

REDEVELOPMENT

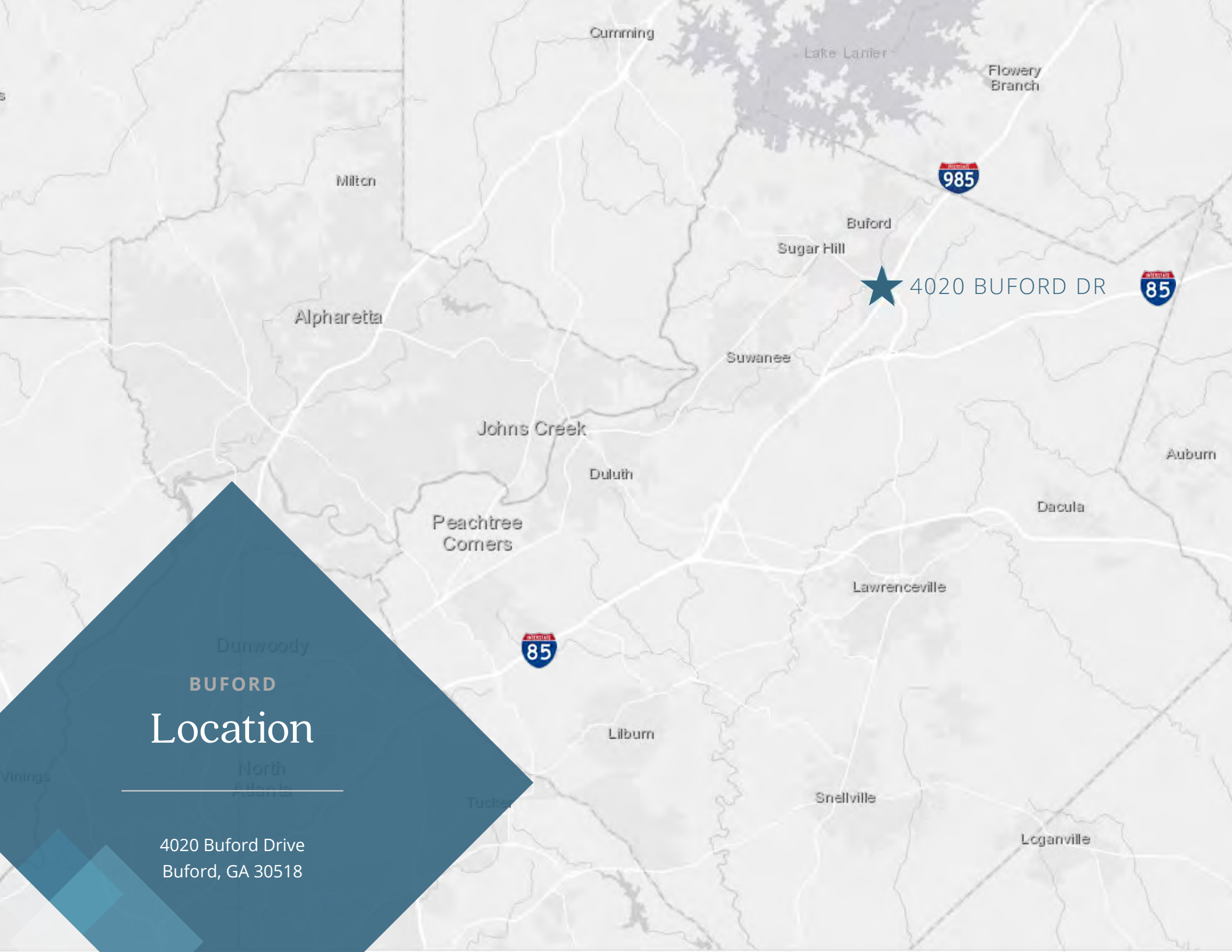
Former Golden Corral

Buford, GA



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4020 BUFORD DR

Location

4020 Buford Drive
Buford, GA 30518



2.324 AC

LAND SIZE

12,042 SF

BUILDING SIZE

Property Overview

Highlights

12,042 SF former Golden Corral

Free-standing restaurant on 2.324 acres

Located in Buford's Mall of Georgia retail corridor

Great exposure with visibility to I-985

Over 56K traffic count in front of site

Potential to divide parcel for multiple users

Restaurant or medical backfill opportunity

Cross access in place providing access to
Satellite Blvd intersection

162 parks

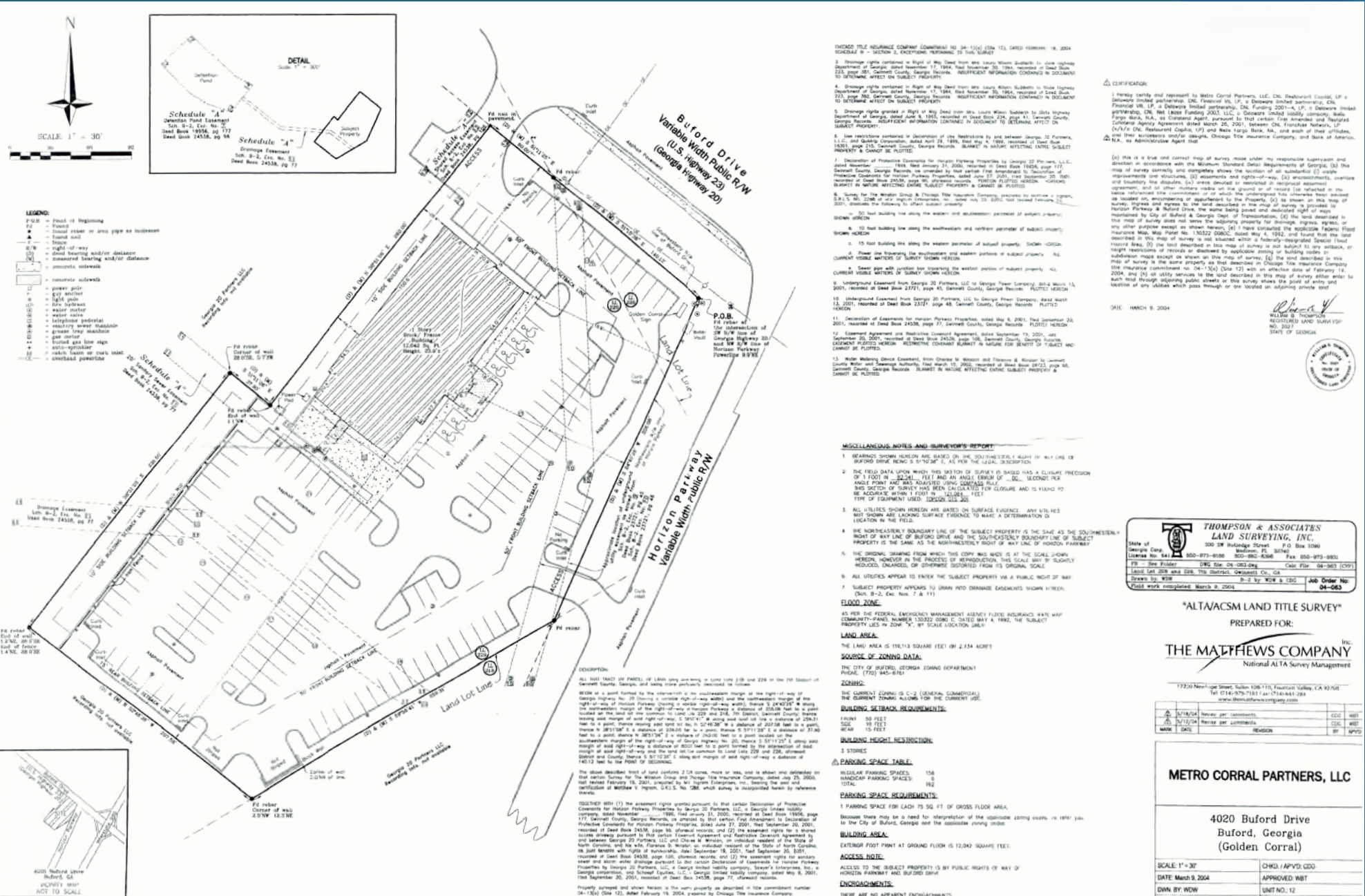


4020 BUFORD DRIVE

Zoomed In Aerial



4020 BUFORD DRIVE Survey



- LEGEND**
- Point of Beginning
 - Fence
 - Found stake or area pipe on instrument
 - Found nail
 - Stake
 - Right-of-way
 - Dead bearing and/or distance
 - Measured bearing and/or distance
 - Assessors' records
 - concrete sidewalk
 - power pole
 - gas meter
 - gas pipe
 - fire hydrant
 - water meter
 - water meter
 - television pedestal
 - electric meter pedestal
 - grove tree marker
 - gate post
 - buried gas line sign
 - iron spike
 - iron beam or curb stake
 - overhead powerline

CERTIFICATION

I, the undersigned, being a duly qualified and licensed Land Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been compared with the original and found to be a true and correct copy of the original survey as shown to me by the owner thereof.

DATE MARCH 9, 2004

- MISCELLANEOUS NOTES AND SURVEYOR'S REPORT**
- SEPARATE SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY CORNER OF WAY LINE OF BUFORD DRIVE BEING 5.517036' E, AS PER THE LEGAL DESCRIPTION.
 - THE FIELD DATA WHICH THIS SECTION OF SURVEY IS BASED HAS A CLAUSE PRECISION OF 1/100th IN SCALES FEET AND AN ANGLE ERROR OF 1.00". SECOND N.E. ANGLE POINT AND WAS ADJUSTED USING CRANFORD RULE. EACH SECTION OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 10,000 FEET. TYPE OF EQUIPMENT USED: LEICA DSZ 200.
 - ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION AS TO THEIR LOCATION IN THE FIELD.
 - THE NORTHEASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHWESTERLY BOUNDARY LINE OF WAY LINE OF BUFORD DRIVE AND THE SOUTHEASTERLY BOUNDARY LINE OF SUBJECT PROPERTY IS THE SAME AS THE NORTHEASTERLY BOUNDARY OF WAY LINE OF HORIZON PARKWAY.
 - THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON. HOWEVER IN THE PROCESS OF REPRODUCTION THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
 - ALL UTILITIES APPEAR TO CROSS THE SUBJECT PROPERTY VIA A PUBLIC RIGHT OF WAY.
 - SUBJECT PROPERTY APPEARS TO DRAIN INTO DRAINAGE EASEMENTS SHOWN HEREON. (See B-2, Enc. Nos. 7 & 11)

FLOOD ZONE

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP MAP COMBINATION-FLOOD NUMBER 15322-D006-D, DATED MAY 4, 1982, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA

THE LAND AREA IS 17613.5 SQUARE FEET OR 2.54 ACRE

SOURCE OF ZONING DATA

THE CITY OF BUFORD, GEORGIA ZONING DEPARTMENT
PAGE: (77) 945-8161

ZONING

C-2 (GENERAL COMMERCIAL)
THE CURRENT ZONING IS C-2 (GENERAL COMMERCIAL).

BUILDING SETBACK REQUIREMENTS

FRONT	50 FEET
REAR	10 FEET
SIDE	10 FEET

BUILDING HEIGHT RESTRICTIONS

3 STORES

PARKING SPACE TABLE

REGULAR PARKING SPACES	156
HANDICAP PARKING SPACES	16
TOTAL	172

PARKING SPACE REQUIREMENTS:

1 PARKING SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE ABOVE-QUOTED CODES, I REFER YOU TO THE CITY OF BUFORD, GEORGIA AND THE APPLICABLE ZONING CODES.

BUILDING AREA

EXTENSIVE FOOT PRINT AT GROUND FLOOR IS 12,043 SQUARE FEET.

ACCESS RIGHTS

HORIZON TO SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF HORIZON PARKWAY AND BUFORD DRIVE.

ENCROACHMENTS

THERE ARE NO APPARENT ENCROACHMENTS.

THOMPSON & ASSOCIATES
LAND SURVEYING, INC.
300 SW Midway Street, Suite 100
Lithia Springs, GA 30158
Phone: 770-973-8166 Fax: 770-973-8891
FBI - See Folder DWG File: 04-003.Dwg Case File: 04-063 (2004)
Drawn by: WJM B-2 by WJM & JSG Job Order #: 04-063

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY, INC.
National ALTA Survey Management

17220 Newhope Street, Suite 100-110, Houston, Texas, TX 77058
Tel: 714-978-7181 Fax: 714-841-284
www.thomsonandassociates.com

NO.	DATE	REVISION	BY	APP'D
1	3/9/04	Issue per comments	WJM	WJM
2	3/9/04	Issue per administration	WJM	WJM
3	3/9/04	REVISION	WJM	WJM

METRO CORRAL PARTNERS, LLC

4020 Buford Drive
Buford, Georgia
(Golden Corral)

SCALE 1"=30'
DATE March 9, 2004
DWN BY: WJM

CHKD / APP'VD: GSD
APPROVED: WBT
UNIT NO. 12

Zoning Info | C2 - General Business

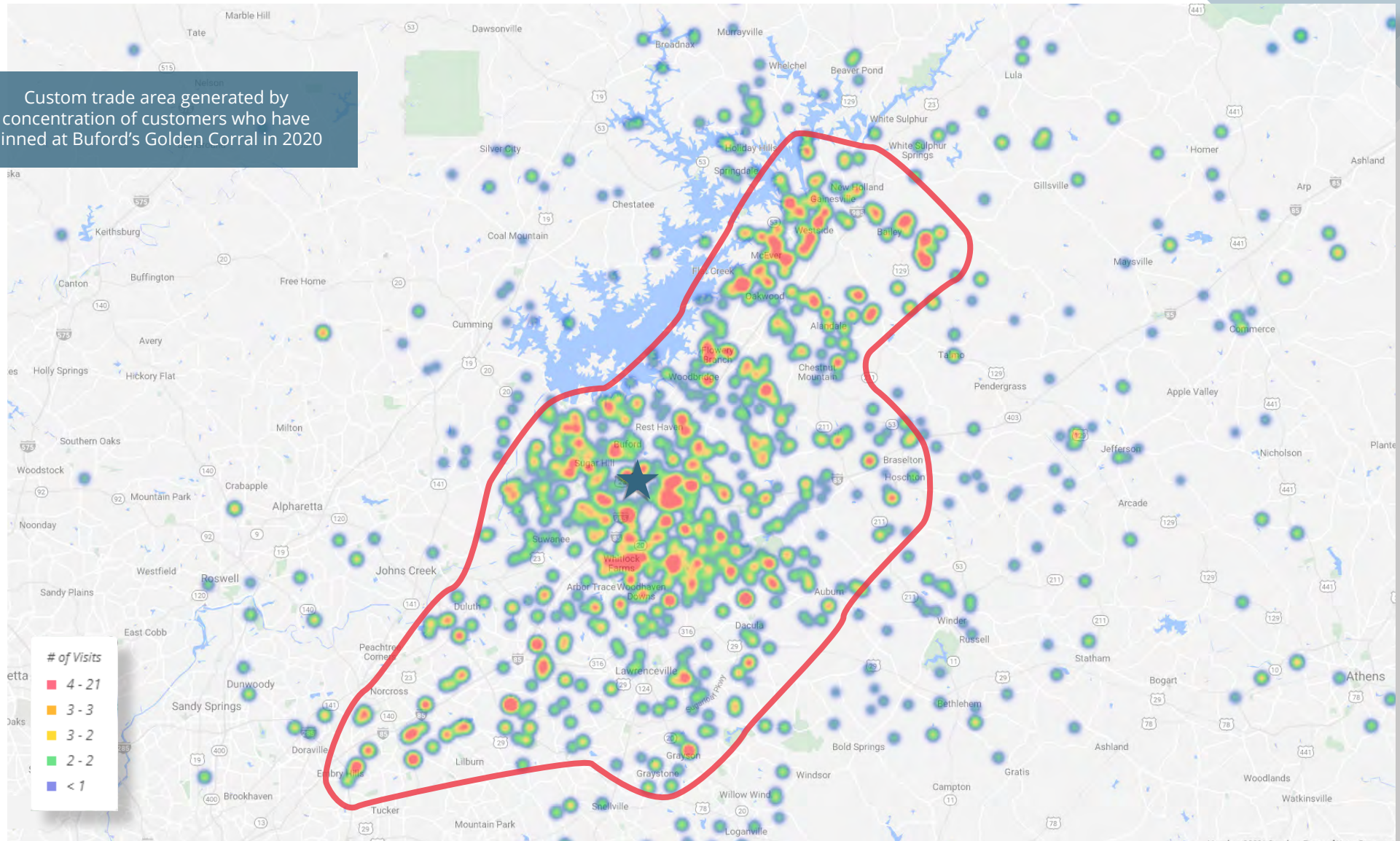
C2 - General Business Exclusive Uses

1. Automobile, boat or trailer sales.
2. Bakery.
3. Bank, loan company or similar financial institution.
4. Barber shop.
5. Beauty shop.
6. Bicycle shop.
7. Blueprinting, photostating or other reproduction.
8. Book or stationery store or newsstand.
9. Bookbindery.
10. Building supply with no outside storage.
11. Bus station.
12. Business machines, retail and service.
13. Catering establishment.
14. Church.
15. Clinic, except animal clinic.
16. Clothes cleaning or laundry agency.
17. Clothing store or tailor shop.
18. Club, lodge, union or fraternal organization.
19. Cocktail lounge or tavern.
20. Confectionery store, including soda fountain.
21. Curtain or drapery store.
22. Day care facility.
23. Dancing school or music studio.
24. Delicatessen.
25. Drug store, pharmacy.
26. Dry cleaning, or pressing, except those using highly volatile or combustible materials or using high pressure steam tanks or boilers.
27. Dry goods, millinery or dress shop.
28. Electrical supply store.
29. Feed and seed store.
30. Florist shop.
31. Floor covering sales and service.
32. Food store.
33. Frozen food lockers, retail only.
34. Furniture store.
35. Garden store.
36. Gift, hobby or art shop.
37. Grocery store.
38. Hardware store.
39. Health studio, physical therapist, reducing salon.
40. Hotel.
41. Jewelry store, including repairing.
42. Leather goods sales, including harness and saddle shop.
43. Locksmith.
44. Magazine or newspaper distribution agency.
45. Meat market, retail.
46. Newspaper publishing.
47. Notions or variety store.
48. Office, business or professional.
49. Office supplies.
50. Paint store, including related contractor shop.
51. Parking lot or garage.
52. Pawn shop.
53. Pet shop.
54. Printing plant.
55. Radio or television sales and service.
56. Residential uses, second story or multiple-family.
57. Restaurant or hotel supply.
58. Restaurant or tearoom.
59. Retail store.
60. Scientific or professional instrument sale or repair.
61. Secondhand store.
62. Self-service laundry.
63. Shoe store or shoe repair shop.
64. Storage building for household goods in conjunction with retail sales.
65. Studio: art, music and photography.
66. Telephone or telegraph building.
67. Theater, except drive-in theater.
68. Upholstery shop, but excluding operations in mattress and upholstery refinishing where cyanide or other highly toxic material is used.
69. Wholesale office or show room with merchandise on the premises limited to small items and samples.
70. Museum, private or public
71. Brew pub, public house, microbrewery, winery, cider house, tasting room or similar use.

4020 BUFORD DRIVE

Trade Area

Custom trade area generated by concentration of customers who have dined at Buford's Golden Corral in 2020



TOTAL POPULATION

1,317,701

DAYTIME POPULATION

1,325,098

MEDIAN HH INCOME

\$78,237

AVERAGE HH INCOME

\$105,876

EST. # OF VISITS ANNUALLY

48.5K



4020 BUFORD DRIVE

Demographics

	1 mile	3 miles	5 miles
Population			
2020 Population	4,139	51,646	129,788
2000 Population	2,768	24,067	63,083
2010 Population	3,831	41,769	105,163
2025 Population	4,513	56,765	142,363
2000-2010 Annual Rate	3.30%	5.67%	5.24%
2010-2020 Population: Annual Growth Rate	0.76%	2.09%	2.07%
2020-2025 Population: Annual Growth Rate	1.75%	1.91%	1.87%
2020 Median Age	33.6	34.9	36.2
Households			
2000 Households	912	8,244	21,547
2010 Households	1,338	14,060	35,461
2020 Total Households	1,447	17,370	43,568
2025 Total Households	1,567	19,058	47,734
2000-2010 Annual Rate	3.91%	5.48%	5.11%
2010-2020 Households: Annual Growth Rate	0.77%	2.08%	2.03%
2020-2025 Households: Annual Growth Rate	1.61%	1.87%	1.84%
2020 Average Household Size	2.86	2.97	2.96
Housing Units			
2020 Total Housing Units	1,592	18,380	45,710
2020 Owner Occupied Housing Units	601	12,369	34,610
2020 Renter Occupied Housing Units	846	5,001	8,958
2020 Vacant Housing Units	145	1,010	2,142
Race and Ethnicity			
2020 White Alone	51.9%	51.3%	57.2%
2020 Black Alone	16.9%	19.1%	18.0%
2020 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2020 Asian Alone	8.6%	15.5%	13.7%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Hispanic Origin (Any Race)	33.9%	21.1%	17.7%
Income			
2020 Median Household Income	\$62,009	\$79,852	\$84,288
2020 Average Household Income	\$86,606	\$101,374	\$104,697
2020 Per Capita Income	\$32,908	\$34,199	\$34,969
2020 Population 25+ by Educational Attainment			
Total	2,583	33,329	85,630
High School Graduate	21.1%	21.6%	19.0%
GED/Alternative Credential	5.2%	3.3%	3.6%
Some College, No Degree	16.2%	16.4%	18.0%
Associate Degree	3.8%	7.4%	9.3%
Bachelor's Degree	24.2%	25.7%	27.0%
Graduate/Professional Degree	8.4%	13.7%	14.0%
Data for all businesses in area			
Total Businesses:	341	2,129	4,858
Total Employees:	4,180	24,213	49,649
Total Residential Population:	4,139	51,646	129,788
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	5,948	54,754	128,201
Workers	3,664	26,536	58,342
Residents	2,284	28,218	69,859





FOR MORE INFORMATION

Contact

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SRSRE.COM