

Trim Mac

Sparkles Family Fun Center

Hills

Creekwood Cove

20

US INSURANCE & SERVICES

El Ranchito Supermarket

Dollar Tree Dollar store

Sugarloaf Pkwy

Sugarloaf Pkwy

Sugarloaf Pkwy

Dogwood Animal Hospital

CVS Pharmacy

Google

## Land Client Report



<b>Listing #</b>	8678784	<b>List Price</b>	\$4,000,000
<b>Property Type</b>	Land	<b>Status</b>	Active
<b>Address</b>	1144 & 1200 Grayson Highway	<b>Unit/Lot</b>	
<b>City</b>	Lawrenceville	<b>Zip</b>	30045
<b>Subdivision</b>	None	<b>State</b>	GA
<b>County</b>	Gwinnett	<b>Area</b>	GWN6
<b>List Date</b>	10/17/2019	<b>Original Price</b>	\$6,100,000
<b>DOM</b>	855		



<b>Elem School</b>	Starling	<b>Middle School</b>	Couch	<b>High School</b>	Grayson
<b>ES Bus</b>	Yes	<b>MS Bus</b>	Yes	<b>HS Bus</b>	Yes

<b>Parcel Number</b>	R5139 002	<b>Land Lot</b>	138	<b>Plat Book</b>	
<b>Tax Annual Amount</b>	\$9,745.52	<b>District</b>	5	<b>Plat Page</b>	
<b>Tax Year</b>	201	<b>Section</b>		<b>Deed Book</b>	
<b>Block</b>		<b>Unit</b>		<b>Deed Page</b>	
<b>Number Of Lots</b>		<b>Lot</b>			
<b>Lot Size Acres</b>	15.160	<b>Lot Size Source</b>	Other		

**Remarks** POTENTIAL COMMERCIAL, 2 TRACTS OF LAND ONE WITH A STRUCTURE TOTALING 15+ ACRES ON THE CORNER OF GRAYSON HWY AND SUGARLOAF PKWY. GREAT LOCATION! BOTH TRACTS MUST BE PURCHASED TOGETHER!

**Directions** From Atlanta take I-85N to RT on Hwy 316 to RT onto Sugarloaf Pkwy to Rt or Lt on Grayson Hwy, Property is on each corner of Sugarloaf Pkwy and Grayson Hwy. or from Lawrenceville take GA Hwy 20 toward Grayson to property on LT at corners of Sugarloaf Pkwy.

<b>Community Features</b>	None	<b>Lot Features</b>	Curb
<b>Class</b>	Land	<b>Utilities</b>	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
<b>Documents Available</b>	Plat Map	<b>Waterfront Footage</b>	
<b>Water Body Name</b>			
<b>Current Use</b>	Agricultural		

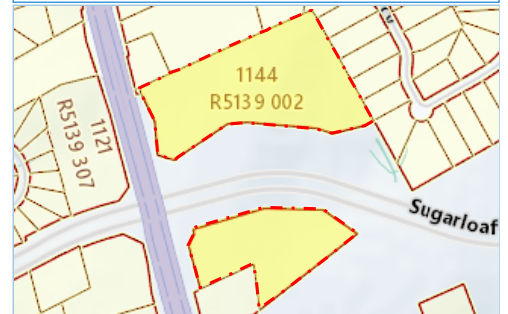
<b>Closed Date</b>		<b>Sold Price</b>		<b>Sellers Contribution</b>	
<b>Off Market Date</b>		<b>Due Diligence Date</b>		<b>Financing Code</b>	
<b>Selling Office</b>		<b>Selling Office</b>		<b>Selling Agent</b>	

I Want To... [Tax Assessor](#)


## Property Detail

[Go Back](#)
[Neighborhood Sales](#)
[Property Report](#)

### GIS Map



### General Info

HENDERSON NELL S 134 CRANE CREEK RD YOUNG HARRIS GA 30582-2415	<b>Property ID</b>	R5139 002
	<b>Alternate ID</b>	487601
	<b>Address</b>	1144 GRAYSON HWY
	<b>Property Class</b>	Residential Vacant
	<b>Neighborhood</b>	8110
	<b>Deed Acres</b>	14.8400

### Value History

Year	2021	2020	2019	2018
<b>Reason</b>	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment
<b>Land Val</b>	\$328,700	\$328,700	\$522,900	\$522,900
<b>Imp Val</b>	\$0	\$0	\$0	\$0
<b>Total Appr</b>	<b>\$328,700</b>	<b>\$328,700</b>	<b>\$522,900</b>	<b>\$522,900</b>
<b>Land Assd</b>	\$131,480	\$131,480	\$209,160	\$209,160
<b>Land Use</b>	\$0	\$0	\$0	\$0
<b>Imp Assd</b>	\$0	\$0	\$0	\$0
<b>Total Assd</b>	<b>\$131,480</b>	<b>\$131,480</b>	<b>\$209,160</b>	<b>\$209,160</b>

### Transfer History

Sales history does not exist for this account.

### Improvements

Improvements do not exist for this account.

### Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	Undeveloped	1.00	0	0
	Undeveloped	13.84	0	0

### Legal Description

Line	Description
1	LOGANVILLE HWY



**Property Detail**

<b>HENDERSON NELL S</b> <b>Mailing Address</b> <b>134 CRANE CREEK RD</b> <b>YOUNG HARRIS, GA 30582-2415</b> <b>Property Location</b> <b>1144 GRAYSON HWY</b> <b>LAWRENCEVILLE, GA 30045</b>	<b>Property ID</b> R5139 002 <b>Alternate ID</b> 487601 <b>Address</b> 1144 GRAYSON HWY <b>Property Class</b> Residential Vacant <b>Neighborhood</b> 8110 10 <b>Deeded Acres</b> 14.8400
---	---

**Value History**

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2021	Notice of Current Assessment	\$328,700	\$0	<b>\$328,700</b>	\$131,480	\$0	\$0	<b>\$131,480</b>
2020	Adjusted for Market Conditions	\$328,700	\$0	<b>\$328,700</b>	\$131,480	\$0	\$0	<b>\$131,480</b>
2019	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2018	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2017	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2016	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2015	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2014	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2013	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2012	Correct Val Detail Line	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2012	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2011	Strata Correction N/C	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2011	Notice of Current Assessment	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2009	Bld Added, Updated or Razed	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2009	Add/Remove CUVA Exemption	\$522,900	\$71,800	<b>\$594,700</b>	\$209,160	\$0	\$28,720	<b>\$237,880</b>
2008	Bld Added, Updated or Razed	\$522,900	\$0	<b>\$522,900</b>	\$209,160	\$0	\$0	<b>\$209,160</b>
2007	Land & Bld Value Adj For Mkt	\$778,800	\$71,800	<b>\$850,600</b>	\$311,520	\$0	\$28,720	<b>\$340,240</b>
2006	Land Size Changed	\$564,100	\$48,000	<b>\$612,100</b>	\$225,640	\$0	\$19,200	<b>\$244,840</b>
2004	Conversion	\$566,100	\$48,000	<b>\$614,100</b>	\$226,440	\$0	\$19,200	<b>\$245,640</b>
2003	Conversion	\$566,100	\$48,000	<b>\$614,100</b>	\$226,440	\$0	\$19,200	<b>\$245,640</b>
2002	Appeal Current Year Only	\$566,100	\$48,000	<b>\$614,100</b>	\$226,440	\$0	\$19,200	<b>\$245,640</b>
2001	Conversion	\$228,800	\$55,400	<b>\$284,200</b>	\$91,520	\$0	\$22,160	<b>\$113,680</b>
2000	Conversion	\$228,800	\$55,400	<b>\$284,200</b>	\$91,520	\$0	\$22,160	<b>\$113,680</b>
1999	Conversion	\$228,800	\$55,400	<b>\$284,200</b>	\$91,520	\$0	\$22,160	<b>\$113,680</b>

**Sales History**

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.0000	0.00	0.00
		13.8400	0.00	0.00

**Legal Description**

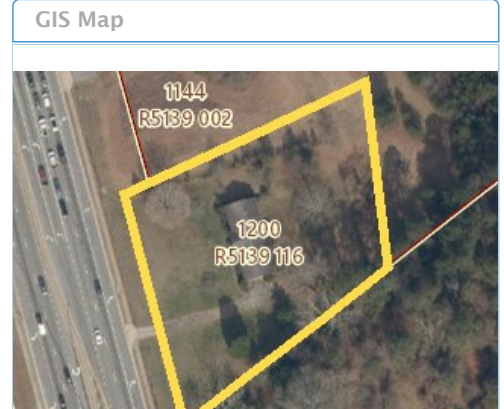
Line	Description
------	-------------

I Want To... [Tax Assessor](#)


## Property Detail

[Go Back](#) [Neighborhood Sales](#) [Property Report](#)

General Info		
HENDERSON ERNEST M & S N 134 CRANE CREEK RD YOUNG HARRIS GA 30582-2415	<b>Property ID</b>	R5139 116
	<b>Alternate ID</b>	488712
	<b>Address</b>	1200 GRAYSON HWY
	<b>Property Class</b>	Residential SFR
	<b>Neighborhood</b>	8010
	<b>Deed Acres</b>	1.3700



**Value History**

--	--

**Transfer History**

Sales history does not exist for this account.

- [R01](#)

<b>Address</b>	1200 GRAYSON HWY
<b>Type</b>	Conventional
<b>Grade</b>	C
<b>Year Built</b>	1975

- [Attributes](#)
- [Floor Areas](#)
- [Exterior Features](#)

Attributes	
Story Attribute	Detail
Type	Conventional
Occupancy	Single family
Roof Structure	Gable-Hip
Roof Cover	Comp sh 240-260#
Heating	Forced hot air-gas
A/C	Central air
Stories	1.0
Bedrooms	3
Bathrooms	2
Feature	Masonry fireplace (IN)
1 Exterior Wall	Brick

**Story Attribute      Detail**

1    Interior Flooring Carpet

**Area****Code    Description    Gross    Finished    Construction**

1.0    Floor Level    1,882    1,882    Wood frame

B      Basement      1,860    0

Total Area    3,742    1,882

**Features****Code    Description    Size    Construction**

ATTGAR    Attached Garage    420    Wood frame

OFP      Open frame porch    128

WDDK    Wood deck          128

**Improvements**

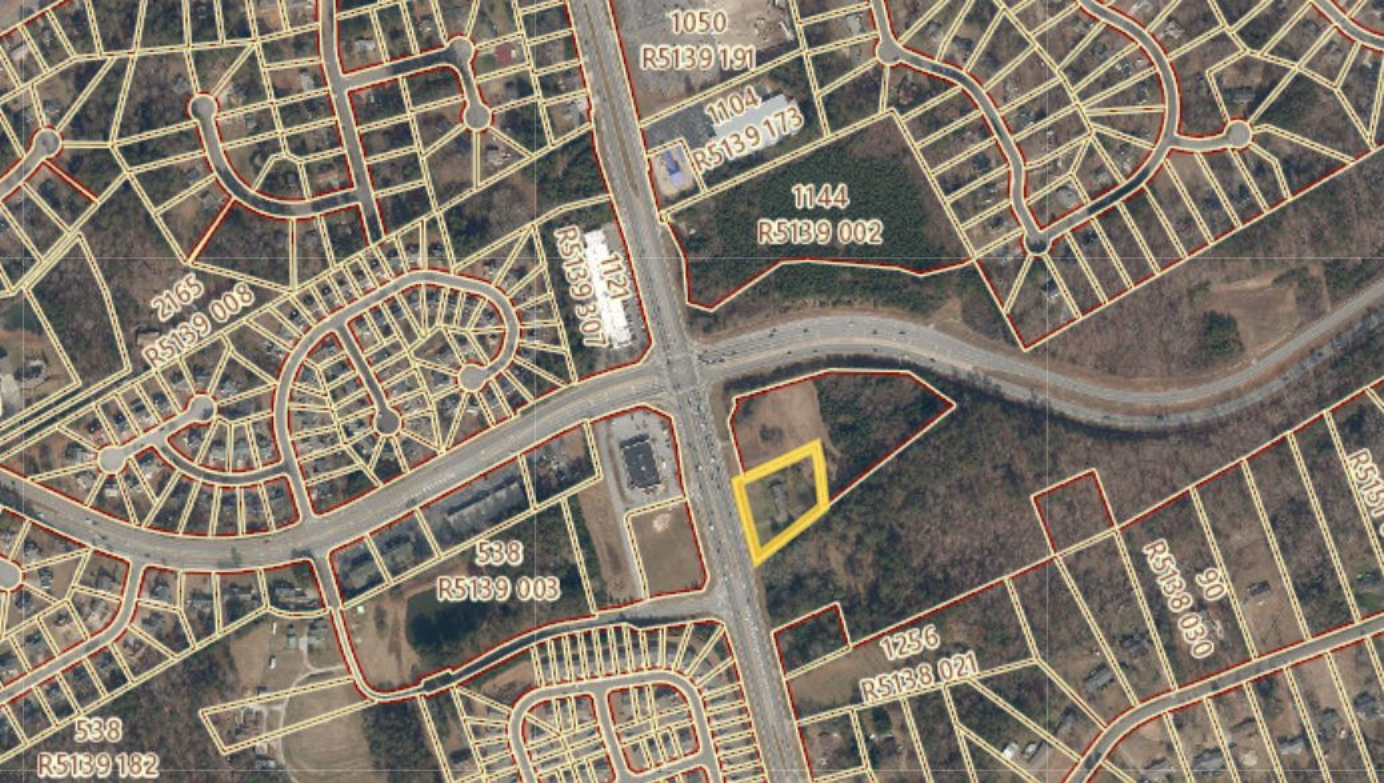
Improvements do not exist for this account.

**Land Details**

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	R01 - Primary Site	1.37	0	0

**Legal Description**

Line	Description
1	HWY 20



1050  
R5139 191

1104  
R5139 173

1144  
R5139 002

1121  
R5139 301

2165  
R5139 008

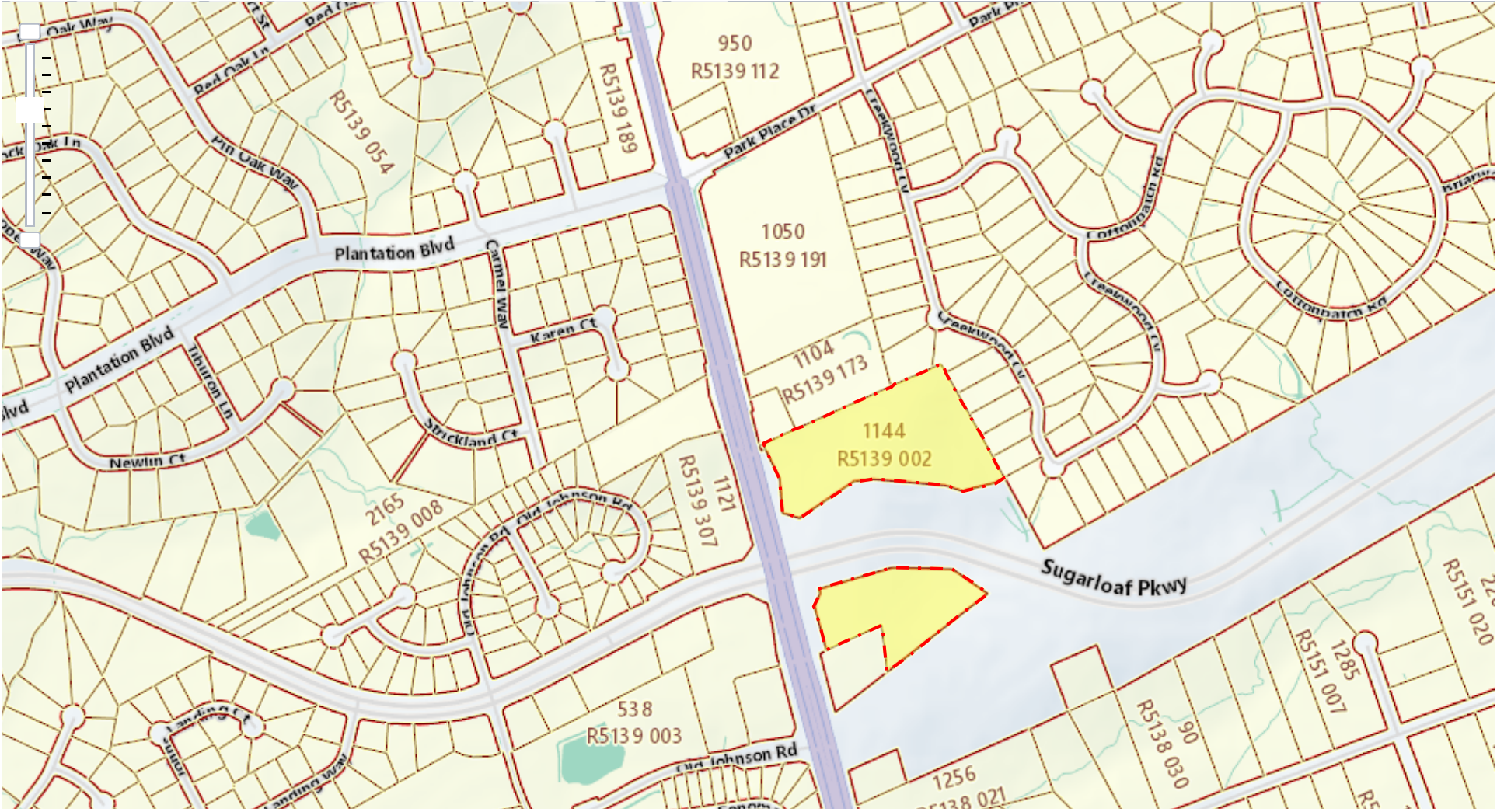
538  
R5139 003

538  
R5139 182

1256  
R5138 021

90  
R5138 030

R5139 151



950  
R5139 112

1050  
R5139 191

1104  
R5139 173

1144  
R5139 002

1121  
R5139 307

2165  
R5139 008

538  
R5139 003

1256  
R5138 021

90  
R5138 030

1285  
R5151 007

R5151 020

Plantation Blvd

Plantation Blvd

Sugarloaf Pkwy

Via Johnson Rd

Park Place Dr

Carmel Way

Karen Ct

Stickland Ct

Via Johnson Rd

Pine Oak Way

Tiburton Ln

Newton Ct

Landings Way

Coronado Rd

Coronado Rd

Greenwood Ln

Greenwood Ln

Greenwood Ln

Park Dr

Oak Way

Oak Way

Red Oak Ln

Red Oak Ln

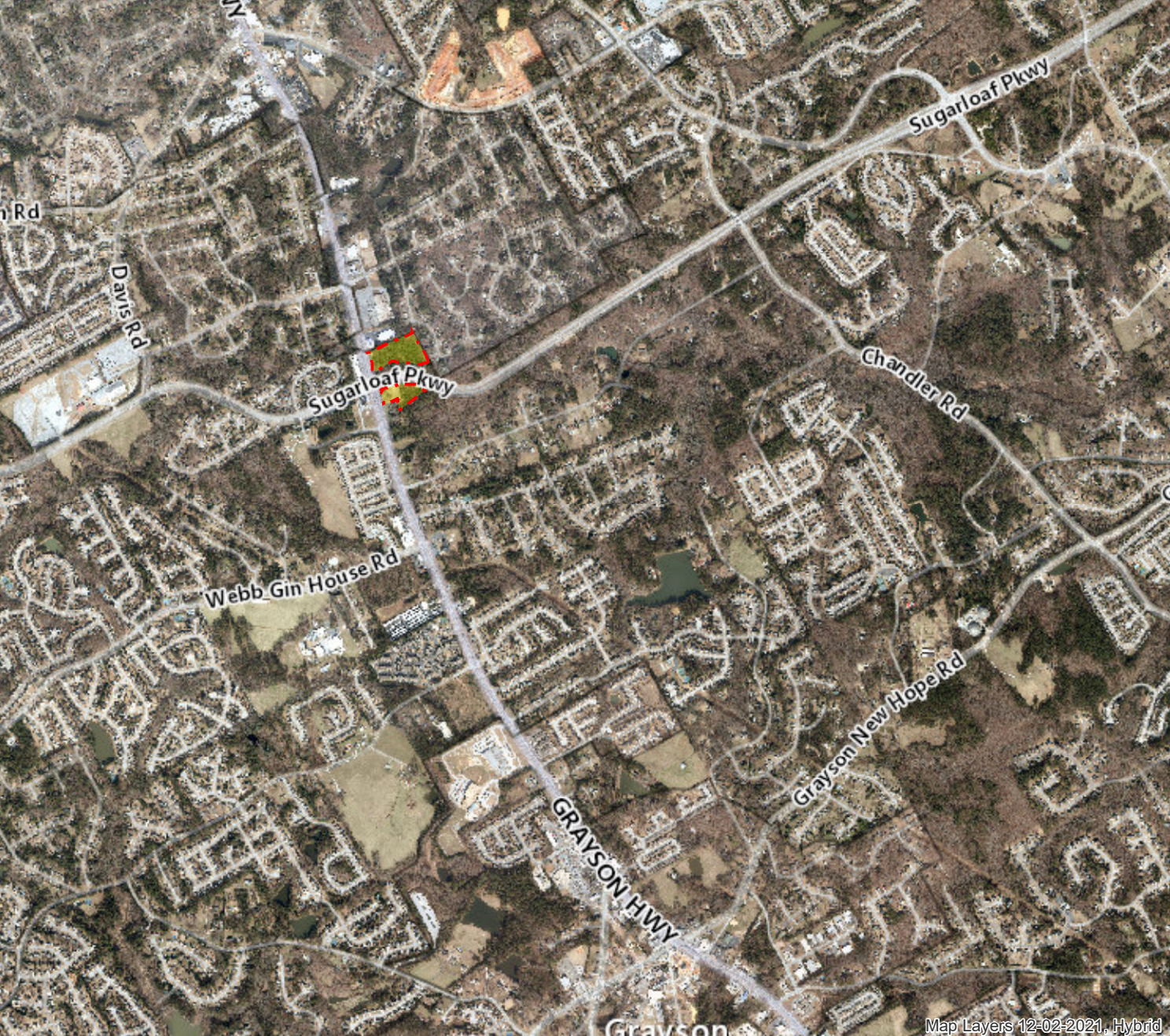
Oak Ln

Oak Way

Landings Way

R5151 020





n Rd

Davis Rd

Sugarloaf Pkwy

Webb Gin House Rd

GRAYSON HWY

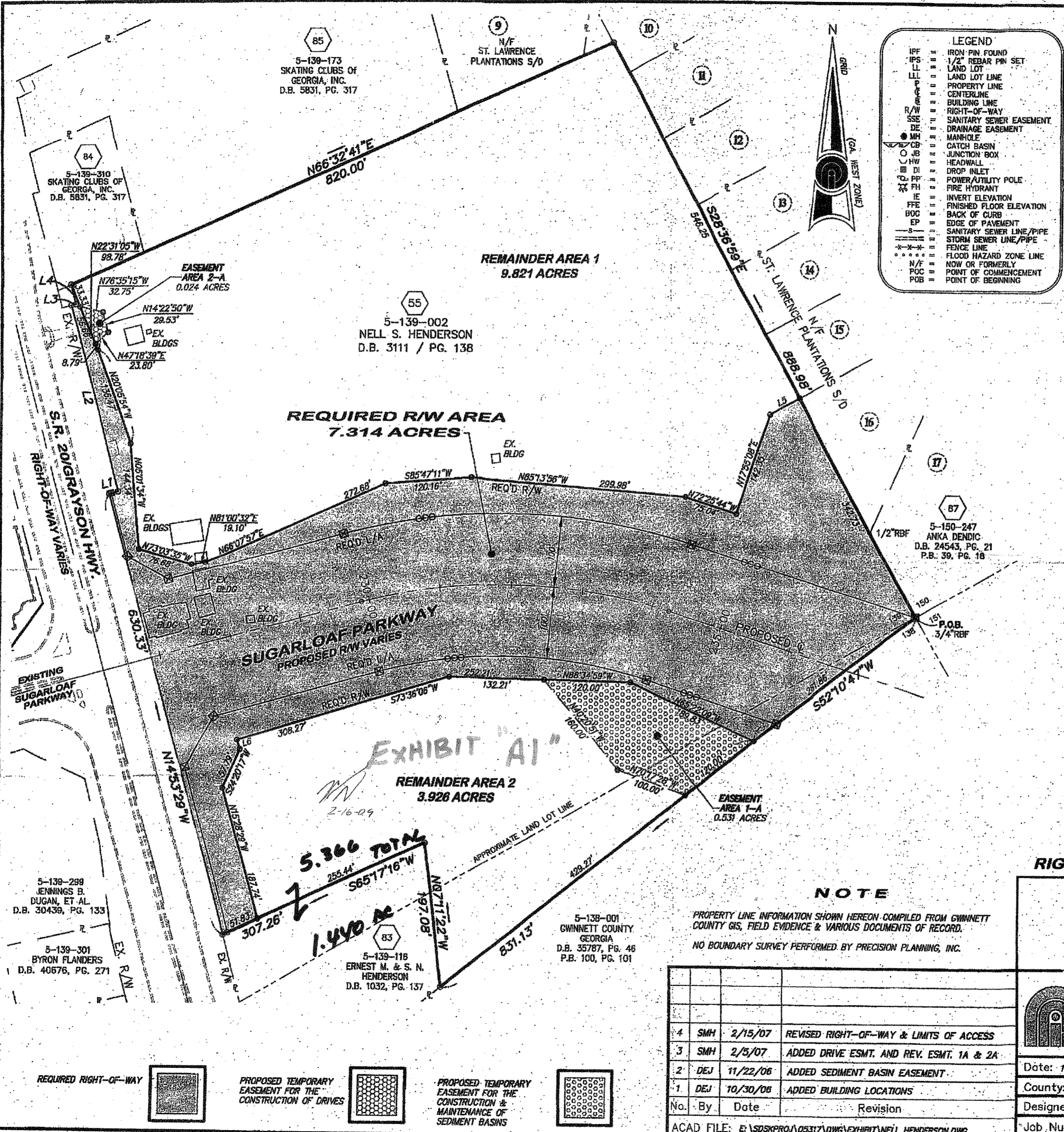
Grayson New Hope Rd

Sugarloaf Pkwy

Chandler Rd

Grayson

Map Layers 12-02-2021, Hybrid



**LEGEND**

- IPF IRON PIN FOUND
- IPS 1/2" REBAR PIN SET
- L LAND LOT
- LLL LAND LOT LINE
- P PROPERTY LINE
- CL CENTERLINE
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI HEADWALL
- DI DROP INLET
- PP POWER/UTILITY POLE
- PH FIRE HYDRANT
- FE INVERT ELEVATION
- FPE FINISHED FLOOR ELEVATION
- BOC BACK OF CURB
- EP EDGE OF PAVEMENT
- S SANITARY SEWER LINE/PIPE
- SS STORM SEWER LINE/PIPE
- F FENCE LINE
- N/F NOW OR FORMERLY
- POC POINT OF COMMENCEMENT
- PUB POINT OF BEGINNING

**AREA SUMMARY**  
**NELL S. HENDERSON**  
 5-139-002

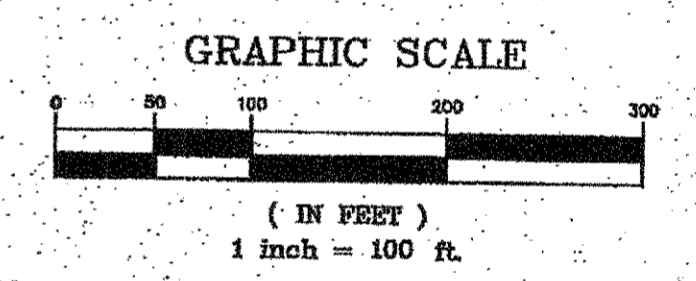
**REQUIRED R/W AREA = 7.314 ACRES / 318,602 SQ. FT.**  
**REMAINDER AREA 1 = 9.821 ACRES / 427,814 SQ. FT.**  
**REMAINDER AREA 2 = 3.926 ACRES / 171,020 SQ. FT.**  
**ESMT. AREA 1-A = 0.531 ACRES / 23,135 SQ. FT.**  
**ESMT. AREA 2-A = 0.024 ACRES / 1,061 SQ. FT.**

NOTE: REMAINDER AREAS INCLUDE PROPOSED TEMPORARY EASEMENTS FOR THE CONSTRUCTION OF DRIVES & PROPOSED TEMPORARY EASEMENTS FOR THE CONSTRUCTION & MAINTENANCE OF SEDIMENT BASINS.

**TOTALS**  
**REQUIRED R/W AREA = 7.314 ACRES**  
**REMAINDER AREAS 1 & 2 = 13.747 ACRES**  
**ESMT. AREAS 1(A) & 2(A) = 0.555 ACRES**

**LINE TABLE**

LINE	LENGTH	BEARING
L1	12.65	N75°00'14"E
L2	263.90	N14°42'11"W
L3	6.26	N75°37'00"E
L4	28.19	N14°23'13"W
L5	46.53	N61°3'44"E
L6	13.28	N15°26'29"W



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*Randall W. Dixon*  
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

5-139-299  
 JENNINGS B. DUGAN, ET AL.  
 D.B. 30439, PG. 133

5-139-301  
 BYRON FLANDERS  
 D.B. 40676, PG. 271

**EXHIBIT "A1"**  
 2-16-09

**REMAINDER AREA 2**  
 3.926 ACRES

**5.366 TOTAL**  
 255.44'  
 S65°17'16"W

**1.440 AC**  
 197.05'  
 N87°11'22"W

5-139-118  
 ERNEST M. & S. N. HENDERSON  
 D.B. 1032, PG. 137

5-138-001  
 GWINNETT COUNTY, GEORGIA  
 D.B. 35787, PG. 46  
 P.B. 100, PG. 101

**NOTE**

PROPERTY LINE INFORMATION SHOWN HEREON COMPILED FROM GWINNETT COUNTY GIS, FIELD EVIDENCE & VARIOUS DOCUMENTS OF RECORD.  
 NO BOUNDARY SURVEY PERFORMED BY PRECISION PLANNING, INC.

No.	By	Date	Revision
4	SMH	2/15/07	REVISED RIGHT-OF-WAY & LIMITS OF ACCESS
3	SMH	2/5/07	ADDED DRIVE ESMT. AND REV. ESMT. 1A & 2A
2	DEJ	11/22/06	ADDED SEDIMENT BASIN EASEMENT
1	DEJ	10/30/06	ADDED BUILDING LOCATIONS

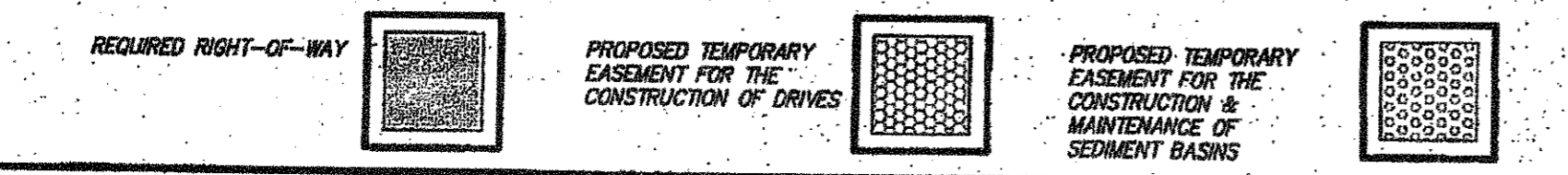
ACAD FILE: E:\SDSKPROJ\05317\DWG\EXHIBIT\NELL HENDERSON.DWG

**RIGHT-OF-WAY & EASEMENT EXHIBIT FOR :**

**NELL S. HENDERSON**

**PRECISION PLANNING, INC.**  
 PLANNERS, ENGINEERS, ARCHITECTS & SURVEYORS  
 400 PIKE BOULEVARD, P.O. BOX 2210  
 LAWRENCEVILLE, GEORGIA 30246  
 (770) 338-8000 (FAX) (770) 822-5990

Date: 10/24/06 Land Lot: 138 & 139 District: 5th  
 County: GWINNETT Scale: 1"=100' Sheet No.  
 Designed By: MM Drawn By: YS Checked By: SCE  
 Job Number: 705-317 File Number: 1 of 1





1050  
R5139 191

1104  
R5139 173

1144  
R5139 002

Plantation Blvd

Sugarloaf Pkwy

538  
R5139 003

1256  
R5138 021

1285  
R5151 007

220  
R5151 020

221  
R5151 033

177  
R5151 013

240  
R5151 021

2165  
R5139 008

1121  
R5139 307

90  
R5138 030

MA