

FOR SALE — BANK-OWNED

1.44-Acre Commercial Tract

Suwanee Station - Master-Planned Community

1305 Station Center Blvd. | Suwanee, GA | 30024



Bank-Owned Commercial Lot

- Great Location Near the Amenities of Suwanee Station
- Approved for a Maximum Floor Area of 12,010 SF per Acre
- Potential Uses Include Restaurants, Taverns, Retail Shops, Medical Offices, Daycare, Professional Offices, And Much More
- Fabulous Demographics With Median Household Incomes Above \$100,000

Offered For Sale At \$360,000.

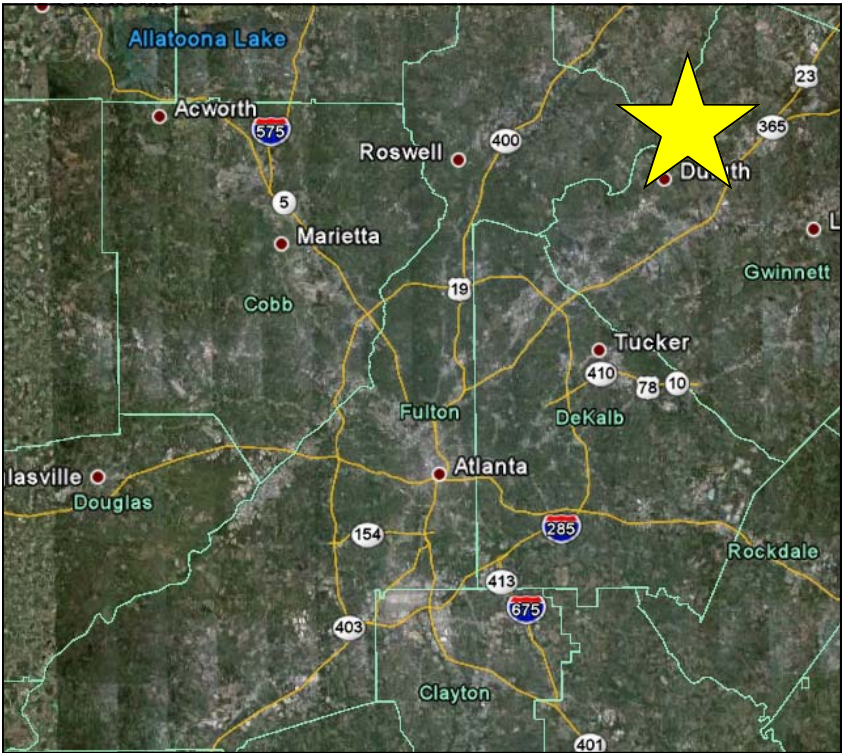
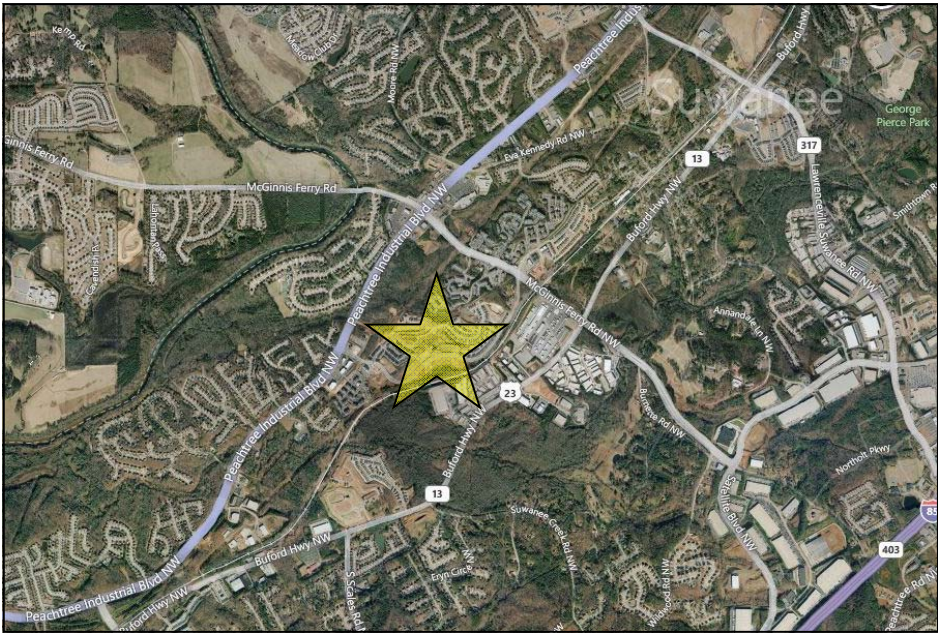
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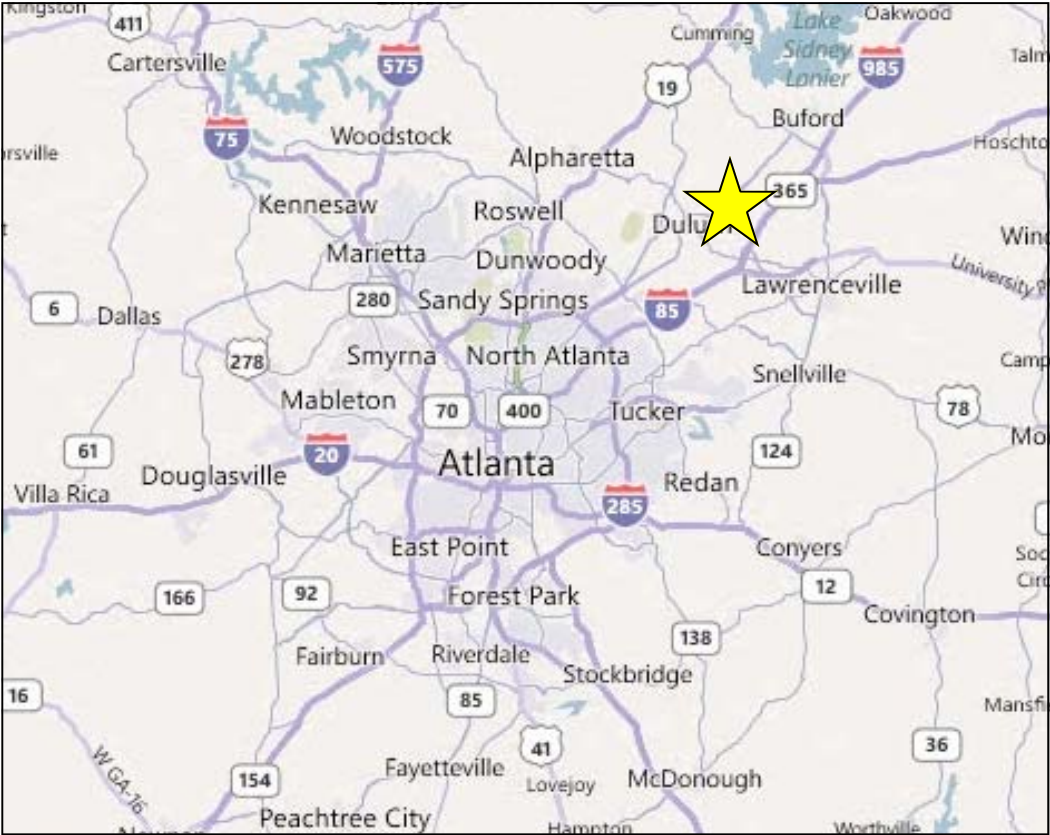
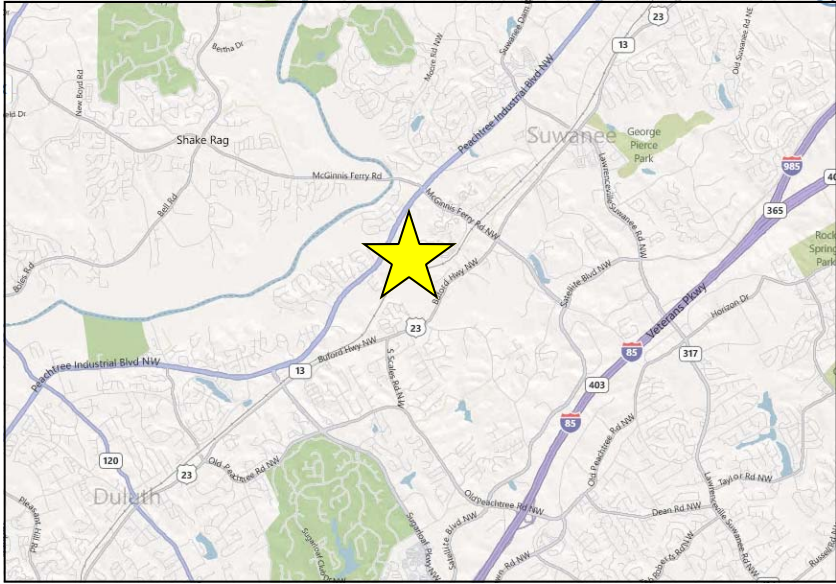
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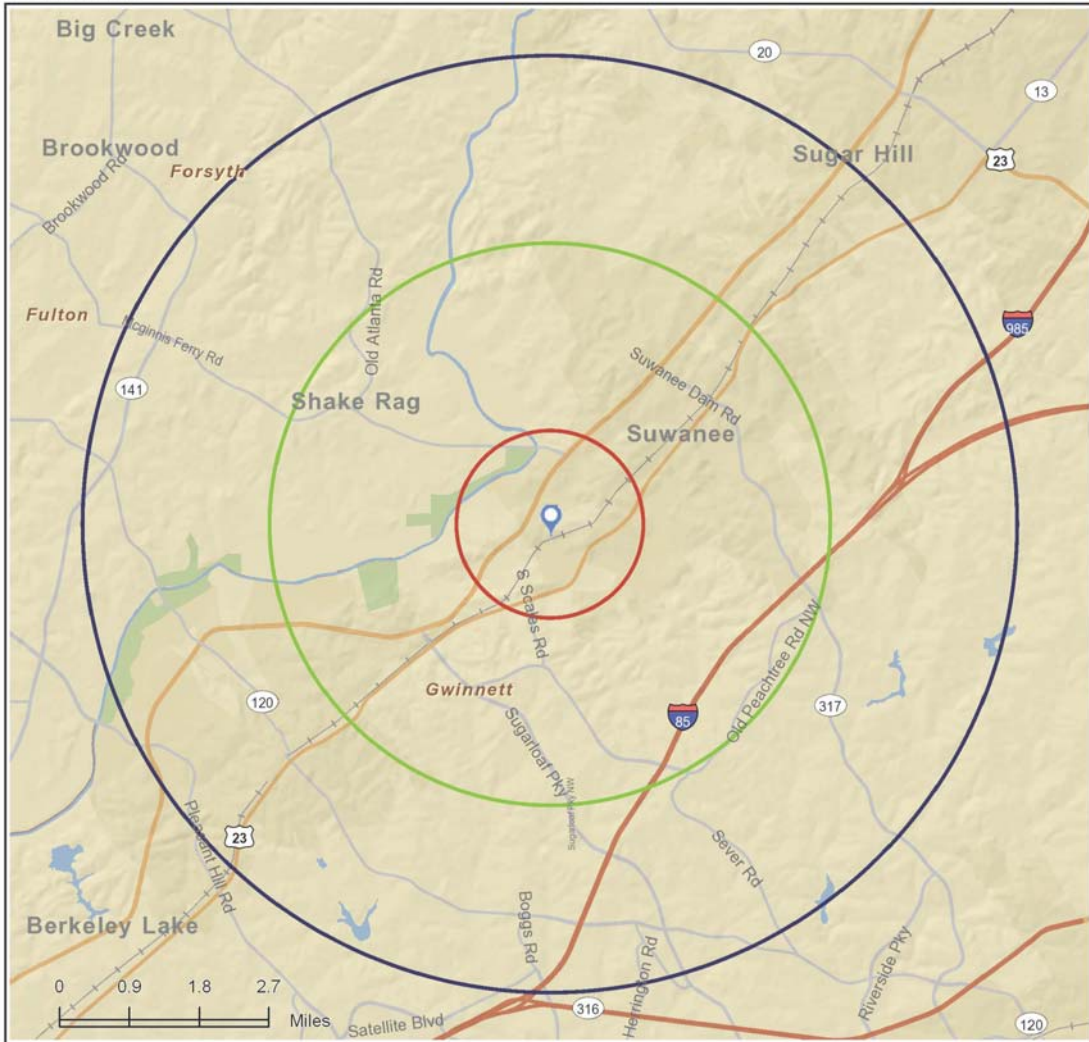
Demographic Site Map

Site Map

Suwanee Station

Latitude: 34.038683
Longitude: -84.095159

Ring: 1, 3, 5 Miles



Executive Summary

Suwanee Station

Latitude: 34.038683

Longitude: -84.095159

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	7,021	40,669	148,837
Male Population	49.0%	49.4%	49.6%
Female Population	51.0%	50.6%	50.4%
Median Age	35.0	34.6	34.1
2010 Income			
Median HH Income	\$102,812	\$117,010	\$106,418
Per Capita Income	\$39,711	\$44,865	\$42,816
Average HH Income	\$111,220	\$136,513	\$129,841
2010 Households			
Total Households	2,633	13,197	48,648
Average Household Size	2.64	3.07	3.05
2010 Housing			
Owner Occupied Housing Units	53.0%	73.1%	74.9%
Renter Occupied Housing Units	31.8%	17.4%	17.6%
Vacant Housing Units	15.3%	9.5%	7.5%
Population			
1990 Population	623	5,101	29,994
2000 Population	3,607	23,387	92,812
2010 Population	7,021	40,669	148,837
2015 Population	8,188	47,949	170,466
1990-2000 Annual Rate	19.2%	16.45%	11.96%
2000-2010 Annual Rate	6.71%	5.55%	4.72%
2010-2015 Annual Rate	3.12%	3.35%	2.75%

In the identified market area, the current year population is 148,837. In 2000, the Census count in the market area was 92,812. The rate of change since 2000 was 4.72 percent annually. The five-year projection for the population in the market area is 170,466, representing a change of 2.75 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	209	1,648	10,188
2000 Households	1,359	7,657	30,547
2010 Households	2,633	13,197	48,648
2015 Households	3,062	15,518	55,508
1990-2000 Annual Rate	20.59%	16.6%	11.61%
2000-2010 Annual Rate	6.67%	5.45%	4.64%
2010-2015 Annual Rate	3.06%	3.29%	2.67%

The household count in this market area has changed from 30,547 in 2000 to 48,648 in the current year, a change of 4.64 percent annually. The five-year projection of households is 55,508, a change of 2.67 percent annually from the current year total. Average household size is currently 3.05, compared to 3.03 in the year 2000. The number of families in the current year is 38,780 in the market area.

Housing

Currently, 74.9 percent of the 52,606 housing units in the market area are owner occupied; 17.6 percent, renter occupied; and 7.5 percent are vacant. In 2000, there were 31,391 housing units - 81.3 percent owner occupied, 15.0 percent renter occupied and 3.8 percent vacant. The rate of change in housing units since 2000 is 5.17 percent. Median home value in the market area is \$214,499, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.53 percent annually to \$231,463. From 2000 to the current year, median home value changed by 1.89 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Executive Summary

Suwanee Station

Latitude: 34.038683

Longitude: -84.095159

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$41,250	\$48,883	\$46,566
2000 Median HH Income	\$70,123	\$82,483	\$77,583
2010 Median HH Income	\$102,812	\$117,010	\$106,418
2015 Median HH Income	\$113,013	\$128,311	\$119,664
1990-2000 Annual Rate	5.45%	5.37%	5.24%
2000-2010 Annual Rate	3.8%	3.47%	3.13%
2010-2015 Annual Rate	1.91%	1.86%	2.37%
Per Capita Income			
1990 Per Capita Income	\$15,846	\$18,199	\$18,462
2000 Per Capita Income	\$29,218	\$33,561	\$31,427
2010 Per Capita Income	\$39,711	\$44,865	\$42,816
2015 Per Capita Income	\$43,322	\$50,231	\$48,371
1990-2000 Annual Rate	6.31%	6.31%	5.46%
2000-2010 Annual Rate	3.04%	2.87%	3.06%
2010-2015 Annual Rate	1.76%	2.29%	2.47%
Average Household Income			
1990 Average Household Income	\$49,437	\$56,079	\$53,568
2000 Average Household Income	\$82,082	\$100,761	\$93,324
2010 Average HH Income	\$111,220	\$136,513	\$129,841
2015 Average HH Income	\$121,779	\$153,204	\$147,326
1990-2000 Annual Rate	5.2%	6.03%	5.71%
2000-2010 Annual Rate	3.01%	3.01%	3.27%
2010-2015 Annual Rate	1.83%	2.33%	2.56%

Households by Income

Current median household income is \$106,418 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$119,664 in five years. In 2000, median household income was \$77,583, compared to \$46,566 in 1990.

Current average household income is \$129,841 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$147,326 in five years. In 2000, average household income was \$93,324, compared to \$53,568 in 1990.

Current per capita income is \$42,816 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$48,371 in five years. In 2000, the per capita income was \$31,427, compared to \$18,462 in 1990.

Population by Employment

Total Businesses	371	2,127	6,440
Total Employees	3,612	22,005	72,085

Currently, 92.5 percent of the civilian labor force in the identified market area is employed and 7.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 79.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 10.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 10.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.8 percent of the market area population drove alone to work, and 5.0 percent worked at home. The average travel time to work in 2000 was 32.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.0 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 16.3 percent were high school graduates only (29.6 percent in the U.S.)
- 9.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 34.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 15.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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John DeYonker has been selling and developing real estate in the Atlanta area for the past 19 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2009 and the #4 land broker for 2010, closing over \$42,000,000 in 2010. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in North Buckhead with his wife and two sons. John spends much of his free time coaching and watching his two sons in their sports endeavors while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, the Urban Land Institute and is a candidate for the Certified Commercial Investment Member (CCIM) designation.

Bull Realty is a regional commercial real estate brokerage firm with three offices, headquartered in Atlanta, Georgia. The firm is best known for their successful national marketing platform.

- Specific broker teams specialize in either retail, office, industrial, multi-family, land, medical, automotive, net lease, hospitality or special asset services.
- Bull Realty provides marketing and special asset services for 74 lenders.
- *Google* consistently chooses BullRealty.com as the number one website for the most often used search phrase used by people looking for commercial real estate in Georgia, "Commercial Real Estate Georgia".
- Bull Realty marketing services includes video, social media and radio for appropriate properties.
- The firm sponsors and hosts the Commercial Real Estate Show, a national talk radio show about commercial real estate which airs on radio stations and on-line at www.CREshow.com.