

## 8 Acres Commercial Site

Lanier Islands Parkway (SR 347)  
Buford, Georgia

- City of Buford
- Close proximity to Lake Lanier
- Zoned C-2
- Potential for retail, office or mixed-use
- All utilities available
- Entrance drive off of SR 347 w/ median break
- High growth / high traffic corridor

### Property Information

#### Location:

The subject property is situated in the southwest section of Hall County, Georgia, approximately 1 mile from the Gwinnett County line. This 8.3 acres tract is located in the high-growth corridor of Interstate 985, at exit 8, and has direct access at a median break to Lanier Islands Parkway, SR 347. This site is suitable for a development consisting of multi-tenant retail space and also several outparcels. Lanier Islands Parkway, formerly Friendship Road, is a four lane highway with a raised median which extends from I-985 to McEver Road (Peachtree Industrial Boulevard) and then extends to Lanier Islands as two lanes.

#### Zoning:

The property is zoned commercial C-2 in the City of Buford.

#### Utilities:

Water, sewer, electricity and natural gas are available on site.

#### Pricing:

**\$3,600,000**

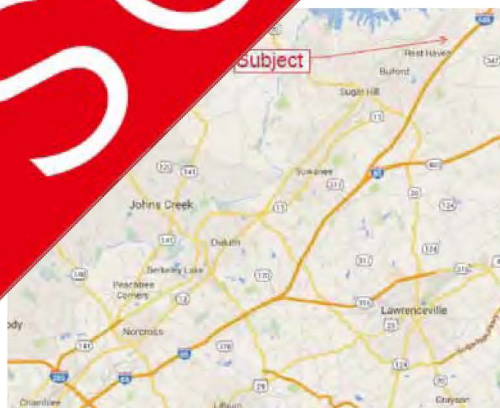
**Stephen W. Storms**

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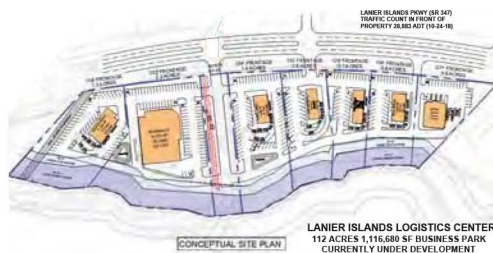
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LANIER ISLANDS PARKWAY (GA 347) RETAIL MAP



PROPOSED RETAIL DEVELOPMENT SITE PLAN



# EXECUTIVE SUMMARY

## 8.3 Acres

<b>LOCATION:</b>	The subject 8.3 acres are located within the City of Buford, in the southwest section of Hall County, and approximately 1 mile from the Gwinnett County line. This property is situated in the high growth high traffic corridor of Interstate 985 @ exit 8 with access to SR 347, Lanier Islands Parkway; a divided 4-lane highway.
<b>ZONING:</b>	The property is zoned C-2 in the City of Buford.
<b>UTILITIES:</b>	Water, sanitary sewer, electricity and natural gas are all available.
<b>TOPOGRAPHY:</b>	The property is currently being graded.
<b>'17 TRAFFIC ADT COUNTS:</b>	SR 13      15,330 (2,000 feet south of intersection with SR 347) SR 347     28,883 (count taken at median break in front of property) I-985      68,900 (intersection at Exit 8, about ½ mile)
<b>PRICING:</b>	\$3,600,000 for the 8.3 acres.

### DEMOGRAPHICS

	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
<b>POPULATION: (2018 EST.)</b>	2,127	22,557	76,409
<b>POPULATION: (2023 PROJ.)</b>	2,294	23,861	82,587
<b>INCOME 2018: (AVG. HH)</b>	\$61,003	\$94,900	\$93,325

## AREA INFORMATION

The 8 +/- acres are located on SR 347, Lanier Islands Parkway, just west of I-985 @ exit 8. This is a prime commercial site and a great development opportunity in a high growth corridor with all utilities available. The property benefits from its proximity to Gwinnett County and Lake Lanier. The 8 +/- acres previously was designed for retail buildings and outparcels (see included site plan).

This area has experienced great commercial development due to its strategic location along I-985 and SR 347. National retailers have followed the residential growth in south Hall County and built in and near neighborhood and regional centers. National industrial and office developers have taken advantage of the growth migrating from north Gwinnett County and Majestic, Rayco and ProLogis have already built major office/distribution developments along the SR 347 corridor and there are several other office/industrial parks located nearby.

Another major factor to be considered when evaluating this site is its close proximity to Lake Sidney Lanier. Lake Lanier is the recreational playground for all of North Georgia, attracting over 9 million visitors annually and having a local economic impact estimated at more than \$5 billion. Lanier Islands Resort which is located approximately 3.5 miles from the site has over 2 million visitors annually and most of those people travel in front of this property on Lanier Islands Parkway.

Understanding the rapid commercial development and the tremendous population growth that is taking place in this area, the Georgia Department of Transportation (GDOT) has completed the widening of SR 347 from SR 211, near I-85 to Lake Lanier Islands. In front of the property, Lanier Islands Parkway is now a four-lane divided highway with a raised median. Since its completion, SR 347 has become a major east-west connector between I-85, I-985 and Lake Lanier Islands.

The Georgia Department of Transportation has constructed Lanier Islands Parkway with a full-turn median break directly in front of the property and GDOT indicated that this location will qualify for a traffic signal when traffic conditions warrant it, greatly adding to the value of this site for any type of development.

Major commercial developments in the hospitality/food service industries that have taken place in the area include Comfort Inn and Suites, Cracker Barrel, McDonald's, Wendy's, Burger King, Zaxby's, Starbucks and other restaurants.

Many regional and national companies have located in this market including Publix, BB&T SunTrust, Advance Auto, O'Reilly Auto Parts, Sherwin Williams, Dollar General, West Marine and QuikTrip. There are many other retailers, fast food and sit down restaurants that are not yet in this area and Publix is the only grocery store.

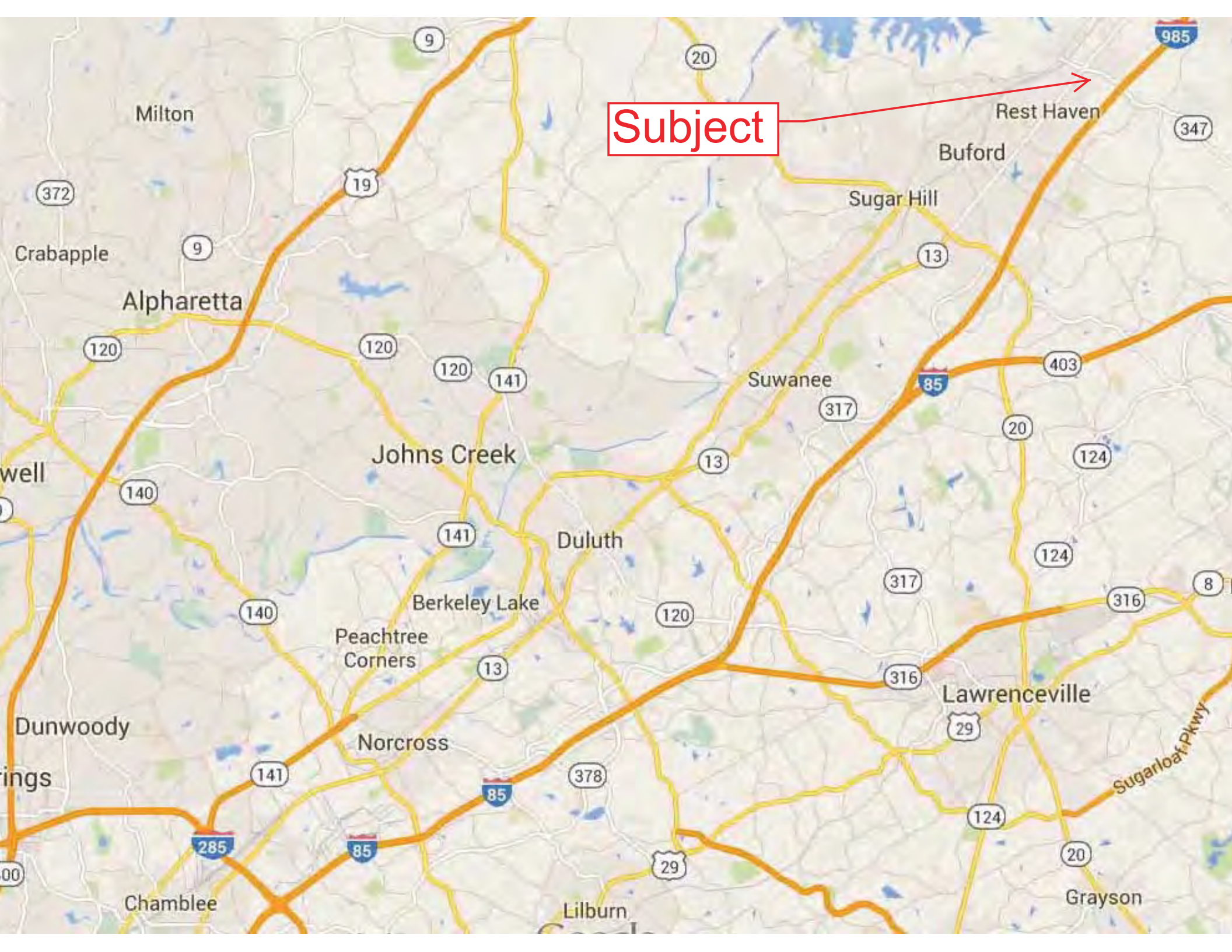
Northeast Georgia Health Systems recently opened the first new "net" hospital to be built in Georgia in over 20 years, located about 7 miles east on SR 347. In this market they have also opened an urgent care clinic and a rehabilitation center. Several other doctor's offices and clinics have opened in the area; however, with the rapidly growing population, there could be development opportunities for other medical office buildings.

There is also a growing professional services base in the area and there are few professional offices in this market. Additionally, corporate offices or a corporate headquarters would be well suited for the site as evidenced by the Theragenics Corporation which has its corporate headquarters almost directly next door to the site. Any medical, office or retail type of developments would benefit from the many advantages afforded by this site in this very rapidly growing market.

The recent developments in this area further highlight the great value of this site. Lake Lanier Islands Management Company announced they reached agreement with Margaritaville which has plans to spend \$250 million to transform the 1,500 acre resort into a full-blown theme park. The developers stated that they believe Margaritaville will become the leading entertainment destination in the Southeast.

Directly behind the 8 +/- acres, Lanier Islands Logistic Center is currently under construction. The main entrance for the 1,116,680 sq ft business park will be off of Lanier Islands Parkway and will cross the 8 +/- acres where the 500 employees from the business park can easily access any retail or restaurants built there.

Well situated within this high growth market, this 8 +/- acre site represents a great opportunity for retail, office or mixed-use development. With all of the recently announced projects, the many existing commercial and residential developments in this market, the close proximity to Lake Lanier and the easy access to the great transportation system, the extraordinary value of this property is clearly evident.



Subject

Rest Haven

Buford

Sugar Hill

Suwanee

Johns Creek

Duluth

Berkeley Lake

Peachtree  
Corners

Norcross

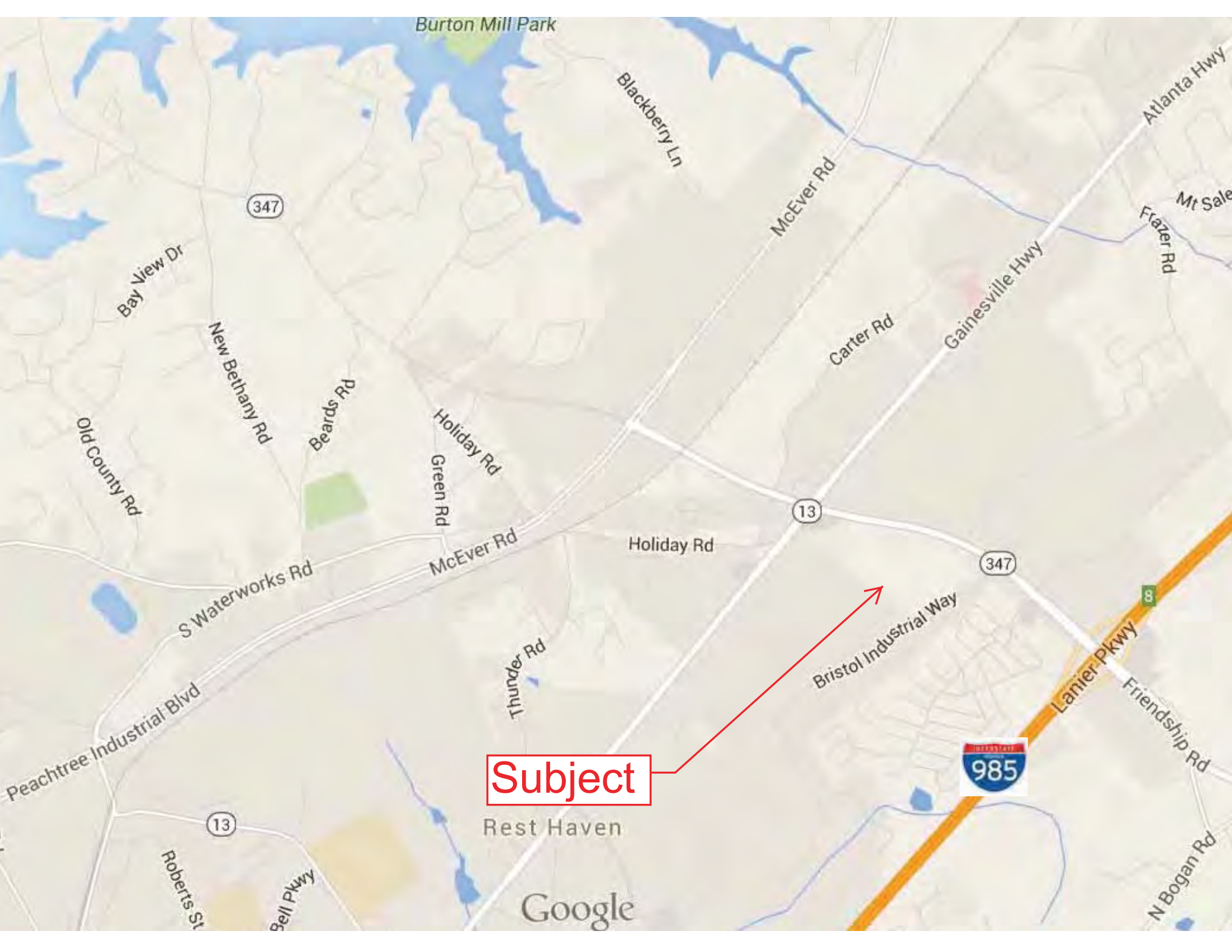
Lawrenceville

Chamblee

Lilburn

Grayson

Sugarloaf Pkwy



Burton Mill Park

Blackberry Ln

347

Bay View Dr

New Bethany Rd

Beards Rd

Holiday Rd

Green Rd

McEver Rd

Carter Rd

Gainesville Hwy

Atlanta Hwy

Mt Sale

Flazer Rd

Old County Rd

13

Holiday Rd

347

S Waterworks Rd

McEver Rd

Thunder Rd

Bristol Industrial Way

8

Lanier Pkwy

Friendship Rd

Subject

985

Rest Haven

Google

13

Roberts St

Bell Pkwy

N Bogan Rd

Lake Lanier

Lanier Islands  
Resort

Flowery  
Branch

Woodbridge

Chestnut  
Mountain

Road Atlanta

**SUBJECT**

New Hospital

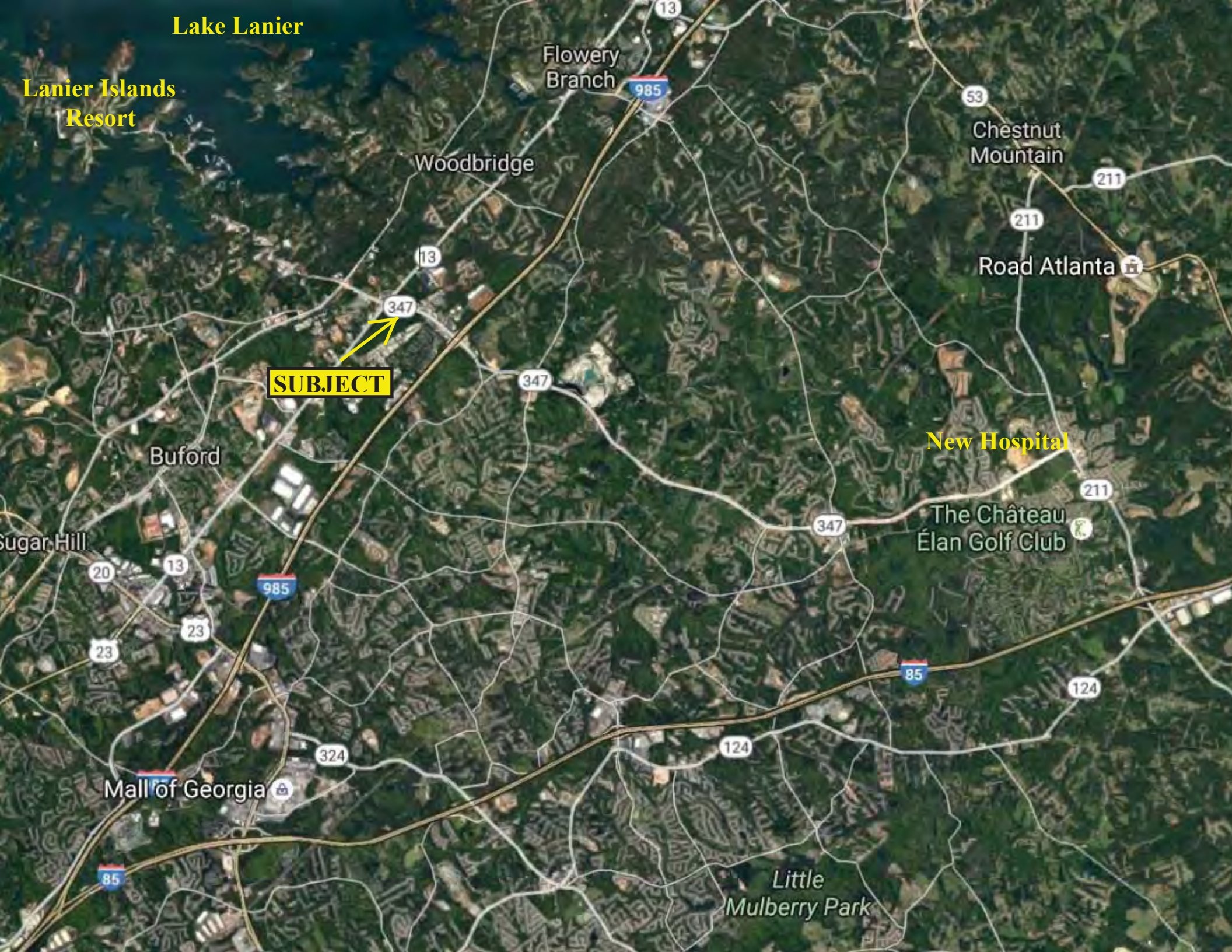
The Château  
Élan Golf Club

Buford

Sugar Hill

Mall of Georgia

Little  
Mulberry Park





Lanier Islands Resort and Holiday Marina

Burton Mill Park

Lake Forest

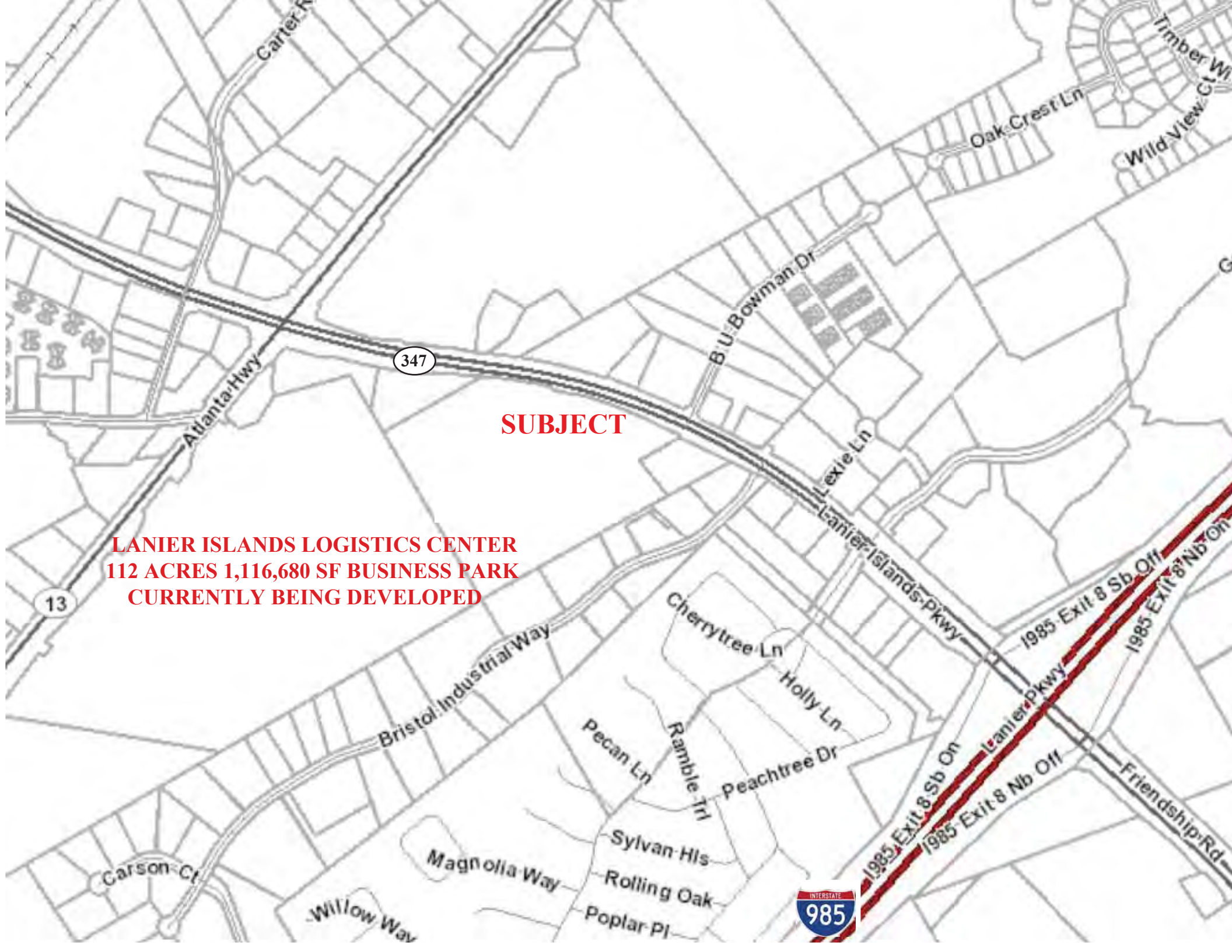
S Waterworks Rd

McEver Rd

SUBJECT







347

**SUBJECT**

**LANIER ISLANDS LOGISTICS CENTER  
112 ACRES 1,116,680 SF BUSINESS PARK  
CURRENTLY BEING DEVELOPED**

13



An aerial photograph showing a large, irregularly shaped area of land outlined in white. The area is currently covered in dense green trees and vegetation. To the north and east of this area are several large, modern industrial or commercial buildings with flat roofs. A road, labeled 'Lanier Islands Pkwy', runs along the northern boundary of the outlined area. To the east, another road is labeled 'B U Bowman Dr'. At the bottom of the image, another road is labeled 'Bristol Industrial Way', and a street further down is labeled 'Cherrywood'. The overall scene depicts a developing industrial or business park area.

**8 +/- ACRES  
AVAILABLE**

**LANIER ISLANDS LOGISTICS CENTER  
112 ACRES 1,116,680 SF BUSINESS PARK  
CURRENTLY BEING DEVELOPED**

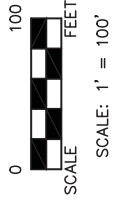
A topographic map showing contour lines and a red boundary. The map features a stream or river flowing through the center. The red boundary encloses a specific area. Text overlays provide information about the area's size and current status. A north arrow is visible in the top right corner.

**8 +/- ACRES  
AVAILABLE**

**LANIER ISLANDS LOGISTICS CENTER  
CURRENTLY UNDER DEVELOPMENT**

# LANEIR ISLANDS PARKWAY (GA 347) RETAIL MAP





# 8.307 ACRES RETAIL DEVELOPMENT SITE

LANIER ISLANDS PARKWAY (S.R. 347)  
EX. R/W 130 & VARIES

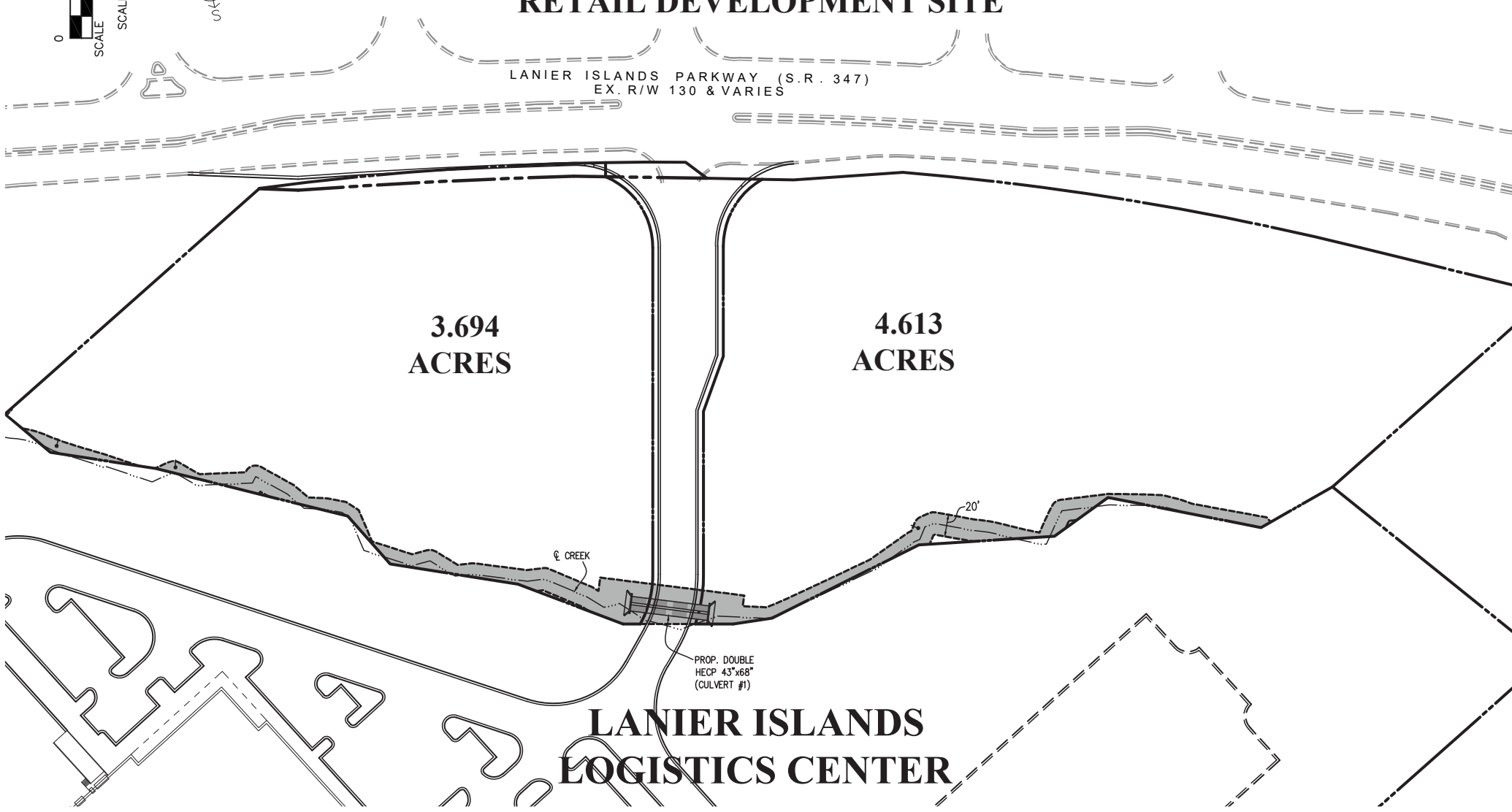
3.694  
ACRES

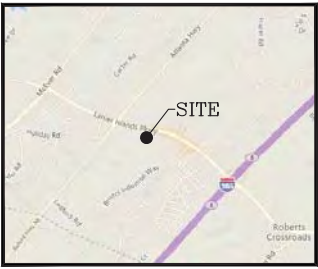
4.613  
ACRES

☉ CREEK

PROP. DOUBLE  
HECP 43"x68"  
(CULVERT #1)

## LANIER ISLANDS LOGISTICS CENTER



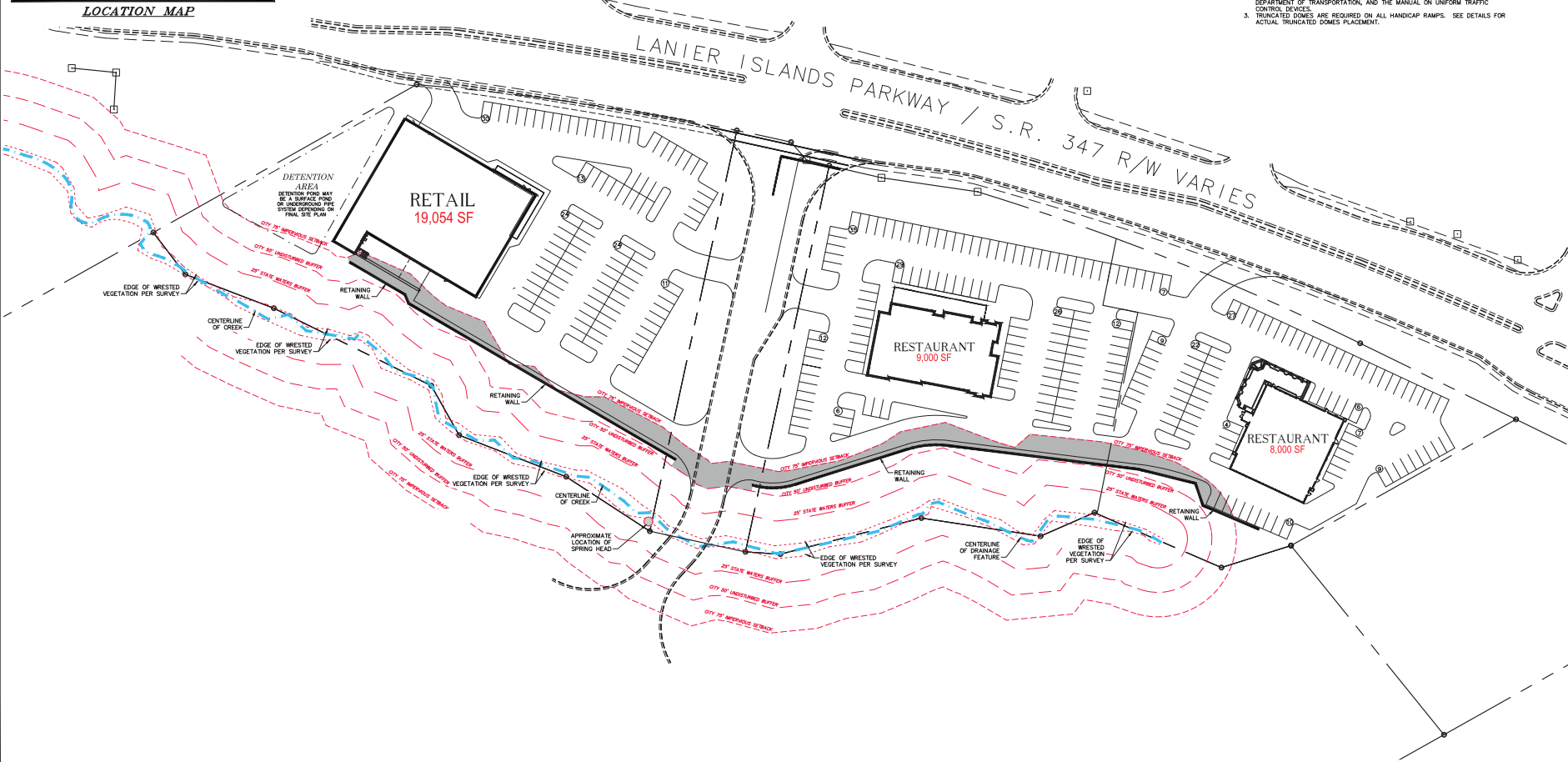


SITE PARKING DATA						
REPRESENTATIVE TENANT	BLDG. AREA (S.F.)	SITE AREA (ACRES)	"USABLE" AREA (ACRES)	AREA LOST TO BUFFERS	PARKING RATIO REQUIRED	PARKING SPACES PROVIDED
RETAIL/GROCERY	19,054	3.45	2.69	0.76	5 PER 1,000 S.F.	96
RESTAURANT	9,000	2.68	2.12	0.56	1 PER 75 S.F.	120
RESTAURANT	8,000	1.77	1.63	0.14	1 PER 75 S.F.	106
ACCESS DRIVEWAY TO INDUSTRIAL SITE		0.95				
TOTAL	36,054	8.85	6.44	1.46		322

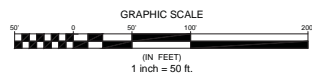
NOTE: "USABLE" AREA INCLUDES ONLY THE DEVELOPABLE AREA THAT IS OUTSIDE OF THE GEORGIA EPD 25' STREAM BUFFER AND THE CITY 50' UNDISTURBED BUFFER

LEGEND	
EXISTING FEATURES	---
EXISTING BUILDING	_____
PROPOSED FEATURES	_____
PROPOSED BUILDING	_____
PROPERTY LINES	-----
BUILDING CANOPY / OVERHANG	_____
HEAVY DUTY ASPHALT PAVING	[Pattern]
REINFORCED CONC. PAVING/SIDEWALK	[Pattern]

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
  - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE DEPARTMENT OF TRANSPORTATION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - TRUNCATED DOME ARE REQUIRED ON ALL HANDICAP RAMPS. SEE DETAILS FOR ACTUAL TRUNCATED DOME PLACEMENT.



**RETAIL OUTPARCEL SITE PLAN  
WITH REPRESENTATIVE TENANTS**

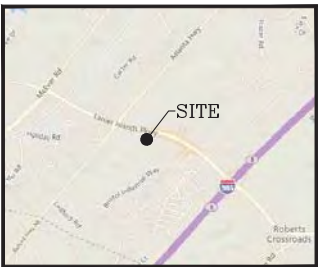


**HGA**  
Hansen Group & Associates  
Civil & Environmental Engineers  
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ATLANTA, GEORGIA 30328  
PHONE: (404) 444-1900  
FAX: (404) 444-7400

LANIER ISLANDS PARKWAY  
CITY OF FULTON, FULTON COUNTY, GEORGIA  
LANIER ISLAND PARKWAY (SR 347 & FORTNIGHT RD.)

NO.	BY	DATE	DESCRIPTION

DRAWN BY RAM	CHECKED BY BCL
DATE 1/22/19	
SHEET TITLE ALTERNATE SITE PLAN	
SHEET NUMBER <b>SITE 1.0</b>	

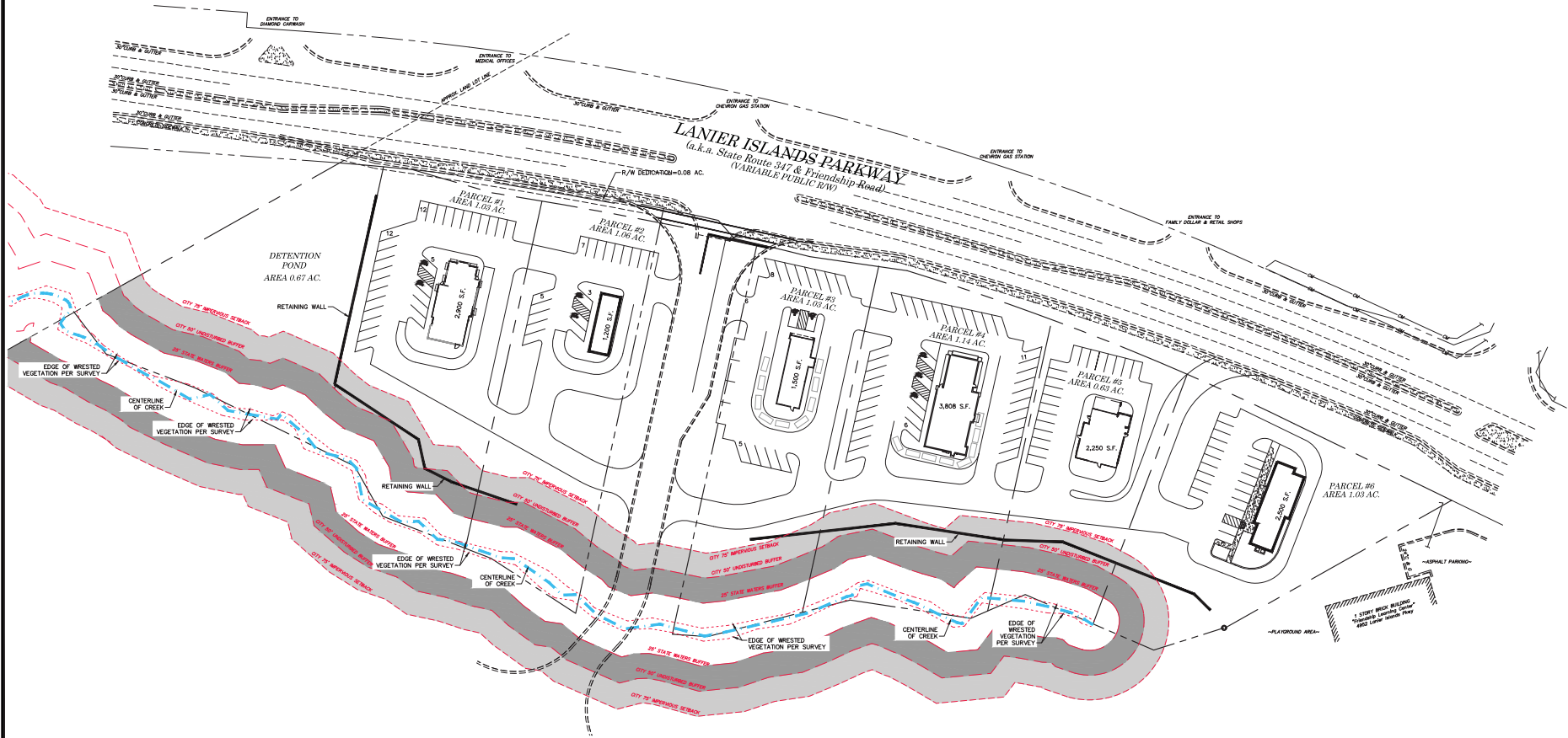


LOCATION MAP

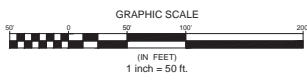
LEGEND	
EXISTING FEATURES	---
EXISTING BUILDING	-----
PROPOSED FEATURES	- - - - -
PROPOSED BUILDING	-----
PROPERTY LINES	---
BUILDING CANOPY/ OVERHANG	▨
HEAVY DUTY ASPHALT PAVING	▤
REINFORCED CONC. PAVING/SIDEWALK	▥

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPEARANCES (STAIRS, DOORS, DOGS, ETC.)

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
  2. ALL PAVEMENT MARKINGS, STRIPING AND SIGNS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE DEPARTMENT OF TRANSPORTATION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  3. TRUNCATED DORIES ARE REQUIRED ON ALL HANDICAP RAMPS. SEE DETAILS FOR ACTUAL TRUNCATED DORIES PLACEMENT.



### SITE PLAN



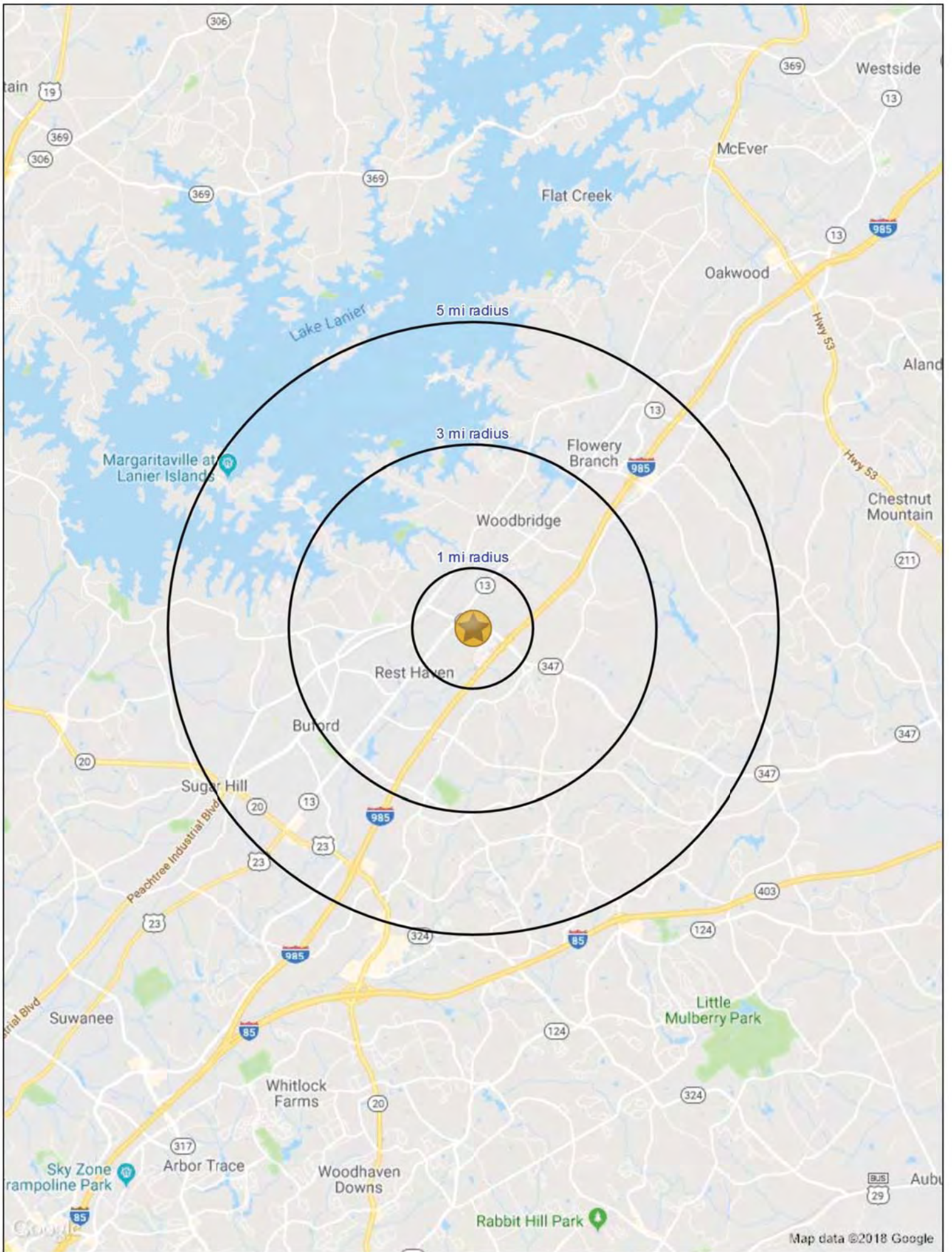
**HGA**  
**Hansen Grimes & Associates**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 1400 BENTLEY BLVD., SUITE 200  
 HOUSTON, TEXAS 77057  
 PHONE: (713) 465-1000  
 FAX: (713) 465-1000

**LANIER ISLANDS PARKWAY**  
 CITY OF BURBANK, BULL COUNTY, GEORGIA  
 LANIER ISLAND PARKWAY (SR 347 & FRIENDSHIP RD.)

DESCRIPTION	
NO.	DATE

DRAWN BY KAM	CHECKED BY RCL
DATE	11/5/18
SHEET TITLE	ALTERNATE SITE PLAN
SHEET NUMBER	<b>SITE 2.0</b>

HGA - GCP No. 208-002





# EXECUTIVE SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1436/-83.9597

4996 Lanier Islands Pkwy Buford, GA 30518		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2018)	2,127	22,557	76,409	
Projected Population (2023)	2,294	24,527	82,587	
Census Population (2010)	1,669	19,255	64,551	
Census Population (2000)	1,613	13,991	39,111	
Projected Annual Growth (2018-2023)	167 1.6%	1,970 1.7%	6,178 1.6%	
Historical Annual Growth (2010-2018)	458 3.4%	3,302 2.1%	11,858 2.3%	
Historical Annual Growth (2000-2010)	56 0.3%	5,264 3.8%	25,440 6.5%	
Estimated Population Density (2018)	677 <i>psm</i>	798 <i>psm</i>	973 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	
<b>Households</b>				
Estimated Households (2018)	843	7,683	25,603	
Projected Households (2023)	880	8,162	27,103	
Census Households (2010)	667	6,709	22,080	
Census Households (2000)	624	5,086	13,861	
Projected Annual Growth (2018-2023)	37 0.9%	480 1.2%	1,500 1.2%	
Historical Annual Change (2000-2018)	218 1.9%	2,597 2.8%	11,742 4.7%	
<b>Average Household Income</b>				
Estimated Average Household Income (2018)	\$61,003	\$94,900	\$93,325	
Projected Average Household Income (2023)	\$69,173	\$108,065	\$107,004	
Census Average Household Income (2010)	\$47,166	\$70,794	\$71,470	
Census Average Household Income (2000)	\$51,495	\$63,782	\$62,418	
Projected Annual Change (2018-2023)	\$8,170 2.7%	\$13,166 2.8%	\$13,679 2.9%	
Historical Annual Change (2000-2018)	\$9,508 1.0%	\$31,117 2.7%	\$30,908 2.8%	
<b>Median Household Income</b>				
Estimated Median Household Income (2018)	\$44,060	\$75,698	\$74,682	
Projected Median Household Income (2023)	\$50,035	\$86,803	\$85,446	
Census Median Household Income (2010)	\$39,999	\$60,940	\$60,112	
Census Median Household Income (2000)	\$44,091	\$53,915	\$53,569	
Projected Annual Change (2018-2023)	\$5,975 2.7%	\$11,105 2.9%	\$10,764 2.9%	
Historical Annual Change (2000-2018)	-\$31 -	\$21,783 2.2%	\$21,113 2.2%	
<b>Per Capita Income</b>				
Estimated Per Capita Income (2018)	\$24,168	\$32,331	\$31,420	
Projected Per Capita Income (2023)	\$26,520	\$35,973	\$35,254	
Census Per Capita Income (2010)	\$18,845	\$24,668	\$24,447	
Census Per Capita Income (2000)	\$19,932	\$23,022	\$22,120	
Projected Annual Change (2018-2023)	\$2,352 1.9%	\$3,641 2.3%	\$3,834 2.4%	
Historical Annual Change (2000-2018)	\$4,236 1.2%	\$9,309 2.2%	\$9,300 2.3%	
Estimated Average Household Net Worth (2018)	\$375,502	\$666,550	\$651,772	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. EE

# EXECUTIVE SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1436/-83.9597

4996 Lanier Islands Pkwy Buford, GA 30518	1 mi radius		3 mi radius		5 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2018)	2,127		22,557		76,409	
White (2018)	1,867	87.8%	16,933	75.1%	54,907	71.9%
Black or African American (2018)	97	4.6%	2,690	11.9%	9,883	12.9%
American Indian or Alaska Native (2018)	1	-	55	0.2%	244	0.3%
Asian (2018)	30	1.4%	954	4.2%	4,640	6.1%
Hawaiian or Pacific Islander (2018)	-	-	10	-	30	-
Other Race (2018)	99	4.6%	1,413	6.3%	4,861	6.4%
Two or More Races (2018)	33	1.6%	501	2.2%	1,844	2.4%
Population < 18 (2018)	486	22.8%	5,548	24.6%	19,484	25.5%
White Not Hispanic	334	68.8%	3,266	58.9%	10,820	55.5%
Black or African American	32	6.7%	741	13.4%	2,809	14.4%
Asian	4	0.9%	217	3.9%	1,165	6.0%
Other Race Not Hispanic	11	2.3%	212	3.8%	791	4.1%
Hispanic	104	21.4%	1,112	20.0%	3,898	20.0%
Not Hispanic or Latino Population (2018)	1,806	84.9%	19,463	86.3%	65,016	85.1%
Not Hispanic White	1,643	91.0%	15,462	79.4%	49,362	75.9%
Not Hispanic Black or African American	97	5.4%	2,615	13.4%	9,497	14.6%
Not Hispanic American Indian or Alaska Native	1	-	28	0.1%	127	0.2%
Not Hispanic Asian	30	1.7%	945	4.9%	4,559	7.0%
Not Hispanic Hawaiian or Pacific Islander	-	-	4	-	21	-
Not Hispanic Other Race	20	1.1%	86	0.4%	222	0.3%
Not Hispanic Two or More Races	15	0.8%	322	1.7%	1,228	1.9%
Hispanic or Latino Population (2018)	321	15.1%	3,094	13.7%	11,394	14.9%
Hispanic White	224	69.7%	1,471	47.6%	5,546	48.7%
Hispanic Black or African American	-	-	75	2.4%	386	3.4%
Hispanic American Indian or Alaska Native	-	-	28	0.9%	117	1.0%
Hispanic Asian	-	-	9	0.3%	81	0.7%
Hispanic Hawaiian or Pacific Islander	-	-	6	0.2%	9	0.1%
Hispanic Other Race	79	24.7%	1,327	42.9%	4,639	40.7%
Hispanic Two or More Races	18	5.6%	179	5.8%	616	5.4%
Not Hispanic or Latino Population (2010)	1,353	81.1%	16,665	86.5%	55,489	86.0%
Hispanic or Latino Population (2010)	316	18.9%	2,590	13.5%	9,062	14.0%
Not Hispanic or Latino Population (2000)	1,546	95.8%	12,978	92.8%	36,007	92.1%
Hispanic or Latino Population (2000)	68	4.2%	1,013	7.2%	3,104	7.9%
Not Hispanic or Latino Population (2023)	1,918	83.6%	20,844	85.0%	69,247	83.8%
Hispanic or Latino Population (2023)	376	16.4%	3,683	15.0%	13,340	16.2%
Projected Annual Growth (2018-2023)	56	3.5%	589	3.8%	1,947	3.4%
Historical Annual Growth (2000-2010)	248	36.6%	1,577	15.6%	5,958	19.2%

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# EXECUTIVE SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1436/-83.9597

4996 Lanier Islands Pkwy		1 mi radius		3 mi radius		5 mi radius	
Buford, GA 30518							
<b>Housing</b>							
Total Housing Units (2018)		871		8,066		26,698	
Total Housing Units (2010)		758		7,420		24,357	
Historical Annual Growth (2010-2018)		113 1.9%		647 1.1%		2,342 1.2%	
Housing Units Occupied (2018)		843 96.7%		7,683 95.2%		25,603 95.9%	
Housing Units Owner-Occupied		690 81.8%		6,434 83.7%		19,992 78.1%	
Housing Units Renter-Occupied		153 18.2%		1,249 16.3%		5,611 21.9%	
Housing Units Vacant (2018)		29 3.4%		384 5.0%		1,095 4.3%	
<b>Household Size (2018)</b>							
Total Households		843		7,683		25,603	
1 Person Households		229 27.2%		1,338 17.4%		4,584 17.9%	
2 Person Households		277 32.9%		2,376 30.9%		7,425 29.0%	
3 Person Households		129 15.3%		1,338 17.4%		4,705 18.4%	
4 Person Households		107 12.7%		1,472 19.2%		5,047 19.7%	
5 Person Households		68 8.1%		705 9.2%		2,349 9.2%	
6 Person Households		19 2.2%		282 3.7%		936 3.7%	
7 or More Person Households		13 1.6%		172 2.2%		557 2.2%	
<b>Household Income Distribution (2018)</b>							
HH Income \$200,000 or More		39 4.6%		701 9.1%		2,087 8.2%	
HH Income \$150,000 to \$199,999		25 2.9%		579 7.5%		1,993 7.8%	
HH Income \$125,000 to \$149,999		29 3.4%		555 7.2%		1,713 6.7%	
HH Income \$100,000 to \$124,999		57 6.7%		703 9.2%		2,541 9.9%	
HH Income \$75,000 to \$99,999		53 6.3%		1,067 13.9%		3,951 15.4%	
HH Income \$50,000 to \$74,999		113 13.4%		1,339 17.4%		4,485 17.5%	
HH Income \$35,000 to \$49,999		178 21.2%		998 13.0%		3,514 13.7%	
HH Income \$25,000 to \$34,999		144 17.1%		699 9.1%		2,133 8.3%	
HH Income \$15,000 to \$24,999		99 11.7%		497 6.5%		1,630 6.4%	
HH Income \$10,000 to \$14,999		55 6.5%		219 2.8%		520 2.0%	
HH Income Under \$10,000		52 6.1%		326 4.2%		1,034 4.0%	
<b>Household Vehicles (2018)</b>							
Households 0 Vehicles Available		10 1.2%		188 2.5%		773 3.0%	
Households 1 Vehicle Available		222 26.4%		1,430 18.6%		5,168 20.2%	
Households 2 Vehicles Available		393 46.6%		3,665 47.7%		11,550 45.1%	
Households 3 or More Vehicles Available		217 25.8%		2,400 31.2%		8,113 31.7%	
Total Vehicles Available		1,730		16,964		55,654	
Average Vehicles per Household		2.1		2.2		2.2	
Owner-Occupied Household Vehicles		1,495 86.4%		14,825 87.4%		46,419 83.4%	
Average Vehicles per Owner-Occupied Household		2.2		2.3		2.3	
Renter-Occupied Household Vehicles		235 13.6%		2,139 12.6%		9,235 16.6%	
Average Vehicles per Renter-Occupied Household		1.5		1.7		1.6	
<b>Travel Time (2015)</b>							
Worker Base Age 16 years or Over		964		11,080		37,635	
Travel to Work in 14 Minutes or Less		297 30.8%		2,008 18.1%		6,411 17.0%	
Travel to Work in 15 to 29 Minutes		419 43.5%		4,240 38.3%		12,679 33.7%	
Travel to Work in 30 to 59 Minutes		204 21.1%		3,107 28.0%		10,992 29.2%	
Travel to Work in 60 Minutes or More		111 11.5%		1,235 11.1%		5,116 13.6%	
Work at Home		17 1.8%		566 5.1%		2,073 5.5%	
Average Minutes Travel to Work		21.2		24.7		26.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXECUTIVE SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1436/-83.9597

4996 Lanier Islands Pkwy Buford, GA 30518	1 mi radius		3 mi radius		5 mi radius	
<b>Total Age Distribution (2018)</b>						
Total Population	2,127		22,557		76,409	
Age Under 5 Years	139	6.5%	1,336	5.9%	4,891	6.4%
Age 5 to 9 Years	130	6.1%	1,543	6.8%	5,326	7.0%
Age 10 to 14 Years	141	6.6%	1,695	7.5%	5,851	7.7%
Age 15 to 19 Years	113	5.3%	1,506	6.7%	5,235	6.9%
Age 20 to 24 Years	132	6.2%	1,193	5.3%	4,347	5.7%
Age 25 to 29 Years	128	6.0%	1,224	5.4%	4,699	6.1%
Age 30 to 34 Years	119	5.6%	1,232	5.5%	4,809	6.3%
Age 35 to 39 Years	117	5.5%	1,429	6.3%	5,359	7.0%
Age 40 to 44 Years	125	5.9%	1,566	6.9%	5,531	7.2%
Age 45 to 49 Years	147	6.9%	1,711	7.6%	5,811	7.6%
Age 50 to 54 Years	165	7.7%	1,677	7.4%	5,320	7.0%
Age 55 to 59 Years	145	6.8%	1,558	6.9%	4,819	6.3%
Age 60 to 64 Years	120	5.6%	1,365	6.1%	4,180	5.5%
Age 65 to 69 Years	117	5.5%	1,254	5.6%	3,662	4.8%
Age 70 to 74 Years	124	5.8%	958	4.2%	2,774	3.6%
Age 75 to 79 Years	81	3.8%	631	2.8%	1,772	2.3%
Age 80 to 84 Years	52	2.5%	371	1.6%	1,043	1.4%
Age 85 Years or Over	32	1.5%	308	1.4%	981	1.3%
Median Age	40.8		39.4		37.1	
Age 19 Years or Less	523	24.6%	6,079	26.9%	21,303	27.9%
Age 20 to 64 Years	1,198	56.3%	12,957	57.4%	44,874	58.7%
Age 65 Years or Over	407	19.1%	3,521	15.6%	10,232	13.4%

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8.3 ACRES

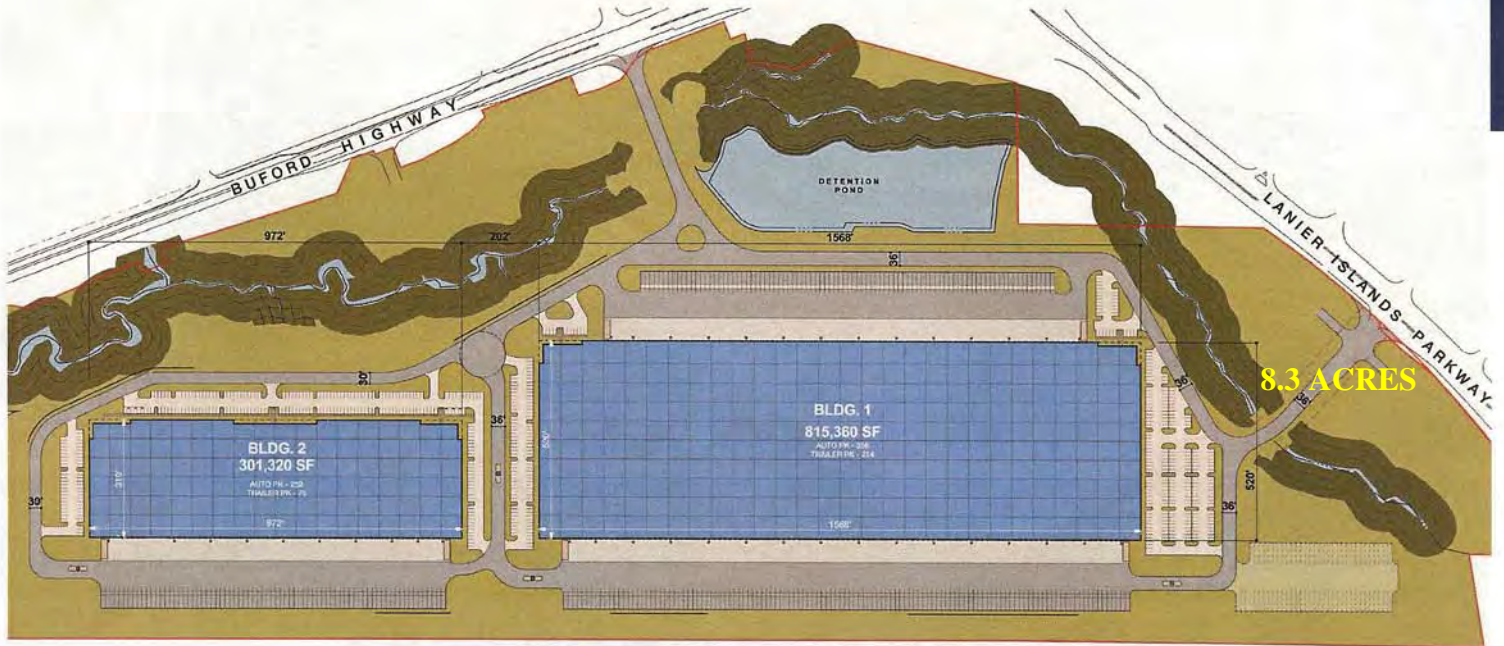
Lanier Islands Pkwy

Atlanta Hwy

985

# LANIER ISLANDS LOGISTICS CENTER

Lanier Islands Pkwy & Atlanta Hwy, Buford, GA 30518



Lanier Islands Logistics Center is a 112-acre master-planned park with sites available for lease that can accommodate buildings from 100,000 square feet up to 815,360 square feet. Each site is highly visible due to its location on Lanier Islands Parkway and Atlanta Highway. Lanier Islands Logistics Center provides an excellent proximity to a growing labor force, as well as access to both local and regional distribution.

IDI Logistics is one of the world's leading investors and developers of innovative logistics real estate. Our unmatched expertise and focus on customer service have resulted in world-class developments across North America.

To view a video rendering of this park, please go to:

<https://vimeo.com/294412192>.



up to

**1,116,680** square feet

PROPOSED BUILDINGS: 1,116,680 SF

SITE SIZE: 112 acres

LOCATED APPROXIMATELY 1/2 A MILE FROM I-985

TWO BUILDING, MASTER-PLANNED AND COVENANT-CONTROLLED BUSINESS PARK

CLOSE PROXIMITY TO FEDEX FREIGHT FACILITY

**100,000 SF - 815,360 SF Available**

- BUILDING 1:**
- 815,360 SF
  - 520' building depth
  - Cross-dock
  - 214 trailer spaces
  - 356 auto spaces
  - Dock High Doors: 164
  - Drive-In Doors: 4

- BUILDING 2:**
- 301,320 SF
  - 310' building depth
  - Rear-Load
  - 75 trailer spaces
  - 252 auto spaces
  - Dock High Doors: 56
  - Drive-In Doors: 2



### NEARBY AMENITIES

#### RESTAURANTS

- Blimpie
- Burger King
- Coastal Breeze
- Cracker Barrel
- The Dawg House
- McDonald's
- Publix
- Starbucks
- Vinny's NY Pizza
- Waffle House
- Wendy's
- Zaxby's

#### SHOPPING

- Advance Auto Parts
- Dollar General
- O'Reilly Auto Parts
- T-Mobile
- The UPS Store
- Verizon Wireless

#### GAS STATIONS

- Chevron
- Circle K
- QuikTrip
- Shell

#### BANKING

- BB&T
- SunTrust
- Wells Fargo (ATM)

#### HOTELS

- Holiday Inn Express & Suites

## New industrial park being developed in South Hall

Jeff Gill

June 10, 2018

Grading has started on a 44-acre industrial site off Lanier Islands Parkway/Ga. 347 and Atlanta Highway/Ga. 13 in South Hall, across from a QuikTrip convenience store.

The 612,572-square-foot 985 Lanier Logistics industrial park will feature three buildings ranging in size from 167,080 square feet to 236,240 square feet.

Completion of the buildings is targeted for early 2019, spokeswoman Deidre Krause said.

“The company’s design approach to the exterior of the buildings is reflective of this, visually more similar to a retail storefront than a typical industrial park.”

The project’s development is taking advantage of a current market trend, officials said.

“I believe that the industrial market is poised for 20 years of outsized growth,” said Steven McCraney, company president and CEO.

“This momentum is due in part to technological advances in warehouse operations, the continued boom of e-commerce, and the advancements of autonomous vehicles, all aimed at getting product to consumers quicker. ... The future of industrial is now.”

McCraney added: “For several years, I’ve had my eye looking due north to untapped markets in Atlanta, Savannah and Charlotte scouting new areas for ‘hubs’ and ‘spokes’ throughout the Southeast.”

The company is based in West Palm Beach, Florida, and Charlotte, North Carolina.

The 44-acre site, recently rezoned by the city of Buford to allow for the industrial development, was formerly owned by Gainesville-based Northeast Georgia Health System.

In the early 2000s, NGHS was looking at the site “for future health care resources,” NGHS spokesman Sean Couch has said.

“It looks like they were weighing was (the site) going to be large enough for a hospital or was it going to make more sense for it to be a medical (office building),” he said.

In June 2004, the hospital board restudied the area’s growth and decided to look more seriously at a hospital location on the east side of Interstate 985.



Eventually, officials settled on 119 acres off what is now Friendship Road/Ga. 347 close to Old Winder Highway/Ga. 211 for what would become Northeast Georgia Medical Center Braselton.

The area around the new hospital has boomed with restaurants and medical offices, but the Buford location is far from sleepy.

Much of Lanier Islands Parkway is developed between Ga. 13 and I-985, and the Georgia Department of Transportation is widening Ga. 13 from Buford in Gwinnett to Ga. 347.





Grading work takes place at a 44-acre lot at the intersection of Lanier Islands Parkway and Atlanta Highway in Buford on Friday, June 8, 2018, which will be the site of an industrial park. 985 Lanier Logistics will be across from a QuikTrip convenience store. - photo by David Barnes

## How Jimmy Buffett will change Lake Lanier

Margaritaville team working on theme park, excited about future



Landshark Bar & Grill at Margaritaville at Lanier Islands in Buford, on Wednesday, June 13, 2018, during a grand opening event. As part of the new additions, LanierWorld is rebranded as LandShark Landing, which features a floating concert stage and several restaurants and drinking spots. - photo by David Barnes

Nick Bowman  
June 13, 2018

With \$11 million already invested, Margaritaville at Lanier Islands has a \$250 million plan to remake Lake Lanier Islands.

Safe Harbor Development owner Darby Campbell and Margaritaville CEO John Cohan talked with The Times on Wednesday, June 13, at the newest Margaritaville location about their plans for the 1,500 acres of the islands on the southern end of Lake Lanier.

To say the two men, who manage hundreds of millions of dollars of property and business around the United States and the world, are bullish on Lake Lanier and North Georgia is a profound understatement.

“This property, you could develop forever. This is one of the only Corps leases in the United States that allow you to do a water park, all these things,” Campbell said as Jimmy Buffett songs and other beach tunes rang across the lake. “To have this much shoreline with 6.5 million people — I couldn’t finish this project, all the potential, in my lifetime and probably my son’s.”

With \$11 million already invested in the project, Margaritaville at Lanier Islands is in “early phase one,” said Cohan, who has been Jimmy Buffett’s longtime business partner and head of the Margaritaville company.

The Lake Lanier property is being developed by Campbell, who has a long-term lease with the Lake Lanier Islands Management Co. and licensed by Margaritaville. The new attraction welcomed local officials and residents on Wednesday for a meet-and-greet event with the leadership of the property.

Speakers during the Wednesday event included an obviously at-ease Virgil Williams, chairman of the Lake Lanier Islands Management Co., who told the audience his relief at being able to give control of the resort over to capable hands.

“This is a special day for our family. We’ve been dreaming about having a partner like Safe Harbor and Margaritaville for 12 years now,” Williams said. “We knew, matter of fact I knew, that a Georgia Tech engineer didn’t know much about entertainment and marinas and camping. We’ve been looking all this time (for a partner).”

Lanier Islands was “in pretty difficult shape” when the Williams family took over, he said, and support from the Lake Lanier Islands Development Authority and the state government allowed the family to turn the property around.

Now, plans are in the works to grow what was Lake Lanier Islands into a full-blown theme park.

In the near term, Safe Harbor is making plans to build a new hotel and convention center and hotel resort, indoor water park and more rides and entertainment on the property. Ultimately, the investors plan a \$250 million buildout of the islands.

“I think this becomes the leading entertainment destination in the Southeast, I really do,” Cohan said, noting the additions coming to the property. “And, you get to go to the beach. Imagine being able to go to Disney and Universal and spend the day at the beach and only have to drive 40 minutes from a major city. To me, this is on par or better than Orlando.”

Margaritaville has a location in Universal Studios in Orlando, and Cohan noted that world-class theme park sits on only about 500 acres in Florida. Campbell’s lease in Lake Lanier covers almost three times as much land — all of it with sewer, road access and permission to build.

And building it are people who know what they’re doing. Margaritaville pulled in \$1.5 billion in revenue in 2017 and has billions of dollars of development in the works. Campbell’s Safe Harbor owns and operates 11 marinas around the eastern United States.