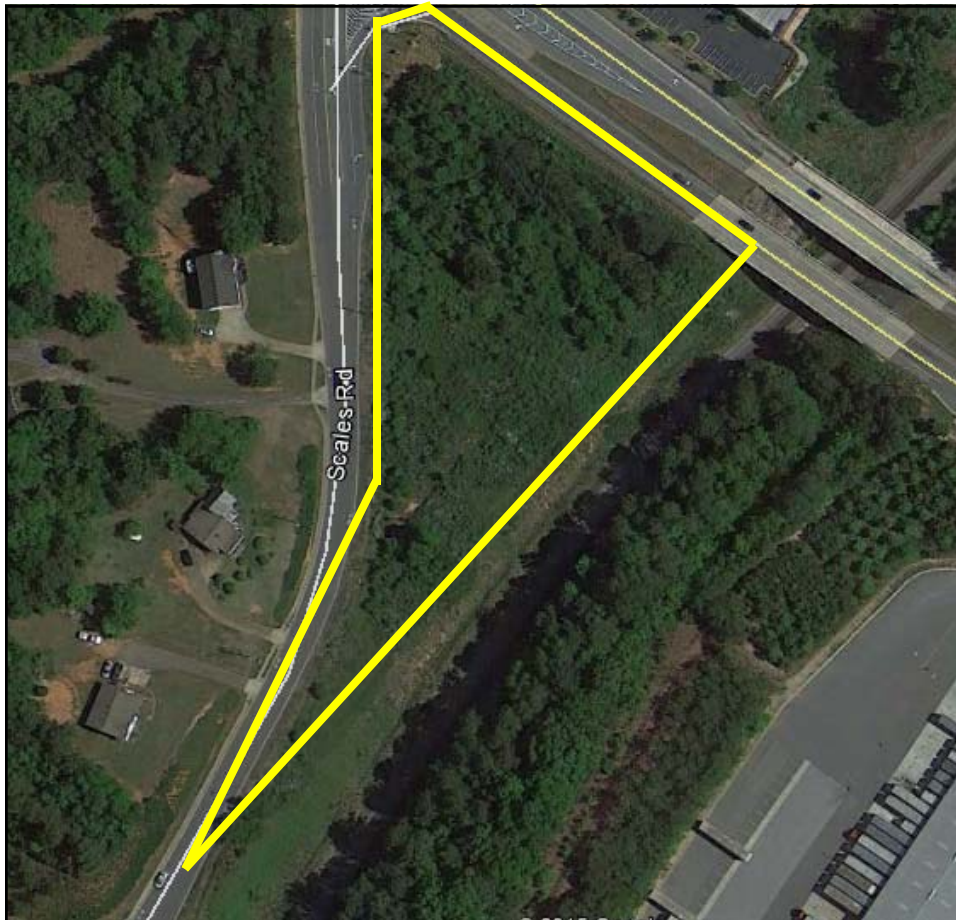




JOEL & GRANOT
COMMERCIAL REAL ESTATE

2.359 ACRES LAND INVESTMENT SUWANEE / GWINNETT COUNTY

**662 & 1011 Scales Road
Suwanee, GA 30024**



Presented By:

Dan Granot

Phone: (404) 869-2603

Email: dan@joelandgranot.com

Ben Pargman

Phone: (404) 819-7072

Email: bpargman@pargmanassoc.com

www.joelandgranot.com

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Parcels: R7209 118
R7209 002

Table of Contents

TABLE OF CONTENTS

Executive Summary	3
Property Survey	4
Aerial	5
Plat Map	6
Zoning Map	7
Suwanee Trail Map	8
Traffic Counts	9
Demographics	10

Dan Granot
Phone: (404) 869-2603
Email: dan@joelandgranot.com

Ben Pargman
Phone: (404) 819-7072
Email: bpargman@pargmanassoc.com



2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Parcels: R7209 118
R7209 002

Executive Summary

Gateway Suwanee Station is an important piece of raw land which sits at the heart and center of the the planned urban development of townhomes, office condominiums, apartment homes and various amenities of Suwanee Station. Situated at the midpoint of the community and at the gateway access off McGinnis Ferry Rd.

The site is located in the City of Suwanee in Gwinnett County, Georgia within the greater metropolitan Atlanta area. Money Magazine recognized Suwanee as one of the country's best small communities in which to live and www.kiplinger.com called it one of the best communities in which to raise children.

Located about 30 miles north of Atlanta, Suwanee has over 500 acres of parkland and miles of walking and biking trails, much of which was preserved and created by the City of Suwanee through a voter-approved open space initiative. The site is located along the Multi-Use Path within the Suwanee Trail & Bikeway System affording it prime connectivity to thousands of residents within an easy and safe walking and riding distance.

The property is zoned C-2A Special Commercial District-Alcoholic Beverage Sales which allows for a wide range of retail, commercial, hotel and bar and restaurant use. According to the Suwanee 2030 Comprehensive Plan, a mixed use of retail, office and residential is suggested in the area.



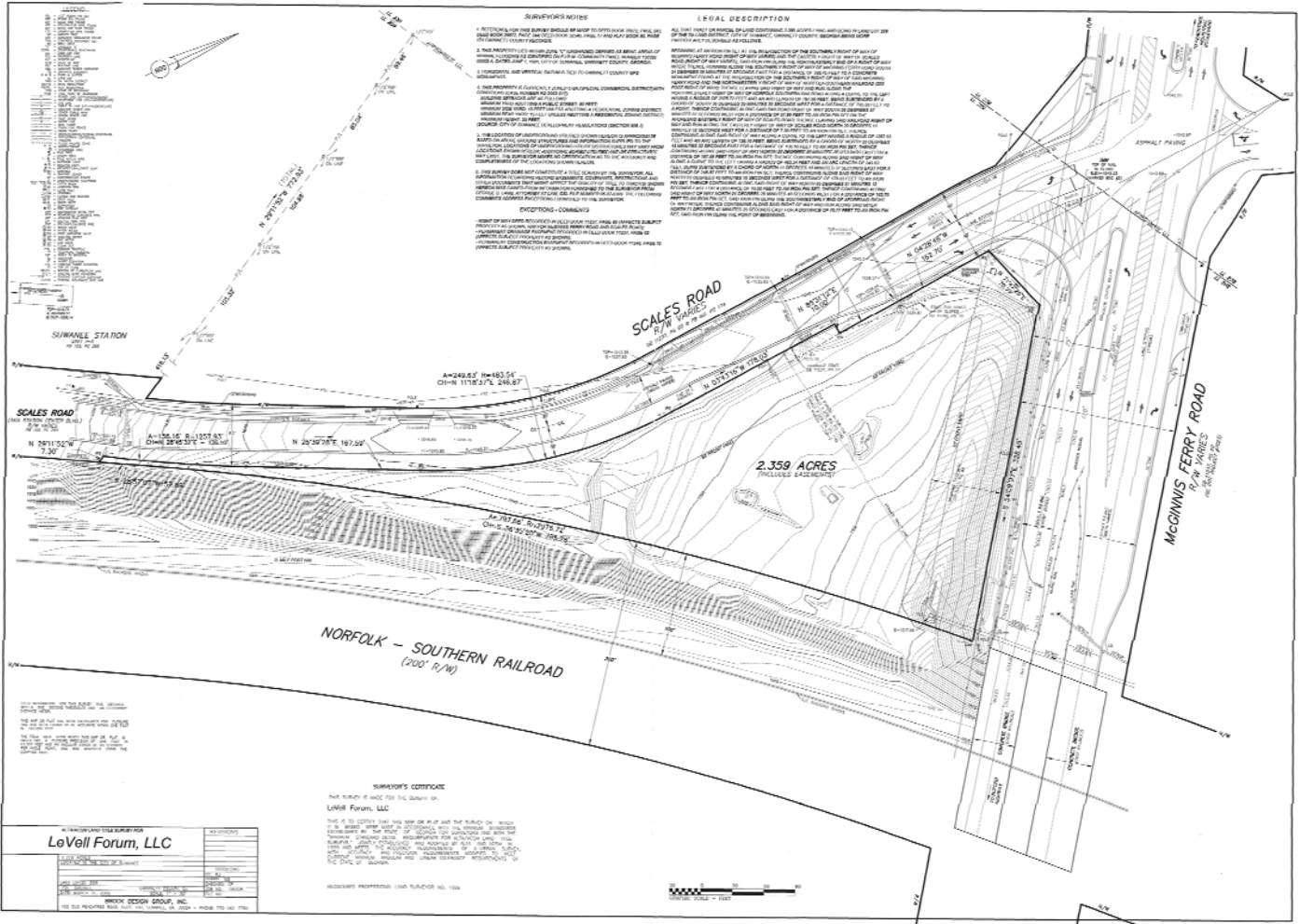
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Survey

Parcels: R7209 118
R7209 002



The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Aerial

Parcels: R7209 118
R7209 002



The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Plat Map

Parcels: R7209 118
R7209 002



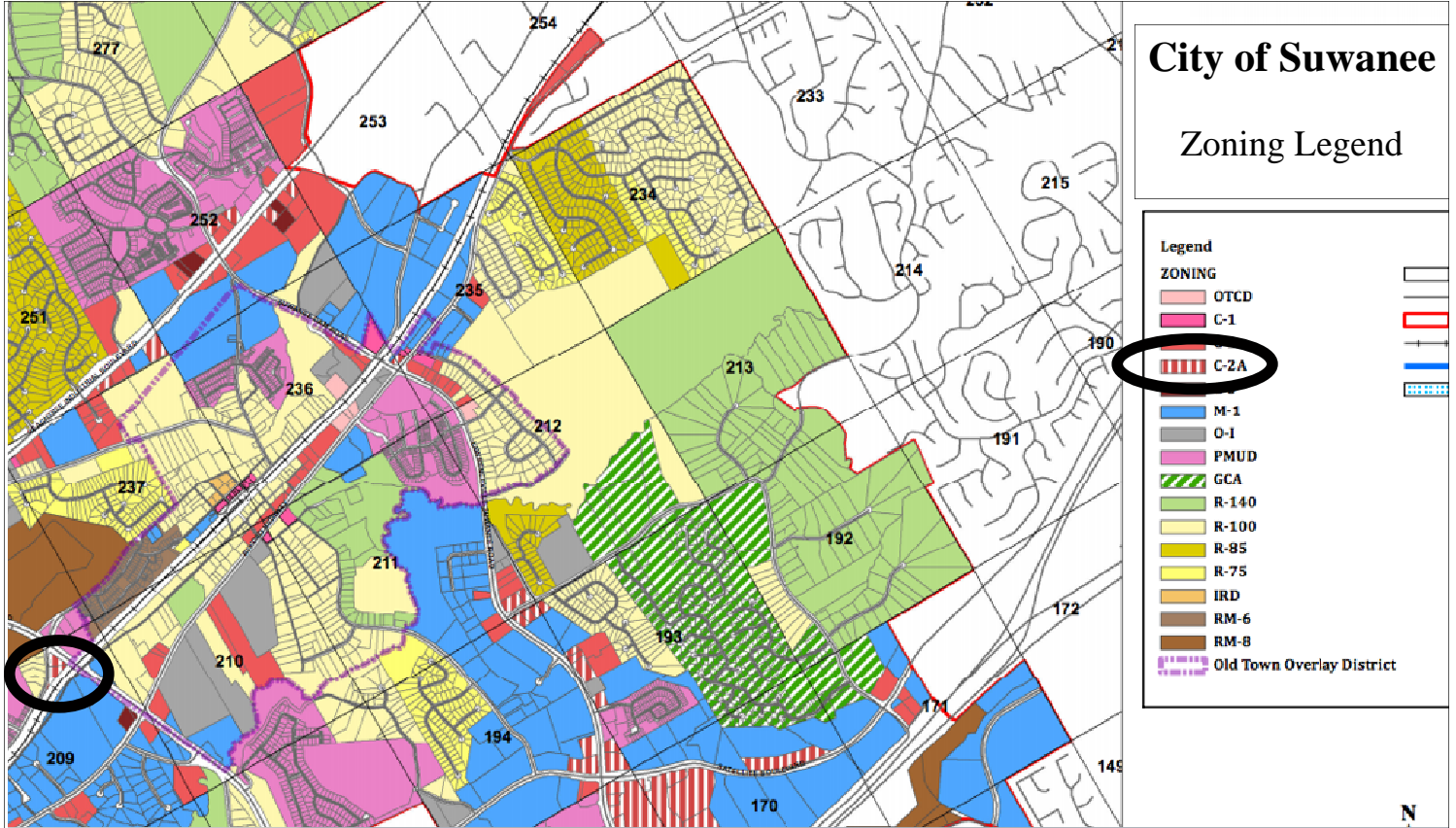
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Zoning Map

Parcels: R7209 118
R7209 002



SECTION 506.1. C-2A (Special Commercial District - Alcoholic Beverage Sales)

The C-2A Zoning District is intended primarily for those uses that sell alcohol for consumption in a location accessible to large numbers of people and that serve substantial portions of the community. This section must be read in its entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.



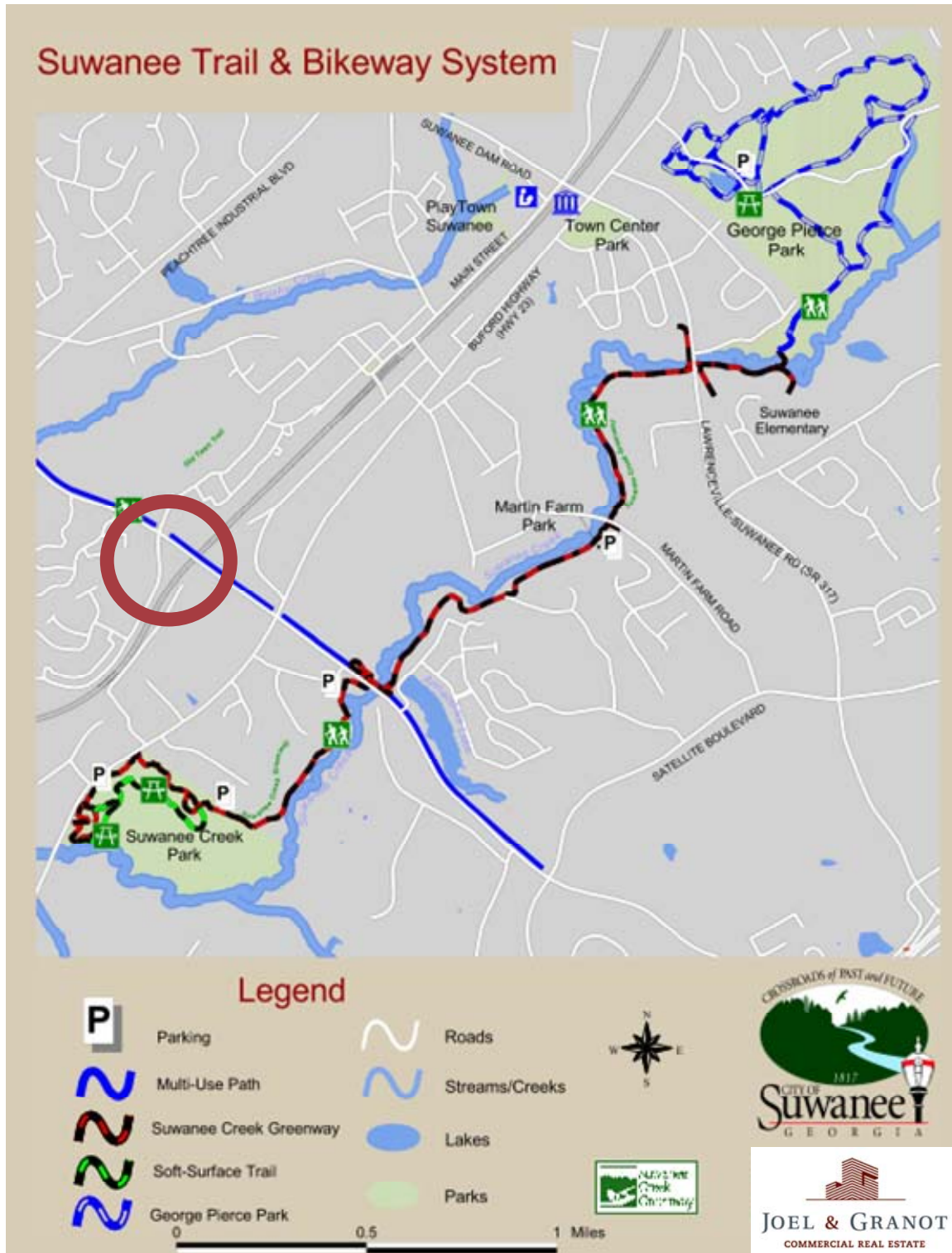
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Parcels: R7209 118
R7209 002

Suwanee Trail



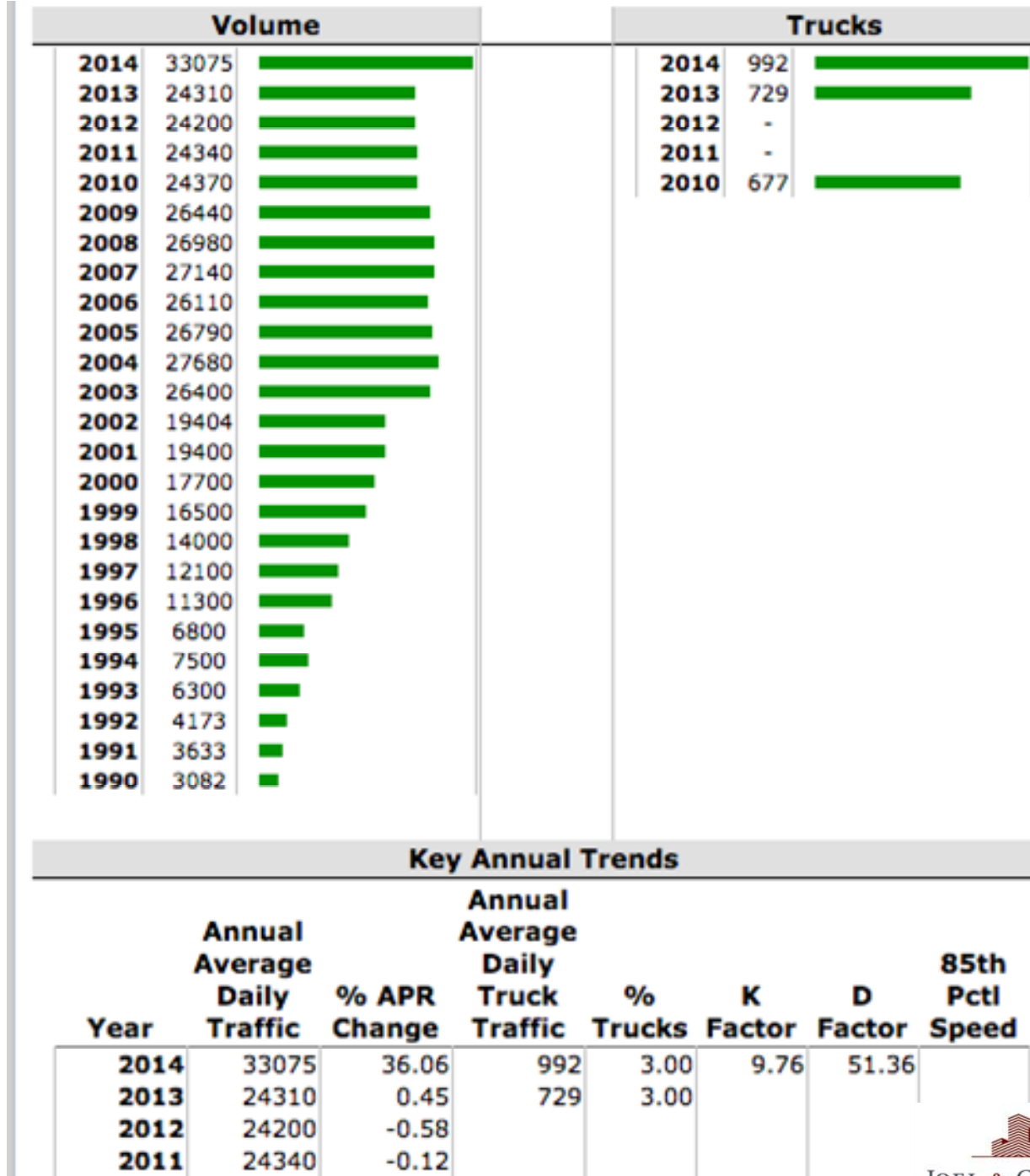
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

2.359 Acres for Sale

662 & 1011 Scales Road
Suwanee, GA 30024

Traffic Counts

Parcels: R7209 118
R7209 002



The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.