

COMMERCIAL LAND TRACT

On Corner Lot

+/- 4.08 acres in Gwinnett County



For more information, please contact:

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Commercial Land Tract on Corner Lot Highway 316 & Williams Farm Drive, Dacula, GA 30019

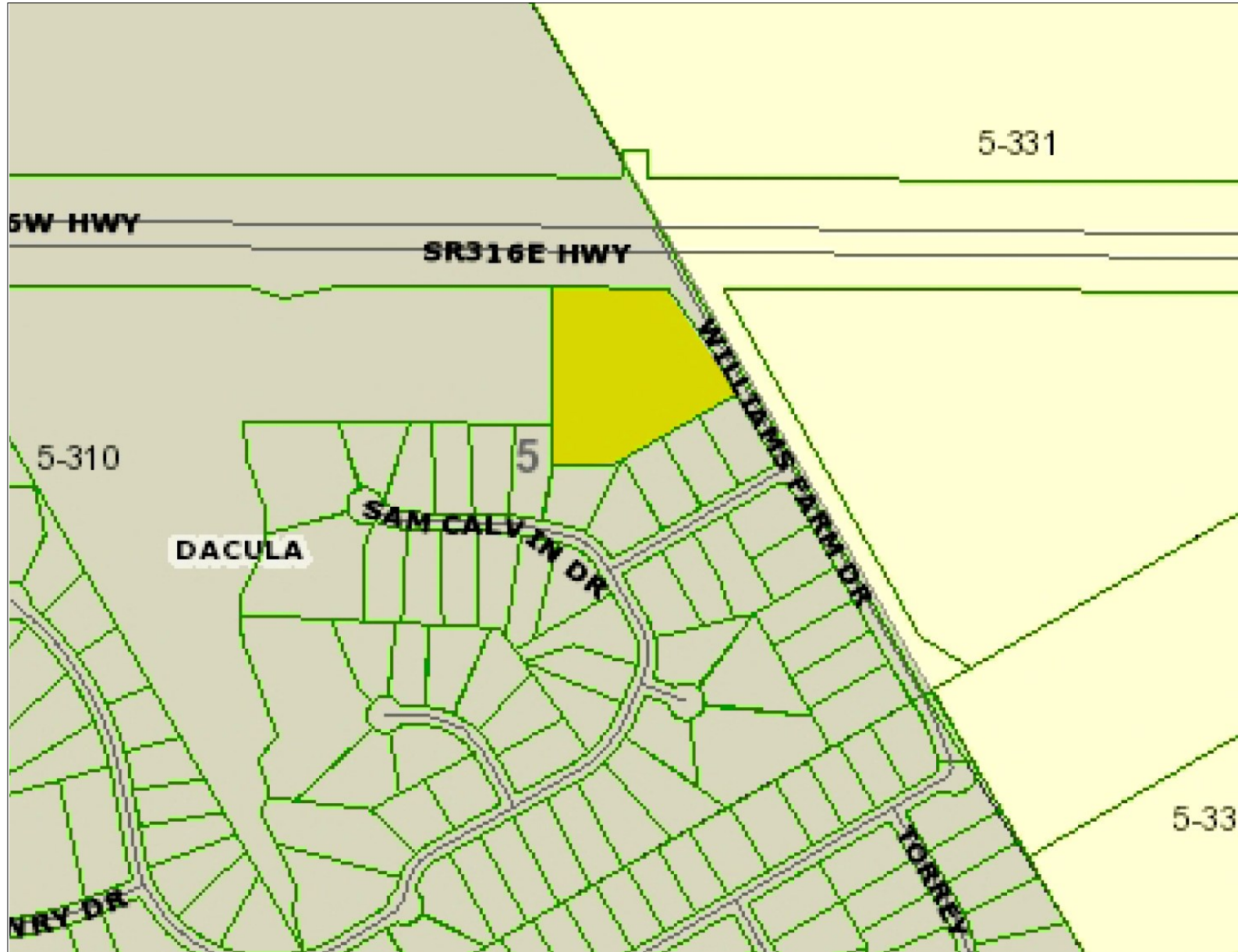
- +/- 4.08 acres commercial land tract
- Corner lot
- Conveniently located in Gwinnett county
- Excellent exposure with traffic counts exceeding 33,000 vehicles per day on Highway 316
- 310 feet of frontage on Highway 316 and 325 feet of frontage on Williams Farm Drive
- Highway 316 is the connector from Atlanta Metro to Athens, Georgia
- Zoned C-2 (perfect for gas station, convenience store or any other business)
- All utilities are available on site
- Average household income exceeds \$74,000 within a 1 mile radius
- Parcel ID: 5310 163

Offered for SALE at \$480,000



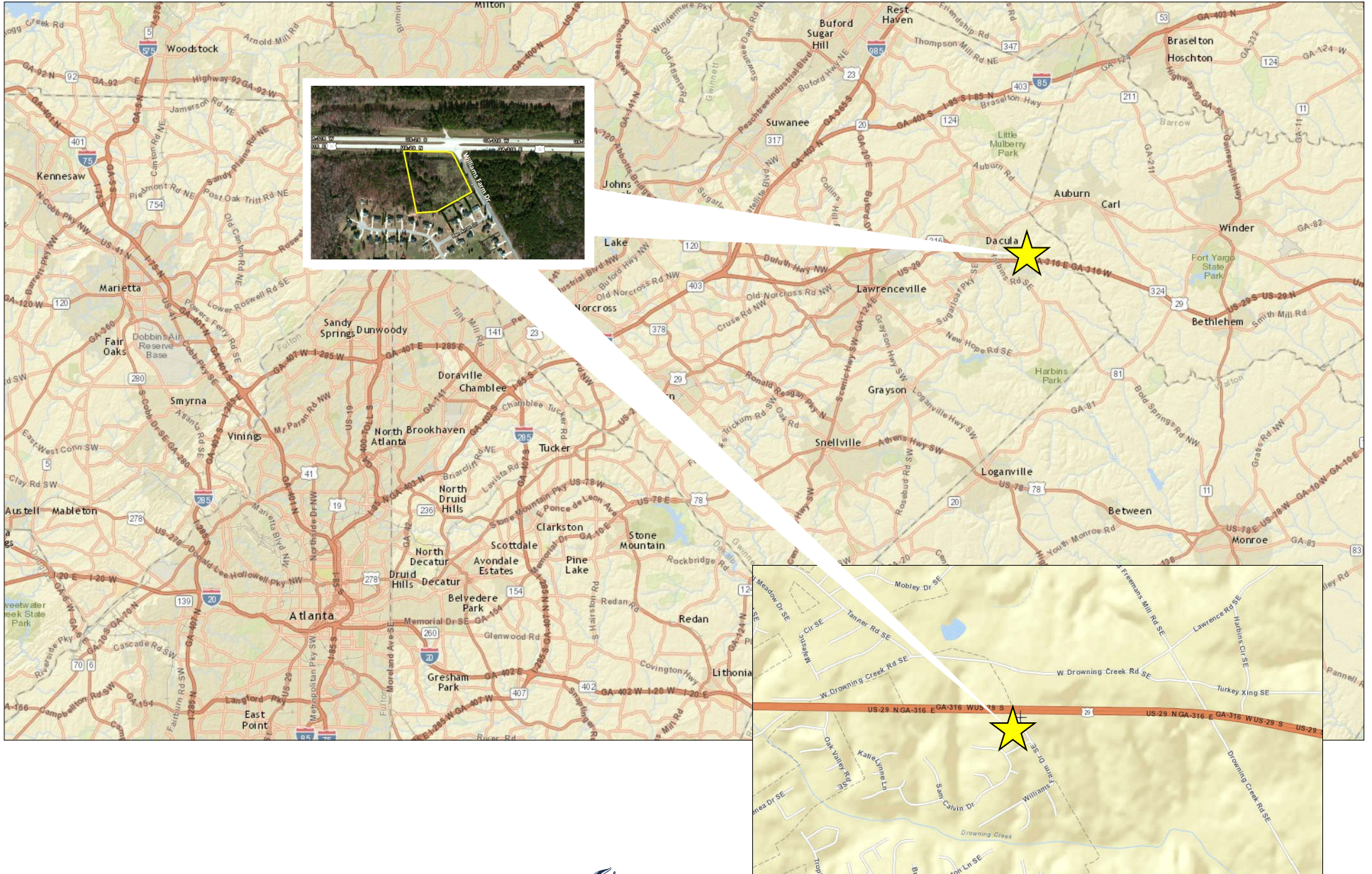
Parcel Map

Commercial Land Tract on Corner Lot
Gwinnett County



Location Maps

Commercial Land Tract on Corner Lot Gwinnett County



Demographics & Traffic Count

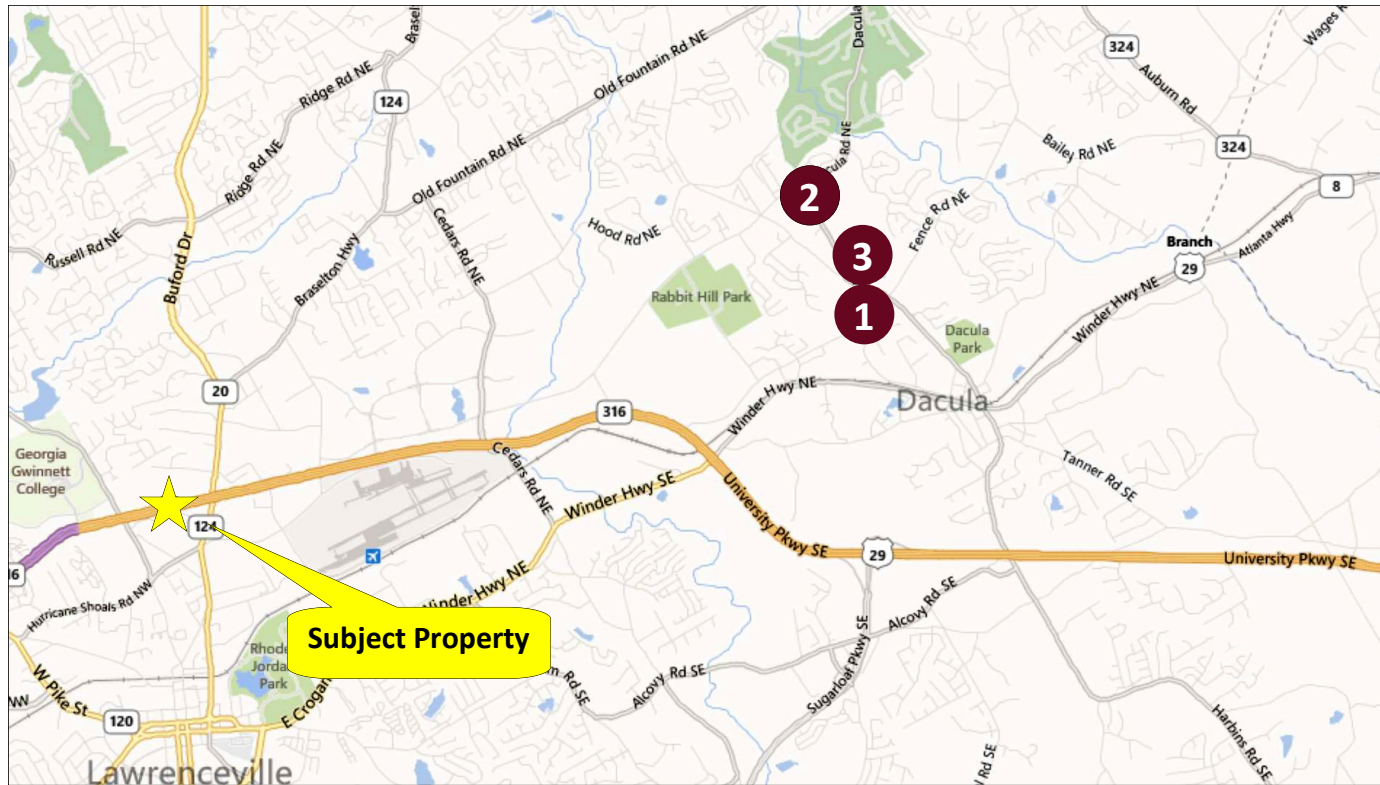
Commercial Land Tract on Corner Lot
Gwinnett County

2015 Demographics (Esri)	
	1 mile
Population	2,529
Households	789
Average Household Income	\$74,598
	3 mile
Population	18,687
Households	5,854
Average Household Income	\$77,418
	5 mile
Population	61,808
Households	19,174
Average Household Income	\$81,219



Sold Comparables (1 of 2)

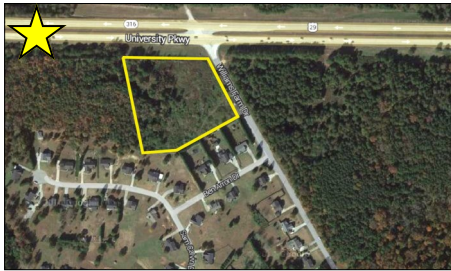
Commercial Land Tract on Corner Lot Gwinnett County



	Property Address	City	Property Size	Price	Page #
★	Highway 316 & Williams Farm Road	Dacula	+/- 4.08 acres	OFFERED AT \$480,000	9
1	565 Dacula Road	Dacula	1.35 acres	SOLD: \$555,555	9
2	842 Dacula Road	Dacula	1.87 acres	SOLD: \$169,385	9
3	3565 Old Peachtree Road	Dacula	.70 acre	SOLD: \$392,857	9

Sold Comparables (2 of 2)

Commercial Land Tract on Corner Lot Gwinnett County



Property Address	Highway 316 & Williams Farm Road Dacula, GA 30019
Property Size	+/- 4.08 acres
Offered at	\$480,000
Price/acre	\$117,647



Property Address	842 Dacula Road Dacula, GA 30019
Property Size	1.87 acres
Closing Date	11/22/2013
Sold Price	\$169,385
Price/acre	\$90,580



Property Address	565 Dacula Road Dacula, GA 30019
Property Size	1.35 acres
Closing Date	10/21/2013
Sold Price	\$555,555
Price/acre	\$411,522



Property Address	3565 Old Peachtree Road Dacula, GA 30019
Property Size	.70 acre
Closing Date	11/20/2013
Sold Price	392,857
Price/acre	\$561,224

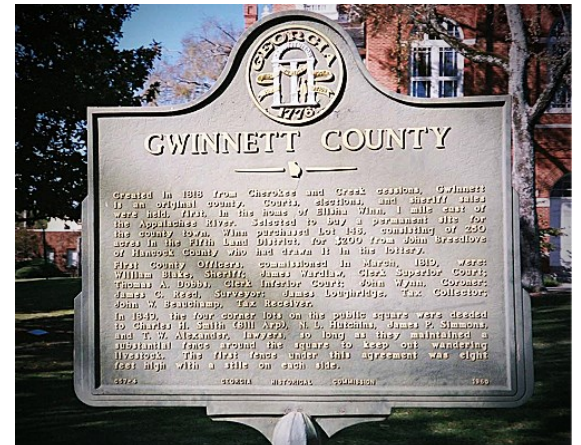
Gwinnett County

Gwinnett County was created on December 15, 1818, and named for Button Gwinnett, one of the three Georgia signers of the Declaration of Independence. The county was formed from the combination of land that was ceded to the state of Georgia by the Cherokee and Creek Indians and a portion of Jackson County. Gwinnett was the 50th county to be organized in the state. The county currently covers 437 square miles and includes approximately 280,000 acres of land. This makes Gwinnett the 50th largest county in the state in landmass.

The County constructed its major water and sewer main lines in the 1970s, which proved to be an essential step in preparing for the next decade. For three consecutive years, 1986 through 1988, Gwinnett ranked as the fastest growing county in the U.S. among counties with a population greater than 100,000. During that period, voters passed the 1986 bond issue, and the 1985 and 1988 one-percent special purpose local option sales tax programs, mechanisms which provided funds for significant capital investments. The late 1980s witnessed a dramatic increase in the County's road construction program, the development of a countywide Parks and Recreation program, construction of the Gwinnett Justice and Administration Center, renovation of the historic courthouse, construction of new public libraries, and other capital improvements.

Gwinnett has many advantages, beginning with its location and road system. The county is just 45 minutes from Hartsfield International Airport and 30 minutes from downtown Atlanta. Georgia Highway 316 has been extended to Athens, reducing travel time to the University of Georgia to 25 minutes. Gwinnett's infrastructure includes more than 2,750 miles of roadways to provide excellent mobility for our citizens.

There were 324,703 jobs in Gwinnett County in the second quarter of 2014 according to the Georgia Department of Labor, and the unemployment rate in November 2014 was 5.7 percent.





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JENNY WESSELMANN

With more than 20 years experience in proven sales and marketing transactions, Jenny Wesselmann serves Bull Realty, Inc. as a Vice President of the National Retail Group.

Jenny is fluent in both English and Korean languages and has a Bachelor of Arts degree from Columbus University. Prior to joining Bull Realty, Inc., Jenny was a flight attendant with Korean Airlines, with further professional experience including Kellogg's, Johnson & Johnson, Cosa Liebermann, and Seagate Technology.

After relocating to the United States, Jenny worked as a freelance court interpreter in the State of Georgia before earning her Georgia real estate license. Jenny's professional relationships with Korean investors is further embellished by her knowledge of Korean culture, this resulting in effective interactions and value added transactions.

Jenny's dedication to her clients combined with her work ethic and negotiating skills are the attributes that result in successful value added transactions for her clients.

- Member, NAMAR, GAR
- Member, Atlanta Commercial Board of Realtors
- Member, AGREE
- CCIM Candidate
- Board of Director, KTF (Korean Task Force) City of Duluth
- Board of Director, DBA (Duluth Business Association)
- VP and Board of Director, KACCGA (Korean- American Chamber of Commerce)

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

