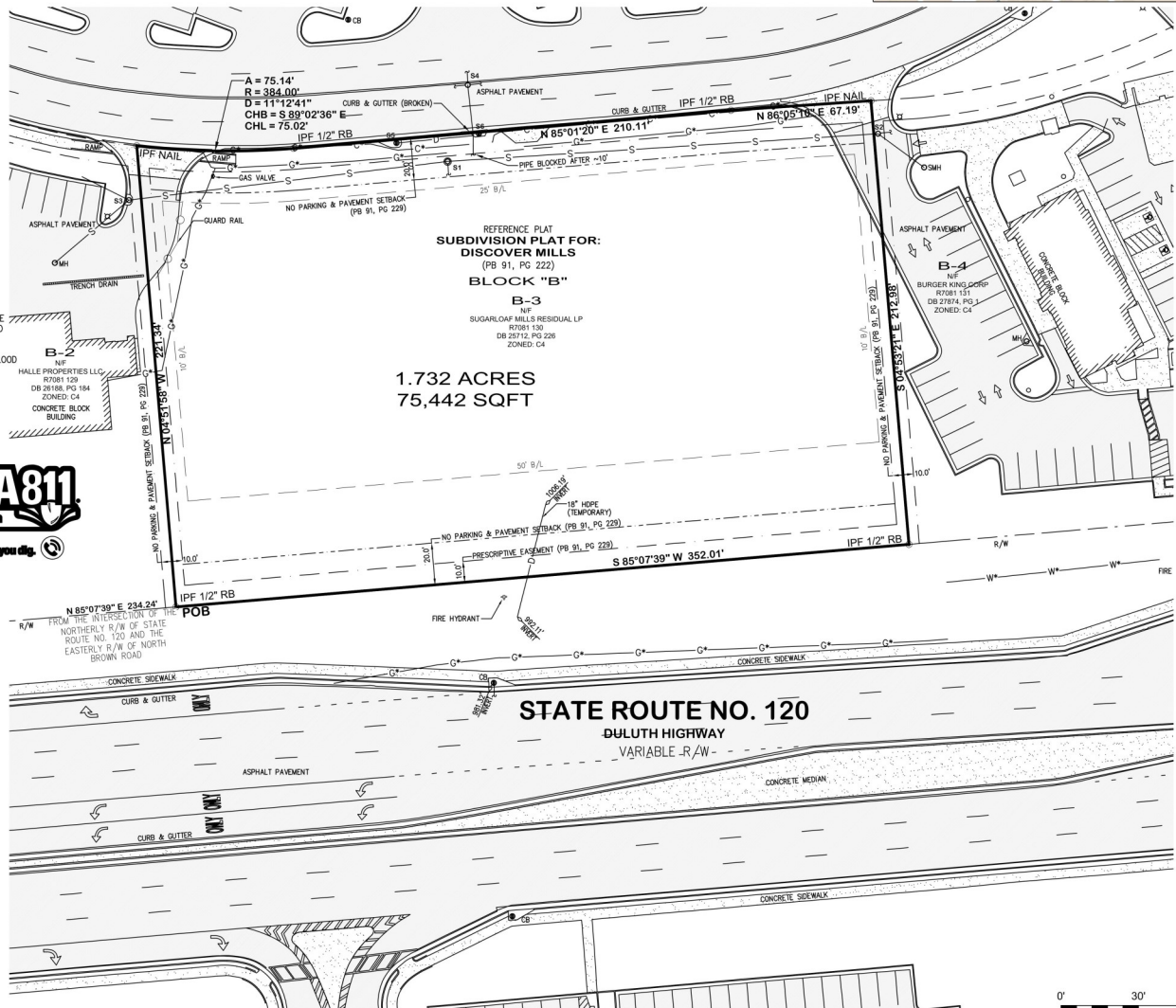
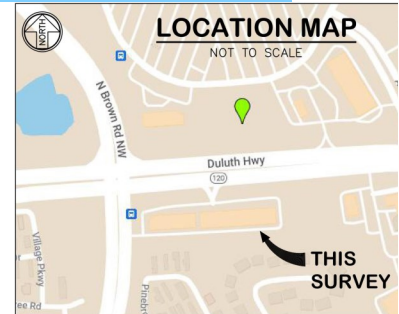
REFERENCE MATERIALS INCLUDE

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

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 25712, PAGE
226 OF GWINNETT COUNTY, GEORGIA RECORDS.

[illegible]

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



OF AN EXISTING PARCEL OR PARCELS OF LAND
CREATE A NEW PARCEL OR MAKE ANY CHANGES
NDARIES. THE RECORDING INFORMATION OF THE
R OTHER INSTRUMENTS WHICH CREATED THE
ATED HEREON. RECORDATION OF THIS PLAT DOES
LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
ULATIONS OR REQUIREMENTS, OR SUITABILITY FOR
E LAND. FURTHERMORE, THE UNDERSIGNED LAND
IS PLAT COMPLIES WITH THE MINIMUM TECHNICAL
URVEYS IN GEORGIA AS SET FORTH IN THE RULES
ORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ORS AND AS SET FORTH IN O.C.G.A. SECTION

DE , R.L.S. #3244



959 DULUTH HIGHWAY LAWRENCEVILLE, GEORGIA

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

SUGARLOAF MILLS

BLOCK B LOT 4
BURGER KING

SR 120

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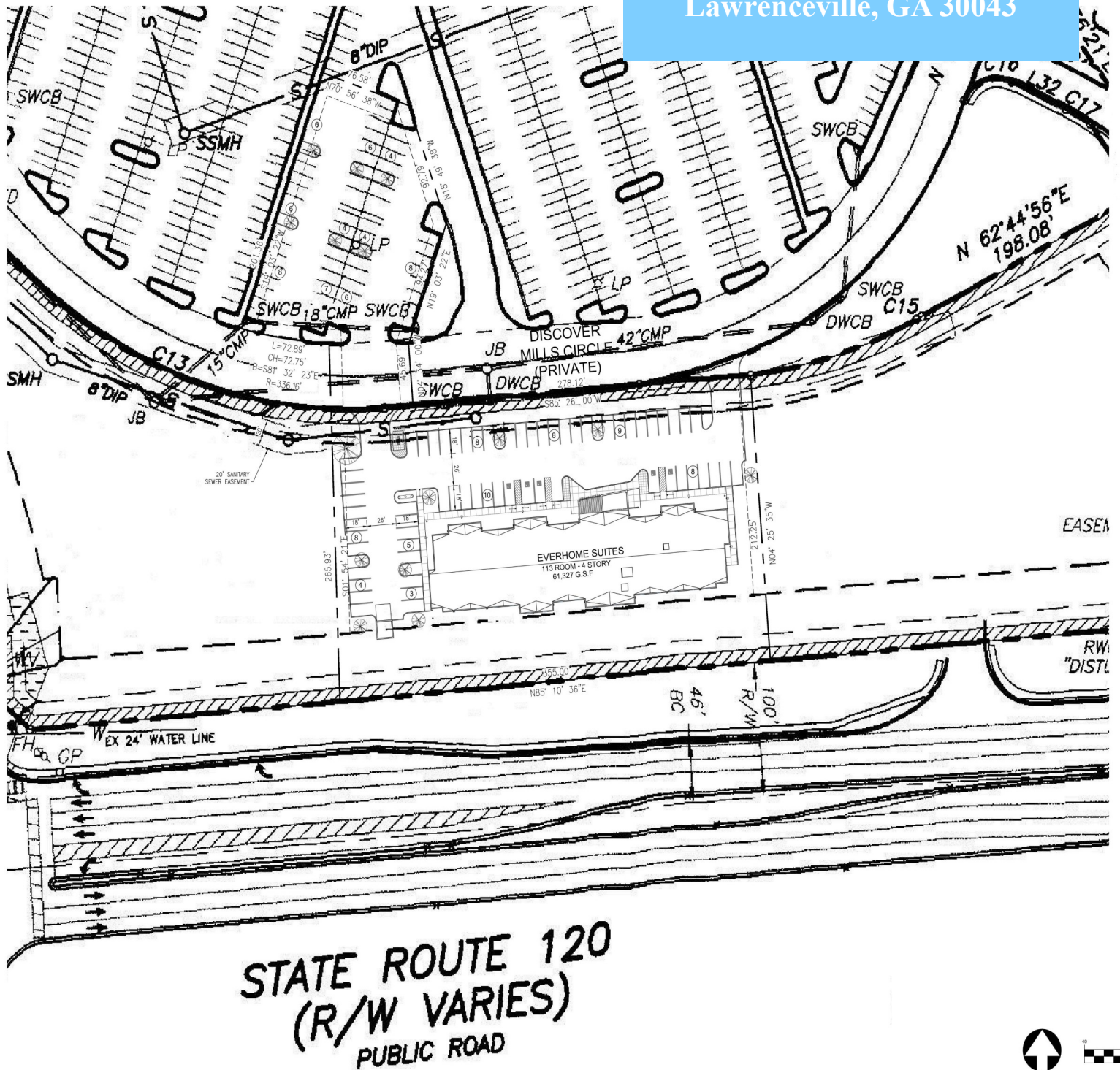
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PROPOSED EVERHOME SUITES

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KEY FACTS

Key Facts

1959 Duluth Hwy, Lawrenceville, Georgia, 30043 (0 - 3 mile)

Ring band: 0 - 3 mile radius

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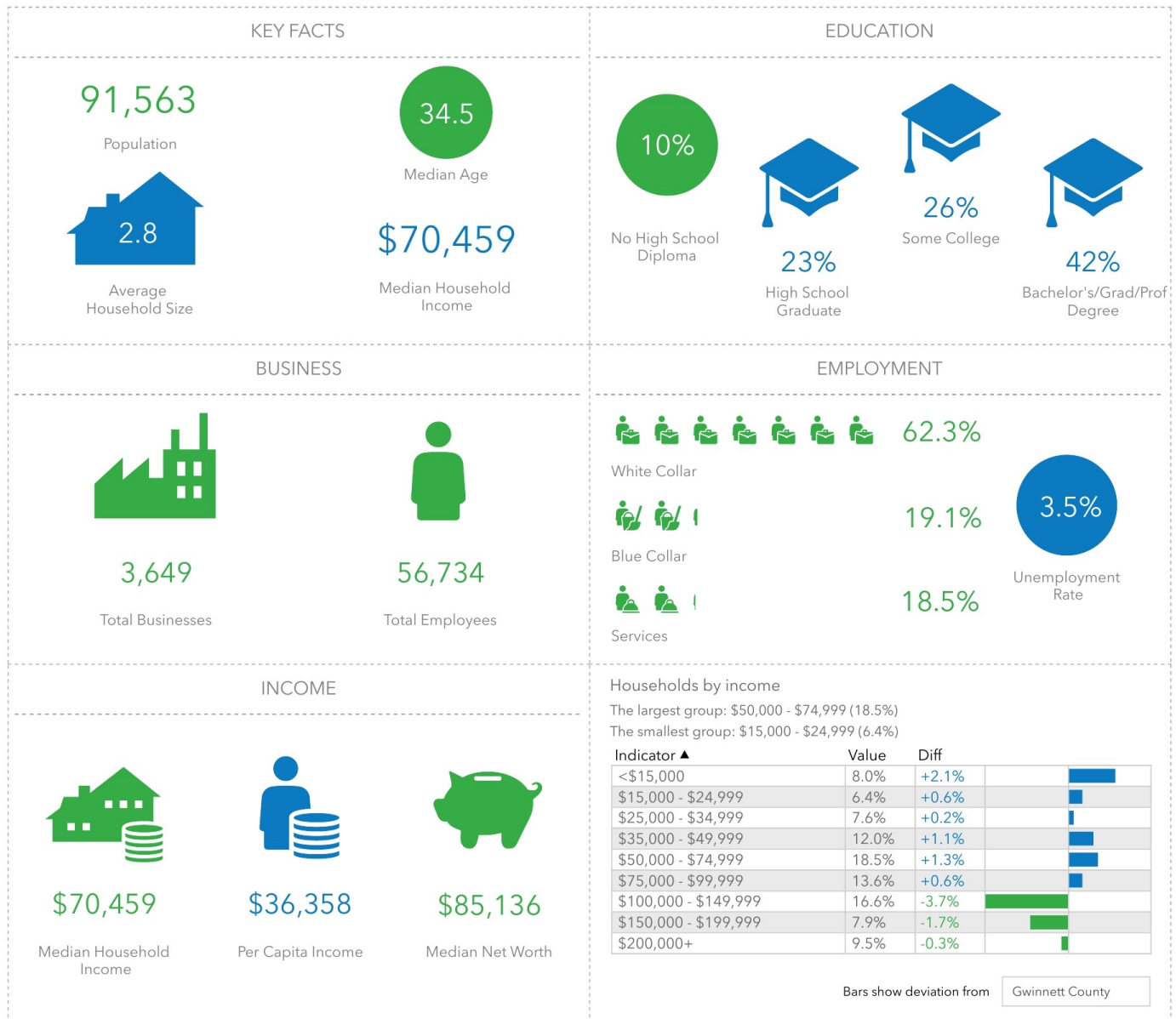
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Latitude: 33.97742

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.

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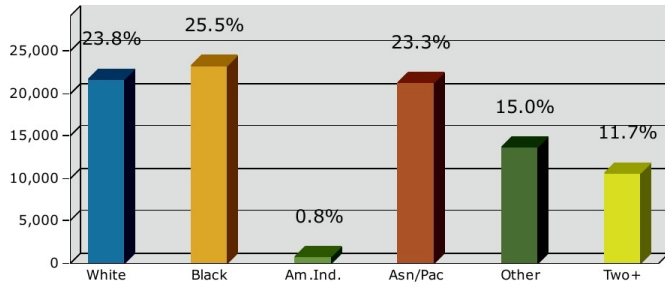
GRAPHIC PROFILE

Ring band: 0 - 3 mile radius

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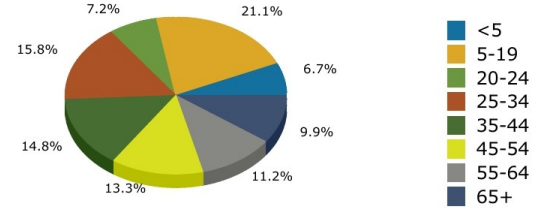
7742
 3165

2023 Population by Race

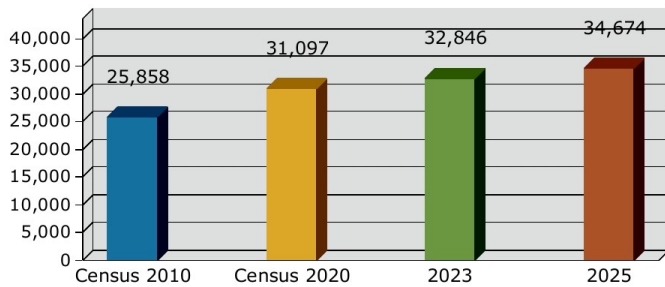


2023 Percent Hispanic Origin: 28.0%

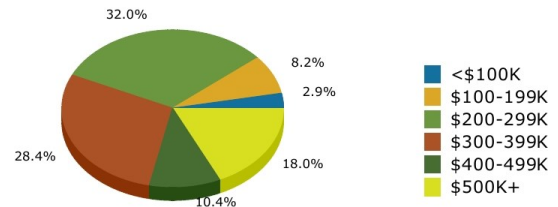
2023 Population by Age



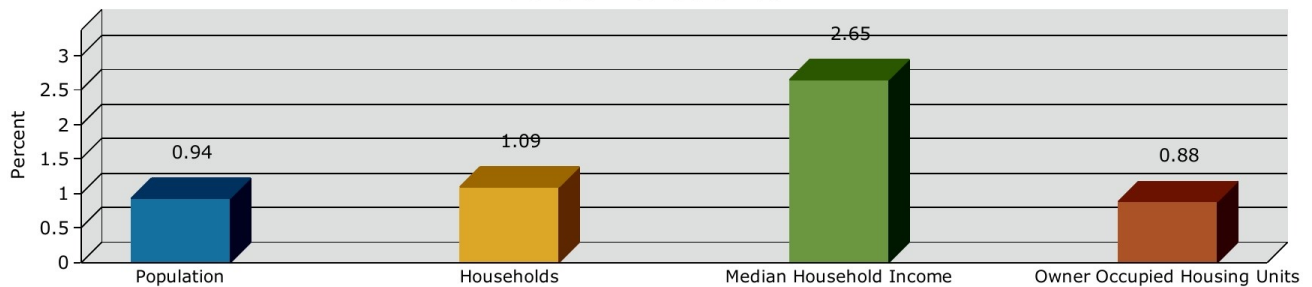
Households



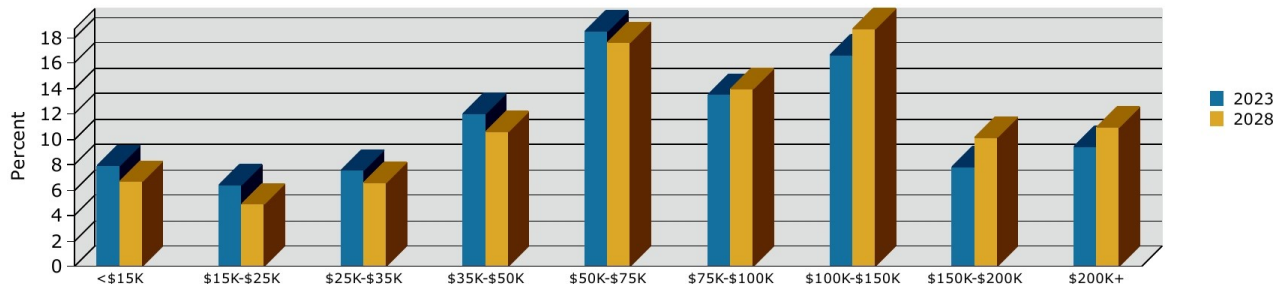
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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Demographic and Income Profile

Ring band: 0 - 3 mile radius

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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.

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Demographic and Income Profile

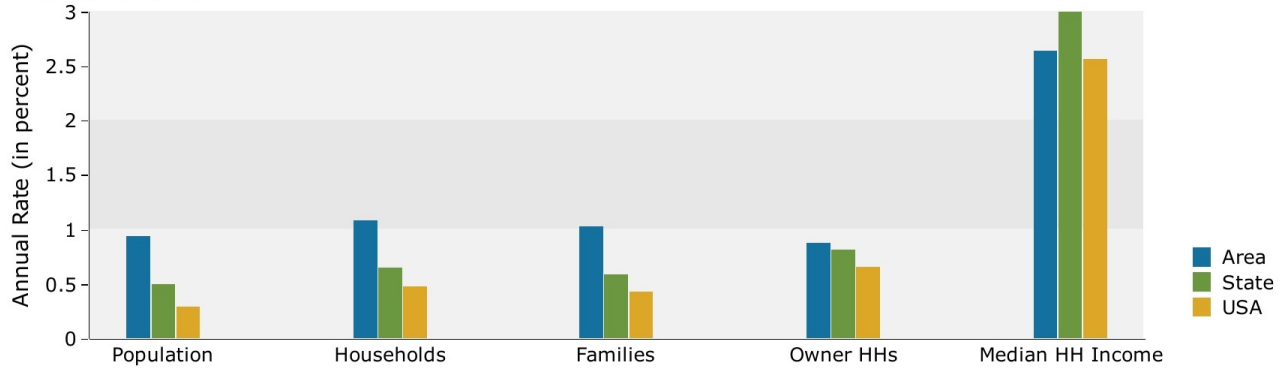
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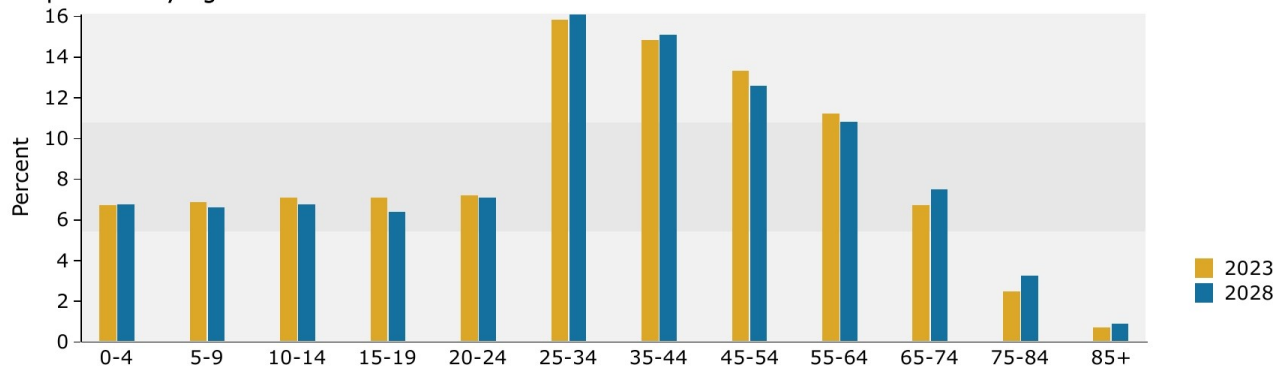
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Longitude: -84.08165

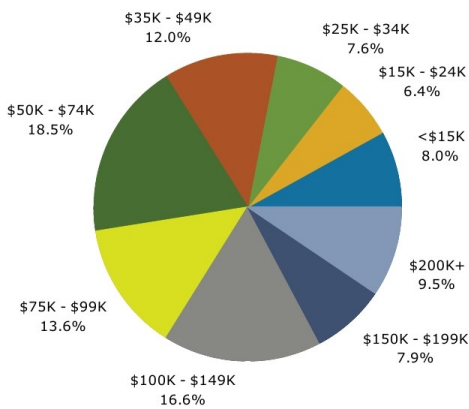
Trends 2023-2028



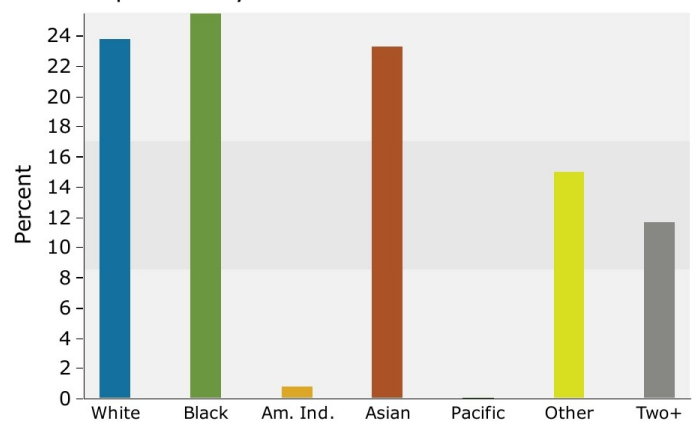
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 28.0%

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DISCLAIMER & LIMITING CONDITIONS

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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.

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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.

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