

**9 Single Family Lots Single Freeman Crossing Subdivision  
Unincorporated Gwinnett County, GA 30045**



*Presented By:*

**The Jordan Company**

*Brent Kewley*

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900 Ext. 109

[bkewley@rjordancompany.com](mailto:bkewley@rjordancompany.com)





**Jordan Company**  
Investment & Commercial Real Estate



**Location:** *The site is located off of Campbell Road in unincorporated Gwinnett County, GA, ±5 miles east of the City of Lawrenceville, ± 12 miles Southeast of I-85, and ± 1 mile South of State Route -316. The surrounding area consists of mainly residential development with commercial and retail nearby. The 2011 population within a three mile radius of subject property is 34,655 with a median income of \$56,018*

**Description:** *Subject property consists nine (9) single-family residential lots located in Phase II*

**Subdivision:** *Freeman Crossing (Two Phase Development)  
Phase I: 118 developed lots, about 104 with built single-family homes  
Phase II: 96 developed lots with infrastructure in place and detention pond  
Typical Lot Size: 60ft x 90ft (lot size varies)  
Typical House Size: 1,800 SF – 2,500 SF (unit size varies)*

**Access:** *Access via two entrances on Campbell Road with right turn lanes.*

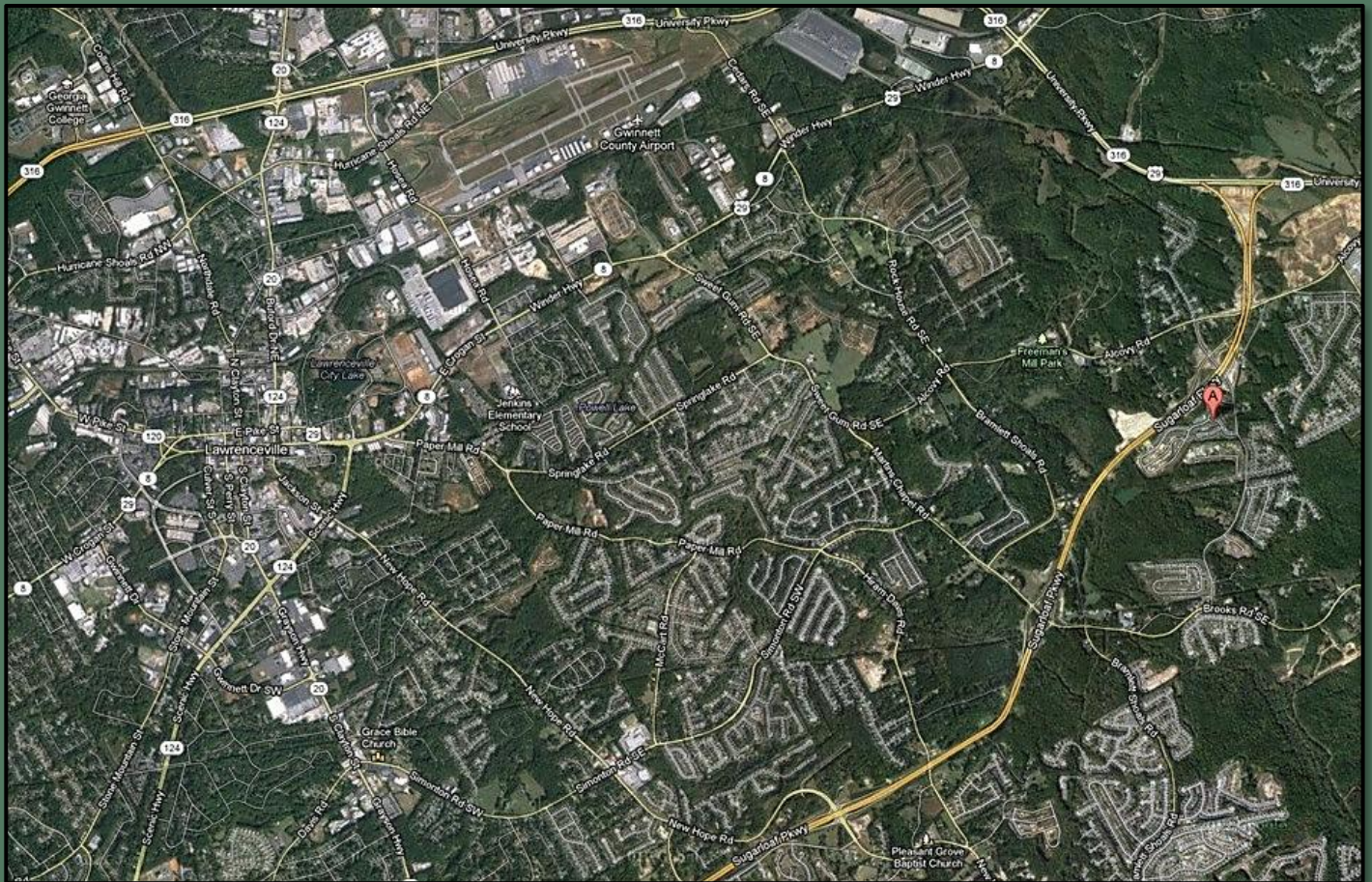
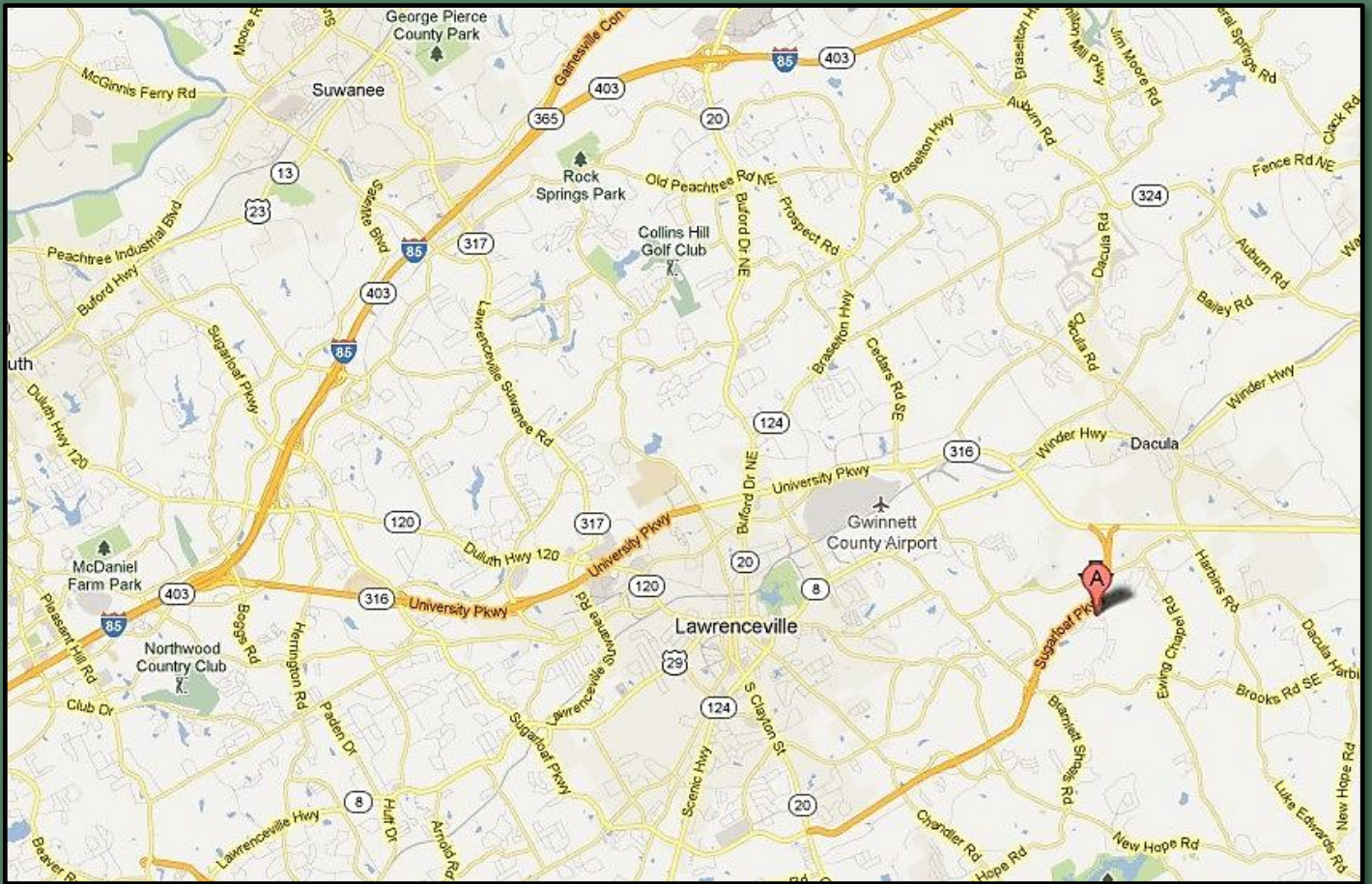
**Frontage:** *±700ft on Campbell Road, split between two entrances.*

**Zoning:** *R-100 (CSO) Notable Conditions: (Attached in Plat)  
Minimum House Size: 1,800 SF 1-Story, 2,000 SF 2-Story  
Max building height: 35 ft  
Setbacks: Front 20ft, Rear 20ft, Side 5ft*

**Schools:** *Elementary: Alcova Elementary School  
Middle: Dacula Middle School  
High: Dacula High School*

**Taxes:** *\$1,783 (2011)*

**Price:** ***\$180,000 (\$20,000/lot)***



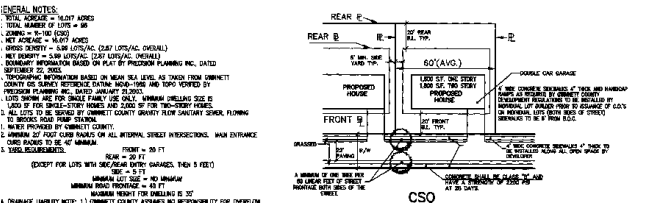
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**GENERAL NOTES**

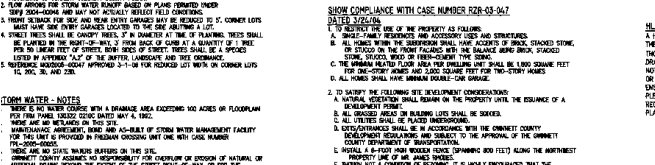
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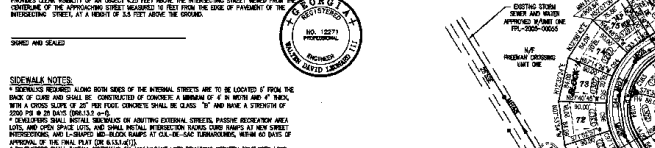
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**PLANIMETER LOCATION PLAN**

A HOUSE LOCATION PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE CONSTRUCTION OF A HOUSE ON THIS LOT. THE HOUSE LOCATION PLAN SHALL SHOW THE EXACT LOCATION OF THE HOUSE AND THE SETBACKS FROM THE PROPERTY LINES. THE HOUSE LOCATION PLAN SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE CONSTRUCTION OF THE HOUSE.



**LOT CURVE TABLE**

CURVE/LENGTH (RADIUS) CHORD BEARING DELTA TANGENT
C01 114.55 162.00 188.57 120°00'00" 15.21
C02 284.41 500.00 264.47 84°41'38" 59.09
C03 186.30 125.00 176.78 57°59'35" 60.00
C04 186.30 125.00 176.78 57°59'35" 60.00
C05 63.83 125.00 63.14 84°41'38" 29.75
C06 123.32 125.00 138.45 90°00'00" 25.23
C07 174.68 355.00 172.34 84°41'38" 29.75

**PIPE CHART**

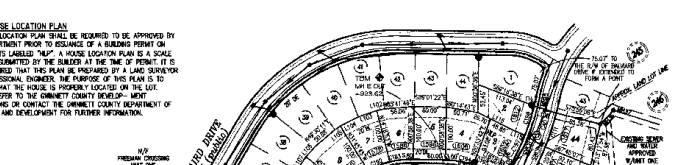
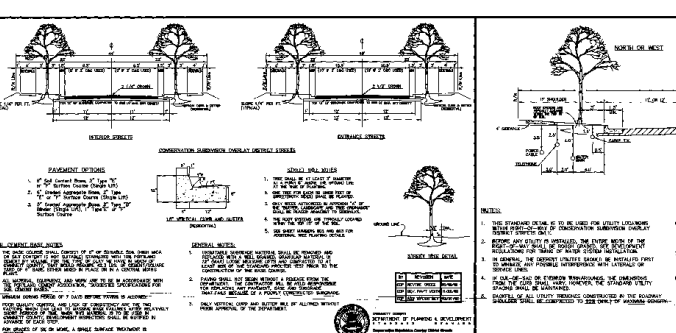
PIPE SIZE	LENGTH	DEPTH	NOTE
12" 20.00	12.00	48.00	ALUMINUM
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12" 20.00	12.00	48.00	ALUMINUM

**LOT CHART**

LOT	AREA	PERCENT	AREA	PERCENT
1	1.00	100.00	1.00	100.00
2	1.00	100.00	1.00	100.00
3	1.00	100.00	1.00	100.00

**LOT LINE TABLE**

LINE	LENGTH	BEARING
L01 438.58	N30°14'01"E	
L02 478.51	N60°21'06"E	
L03 531.97	S73°30'37"E	
L04 429.97	S13°04'47"W	
L05 383.63	S88°48'20"W	
L06 64.22	S89°09'52"W	
L07 294.90	N30°14'01"E	
L08 524.62	N33°21'07"E	



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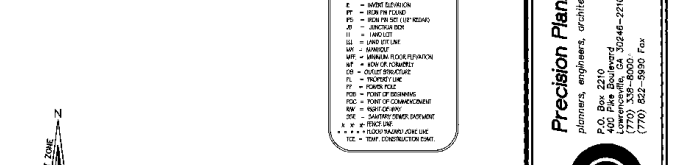
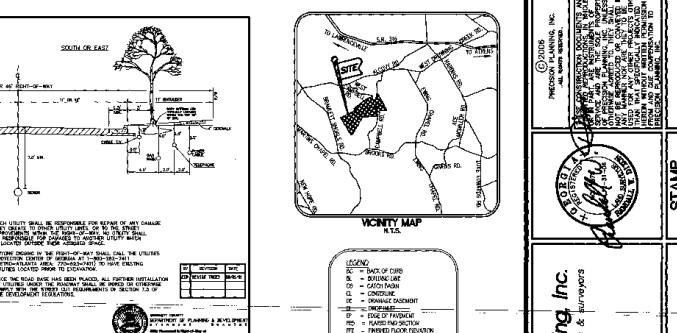
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**Precision Planning Inc.**  
 planners, engineers, architects & surveyors  
 400 Bill 2010  
 Lawrenceville, Georgia 30046-2210  
 (770) 822-9500 Fax

**Freeman Crossing Unit Two**  
 (f.k.a. Olde Freeman Farm.)  
 LOCATED IN LAND LOTS 245 AND 248 OF THE 5th DISTRICT  
 GWINNETT COUNTY, GEORGIA

**FINAL PLAT**

**CAMPBELL ROAD L.L.C.**

**PRECISION PLANNING INC.**  
 400 BILL 2010  
 LAWRENCEVILLE, GA 30046-2210  
 CONTACT: TODD PARKER

**1 of 1**

## *Demographics for Freeman Crossing*

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Male Population	1,443	17,351	47,742
2011 Female Population	1,454	17,304	46,088
% 2011 Male Population	49.81%	50.07%	50.88%
% 2011 Female Population	50.19%	49.93%	49.12%
2011 Total Adult Population	2,011	24,028	66,676
2011 Total Daytime Population	1,958	21,980	82,572
2011 Total Daytime Work Population	345	3,604	32,042
2011 Median Age Total Population	32	31	32
2011 Median Age Adult Population	43	41	41
2011 Age 0-5	310	3,993	9,901
2011 Age 6-13	366	4,543	11,525
2011 Age 14-17	210	2,092	5,728
2011 Age 18-20	117	1,200	3,457
2011 Age 21-24	115	1,574	4,918
2011 Age 25-29	205	2,611	6,877
2011 Age 30-34	220	2,970	7,356
2011 Age 35-39	202	2,804	7,570
2011 Age 40-44	197	2,446	6,860
2011 Age 45-49	181	2,111	6,150
2011 Age 50-54	147	1,742	5,110
2011 Age 55-59	171	1,867	4,811
2011 Age 60-64	162	1,722	4,361
2011 Age 65-69	91	1,057	3,234
2011 Age 70-74	70	741	2,246
2011 Age 75-79	48	489	1,555
2011 Age 80-84	45	370	1,095
2011 Age 85+	40	325	1,075
% 2011 Age 0-5	10.70%	11.52%	10.55%
% 2011 Age 6-13	12.63%	13.11%	12.28%
% 2011 Age 14-17	7.25%	6.04%	6.10%
% 2011 Age 18-20	4.04%	3.46%	3.68%
% 2011 Age 21-24	3.97%	4.54%	5.24%
% 2011 Age 25-29	7.08%	7.53%	7.33%
% 2011 Age 30-34	7.59%	8.57%	7.84%
% 2011 Age 35-39	6.97%	8.09%	8.07%
% 2011 Age 40-44	6.80%	7.06%	7.31%
% 2011 Age 45-49	6.25%	6.09%	6.55%
% 2011 Age 50-54	5.07%	5.03%	5.45%
% 2011 Age 55-59	5.90%	5.39%	5.13%
% 2011 Age 60-64	5.59%	4.97%	4.65%
% 2011 Age 65-69	3.14%	3.05%	3.45%
% 2011 Age 70-74	2.42%	2.14%	2.39%
% 2011 Age 75-79	1.66%	1.41%	1.66%
% 2011 Age 80-84	1.55%	1.07%	1.17%

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% 2011 Age 85+	1.38%	0.94%	1.15%
2011 White Population	1,869	17,938	53,014
2011 Black Population	669	11,912	27,574
2011 Asian/Hawaiian/Pacific Islander	106	1,403	4,156
2011 American Indian/Alaska Native	9	152	400
2011 Other Population (Incl 2+ Races)	243	3,250	8,686
2011 Hispanic Population	424	5,648	14,472
2011 Non-Hispanic Population	2,473	29,007	79,358
% 2011 White Population	64.54%	51.76%	56.50%
% 2011 Black Population	23.10%	34.37%	29.39%
% 2011 Asian/Hawaiian/Pacific Islander	3.66%	4.05%	4.43%
% 2011 American Indian/Alaska Native	0.31%	0.44%	0.43%
% 2011 Other Population (Incl 2+ Races)	8.39%	9.38%	9.26%
% 2011 Hispanic Population	14.64%	16.30%	15.42%
% 2011 Non-Hispanic Population	85.36%	83.70%	84.58%
2000 Non-Hispanic White	1,339	10,814	35,867
2000 Non-Hispanic Black	49	839	3,984
2000 Non-Hispanic Amer Indian/Alaska Native	2	24	77
2000 Non-Hispanic Asian	25	248	885
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	3	9
2000 Non-Hispanic Some Other Race	n/a	24	57
2000 Non-Hispanic Two or More Races	39	224	775
% 2000 Non-Hispanic White	92.09%	88.81%	86.11%
% 2000 Non-Hispanic Black	3.37%	6.89%	9.56%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.14%	0.20%	0.18%
% 2000 Non-Hispanic Asian	1.72%	2.04%	2.12%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.02%
% 2000 Non-Hispanic Some Other Race	0.00%	0.20%	0.14%
% 2000 Non-Hispanic Two or More Races	2.68%	1.84%	1.86%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	2,897	34,655	93,830
2011 Total Households	867	10,346	28,455
Population Change 1990-2011	2,091	28,596	70,396
Household Change 1990-2011	589	8,263	20,298
% Population Change 1990-2011	259.43%	471.96%	300.40%
% Household Change 1990-2011	211.87%	396.69%	248.84%
Population Change 2000-2011	1,378	21,752	49,179
Household Change 2000-2011	355	6,046	13,848
% Population Change 2000-2011	90.72%	168.58%	110.14%
% Households Change 2000-2011	69.34%	140.60%	94.80%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	514	4,447	14,980
2000 Occupied Housing Units	503	4,312	14,528
2000 Owner Occupied Housing Units	466	3,932	11,916



2000 Renter Occupied Housing Units	37	380	2,612
2000 Vacant Housing Units	11	135	451
% 2000 Occupied Housing Units	97.86%	96.96%	96.98%
% 2000 Owner Occupied Housing Units	90.66%	88.42%	79.55%
% 2000 Renter Occupied Housing Units	7.20%	8.55%	17.44%
% 2000 Vacant Housing Units	2.14%	3.04%	3.01%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$54,895	\$56,018	\$57,534
2011 Per Capita Income	\$20,756	\$22,852	\$22,801
2011 Average Household Income	\$69,354	\$76,545	\$75,186
2011 Household Income < \$10,000	16	394	991
2011 Household Income \$10,000-\$14,999	22	214	709
2011 Household Income \$15,000-\$19,999	11	209	903
2011 Household Income \$20,000-\$24,999	39	316	1,277
2011 Household Income \$25,000-\$29,999	23	494	1,746
2011 Household Income \$30,000-\$34,999	62	548	1,225
2011 Household Income \$35,000-\$39,999	40	619	1,369
2011 Household Income \$40,000-\$44,999	55	886	1,831
2011 Household Income \$45,000-\$49,999	47	453	1,416
2011 Household Income \$50,000-\$59,999	241	1,728	3,663
2011 Household Income \$60,000-\$74,999	111	1,395	3,559
2011 Household Income \$75,000-\$99,999	44	680	2,759
2011 Household Income \$100,000-\$124,999	55	813	2,418
2011 Household Income \$125,000-\$149,999	34	516	1,887
2011 Household Income \$150,000-\$199,999	50	452	1,084
2011 Household Income \$200,000-\$249,999	7	155	630
2011 Household Income \$250,000-\$499,999	8	462	966
2011 Household Income \$500,000+	1	12	21
2011 Household Income \$200,000+	16	629	1,617
% 2011 Household Income < \$10,000	1.85%	3.81%	3.48%
% 2011 Household Income \$10,000-\$14,999	2.54%	2.07%	2.49%
% 2011 Household Income \$15,000-\$19,999	1.27%	2.02%	3.17%
% 2011 Household Income \$20,000-\$24,999	4.50%	3.05%	4.49%
% 2011 Household Income \$25,000-\$29,999	2.66%	4.77%	6.14%
% 2011 Household Income \$30,000-\$34,999	7.16%	5.30%	4.31%
% 2011 Household Income \$35,000-\$39,999	4.62%	5.98%	4.81%
% 2011 Household Income \$40,000-\$44,999	6.35%	8.56%	6.43%
% 2011 Household Income \$45,000-\$49,999	5.43%	4.38%	4.98%
% 2011 Household Income \$50,000-\$59,999	27.83%	16.70%	12.87%
% 2011 Household Income \$60,000-\$74,999	12.82%	13.48%	12.51%
% 2011 Household Income \$75,000-\$99,999	5.08%	6.57%	9.70%
% 2011 Household Income \$100,000-\$124,999	6.35%	7.86%	8.50%
% 2011 Household Income \$125,000-\$149,999	3.93%	4.99%	6.63%
% 2011 Household Income \$150,000-\$199,999	5.77%	4.37%	3.81%
% 2011 Household Income \$200,000-\$249,999	0.81%	1.50%	2.21%
% 2011 Household Income \$250,000-\$499,999	0.92%	4.47%	3.39%

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% 2011 Household Income \$500,000+	0.12%	0.12%	0.07%
% 2011 Household Income \$200,000+	1.85%	6.08%	5.68%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$350,588	\$4,726,536	\$12,450,063
2011 Jewelry Stores	\$267,029	\$3,595,913	\$9,459,968
2011 Mens Clothing Stores	\$503,816	\$6,809,268	\$17,996,252
2011 Shoe Stores	\$457,768	\$6,207,069	\$16,457,375
2011 Womens Clothing Stores	\$846,371	\$11,528,269	\$30,728,962
2011 Automobile Dealers	\$5,713,033	\$78,859,460	\$212,660,129
2011 Automotive Parts/Acc/Repair Stores	\$731,924	\$9,978,687	\$26,593,281
2011 Other Motor Vehicle Dealers	\$225,139	\$3,050,600	\$8,082,082
2011 Tire Dealers	\$203,466	\$2,764,966	\$7,342,558
2011 Hardware Stores	\$96,242	\$1,306,561	\$3,461,640
2011 Home Centers	\$502,021	\$7,067,873	\$19,449,539
2011 Nursery/Garden Centers	\$215,924	\$2,934,341	\$7,789,710
2011 Outdoor Power Equipment Stores	\$58,636	\$848,567	\$2,389,837
2011 Paint/Wallpaper Stores	\$18,911	\$268,826	\$746,280
2011 Appliance/TV/Other Electronics Stores	\$592,028	\$7,977,118	\$21,011,302
2011 Camera/Photographic Supplies Stores	\$90,736	\$1,239,722	\$3,311,653
2011 Computer/Software Stores	\$263,969	\$3,633,675	\$9,783,014
2011 Beer/Wine/Liquor Stores	\$373,850	\$5,044,438	\$13,301,529
2011 Convenience/Specialty Food Stores	\$755,796	\$7,075,900	\$22,369,124
2011 Restaurant Expenditures	\$4,119,077	\$38,035,259	\$112,649,482
2011 Supermarkets/Other Grocery excl Conv	\$3,911,880	\$53,560,376	\$143,378,671
2011 Furniture Stores	\$577,600	\$7,872,251	\$20,974,644
2011 Home Furnishings Stores	\$392,125	\$5,266,027	\$13,821,308
2011 Gen Merch/Appliance/Furniture Stores	\$5,124,511	\$69,740,807	\$185,579,579
2011 Gasoline Stations w/ Convenience Stores	\$3,315,745	\$41,661,793	\$113,811,910
2011 Other Gasoline Stations	\$2,559,949	\$34,585,893	\$91,442,787
2011 Department Stores excl Leased Depts	\$5,716,539	\$77,717,924	\$206,590,879
2011 General Merchandise Stores	\$4,546,911	\$61,868,557	\$164,604,936
2011 Other Health/Personal Care Stores	\$361,945	\$4,996,918	\$13,481,793
2011 Pharmacies/Drug Stores	\$1,877,806	\$25,732,284	\$68,943,692
2011 Pet/Pet Supplies Stores	\$259,695	\$3,574,806	\$9,626,010
2011 Book/Periodical/Music Stores	\$92,090	\$1,220,909	\$3,181,384
2011 Hobby/Toy/Game Stores	\$48,557	\$838,199	\$2,705,583
2011 Musical Instrument/Supplies Stores	\$52,205	\$714,803	\$1,912,742
2011 Sewing/Needlework/Piece Goods Stores	\$16,604	\$223,936	\$592,259
2011 Sporting Goods Stores	\$412,949	\$5,331,122	\$13,405,998
2011 Video Tape Stores - Retail	\$47,101	\$640,629	\$1,703,322