

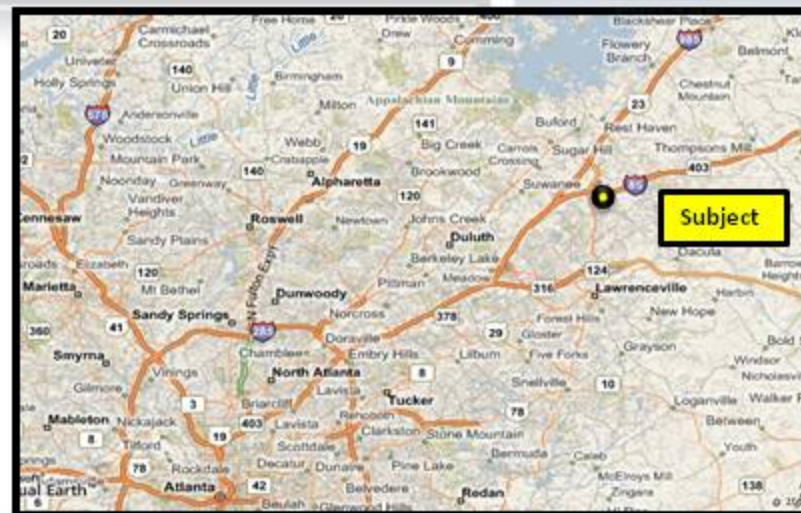
The Property is located in Gwinnett Co. GA at the Southeastern Quadrant of the junction of I-85 and State Route 20 (Buford Drive - Exit 115); 20-minutes northeast of downtown Atlanta .

The property consists of 85 – acres with frontage along I-85, S.R. 20, and Laurel Crossing Parkway. Currently zoned a mix of Commercial and Office / Institutional Uses, the land use plan has portions of the property identified as Commercial / Retail, Professional Offices , and High Density Residential. The site's versatility is further supported by being the Mall Overlay District allowing for a Mixed-use design with the possibility of Mid / High Rise components. No area of the property is in flood zone and all utilities are on site.

Proximity to Landmark Sites:

- Less than .5-mi from Mall of Georgia. The second largest mall in the southeast)
- Less than .5-mile from Braves' AAA baseball stadium opening Spring 2009
- Less than 7-miles from Gwinnett Arena and Convention Center

Gwinnett is the second largest county in Georgia and home to FORTUNE companies and predicted to be the largest county in less than 5-years. Gwinnett continues to experience unprecedented growth, attracting a skilled workforce. Job growth has been strong, with more jobs being created over the past five years than any other county in Georgia. Being one of the fastest growing counties in the country, and a population of more than 730,000 and 395,000 jobs, its economic strategy is to balance quality economic expansion with a combination of strong business incentives, transportation and civic improvements .



LAND GROUP

ATLANTA INC

Matthew Smiga
Ext. 103





GDOT Traffic Counts



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Site	Acreage	Price/AC	Total Price
2A - R	12	\$600,000	\$7,200,000
2A - O	12	\$400,000	\$6,000,000
3A	10	\$400,000	\$4,000,000
1B - R	25	\$700,000	\$17,500,000
1B - O	12	\$450,000	\$5,400,000
3B	20	\$490,000	\$9,800,000
TOTALS:	85		\$49,900,000