

# Prime Retail Development

Prime Retail Space Available



Median Income: \$79,567 within 3 miles

# Dacula, GA

Dacula



## Aerial Overlay



Butler Properties and Development  
297 Prince Ave Suite 19  
Athens, GA 30601  
P: (706) 521-6250 F: (706) 521-6252

Proposed Site: Dacula, GA  
765 Dacula Rd, 30019  
34.003572°N, 83.911454°W



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## Dacula Summary

### Dacula Highlights

- ✓ Average income within 3 miles is above \$90,000
- ✓ Over 100,000 people live within 5 miles
- ✓ Dacula is a city in Gwinnett County located just 20 miles from the perimeter of Atlanta
- ✓ Dacula is an affluent bedroom and business community to Atlanta
- ✓ Dacula is a major industrial and transportation hub to Atlanta because of its proximity and access to Gwinnett County Airport
- ✓ Industrial warehouse and logistic services tenants in the area include Publix, Home Depot, and Bridgestone among many others

### Demographics

	Population	Median Income
1 Mile	4,579	\$79,713
3 Mile	39,566	\$79,567
5 Mile	113,837	\$74,951

### Drive Time Demos

	Population	Median Income
5 Minutes	10,477	\$92,445
10 Minutes	66,400	\$78,365
15 Minutes	192,464	\$68,428

## Property Summary

### Property Highlights

- ✓ Site will benefit from the traffic driven by the area's two major grocery stores; Publix and Kroger
- ✓ The only market within 5 miles with two national grocery stores (100,000 people live within those 5 miles)
- ✓ Starbucks just opened in the market 4Q 2018
- ✓ Recent developments in this retail corridor include Starbucks, AT&T, Heartland Dental, Bojangles, Pep Boys, and Sport Clips among others
- ✓ Site is located just off Route 316 (almost 50,000 VPD)
- ✓ Last available undeveloped site in this retail corridor
- ✓ Site is nearby Dacula's public elementary, middle, and high schools

### Property Aerial



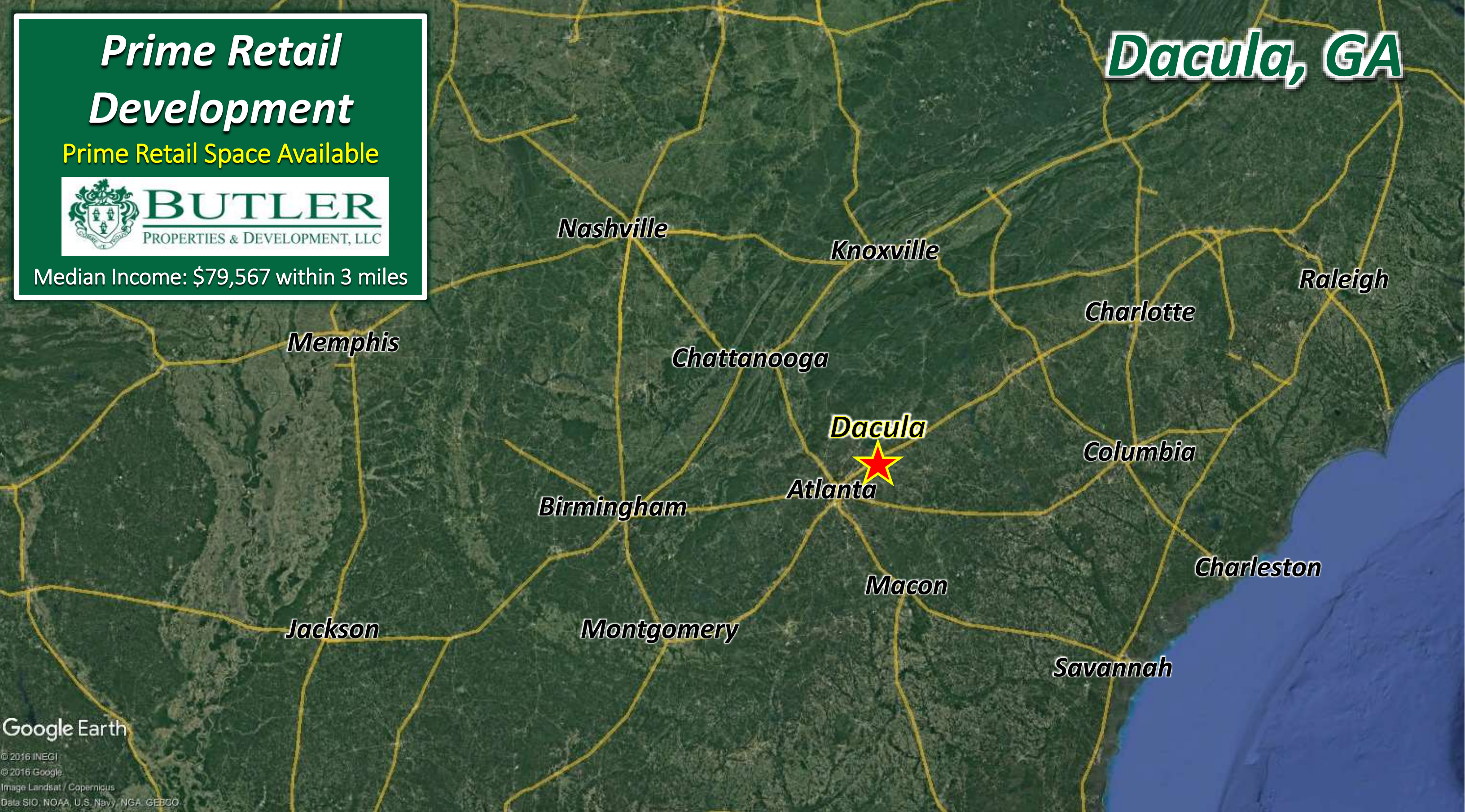
# Prime Retail Development

Prime Retail Space Available



Median Income: \$79,567 within 3 miles

# Dacula, GA



Google Earth  
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Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

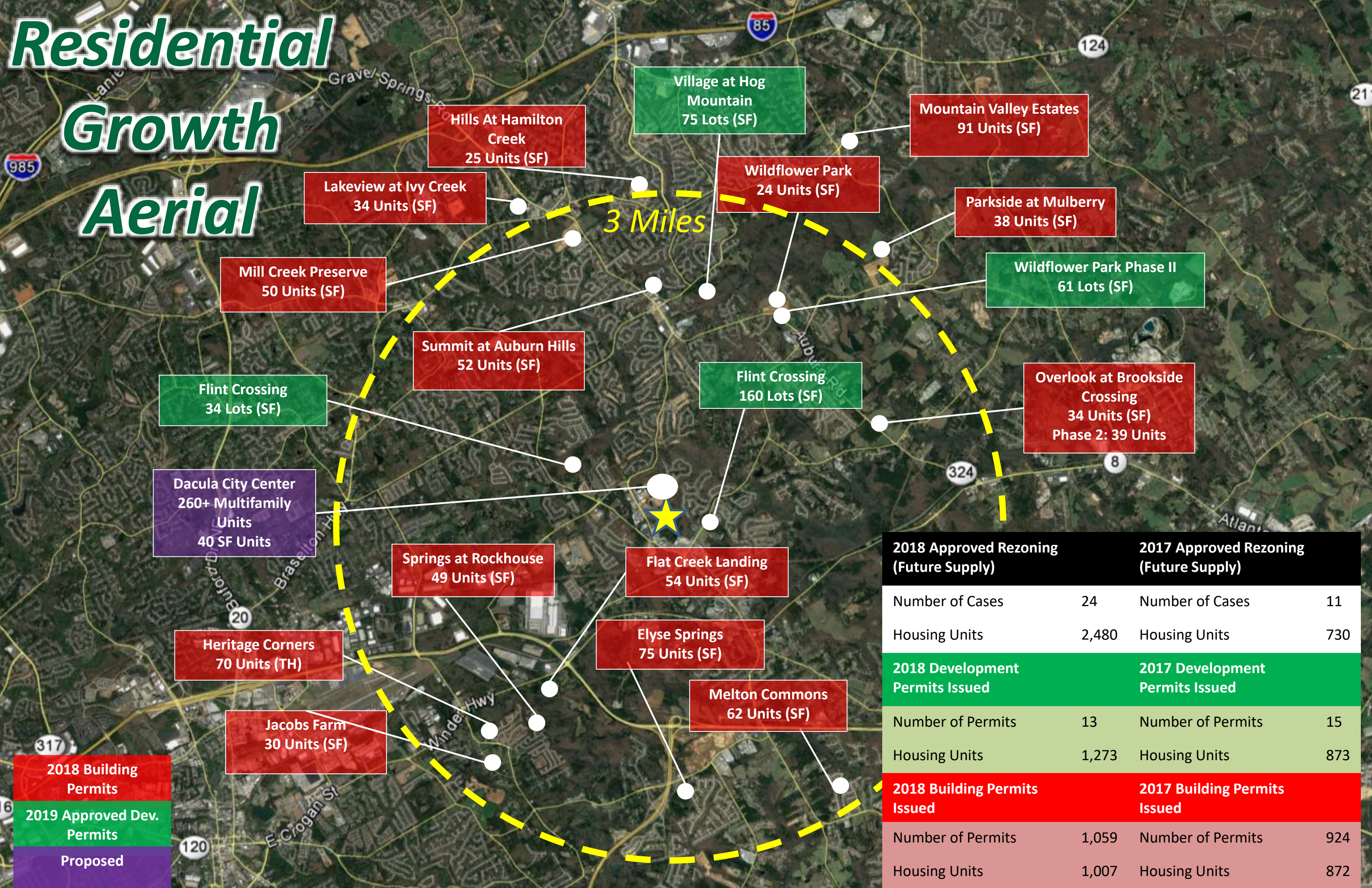
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Proposed Site: Dacula, GA  
765 Dacula Rd, 30019  
34.003572°N, 83.911454°W





# Residential Growth Aerial

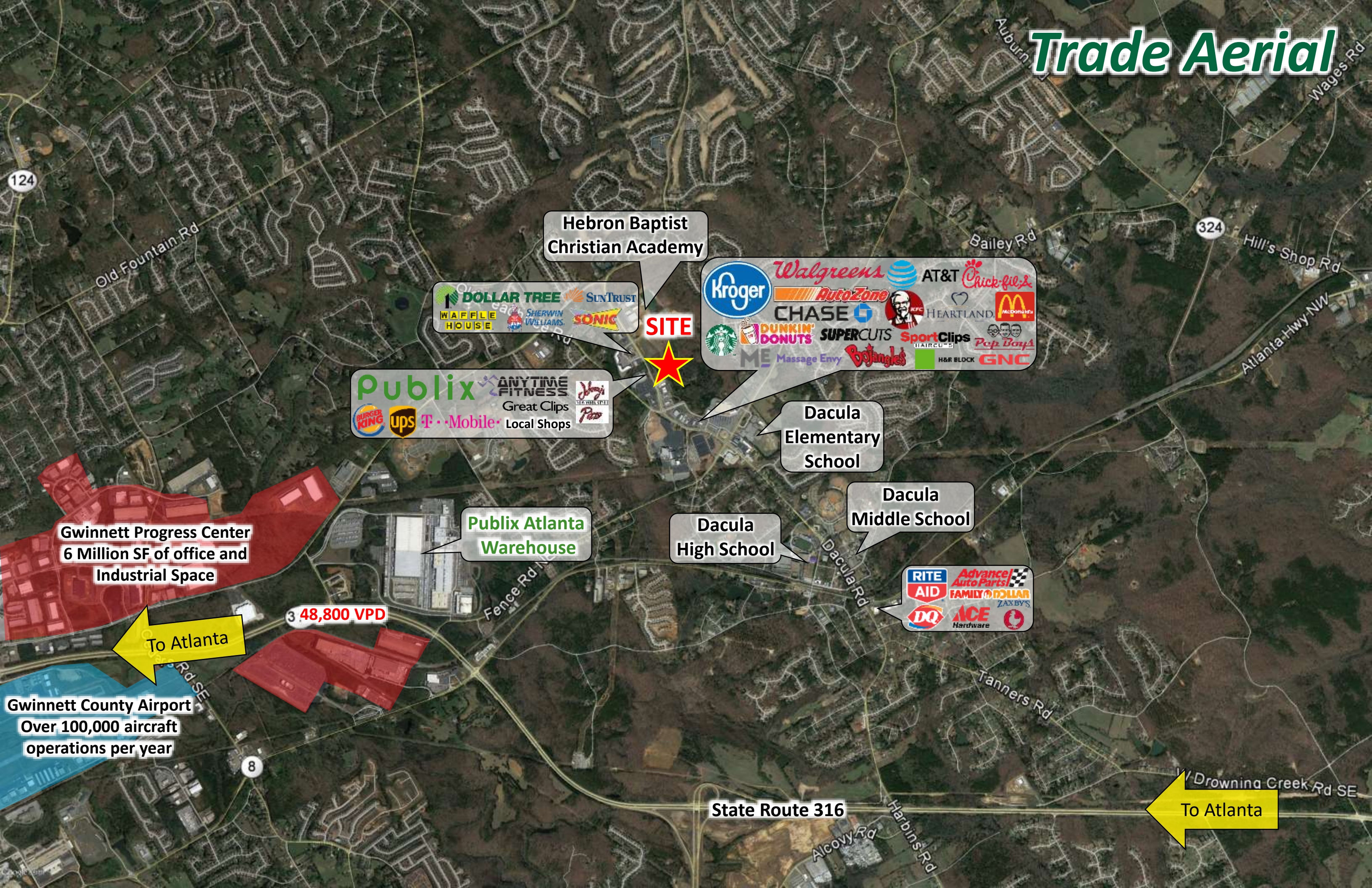


- 2018 Building Permits
- 2019 Approved Dev. Permits
- Proposed

	2018 Approved Rezoning (Future Supply)		2017 Approved Rezoning (Future Supply)	
Number of Cases	24	Number of Cases	11	
Housing Units	2,480	Housing Units	730	
	2018 Development Permits Issued		2017 Development Permits Issued	
Number of Permits	13	Number of Permits	15	
Housing Units	1,273	Housing Units	873	
	2018 Building Permits Issued		2017 Building Permits Issued	
Number of Permits	1,059	Number of Permits	924	
Housing Units	1,007	Housing Units	872	



# Trade Aerial



Hebron Baptist  
Christian Academy

DOLLAR TREE SUNTRUST  
WAFFLE HOUSE SHERWIN WILLIAMS SONIC

SITE

Kroger Walgreens AT&T Chick-fil-A  
AutoZone CHASE KFC HEARTLAND McDonald's  
Starbucks DUNKIN' DONUTS SUPERCUTS Sport Clips  
ME Massage Envy Bojangles H&R BLOCK GNC

Publix ANYTIME FITNESS  
Great Clips Local Shops  
BURGER KING UPS T-Mobile

Dacula  
Elementary  
School

Publix Atlanta  
Warehouse

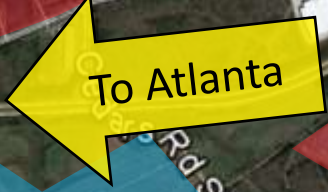
Dacula  
High School

Dacula  
Middle School

RITE AID Advance Auto Parts  
FAMILY DOLLAR ZAXBY'S  
DQ ACE Hardware

Gwinnett Progress Center  
6 Million SF of office and  
Industrial Space

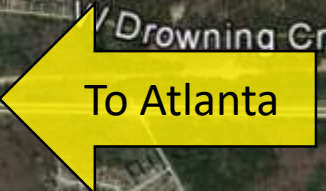
3 48,800 VPD



To Atlanta

Gwinnett County Airport  
Over 100,000 aircraft  
operations per year


State Route 316



To Atlanta

# Trade Aerial

**14,400 VPD**



**1,000 Students**

**\$10 Million Expansion including a State of the Art Middle School and Fine Arts Center**

**DOLLAR TREE**

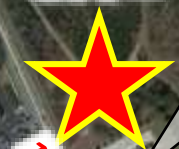
**SONIC**

**SUNTRUST**  
**WAFFLE HOUSE**  
**SHERWIN WILLIAMS**  
Local Shops

**publix**  
**ANYTIME FITNESS**  
Great Clips  
Local Shops

**Jay's**  
NEW YORK STYLE  
**Papa**

**SITE**



**18,378 VPD**

**AT&T** **HEARTLAND** **McDonald's**  
**AutoZone** **SportClips**  
**Bojangles** **NOIRE**  
the nail bar

**Walgreens** **KFC** **Pepp Boys**  
**DUNKIN' DONUTS** **Chick-fil-A** **CHASE**

**Kroger** **SUPERCUTS** **GNC**  
**ME** **Massage Envy** **THE JOINT** **H&R BLOCK**  
**BenchMark** **REHAB PARTNERS** **muenchhaus** **Local Shops**

**BURGER KING** **ups**  
**T-Mobile**  
**SUBWAY**

**Dacula Rd**

**18,378 VPD**

**Just Opened!**

**Starbucks** **BP**

**Shell** **Marco's Pizza**

**Dacula Elementary School**

**HEBRON**  
Baptist Church  
- Congregation of 11,000 people

**Dominos** **Edward Jones**  
**Curves** **State Farm**  
Local Shops



**9,520 VPD**

**Fence Rd NE**

**Dacula High School**

**Dacula Middle School**

# Site Aerial



1,000 Students

\$10 Million Expansion including a State of the Art Middle School and Fine Arts Center

Planned \$30 Million Single Family Subdivision

**SITE**

18,378 VPD

Waffle House

Sherwin Williams

Local Shops

Local Shops

Publix

ANYTIME FITNESS  
Great Clips  
Local Shops

Jonny's  
New York Style  
Papa

UPS  
T-Mobile  
SUBWAY

Burger King

Beckenhams Pl

AutoZone

AT&T HEARTLAND  
SportClips NOIRE  
HAIRCUTS the nail bar

Bojangles

McDonald's

Walgreens

Pep Boys

Dunkin' Donuts

KFC

Chick-fil-A

CHASE

HEBRON Baptist Church - Congregation of 11,000 people

Dacula Rd

Kroger FUEL Center

Just Opened!  
Starbucks  
BRANDRANK

Kroger

SUPERCUTS THE JOINT  
GNC  
BenchMark REHAB PARTNERS  
H&R BLOCK  
mazzuchio's

ME Massage Envy  
Local Shops

Shoals Ln

Shekon Woods Ct

Hever Castle Way

Chadmon Court Trace

Penwood Trail  
Legend Mill Run

Gran Heritage Way  
Telman Pl

# Access Aerial



\$10 Million Expansion including a State of the Art Middle School and Fine Arts Center

Dacula Rd

Proposed RI/RO

Planned \$30 Million Single Family Subdivision

SITE

Waffle House

Sherwin Williams

Local Shops

Local Shops

18,378 VPD

Publix

Proposed Full Access

Cross Access

AutoZone

ANYTIME FITNESS  
Great Clips  
Local Shops  
Johnny's  
NEW YORK STYLE  
Pizza

AT&T  
SportClips HAIRCUTS  
HEARTLAND.  
NOIRE the nail bar

# Aerial Overlay

~2.02 Acres

Tract 4  
~0.92 Acres

Tract 3  
~1.23 Acres

Tract 2  
~0.58 Acres

Tract 1  
~1.24 Acres

AVAILABLE  
FOR LEASE

225 Proposed Parking Spaces  
(11.2 Spaces/1000 SF)

Building can be designed to  
the tenant's work letter

238 TOTAL PARKING SPACES  
(INCLUDING HANDICAP)

- 7. Underground utility services such as electric, water, gas, sanitary sewer lines, or wells may or may not exist and may or may not be shown hereon.
- 8. This is not a boundary survey
- 9. Parking: 238 Proposed Parking Spaces (7.8 Spaces/1000 SF)

DATE  
1/15/2020

PROJECT  
Dacula, GA

Conceptual  
Site Plan

SHEET  
1 OF 1

This Conceptual Site Plan is subject to change upon Title Search, zoning review, planning review, and/or DOT Review. This Conceptual Plan is done so without the benefit and accuracy of a land survey. This Plan, including all information, details, and drawings, is a copyright of Butler Properties & Development and cannot be altered, copied or changed in any form without written consent of Butler Properties & Development.

GWINNETT COUNTY, GEORGIA

AutoZone

Cross  
Access

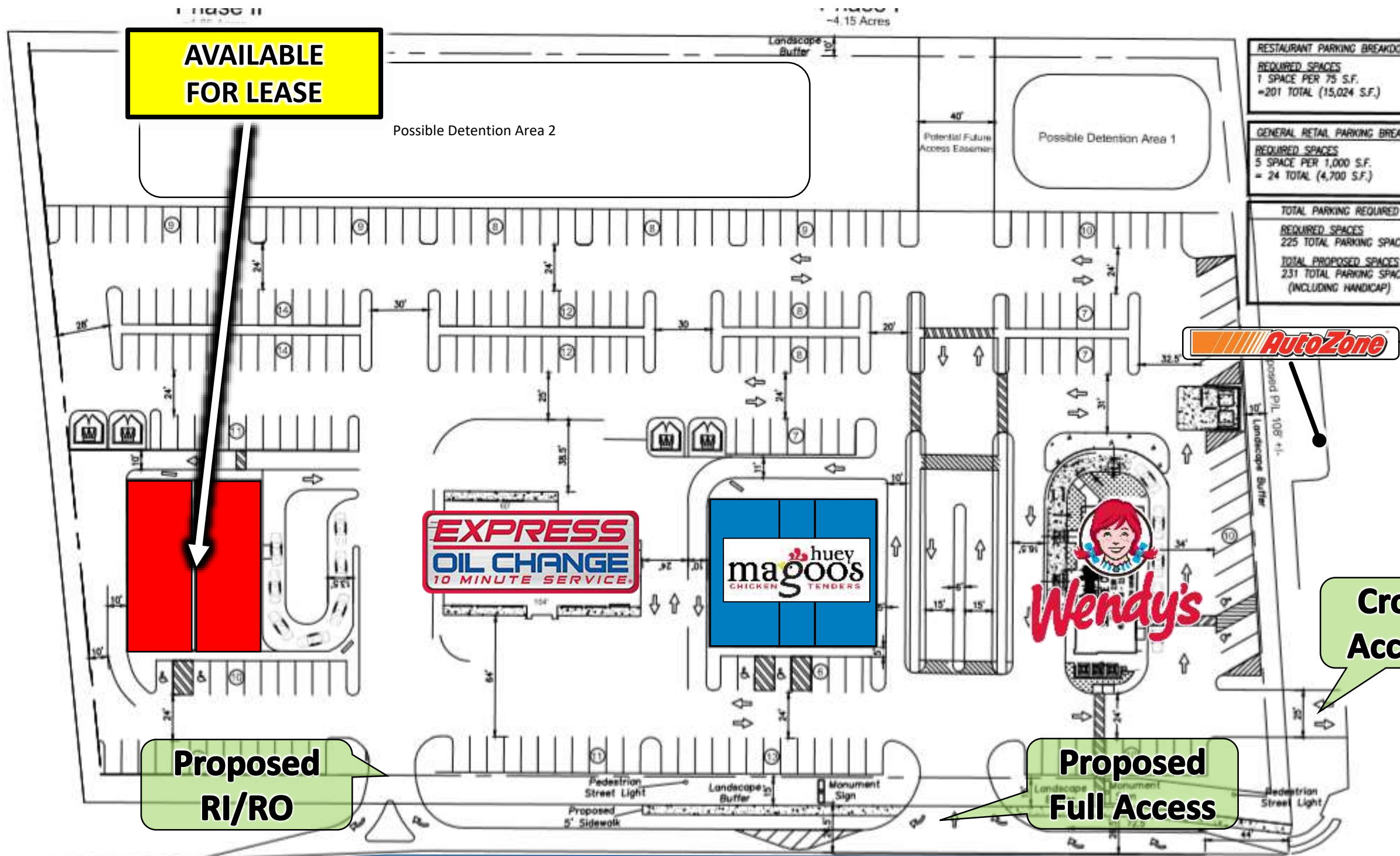
Proposed  
RI/RO

Dacula Rd 18,378 VPD

Left Center  
Turn Lane

Proposed  
Full Access

# Site Plan



<b>RESTAURANT PARKING BREAKDOWN</b>
REQUIRED SPACES 1 SPACE PER 75 S.F. =201 TOTAL (15,024 S.F.)
<b>GENERAL RETAIL PARKING BREAKDOWN</b>
REQUIRED SPACES 5 SPACE PER 1,000 S.F. = 24 TOTAL (4,700 S.F.)
<b>TOTAL PARKING REQUIRED</b>
REQUIRED SPACES 225 TOTAL PARKING SPACES
<b>TOTAL PROPOSED SPACES</b> 231 TOTAL PARKING SPACES (INCLUDING HANDICAP)

**BUTLER**  
PROPERTIES & DEVELOPMENT, LLC  
297 Prince Ave Suite 10  
Atlanta, GA 30601  
706-521-6250 OFFICE  
Email: grant@butlerprops.com  
Online: www.butlerprops.com

1. Tax Parcel - # R5304 001
2. Total Acreage Phase 1 - 4.15 Acres Phase 2 - 1.83 Acres
3. Flood Plain No portion of the property lies within a flood plain according to PGDIS.
4. Water Supply: Public Water Supply
5. Sewer Disposal: Gwinnett County Sewer System
6. Existing Zoning: C-2
7. Underground Utility services such as electric, water, gas, sanitary sewer lines, or wells may or may not exist and may or may not be shown hereon.
8. This is not a boundary survey
9. Parking: 152 Proposed Parking Spaces (11.2 Spaces/1000 SF)

**DATE**  
3/31/2020

**PROJECT**  
Dacula, GA

**Conceptual Site Plan**

**SHEET 1 OF 1**

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GWINNETT COUNTY, GEORGIA

**18,378 VPD**  
**Dacula Rd**  
Left Center Turn Lane

Building can be designed to the tenant's work letter

225 Proposed Parking Spaces  
(11.2 Spaces/1000 SF)



# Executive Summary

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Rings: 1, 3, 5 mile radii

Prepared by Beitz & Daigh Geographics  
Latitude: 34.00300  
Longitude: -83.91114

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,214	14,263	53,274
2010 Population	3,971	33,893	98,940
2017 Population	4,579	39,566	113,837
2022 Population	5,035	43,619	125,203
2000-2010 Annual Rate	12.58%	9.04%	6.39%
2010-2017 Annual Rate	1.98%	2.16%	1.95%
2017-2022 Annual Rate	1.92%	1.97%	1.92%
2017 Male Population	48.3%	49.7%	49.9%
2017 Female Population	51.7%	50.3%	50.1%
2017 Median Age	35.2	35.2	34.8

In the identified area, the current year population is 113,837. In 2010, the Census count in the area was 98,940. The rate of change since 2010 was 1.95% annually. The five-year projection for the population in the area is 125,203 representing a change of 1.92% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	54.7%	59.7%	57.9%
2017 Black Alone	32.1%	26.4%	27.0%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	4.3%	5.4%	5.9%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	4.8%	4.7%	5.5%
2017 Two or More Races	3.9%	3.5%	3.3%
2017 Hispanic Origin (Any Race)	13.0%	13.6%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.2 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	400	4,663	16,944
2010 Households	1,241	10,643	30,210
2017 Total Households	1,430	12,361	34,783
2022 Total Households	1,570	13,643	38,246
2000-2010 Annual Rate	11.99%	8.60%	5.95%
2010-2017 Annual Rate	1.97%	2.09%	1.96%
2017-2022 Annual Rate	1.89%	1.99%	1.92%
2017 Average Household Size	3.20	3.13	3.19

The household count in this area has changed from 30,210 in 2010 to 34,783 in the current year, a change of 1.96% annually. The five-year projection of households is 38,246, a change of 1.92% annually from the current year total. Average household size is currently 3.19, compared to 3.17 in the year 2010. The number of families in the current year is 28,776 in the specified area.

Data Note: Income is expressed in current dollars  
Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Rings: 1, 3, 5 mile radii

Prepared by Beitz & Daigh Geographics  
Latitude: 34.00300  
Longitude: -83.91114

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$79,713	\$79,567	\$74,951
2022 Median Household Income	\$88,178	\$87,486	\$81,688
2017-2022 Annual Rate	2.04%	1.92%	1.74%
<b>Average Household Income</b>			
2017 Average Household Income	\$92,494	\$92,107	\$88,176
2022 Average Household Income	\$105,942	\$104,152	\$99,752
2017-2022 Annual Rate	2.75%	2.49%	2.50%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$28,738	\$28,793	\$27,653
2022 Per Capita Income	\$32,867	\$32,418	\$31,127
2017-2022 Annual Rate	2.72%	2.40%	2.40%

**Households by Income**  
Current median household income is \$74,951 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$81,688 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$88,176 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$99,752 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,653 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,127 in five years, compared to \$34,828 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	416	4,866	17,467
2000 Owner Occupied Housing Units	381	4,403	15,212
2000 Renter Occupied Housing Units	18	260	1,732
2000 Vacant Housing Units	17	203	523
2010 Total Housing Units	1,319	11,281	32,189
2010 Owner Occupied Housing Units	1,121	9,610	26,229
2010 Renter Occupied Housing Units	120	1,033	3,981
2010 Vacant Housing Units	78	638	1,979
2017 Total Housing Units	1,439	12,722	36,235
2017 Owner Occupied Housing Units	1,246	10,764	28,973
2017 Renter Occupied Housing Units	184	1,597	5,811
2017 Vacant Housing Units	9	361	1,452
2022 Total Housing Units	1,574	14,034	39,884
2022 Owner Occupied Housing Units	1,363	11,831	31,757
2022 Renter Occupied Housing Units	207	1,812	6,490
2022 Vacant Housing Units	4	391	1,638

Currently, 80.0% of the 36,235 housing units in the area are owner occupied; 16.0%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 32,189 housing units in the area - 81.5% owner occupied, 12.4% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 5.40%. Median home value in the area is \$195,957, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.51% annually to \$232,886.

Data Note: Income is expressed in current dollars  
Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Drive Time: 5, 10, 15 minute radii

Prepared by Beitz & Daigh Geographics  
Latitude: 34.00300  
Longitude: -83.91114

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	3,525	28,133	96,201
2010 Population	8,946	57,482	165,009
2017 Population	10,477	66,400	192,464
2022 Population	11,588	73,251	211,749
2000-2010 Annual Rate	9.76%	7.41%	5.54%
2010-2017 Annual Rate	2.20%	2.01%	2.15%
2017-2022 Annual Rate	2.04%	1.98%	1.93%
2017 Male Population	48.4%	50.4%	49.2%
2017 Female Population	51.6%	49.6%	50.8%
2017 Median Age	35.7	34.9	34.4

In the identified area, the current year population is 192,464. In 2010, the Census count in the area was 165,009. The rate of change since 2010 was 2.15% annually. The five-year projection for the population in the area is 211,749 representing a change of 1.93% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.2.

### Race and Ethnicity

	5 minutes	10 minutes	15 minutes
2017 White Alone	59.0%	58.6%	55.7%
2017 Black Alone	28.6%	27.0%	28.0%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	4.6%	5.6%	6.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	4.1%	5.0%	5.7%
2017 Two or More Races	3.6%	3.4%	3.5%
2017 Hispanic Origin (Any Race)	12.4%	14.4%	15.1%

Persons of Hispanic origin represent 15.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.8 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

	5 minutes	10 minutes	15 minutes
2000 Households	1,201	8,755	32,045
2010 Households	2,848	17,259	53,457
2017 Total Households	3,316	20,099	62,139
2022 Total Households	3,658	22,222	68,273
2000-2010 Annual Rate	9.02%	7.02%	5.25%
2010-2017 Annual Rate	2.12%	2.12%	2.10%
2017-2022 Annual Rate	1.98%	2.03%	1.90%
2017 Average Household Size	3.16	3.16	3.05

The household count in this area has changed from 53,457 in 2010 to 62,139 in the current year, a change of 2.10% annually. The five-year projection of households is 68,273, a change of 1.90% annually from the current year total. Average household size is currently 3.05, compared to 3.02 in the year 2010. The number of families in the current year is 48,811 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 04, 2018



# Executive Summary

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Drive Time: 5, 10, 15 minute radii

Prepared by Beitz & Daigh Geographics  
Latitude: 34.00300  
Longitude: -83.91114

	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2017 Median Household Income	\$92,445	\$78,365	\$68,428
2022 Median Household Income	\$101,051	\$85,883	\$76,847
2017-2022 Annual Rate	1.80%	1.85%	2.35%
<b>Average Household Income</b>			
2017 Average Household Income	\$100,007	\$91,595	\$83,891
2022 Average Household Income	\$112,370	\$103,588	\$95,301
2017-2022 Annual Rate	2.36%	2.49%	2.58%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$31,257	\$28,842	\$27,372
2022 Per Capita Income	\$35,029	\$32,434	\$30,942
2017-2022 Annual Rate	2.30%	2.38%	2.48%

Current median household income is \$68,428 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,847 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$83,891 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$95,301 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,372 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,942 in five years, compared to \$34,828 for all U.S. households

### Housing

	5 minutes	10 minutes	15 minutes
2000 Total Housing Units	1,272	9,095	33,138
2000 Owner Occupied Housing Units	1,143	8,218	26,487
2000 Renter Occupied Housing Units	58	537	5,558
2000 Vacant Housing Units	71	340	1,093
2010 Total Housing Units	3,007	18,373	57,709
2010 Owner Occupied Housing Units	2,596	15,327	41,191
2010 Renter Occupied Housing Units	252	1,932	12,266
2010 Vacant Housing Units	159	1,114	4,252
2017 Total Housing Units	3,379	20,841	65,368
2017 Owner Occupied Housing Units	2,925	17,224	45,696
2017 Renter Occupied Housing Units	391	2,875	16,443
2017 Vacant Housing Units	63	742	3,229
2022 Total Housing Units	3,725	23,013	71,871
2022 Owner Occupied Housing Units	3,216	18,979	50,137
2022 Renter Occupied Housing Units	442	3,243	18,136
2022 Vacant Housing Units	67	791	3,598

Currently, 69.9% of the 65,368 housing units in the area are owner occupied; 25.2%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 57,709 housing units in the area - 71.4% owner occupied, 21.3% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 5.69%. Median home value in the area is \$193,552, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.52% annually to \$230,103.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

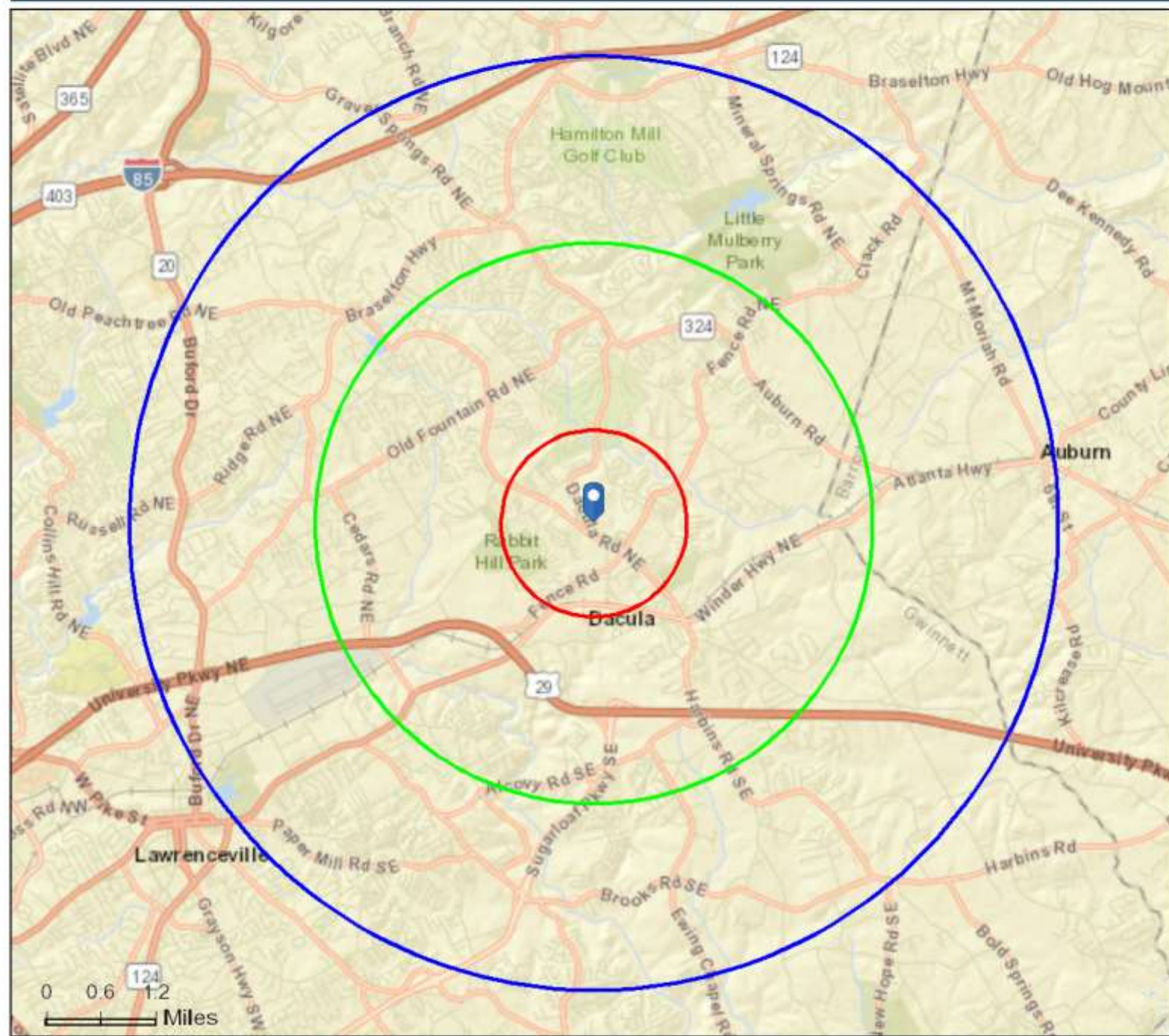
February 04, 2018



# Site Details Map

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Rings: 1, 3, 5 mile radii

Site Details Map  
Latitude: 34.00300  
Longitude: -83.91114



### This site is located in:

**City:** Dacula  
**County:** Gwinnett County  
**State:** Georgia  
**ZIP Code:** 30019  
**Census Tract:** 13135050607  
**Census Block Group:** 131350506071  
**CBSA:** Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area

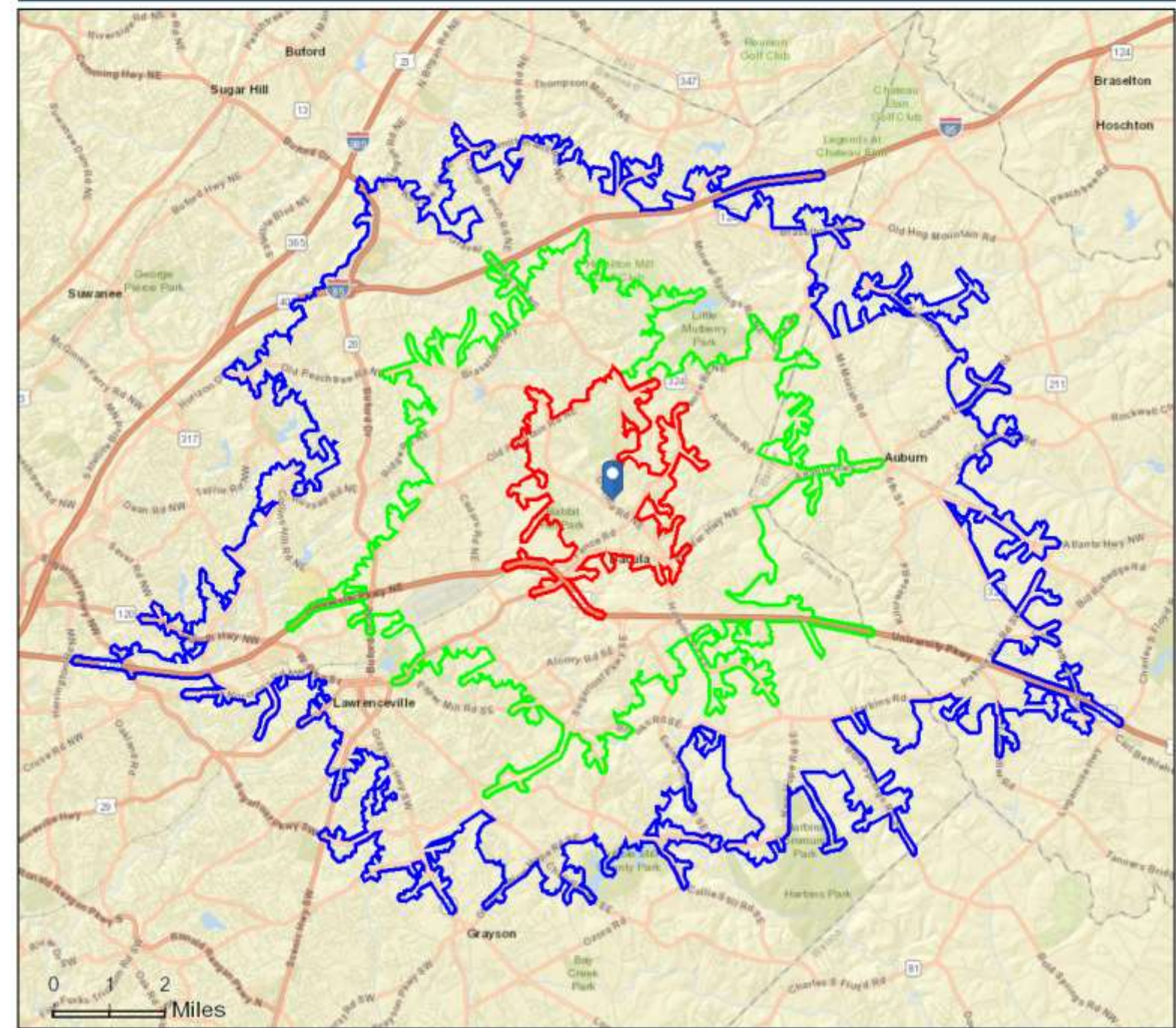
February 04, 2018



# Site Details Map

645-715 Dacula Rd NE, Dacula, Georgia, 30019  
Drive Time: 5, 10, 15 minute radii

Site Details Map  
Latitude: 34.00300  
Longitude: -83.91114



### This site is located in:

**City:** Dacula  
**County:** Gwinnett County  
**State:** Georgia  
**ZIP Code:** 30019  
**Census Tract:** 13135050607  
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