

BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION

Mixed Use Development Opportunity

Metro Atlanta



Lanier Islands Gateway on Lanier Islands Parkway

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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

www.LanierIslandsGateway.com



**Lanier Islands
Gateway**

on Lanier Islands Parkway

- ◆ **Commercial Development Opportunity**
- ◆ **Mixed Use Office, Retail, Hotel and Luxury Residential**
- ◆ **Multi-Story Hotel with Corporate Meeting Space**
- ◆ **Multi-Story Condos with Ground Floor Retail**
- ◆ **Townhome and Custom Single Family**
- ◆ **Frontage on New (Oct 2019) 4 lane Lanier Islands Parkway**
- ◆ **Lake Sidney Lanier and Lanier Islands Resort Access**
- ◆ **1,500,000 People Visit Lanier Islands Resort Annually**
- ◆ **Minutes to Atlanta and the Georgia Mountains**

Lanier Islands Gateway



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Metro Atlanta

Number 4 in US Population Increase

Average Annual Growth Rate of 1.7%

3rd Most New Residents in the US

Atlanta International Airport is #1 in the World
and is 60 Minutes from Lanier Islands Gateway

Jobs - Climate - Amenities - Location - Weather

Lanier Islands Gateway

Deluxe Townhome Development

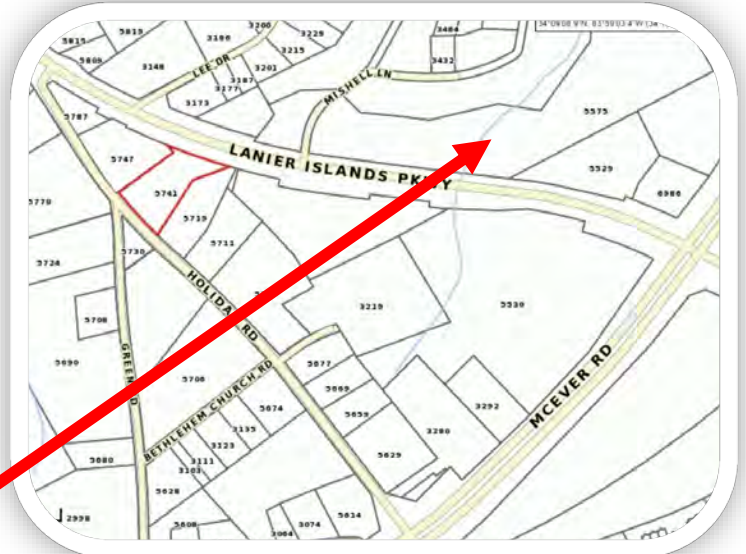
16.3+/- Acres

Lanier Islands Parkway

\$122,500 acre



- ◆ New 4 Lane Divided Median Road
- ◆ .7 mile to Lanier Islands Entrance
- ◆ 1.5 miles to I-985 Interstate
- ◆ 6.24 ac South of Lanier Islands Parkway
- ◆ 16.3 ac North of Lanier Islands Parkway
- ◆ .5 ac North of Lanier Islands Parkway



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Lanier Islands Gateway

Commercial ~ C-2

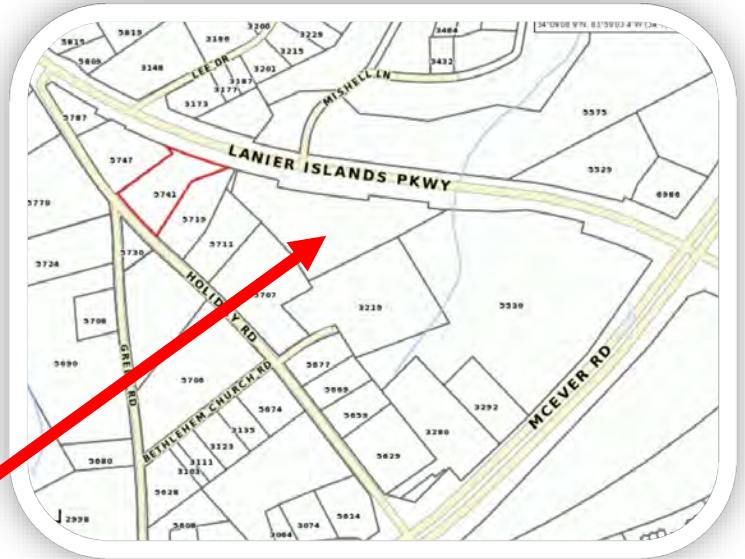
6.24+/- Acres

**1,100' +/- frontage on
Lanier Islands Parkway
\$317,500 acre**



Lake Lanier Islands
Resort

- ◆ New 4 Lane Divided Median Road
- ◆ .7 mile to Lanier Islands Entrance
- ◆ 1.5 miles to I-985 Interstate
- ◆ 6.24 ac South of Lanier Islands Parkway
- ◆ 16.3 ac North of Lanier Islands Parkway
- ◆ .5 ac North of Lanier Islands Parkway



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Lanier Islands Gateway



Lake Lanier Islands
Resort

Commercial Lot

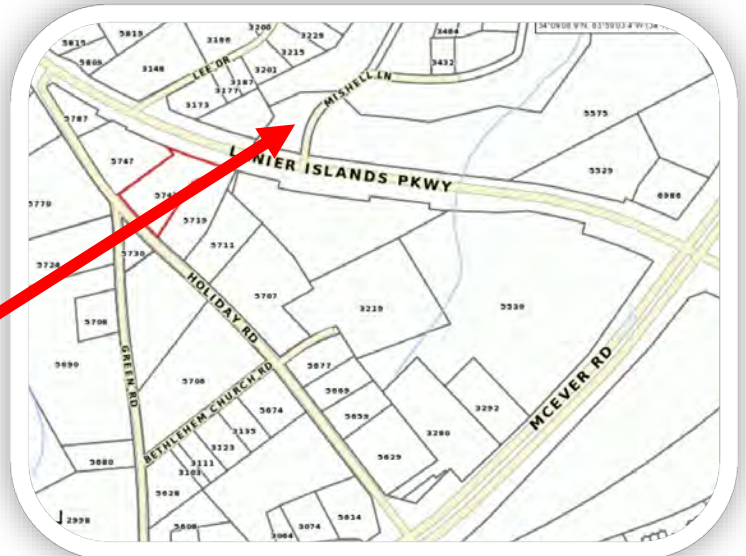
Zoned ~ C-2

.5 +/- Acres

Lanier Islands Parkway

\$379,000

- ◆ New 4 Lane Divided Median Road
- ◆ .7 mile to Lanier Islands Entrance
- ◆ 1.5 miles to I-985 Interstate
- ◆ 6.24 ac South of Lanier Islands Parkway
- ◆ 16.3 ac North of Lanier Islands Parkway
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Lanier Islands Gateway

Commercial ~ C-2

2.25+/- Acres

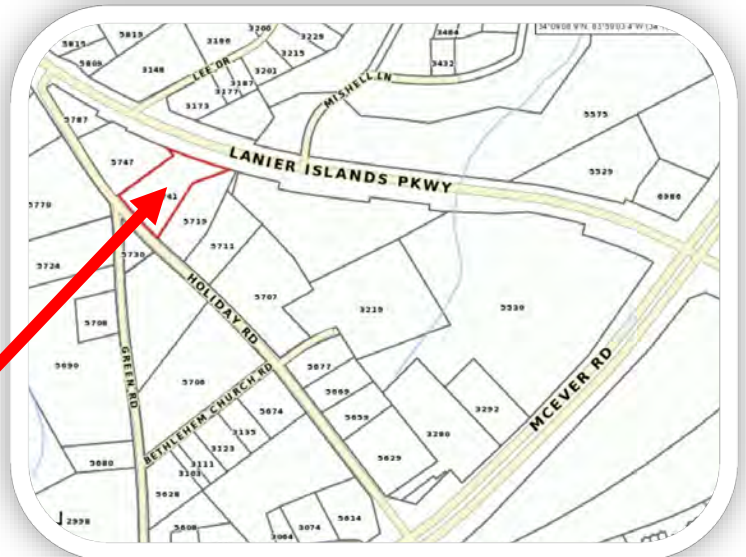
374 ft ~ Lanier Islands Parkway

310 ft ~ Holiday Road

\$650,000



- ◆ New 4 Lane Divided Median Road
- ◆ .7 mile to Lanier Islands Entrance
- ◆ 1.5 miles to I-985 Interstate
- ◆ Double Road Frontage
- ◆ 374' on Lanier Islands Parkway
- ◆ 310' on Holiday Road



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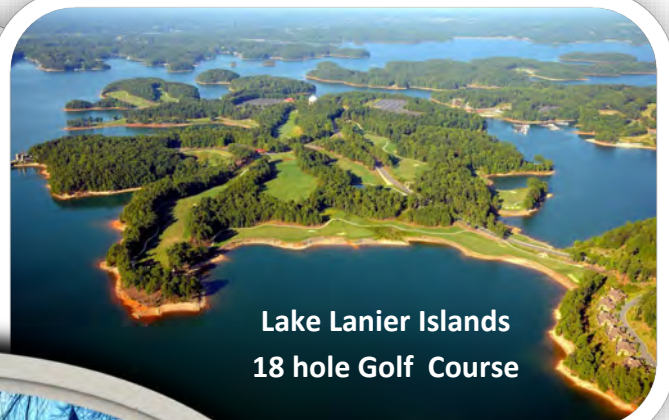
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Lanier Islands Parkway

The Entrance To

Lake Lanier Island Resort

Lake Lanier Islands Resort



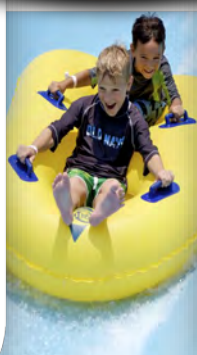
Lake Lanier Islands
18 hole Golf Course



Lake Lanier Islands Resort
Lodge



Lake Lanier Islands
Beach & Water Park



Lake Lanier Islands
Boat Dock & Beach

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