



BULL REALTY

COMMERCIAL REAL ESTATE

FOR SALE



**Buford - Lake Lanier /Commercial Site
Approximately 1.16 Acres**

Lake Lanier Islands Parkway
Buford, GA 30518

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\$175,000

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Buford - Lake Lanier /Commercial Site

This commercial site is located on "Boat Row" near Lake Lanier Islands Resort just off I-85 in Buford, GA. It is zoned for a variety of uses, and is perfect for any business associated with the Lake and the millions of boaters that visit Lake Lanier each year.

Lake Lanier is the largest lake in Georgia. This 38,000 acre has 692 miles of shoreline, and is one of the busiest lakes in the country, The lake is popular with boaters, houseboats, jet skiers and others, particularly around the summer holidays. Over 7.5 million people per year visit the lake, including its marinas and the Lake Lanier Islands water park. The rowing and sprint canoeing events during the 1996 Summer Olympics were held at the lake. It also hosted the canoe sprint World Championships in 2003 at the Lanier Canoe and Kayak Club.

Nearby attractions on Lake Lanier Parkway:

Holiday Marina - Holiday Marina has become synonymous with Lake Lanier. And is one of the largest freshwater marinas in the world.

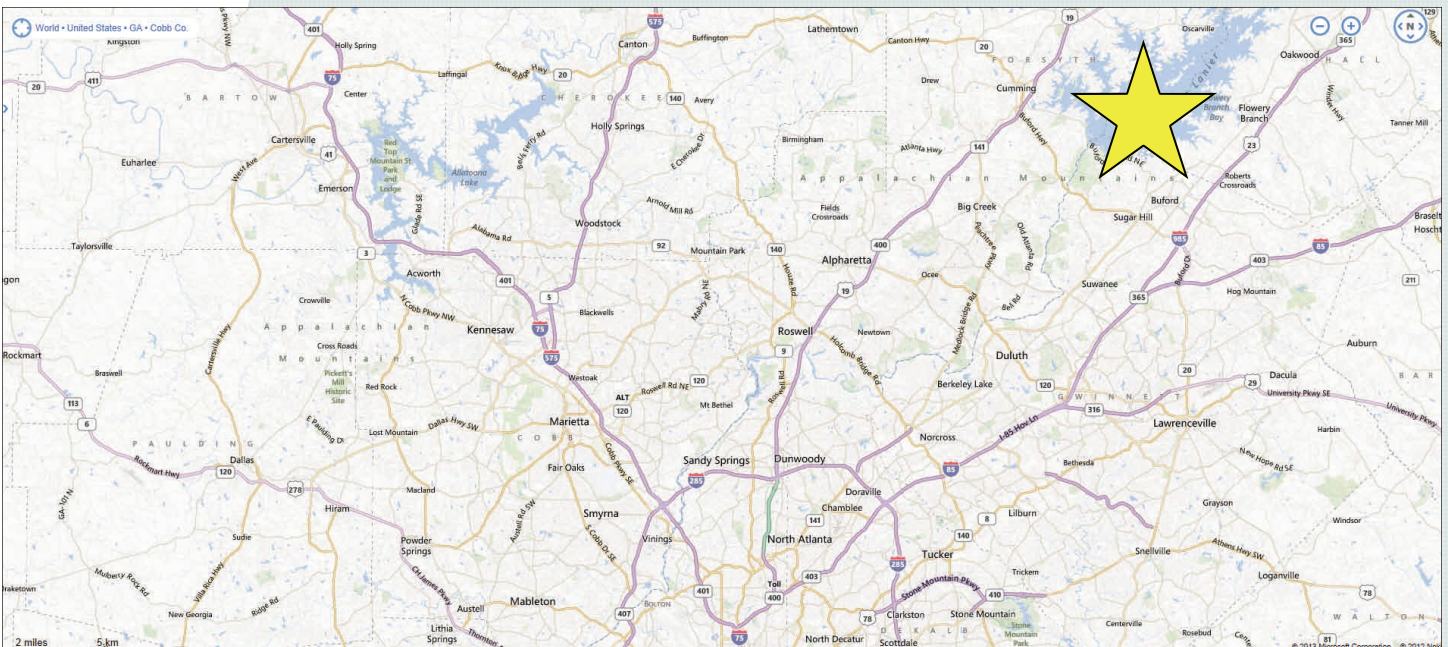
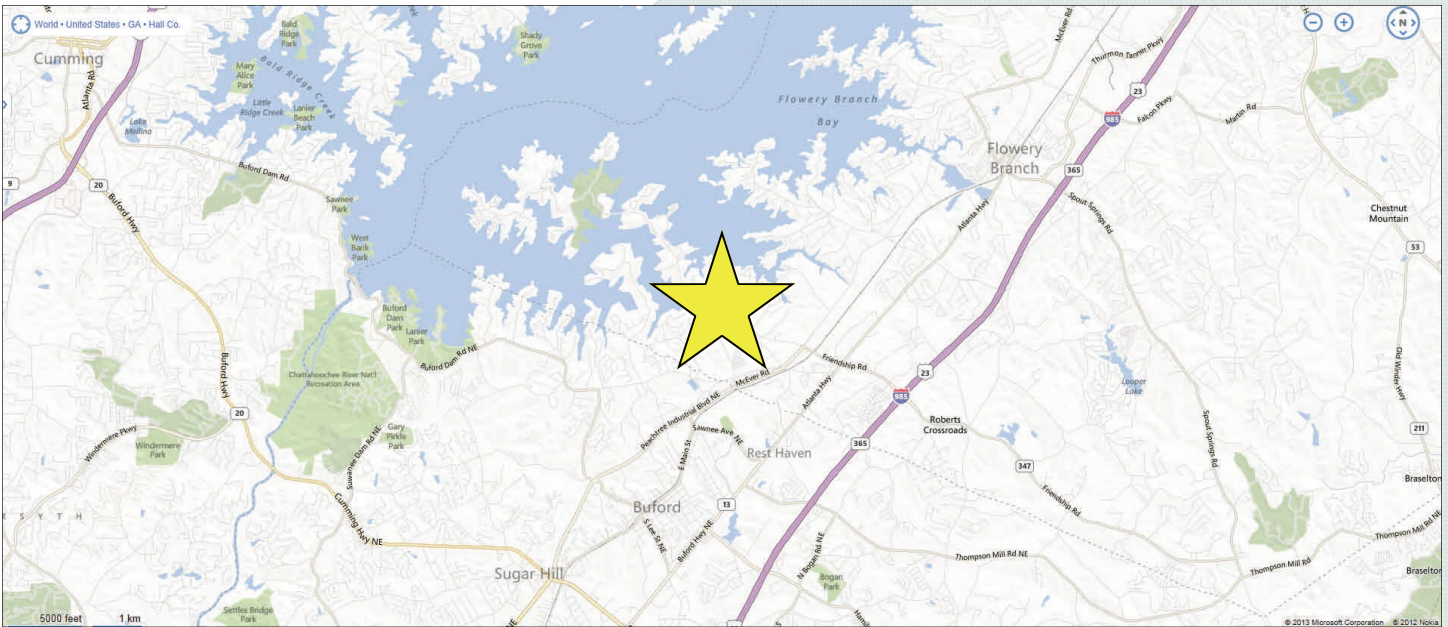
Lake Lanier Islands Resort, which lies just past the site, is a 1,500-acre resort that provides a variety of deluxe amenities and services in a setting of unparalleled natural splendor. The grounds feature a diverse selection of accommodations from Legacy Lodge & Conference Center to 30 sublime cottages and six executive villas. Activities abound for every taste with options such as the Legacy on Lanier Golf Club, adventurous Canopy Tours, scenic horseback riding, pampering spa services, and luxury boat rentals. Popular events at the resort include the Annual Independence Day fireworks on the lake, and "Magical Nights of Lights", the largest animated light show in the world.

Lake Lanier Islands Beach and Waterpark, which includes 13 water slides, the state's largest wave pool and a Fun Dunker.



Many of the largest boat dealers in Georgia are located on Lake Lanier Parkway as well.







Executive Summary

Lake Lanier Islands
30518, Buford, GA,
Rings: 1, 3, 5 mile radii

Latitude: 34.118781351
Longitude: -84.02347859

	1 mile	3 miles	5 miles
Population			
2000 Population	2,954	24,862	48,227
2010 Population	3,383	35,801	86,281
2012 Population	3,345	36,364	89,164
2017 Population	3,418	38,726	97,133
2000-2010 Annual Rate	1.37%	3.71%	5.99%
2010-2012 Annual Rate	-0.49%	0.70%	1.47%
2012-2017 Annual Rate	0.43%	1.27%	1.73%
2012 Male Population	50.0%	49.5%	49.3%
2012 Female Population	50.0%	50.5%	50.7%
2012 Median Age	33.0	34.4	35.5

In the identified area, the current year population is 89,164. In 2010, the Census count in the area was 86,281. The rate of change since 2010 was 1.47% annually. The five-year projection for the population in the area is 97,133 representing a change of 1.73% annually from 2012 to 2017. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	64.2%	68.3%	68.5%
2012 Black Alone	11.9%	12.4%	12.0%
2012 American Indian/Alaska Native Alone	0.6%	0.3%	0.3%
2012 Asian Alone	2.6%	6.1%	10.4%
2012 Pacific Islander Alone	0.1%	0.1%	0.1%
2012 Other Race	17.6%	10.1%	6.1%
2012 Two or More Races	2.9%	2.7%	2.6%
2012 Hispanic Origin (Any Race)	32.8%	21.1%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 16.9% 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 62.9 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	1,001	8,861	16,811
2010 Households	1,102	12,294	28,758
2012 Total Households	1,098	12,570	29,916
2017 Total Households	1,113	13,261	32,258
2000-2010 Annual Rate	0.96%	3.33%	5.52%
2010-2012 Annual Rate	-0.15%	0.99%	1.77%
2012-2017 Annual Rate	0.27%	1.08%	1.52%
2012 Average Household Size	2.98	2.88	2.98

The household count in this area has changed from 28,758 in 2010 to 29,916 in the current year, a change of 1.77% annually. The five-year projection of households is 32,258, a change of 1.52% annually from the current year total. Average household size is currently 2.98, compared to 3.00 in the year 2010. The number of families in the current year is 23,354 in the specified area.



Executive Summary

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30518, Buford, GA,
Rings: 1, 3, 5 mile radii

Latitude: 34.118781351
Longitude: -84.02347859

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$37,681	\$49,765	\$65,473
2017 Median Household Income	\$44,460	\$58,626	\$78,410
2012-2017 Annual Rate	3.36%	3.33%	3.67%
Average Household Income			
2012 Average Household Income	\$46,185	\$61,486	\$81,414
2017 Average Household Income	\$54,030	\$72,011	\$93,866
2012-2017 Annual Rate	3.19%	3.21%	2.89%
Per Capita Income			
2012 Per Capita Income	\$16,136	\$21,597	\$27,474
2017 Per Capita Income	\$18,530	\$25,038	\$31,354
2012-2017 Annual Rate	2.81%	3.00%	2.68%

Households by Income

Current median household income is \$65,473 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$78,410 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$81,414 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$93,866 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$27,474 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$31,354 in five years, compared to \$29,882 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	1,061	9,351	17,894
2000 Owner Occupied Housing Units	733	6,802	14,061
2000 Owner Occupied Housing Units	269	2,059	2,750
2000 Vacant Housing Units	59	490	1,083
2010 Total Housing Units	1,252	13,535	31,032
2010 Owner Occupied Housing Units	718	8,968	22,717
2010 Renter Occupied Housing Units	384	3,326	6,041
2010 Vacant Housing Units	150	1,241	2,274
2012 Total Housing Units	1,250	13,712	32,006
2012 Owner Occupied Housing Units	707	9,038	23,332
2012 Renter Occupied Housing Units	391	3,532	6,584
2012 Vacant Housing Units	152	1,142	2,090
2017 Total Housing Units	1,277	14,411	34,356
2017 Owner Occupied Housing Units	740	9,693	25,522
2017 Renter Occupied Housing Units	374	3,567	6,737
2017 Vacant Housing Units	164	1,150	2,098

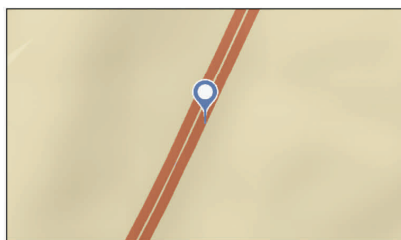
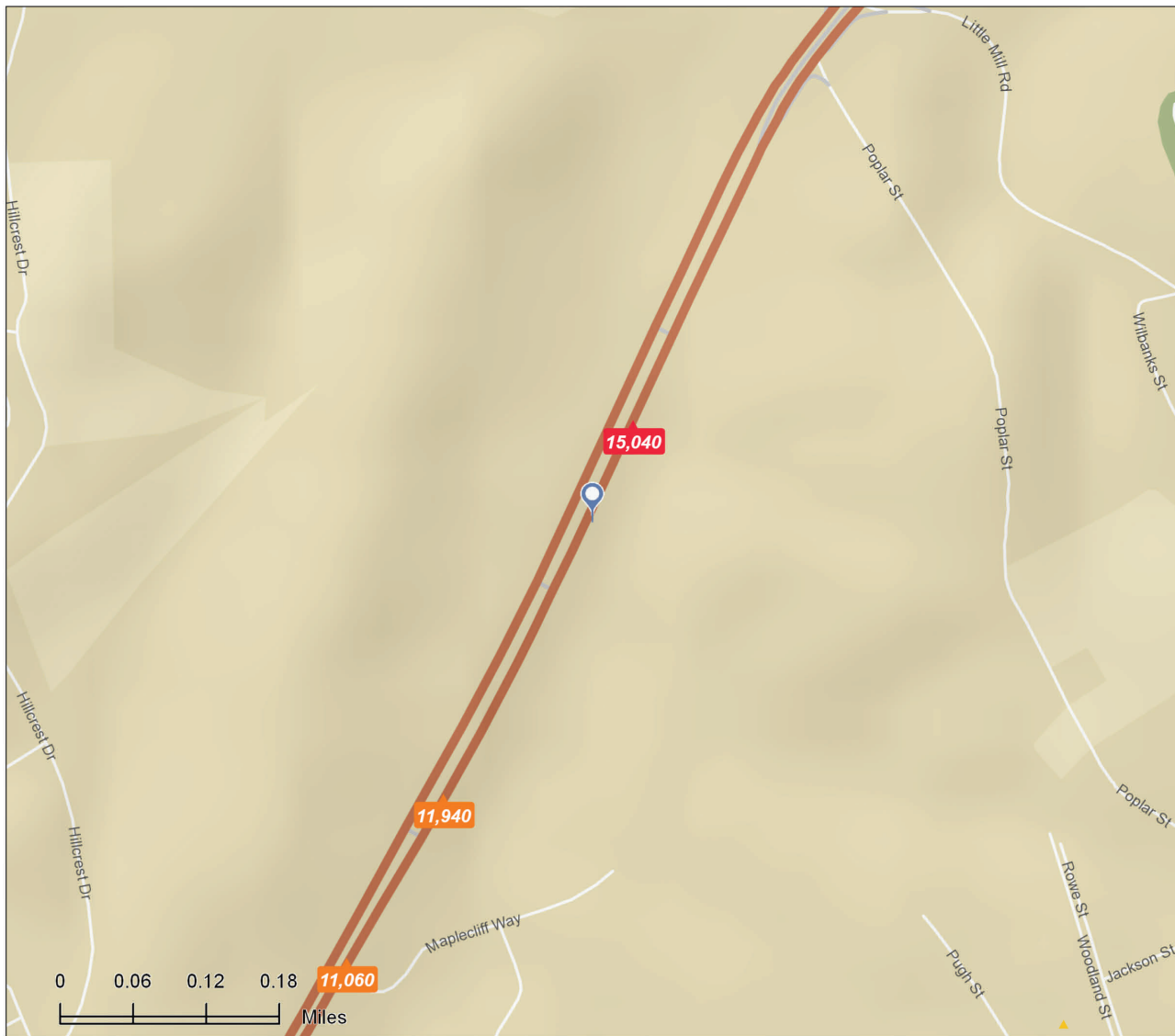
Currently, 72.9% of the 32,006 housing units in the area are owner occupied; 20.6%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 31,032 housing units in the area - 73.2% owner occupied, 19.5% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 1.38%. Median home value in the area is \$178,437, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.13% annually to \$188,790.



Traffic Count Map - Close Up

Lake Lanier Islands
30518, Buford, GA
Ring: 1, 3, 5 Miles

Latitude: 34.118781
Longitude: -84.023479



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





City of Buford , GA

The City of Buford has come a long way since its beginnings in 1872 as a depot on the railway line between Atlanta and Charlotte, North Carolina. Major domestic and international companies have established operations in Buford. The Buford Dam has become a major source of power for the state, and Lake Lanier Islands is recognized as a premier recreational development in the Southeast.

Companies have located operations in Buford for some very solid reasons:

- Well-developed infrastructures enhance the efficiency of business operations and favorably impact bottom-line profits
- Abundant, highly motivated, production-oriented labor force.
- City-owned water, sewer, gas and electric systems provide the lowest utility rates in the area
- Excellent, locally-controlled primary and secondary education system with a large number of major universities and technical schools within a 50-mile radius.
- Scenic beauty and small town friendliness that create a nurturing environment for employees.
- Major industrial and commercial acreage available on major transportation arteries priced to attract new business.

LOCATION: Southeastern United States, north Georgia, Gwinnett County, 25 miles north of Atlanta, on the southern shores of Lake Lanier.

TRANSPORTATION: Hartsfield International, Peachtree DeKalb, North Fulton and Gwinnett Airports; Interstate Highways I-85 and I-985, Buford Highway and Peachtree Industrial Boulevard. Local Bus and MARTA Station provide easy access to Atlanta.



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DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Darrell also manages and leases select Class A shopping centers for banks and investors. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a U. S. commercial real estate brokerage firm with three offices, headquartered in Atlanta, Georgia. The firm is best known for their successful national marketing platform.

- Specific broker teams specialize in either retail, office, industrial, multi-family, land, medical, automotive, net lease, hospitality or special asset services.
- Bull Realty provides marketing and special asset services for over 100 lenders.
- *Google* consistently chooses BullRealty.com as a top website for the most often used search phrases used by people looking for commercial real estate in Georgia, for example: "Commercial Real Estate Georgia".
- Bull Realty marketing services includes video, social media and radio for appropriate properties.
- The firm sponsors and hosts the Commercial Real Estate Show, a national talk radio show about commercial real estate which airs on ten radio stations throughout the nation, and is available on iTunes and the show website www.CREshow.com.