



Highpoint Rd SW

Highpoint Rd SW

Holly Brook Rd SW

Brookside Run SW

**R5010-343**

**R5010-306**

**Offering Memorandum**  
RESIDENTIAL ZONED LAND SITE  
14.81 ACRES



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



# TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
LOCATION MAPS	6
IN THE AREA	7
LAND SALE COMPS	8
RESIDENTIAL SALE COMPS	11
ABOUT THE AREA	14
BROKER PROFILE	15
TEAM PROFILE	16

Rick Blumenfeld

V.P. Land & Developer Services

RBlumenfeld@BullRealty.com

404-876-1640 x173

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com

R5010-306



**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

# DISCLAIMER & LIMITING CONDITIONS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES

Bull Realty has been retained as the exclusive listing 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 of 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 Bull Realty Inc. 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 Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



# EXECUTIVE SUMMARY

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



## PROPERTY OVERVIEW

14.81 acre residential zoned land site with all utilities available on site. This property is situated in unincorporated Gwinnett County and is proposed use for single-family dwellings. Two parcels are currently available for sale off Holly Brooks Rd. Schools for this are include Brookwood Elementary, Crews Middle and Brookwood High. This is a great opportunity for residential development with several excellent schools in the near vicinity.

## PROPERTY HIGHLIGHTS

- 14.81 acre residential zoned land site
- All utilities available on site
- 3.7 miles away from Scenic Highway
- 5.5 miles away from Ronald Reagan Parkway
- Close proximity to Brookwood High School

**PRICE | \$2,100,000**





# PROPERTY OVERVIEW

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES

Address: 1160 & 1190 High Point Road, Snellville, GA 30078

County: Gwinnett

Site Size: 14.81 Acres

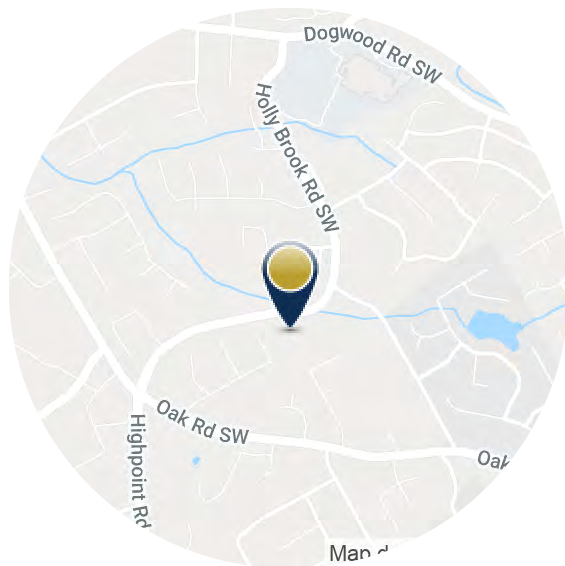
Parcel ID: R5010-343 & R5010-306

Zoning: R-100

Proposed Use: Residential, single family dwellings

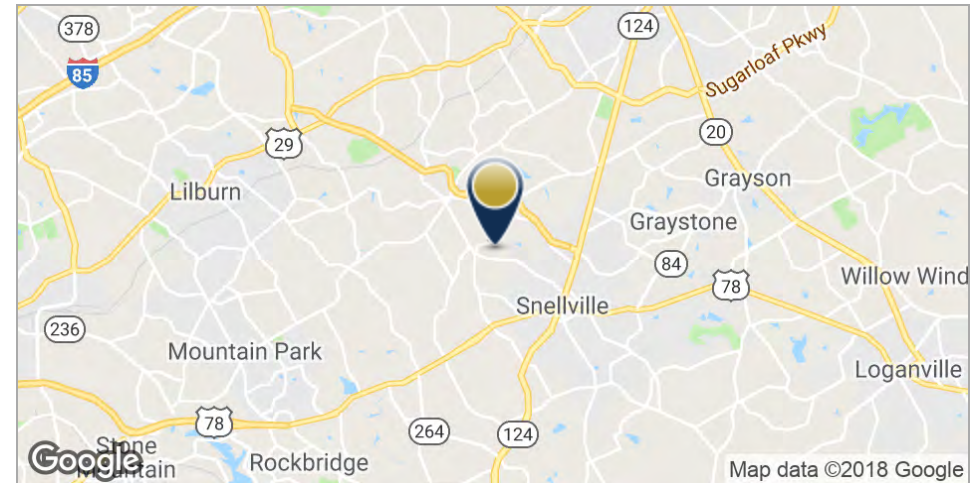
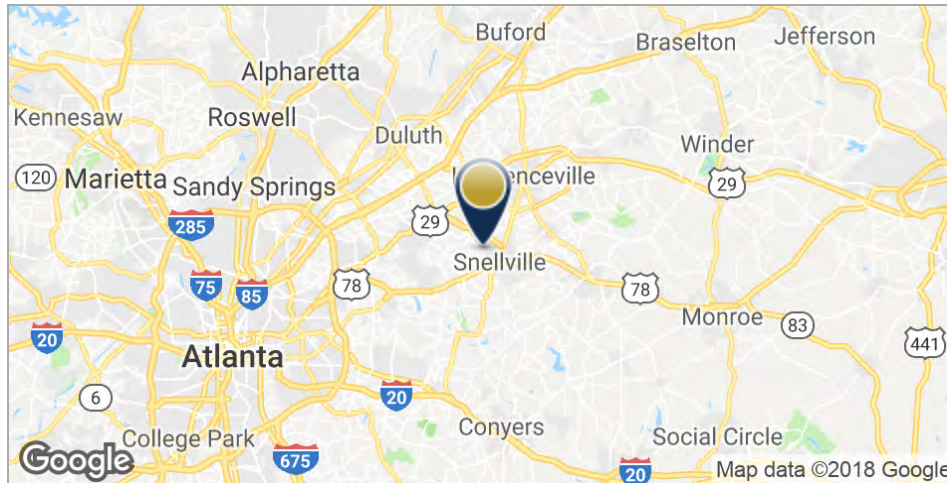
2018 Taxes: \$4,610

Sale Price: \$2,100,000



# LOCATION MAPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,551	59,158	108,366
MEDIAN AGE	41.2	38.6	36.2
MEDIAN AGE (MALE)	41.3	37.9	35.3
MEDIAN AGE (FEMALE)	40.3	39.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,564	22,468	42,168
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$33,040	\$49,868	\$59,101
AVERAGE HOUSE VALUE	\$235,845	\$234,957	\$215,628

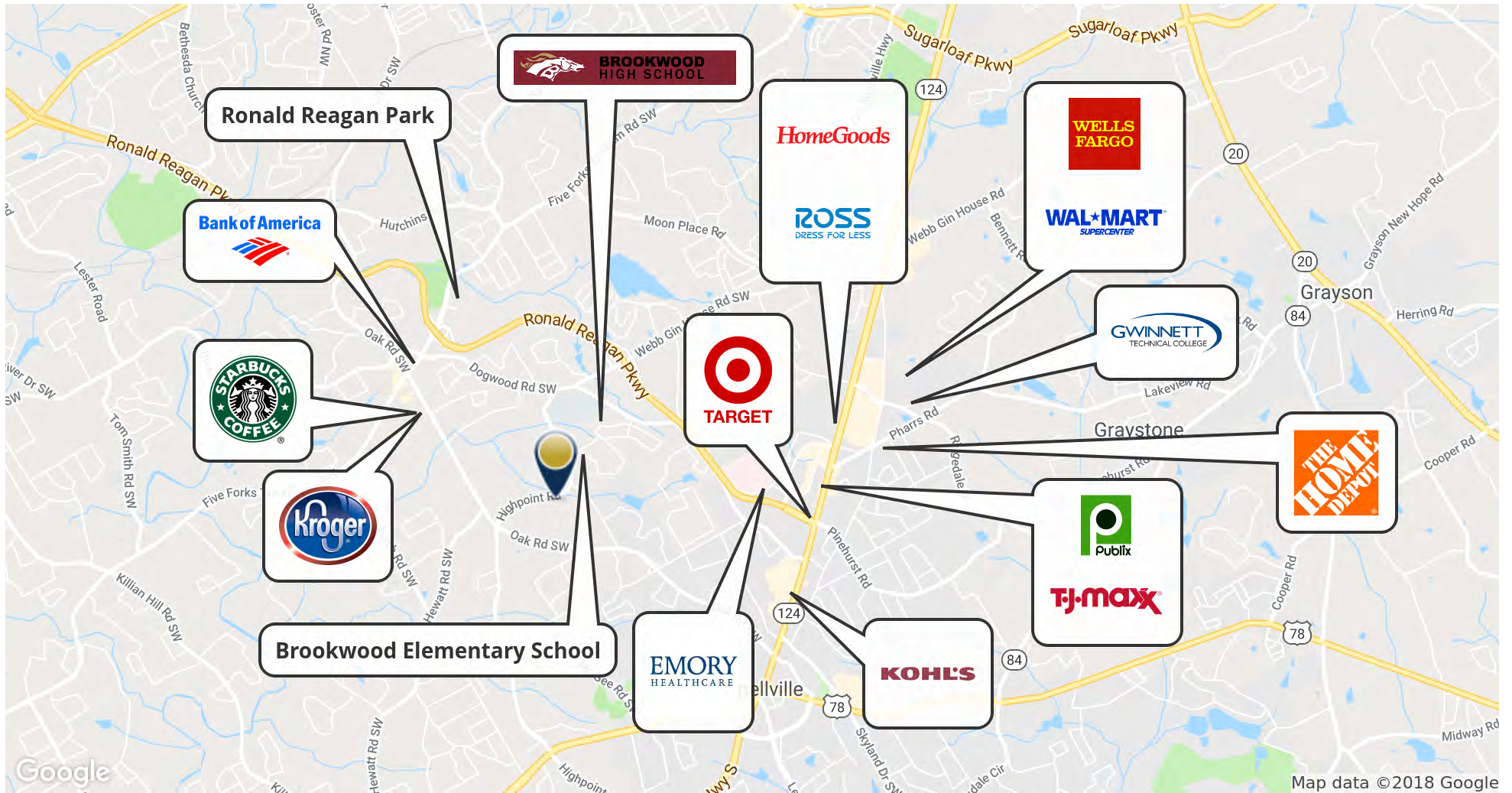
Source: ESRI

## LOCATION DESCRIPTION

Close proximity to Ronald Reagan Parkway, Scenic Highway, and Georgia Highway 78.





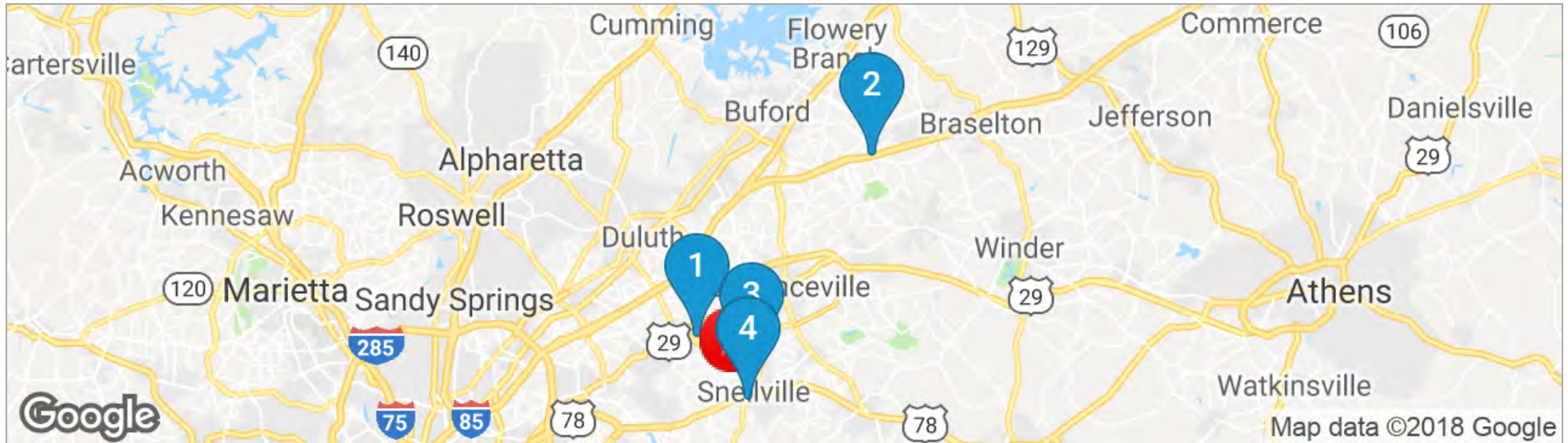


# LAND SALE COMPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



Subject Property



## SUBJECT PROPERTY

	Address	City	Sale Price	Price / AC	Site Size	Zoning	Sold Date
	1160 & 1190 Highpoint Rd	Snellville	\$2,100,000	\$141,796	14.81 AC	R-100	-
	Address	City	Sale Price	Price / AC	Site Size	Zoning	Sold Date
1	25 Bethesda Church Rd	Lawrencville	\$437,000	\$145,666	3.0 AC	AA083	10/30/2017
2	Spout Springs & Doc Hughe Rd	Buford	\$4,238,000	\$181,888	23.3 AC	R-100	04/21/2017
3	Hamilton Drive	Snellville	\$4,235,667	\$182,650	23.19 AC	AA023	10/31/2017
4	2465 S Scenic Highway	Snellville	\$1,750,000	\$151,909	11.52 AC	BG	-





# LAND SALE COMPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



## SUBJECT PROPERTY

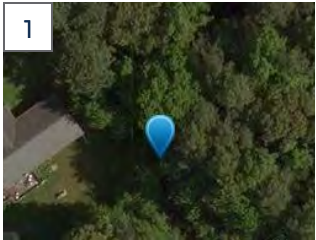
1160 & 1190 High Point Road | Snellville, GA 30078

Sale Price: \$2,100,000      Site Size: 14.81 AC

Price / AC: \$141,796



1

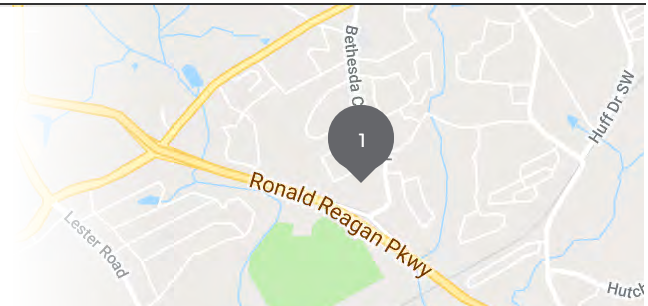


## 25 BETHESDA CHURCH ROAD

Lawrencville, GA 30044

Sale Price: \$437,000      Closed: 10/30/2017

Site Size: 3 AC      Price / AC: \$145,666



2

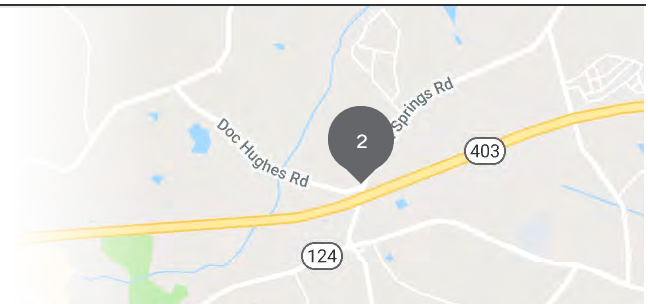


## SPOUT SPRINGS & DOC HUGHE RD

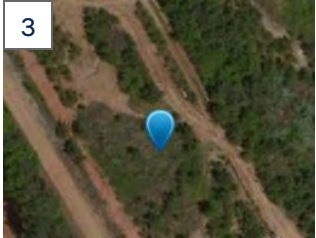
Buford, GA 30519

Sale Price: \$4,238,000      Closed: 04/21/2017

Site Size: 23.3 AC      Price / AC: \$181,888



3



### HAMILTON DRIVE

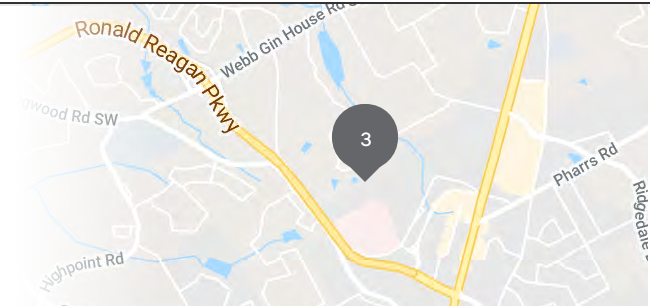
Snellville, GA 30078

Sale Price: \$4,235,667

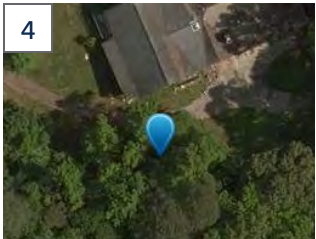
Closed: 10/31/2017

Site Size: 23.19 AC

Price / AC: \$182,650



4



### 27 BETHESDA CHURCH ROAD

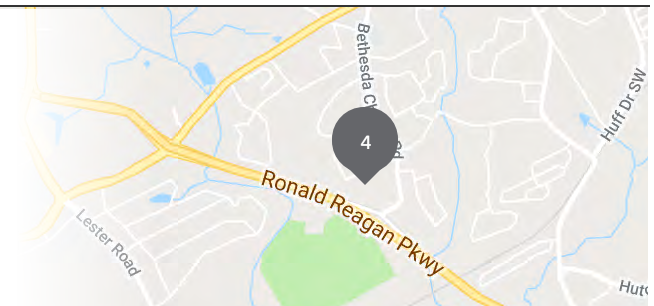
Lawrenceville, GA 30044

Sale Price: \$550,000

Closed: 10/30/2017

Site Size: 3 AC

Price / AC: \$183,333

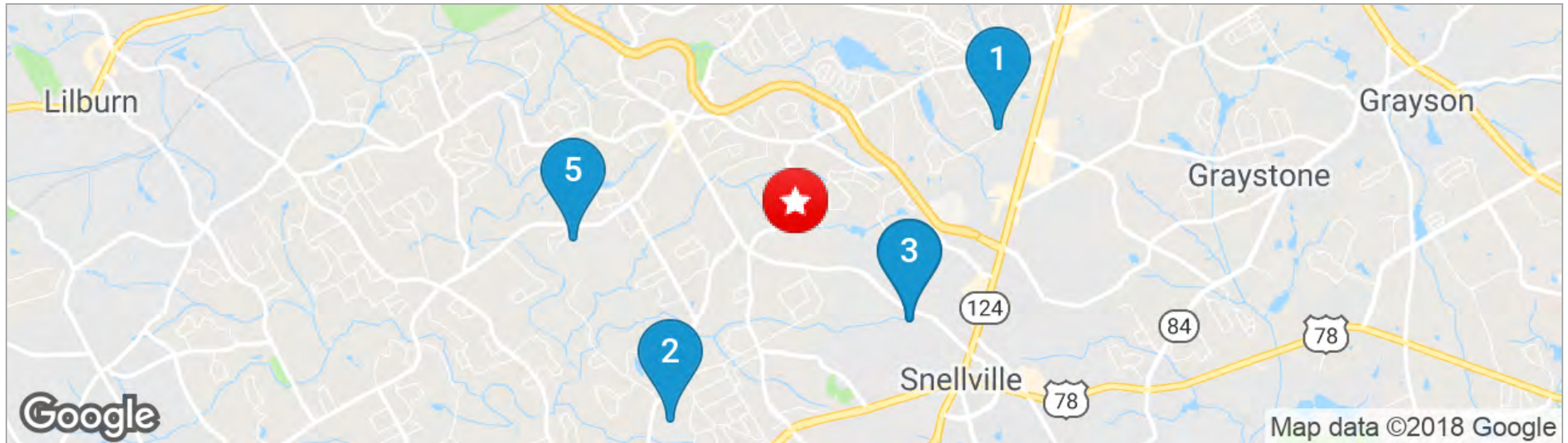


**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



# RESIDENTIAL SALE COMPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



## SALES COMPS

	Address	City	Year Built	Building Size	Sale Price	Price PSF	Sold Date
1	1852 Innsfail Drive	Snellville	2018	3,788 SF	\$437,558	\$115.51	05/25/2018
2	3634 Hedgestone Lane	Snellville	2017	4,697 SF	\$443,807	\$94.49	03/17/2017
3	1629 Benham Drive	Snellville	2016	3,316 SF	\$439,900	\$131.15	05/18/2017
4	1538 Benham Drive	Snellville	2017	2,978 SF	\$430,000	\$144.39	02/20/2018
5	1264 Nash Springs Circle	Lilburn	2017	4,043 SF	\$577,000	\$133.32	01/29/2018



# RESIDENTIAL SALE COMPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



## SUBJECT PROPERTY

1160 & 1190 High Point Road | Snellville, GA 30078

Sale Price: \$2,100,000      Site Size: 14.81 AC



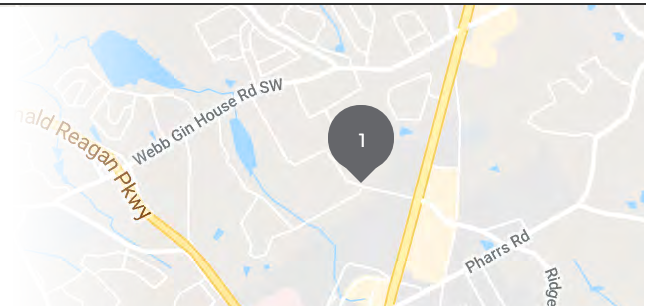
1



## 1852 INNSFAIL DRIVE

Snellville, GA 30078

Sale Price: \$437,558      Year Built: 2018  
Building SF: 3,788 SF      Price PSF: \$115.51  
Closed: 05/25/2018



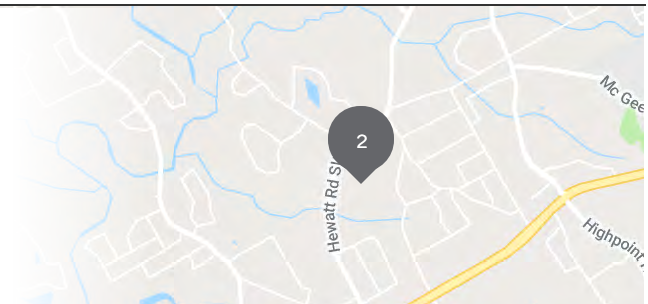
2



## 3634 HEDGESTONE LANE

Snellville, GA 30078

Sale Price: \$443,807      Year Built: 2017  
Building SF: 4,697 SF      Price PSF: \$94.49  
Closed: 03/17/2017





# RESIDENTIAL SALE COMPS

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



3

## 1629 BENHAM DRIVE

Snellville, GA 30078

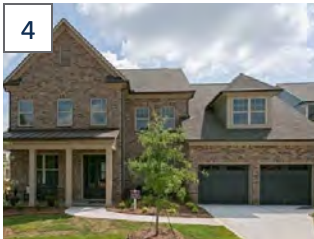
Sale Price: \$434,900

Year Built: 2016

Building SF: 3,316 SF

Price PSF: \$131.15

Closed: 05/18/2017



4

## 1538 BENHAM DRIVE

Snellville, GA 30078

Sale Price: \$430,000

Year Built: 2017

Building SF: 2,978 SF

Price PSF: \$144.39

Closed: 02/20/2018



5

## 1264 NASH SPRINGS CIRCLE

Lilburn, GA 30047

Sale Price: \$539,000

Year Built: 2017

Building SF: 4,043 SF

Price PSF: \$133.32

Closed: 01/29/2018



# ABOUT THE AREA

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES

## 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 920,260, making it the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwanee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosts 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.







## RICK BLUMENFELD

V.P. Land & Developer Services



### Bull Realty Inc.

50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328

404-876-1640 x173  
RBlumenfeld@BullRealty.com

## Professional Background

Richard Blumenfeld is a seasoned professional with over thirty-five years of senior management experience, primarily in real estate, sales & marketing and business development. He was founder and President of Intersouth Properties, a full service real estate company with offices in Georgia and Florida. Intersouth worked with private owner/investors, city & county governments, banks, and federal agencies.

Blumenfeld most recently was President of APEX ADVISORY GROUP, a firm that provides advisory services to real estate developers and investors, large land owners, construction companies and owner operators of assisted living/memory care. Blumenfeld is also President/Managing Director of Family Circle Communities, a regional 501C3 Not-for-Profit dedicated to holistic neighborhood revitalization and the provision of quality, affordable, energy efficient housing.

Blumenfeld was Senior Vice President of The Calibre Companies, the 46th largest residential builder in the USA. For-sale housing responsibilities included development and sales & marketing. He also worked for Killearn, Inc. as Director of Real Estate. His first real estate job was with Citizens & Southern and their REIT.

Over the past years, Blumenfeld has established himself as an effective executive in every field he has entered. He authored Your Home is Your Castle, a book about the management and operation of residential homeowner associations.

Richard Blumenfeld obtained his Bachelors of Science in Marketing & Business Administration from the University of Alabama. He has been a Georgia Real Estate Broker since 1980 and is a Certified Aging-in-Place Specialist.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on [AtlCREshow.com](http://AtlCREshow.com).



# TEAM PROFILE

RESIDENTIAL ZONED LAND SITE | 14.81 ACRES



**Rick Blumenfeld**

V.P. Land & Developer Services

RBlumenfeld@BullRealty.com

404-876-1640 x173



**Michael Bull**

Broker



**Carine Davis**

Marketing



**Colt Neal**

Marketing



**Scott Jackson**

Analyst

