

BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION

Mixed Use Development Opportunity

Metro Atlanta



Lanier Islands Gateway on Lanier Islands Parkway

Howard Torbett, CCIM

htorbett@CCIM.net

BHHS Georgia, Suwanee Office

3011 Sutton Gate Dr., Ste #150

Suwanee GA 30024

Marta Rodriguez, CIPS

Marta.rodriguez@bhhsGa.com

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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

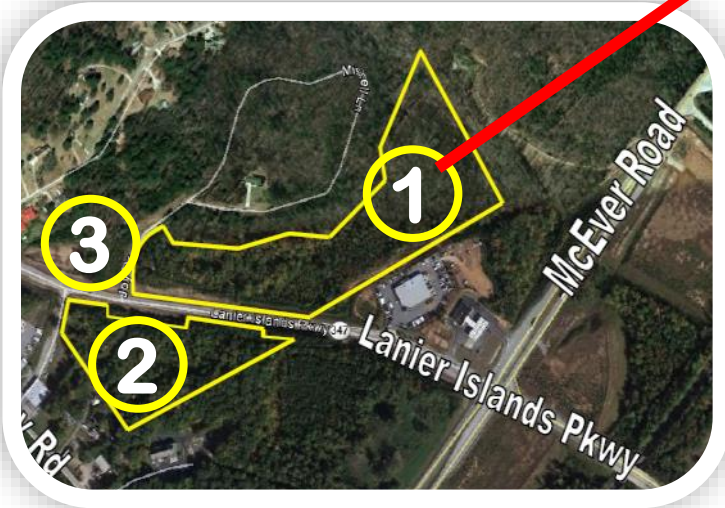
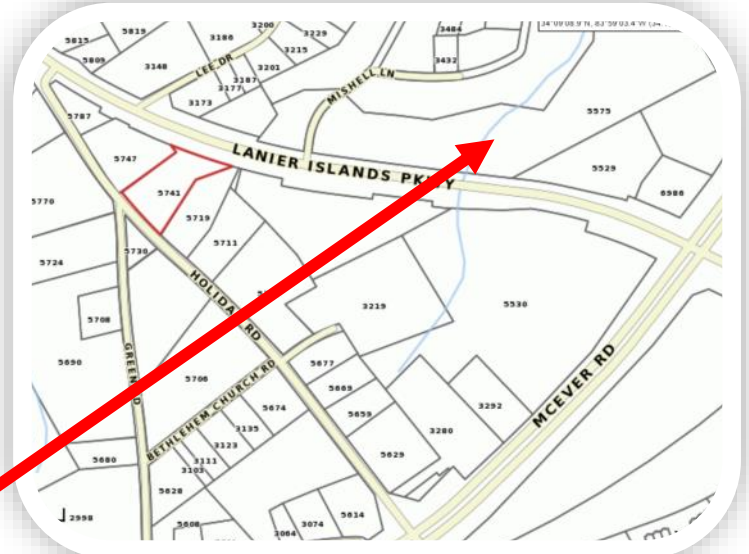
16.3+/- Acres

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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Cell (770) 596-6811

Cell (678) 516-6305

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Lanier Islands Gateway

Commercial ~ C-2

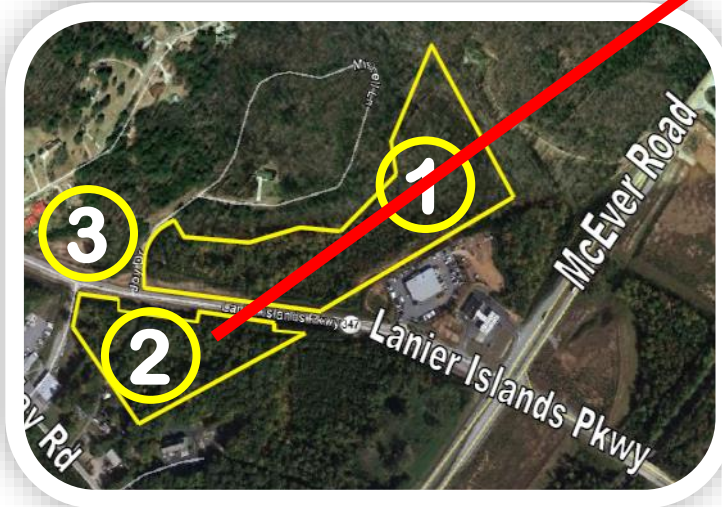
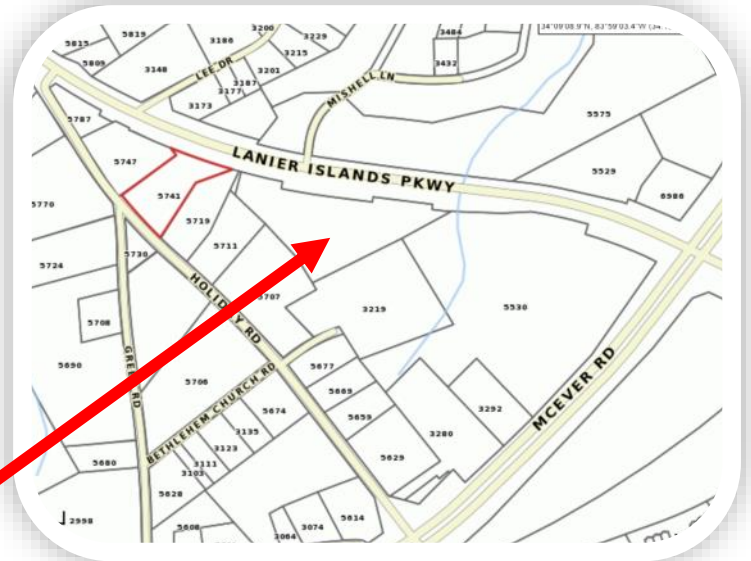
6.24+/- Acres

**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
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Lanier Islands Gateway



Commercial Lot

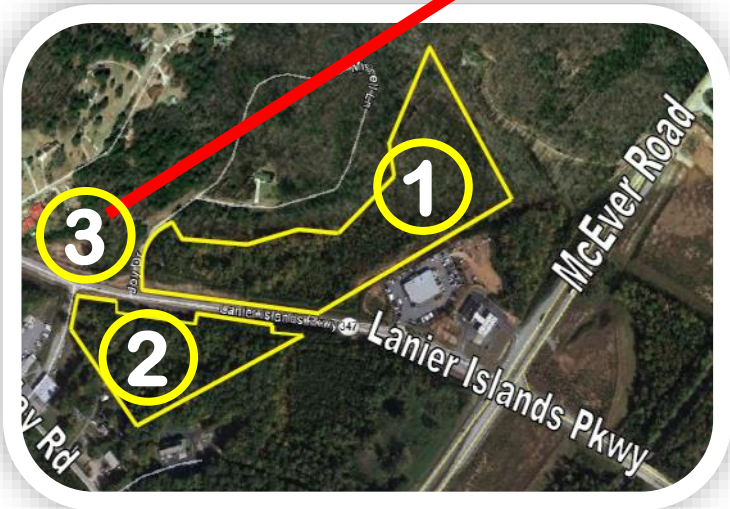
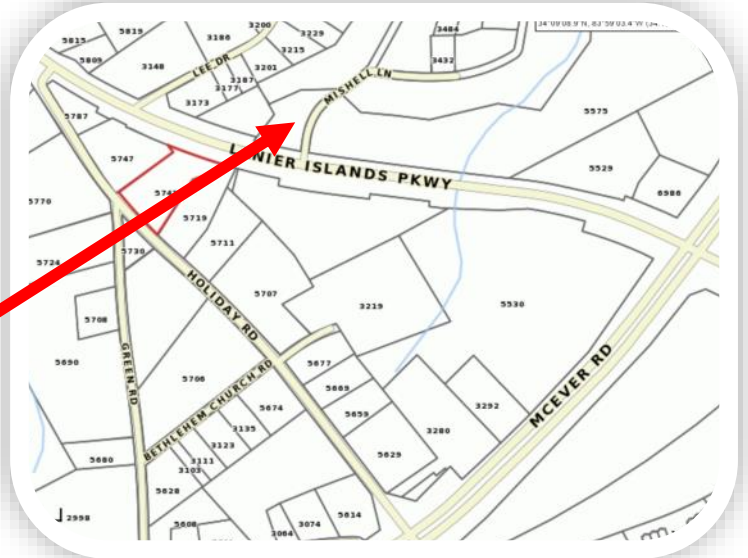
Zoned ~ C-2

.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

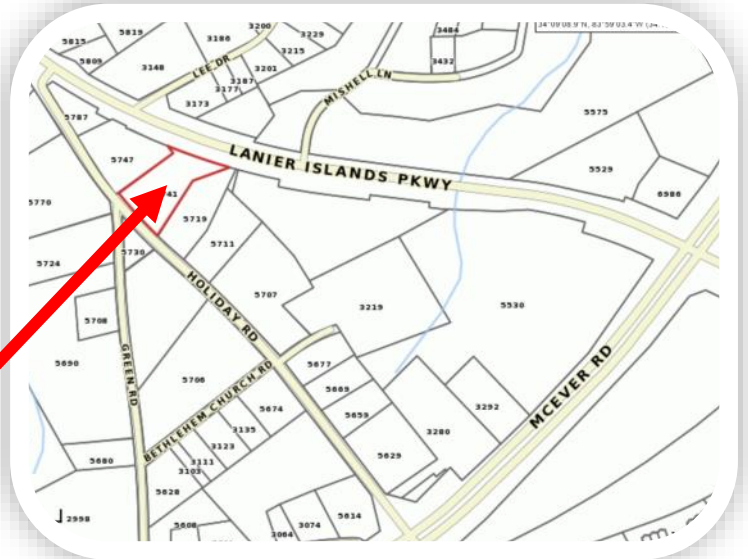
374 ft ~ Lanier Islands Parkway

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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Lanier Islands Parkway

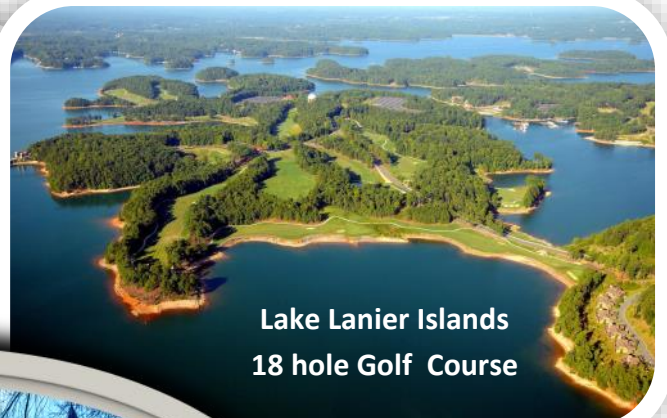
The Entrance To

Lake Lanier Island Resort

Lake Lanier Islands Resort



Lake Lanier Islands
18 hole Golf Course



Lake Lanier Islands Resort
Lodge



Lake Lanier Islands
Boat Dock & Beach



Lake Lanier Islands
Beach & Water Park



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