



.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE

1556 WOODINGTON CR
LAWRENCEVILLE, GA 30044

Asna Baig
Advisor
O: 770.992.5112
asnabaig@svn.com

.63 AC

Club Dr

Woodington Cir

1555
R6203 003A

1546
R6203 003C

R6203 044

R6203 089

1 PROPERTY INFORMATION

1556 Woodington Cr
Lawrenceville, GA 30044

Property Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.63 Acres
Zoning:	C
Market:	
Price / SF:	\$12.75

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for sale .63 Acres at the intersection of Club drive and Woodington. Said property is zoned O-I and is ideal for a medical, or chiropractic office.

PROPERTY HIGHLIGHTS

- Corner Lot
- Great Visibility
- Average daily traffic count 29,100

Property Description



PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for sale .63 Acres at the intersection of Club drive and Woodington. Said property is zoned O-I and is ideal for a medical, or chiropractic office.

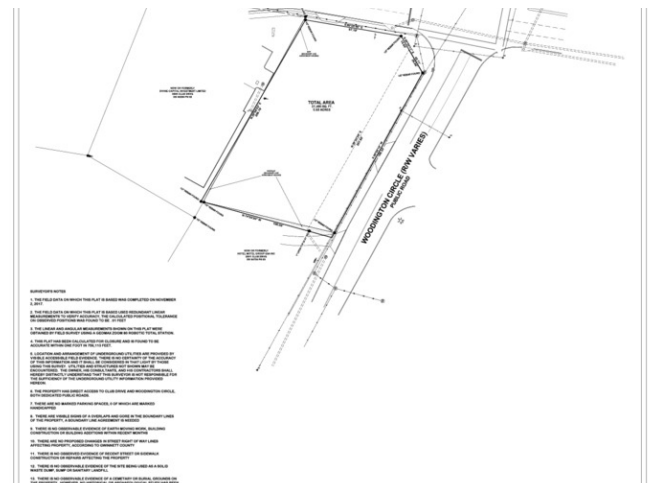
LOCATION OVERVIEW

Located in Lawrenceville at the intersection of Club Dr and Woodington

Complete Highlights

SALE HIGHLIGHTS

- Corner Lot
- Great Visibility
- Average daily traffic count 29,100



READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	VOLE
Wayne Hill, Chairman	AYE
Marcia Neaton, District 1	AYE
Albert Nasuti, District 2	AYE
John Dunn, District 3	AYE
Kevin Kenerly, District 4	ABSENT

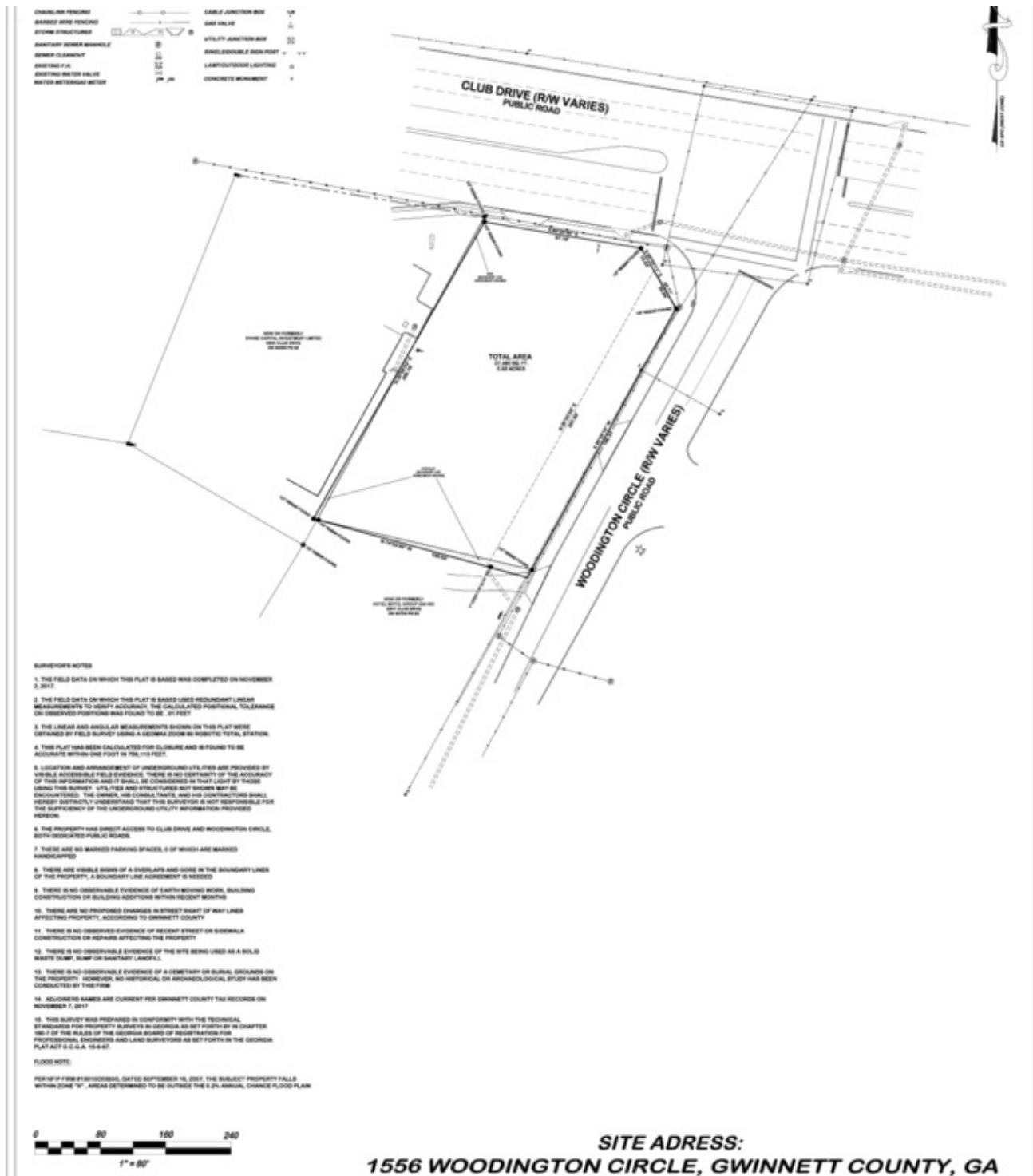
On motion of COMM. NEATON, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

C-1 to C-1 (CHANGE IN CONDITIONS)

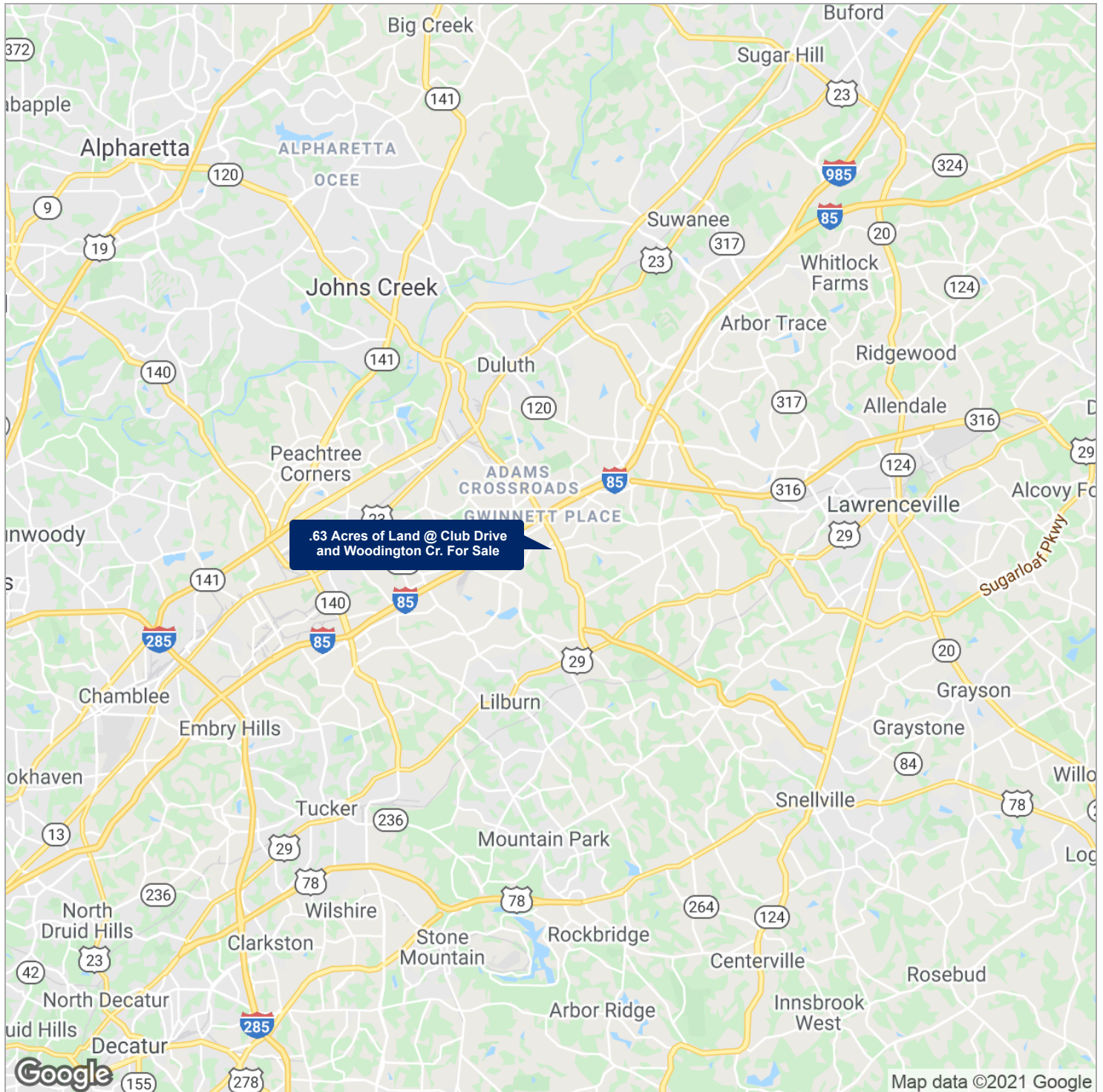
Additional Photos



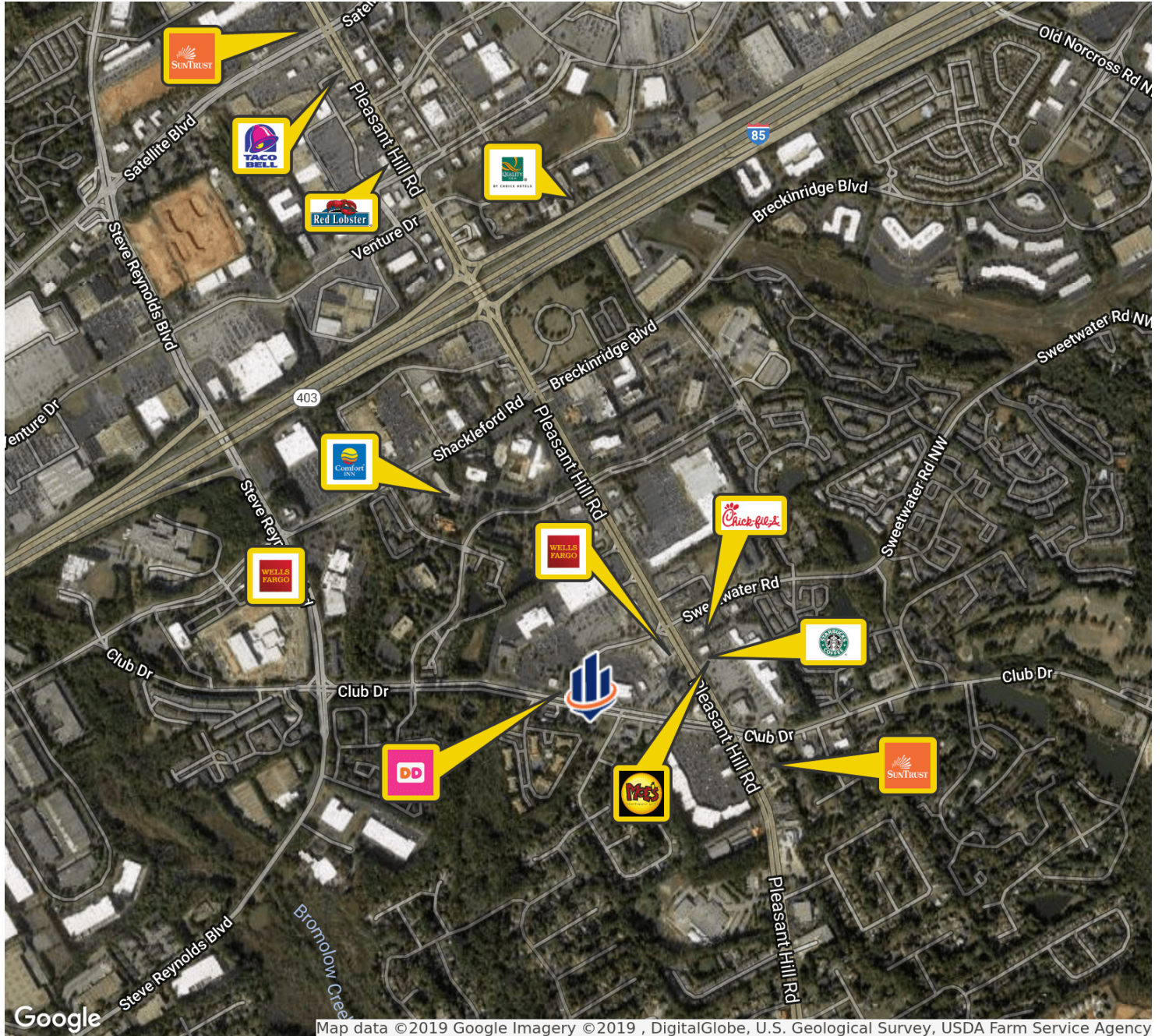
2 LOCATION INFORMATION

1556 Woodington Cr
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Regional Map

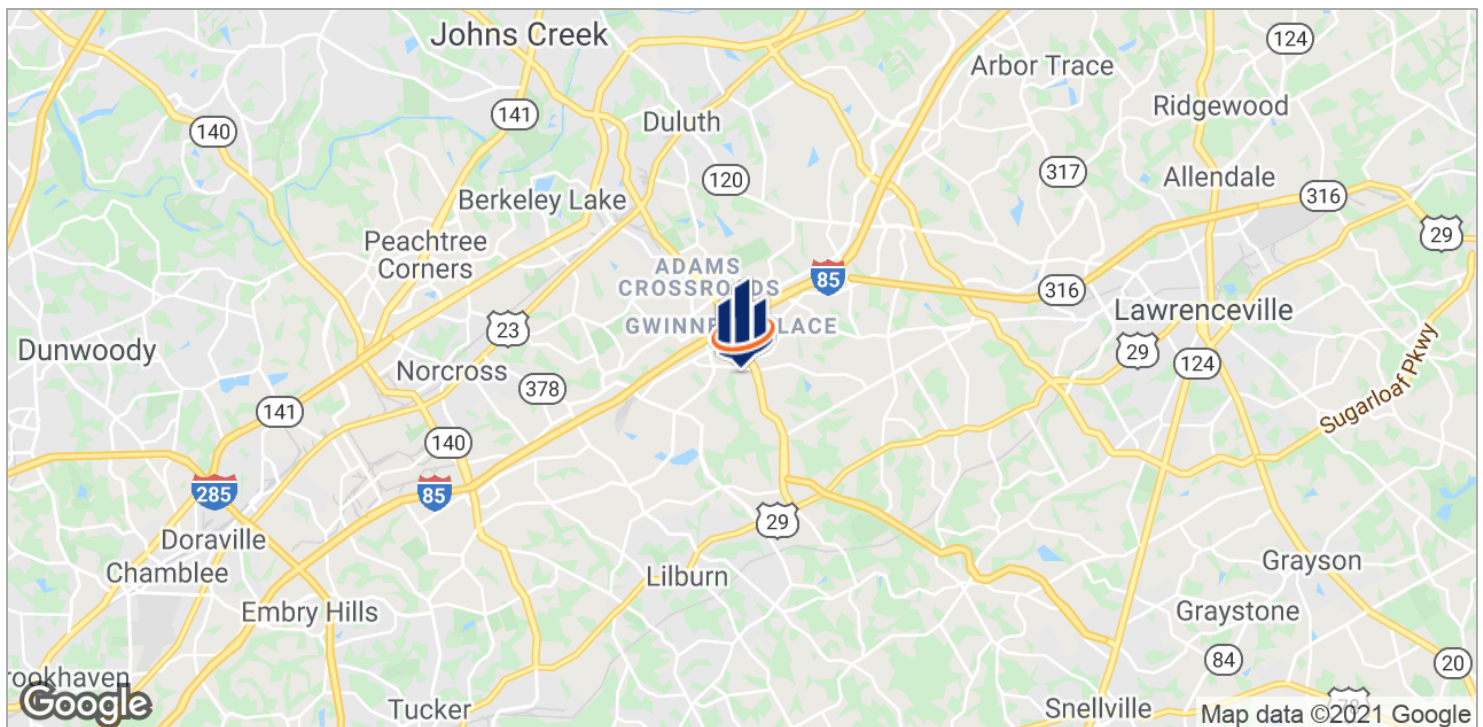
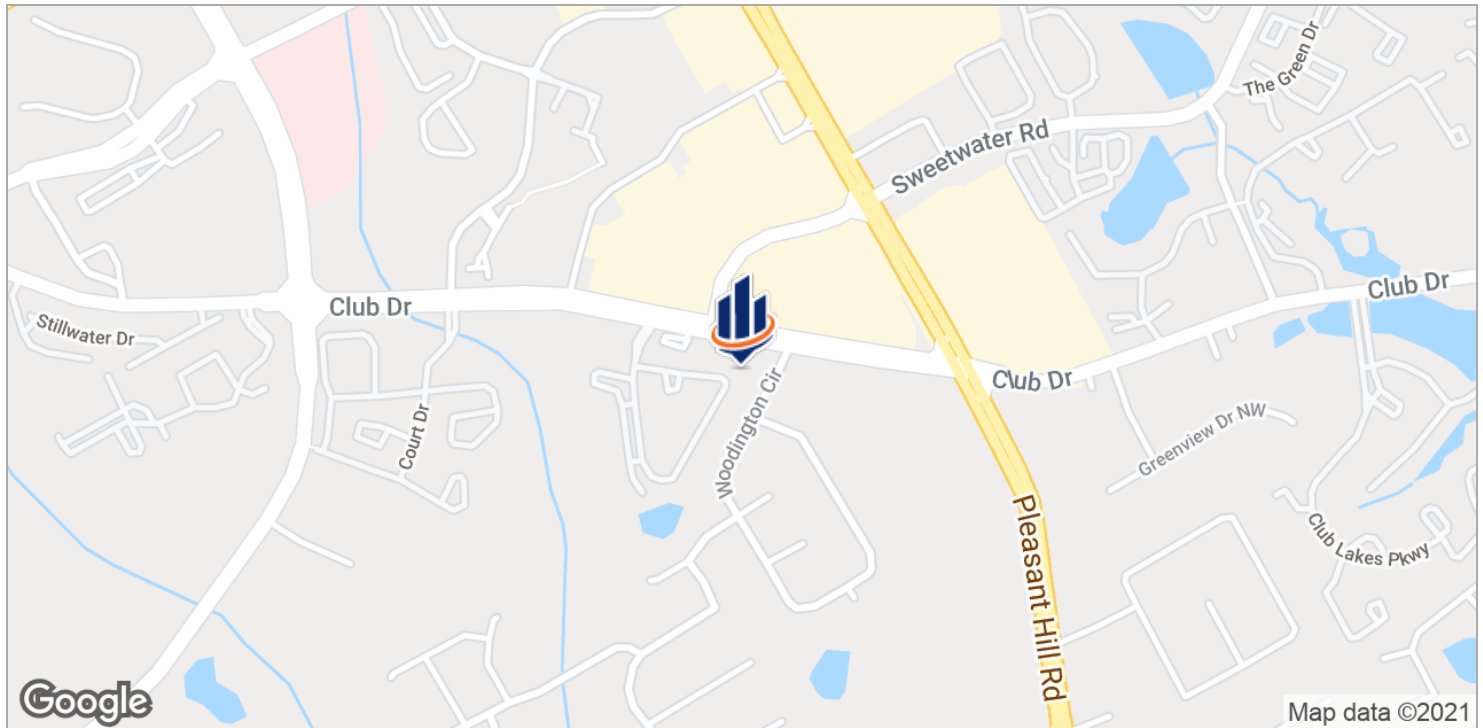


Retailer Map

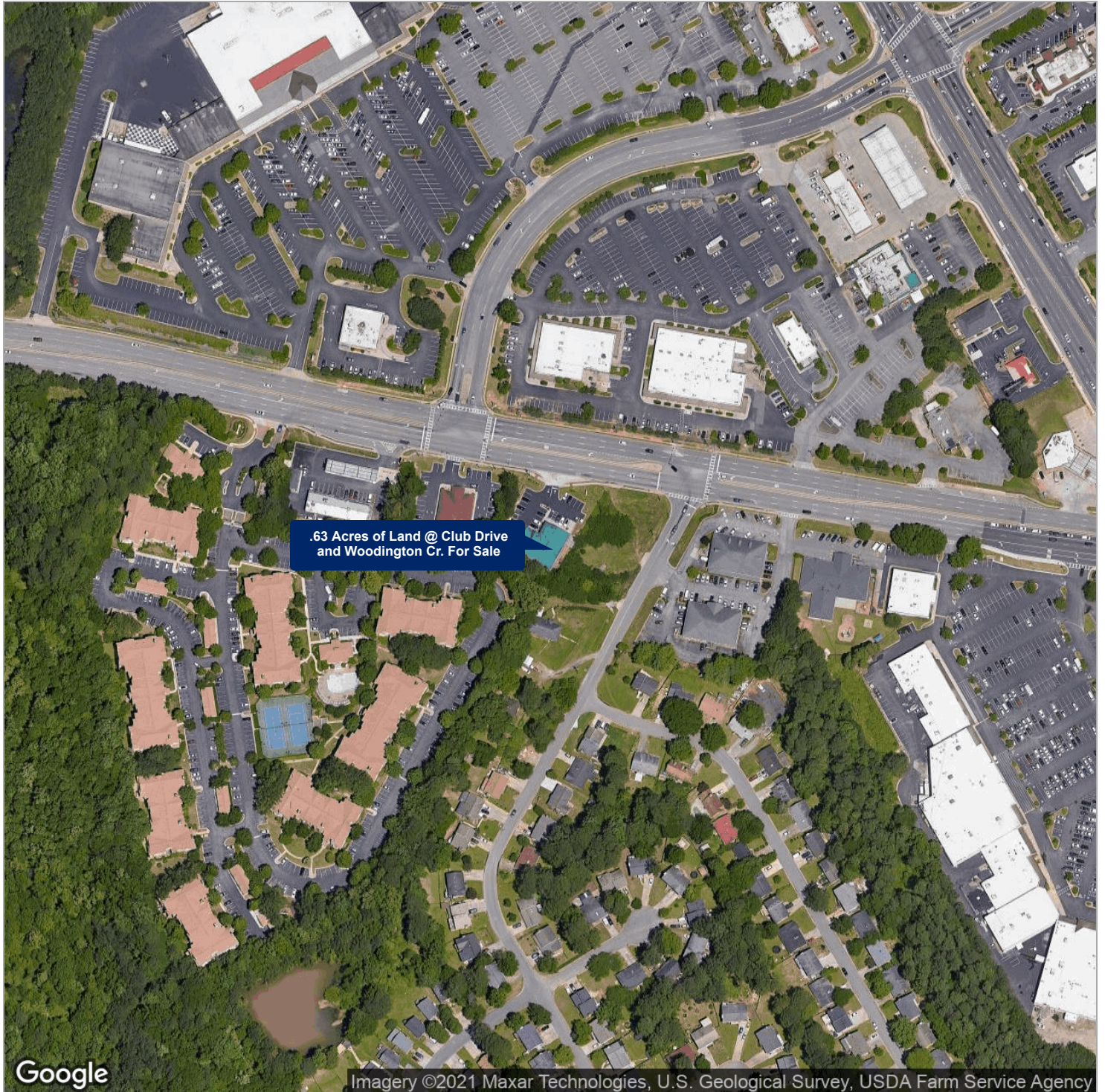




Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

1556 Woodington Cr
Lawrenceville, GA 30044

Financial Summary

INVESTMENT OVERVIEW

.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE

Price	\$350,000
Price per SF	\$12.75
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY	.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE
Gross Income	-
EXPENSE SUMMARY	.63 ACRES OF LAND @ CLUB DRIVE AND WOODINGTON CR. FOR SALE
Gross Expenses	-
Net Operating Income	-

4 SALE COMPARABLES

1556 Woodington Cr
Lawrenceville, GA 30044

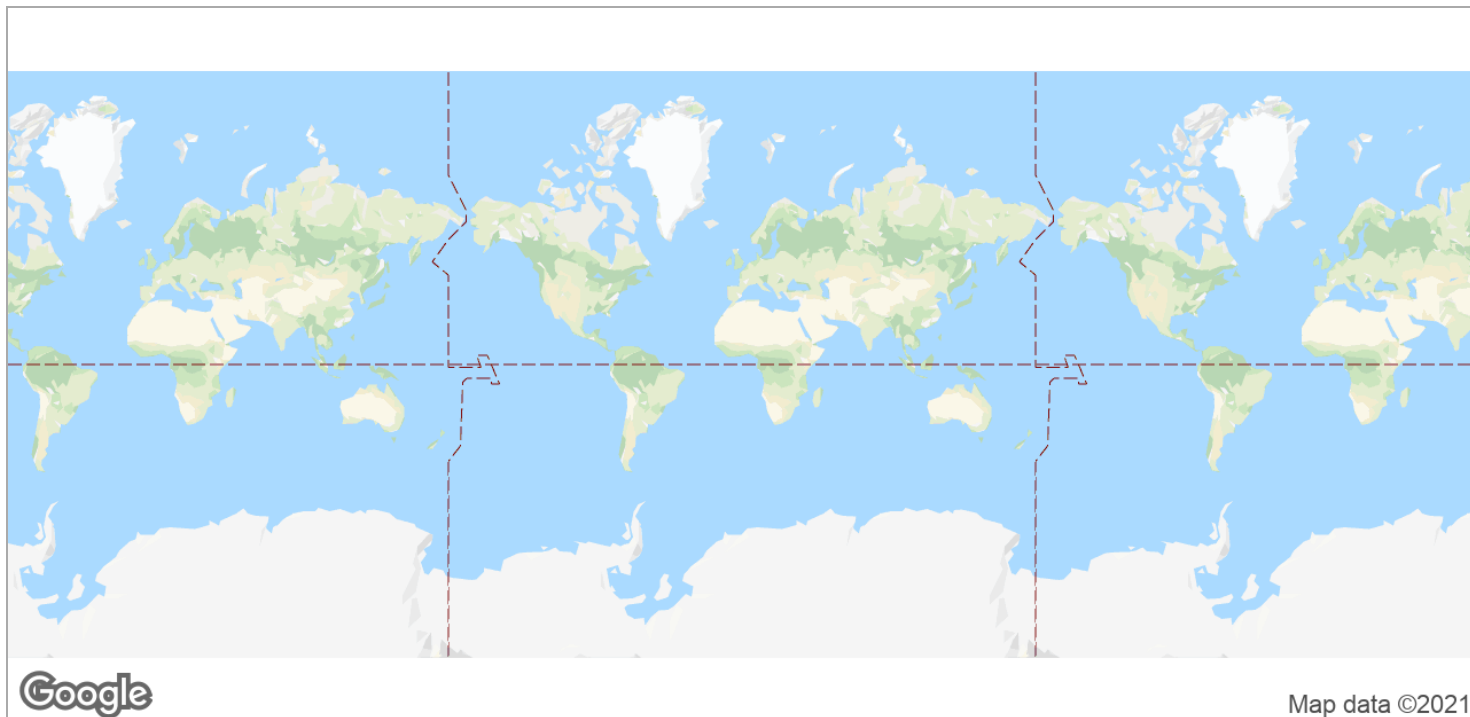
Sale Comps

Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	
.63 Acres of Land @ Club Drive and Woodington Cr. For Sale 1556 Woodington Cr Lawrenceville, GA 30044	\$350,000	-	0.63 AC	\$12.75	\$555,556	-	
SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
Totals/Averages	\$	SF	AC	\$NaN	Liquid error: divided by 0	0.0%	

Sale Comps Map



SUBJECT PROPERTY

1556 Woodington Cr, Lawrenceville, GA 30044

5 RENT COMPARABLES

1556 Woodington Cr
Lawrenceville, GA 30044

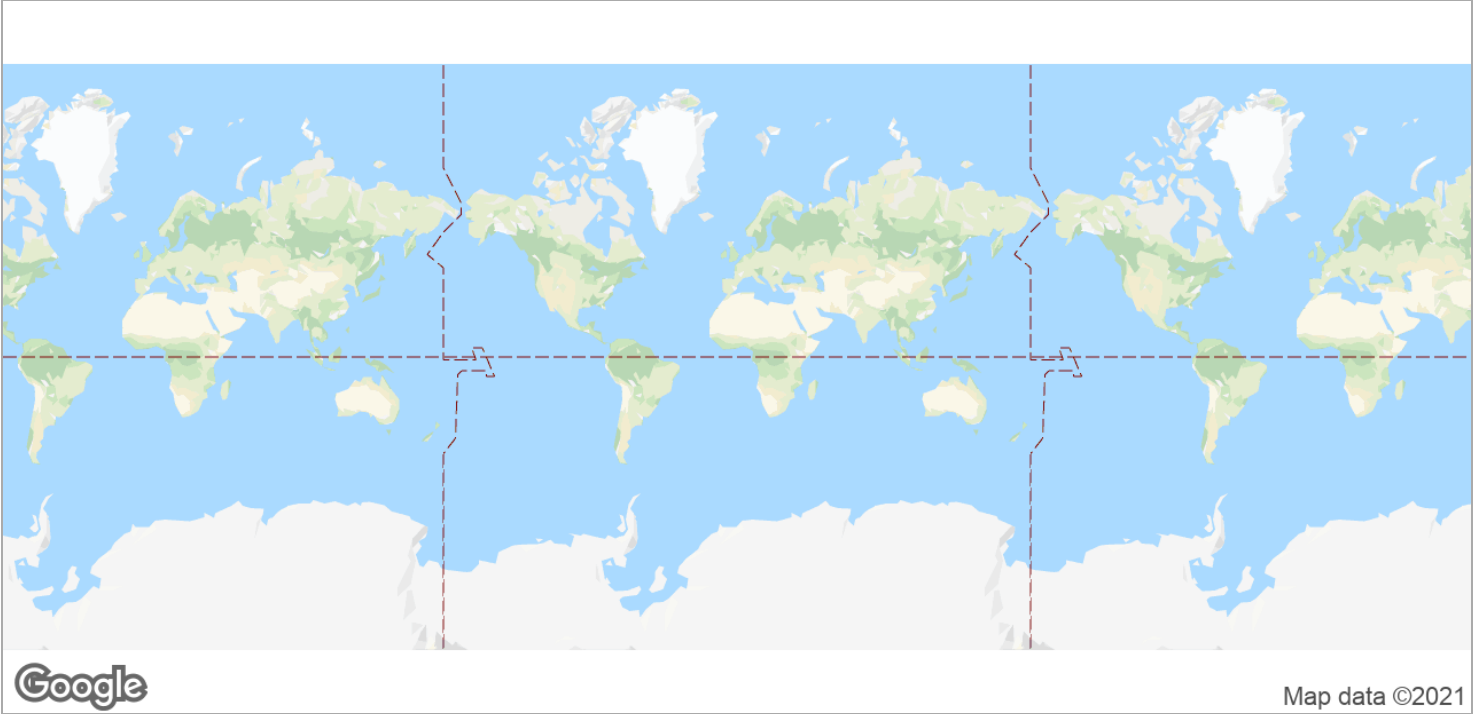
Rent Comps

Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	LOT SIZE	OCCUPANCY %
.63 Acres of Land @ Club Drive and Woodington Cr. For Sale 1556 Woodington Cr Lawrenceville, GA 30044	N/A	0.63 AC	-
RENT COMPS	PRICE/SF/YR	LOT SIZE	OCCUPANCY %
	PRICE/SF/YR	LOT SIZE	OCCUPANCY %
Totals/Averages	-	-	-

Rent Comps Map



SUBJECT PROPERTY
1556 Woodington Cr, Lawrenceville, GA 30044

6 DEMOGRAPHICS

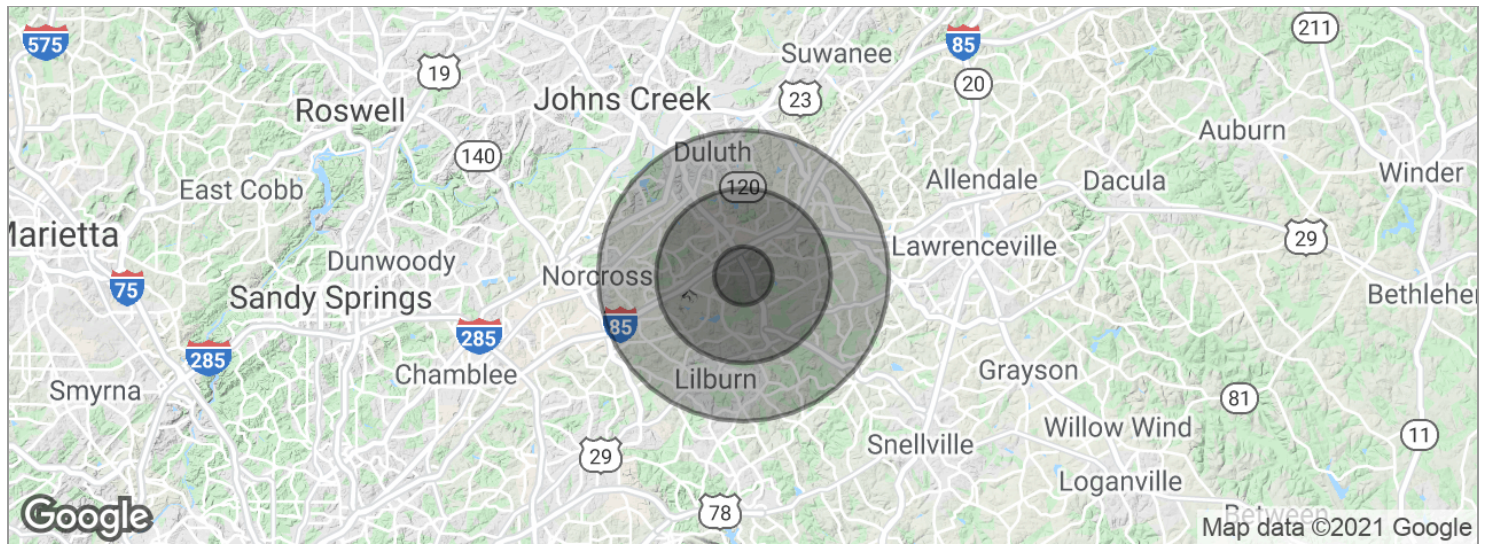
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Lawrenceville, GA 30044

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	11,673	87,966	219,343
Median age	30.1	30.4	32.1
Median age (male)	28.8	29.5	31.2
Median age (female)	30.6	31.2	33.1
	1 MILE	3 MILES	5 MILES
Total households	4,718	31,981	76,370
Total persons per HH	2.5	2.8	2.9
Average HH income	\$47,004	\$53,208	\$65,133
Average house value	\$145,014	\$172,190	\$224,986

** Demographic data derived from 2010 US Census*

Demographics Map



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7 ADVISOR BIOS

1556 Woodington Cr
Lawrenceville, GA 30044

Advisor Bio & Contact 1

ASNA BAIG

Advisor

10882 Crabapple Rd.
Suite 4
Roswell, GA 30075
T 770.992.5112
C 470.342.2102
asnabaig@svn.com
GA #379848

PROFESSIONAL BACKGROUND

Attended Georgia State University, J. Mack Robinson College of Business and has a strong understanding of operations and finance. My primary focus will be in the areas of limited service hotels along with mid-sized boutique and independent properties. I am fully equipped with the requisite tools and knowledge to cater to our client's needs. I will deliver superior service and professional support to our clients.

Advisor Bio & Contact 2

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