

# Property Package for: Lot18 Bogie Road

## *Marketed By: The Carribean Group*

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## Property Overview:

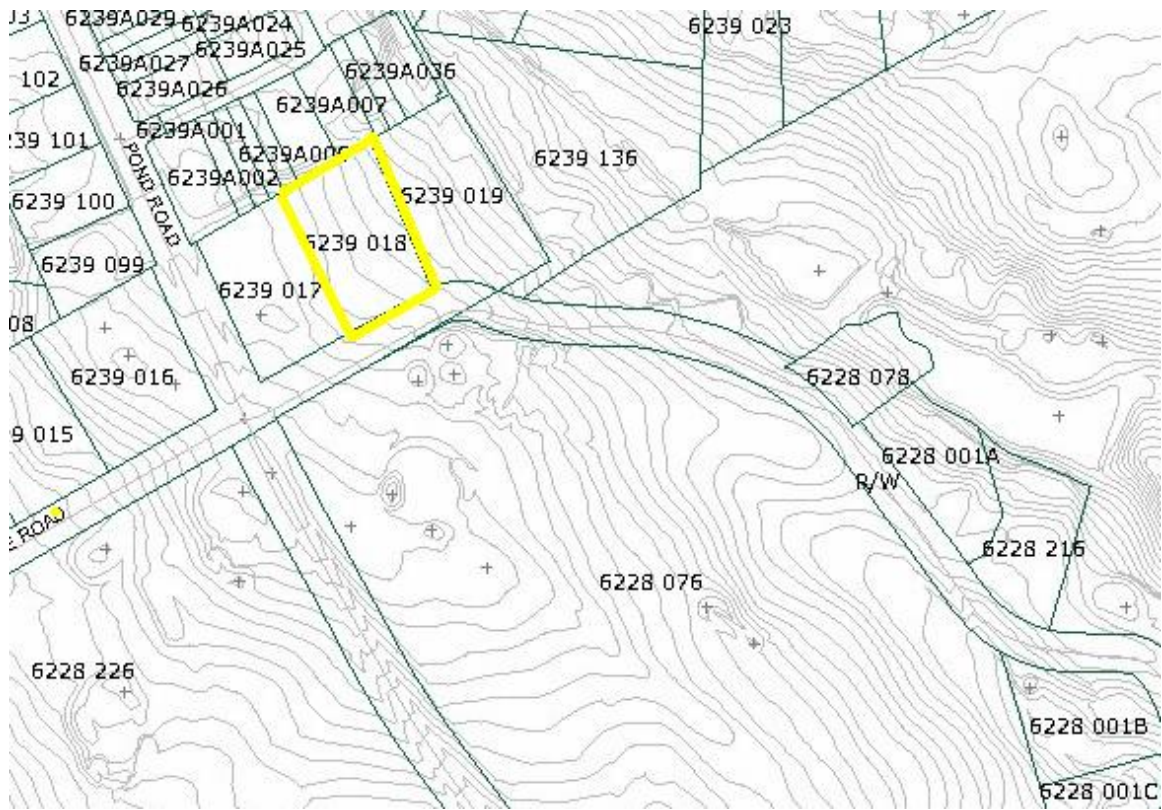
This is the remaining lot in Berkley Hills that was never built on. A great level lot with all utilities in the street and faces the Berkley Hills Country Club golf course. You will be hard pressed to find this deal anywhere else. Whether you are looking to build your dream home on a member only golf course, or a builder looking for that perfect lot this is the one. Zoning in place just apply for a building permit. Minutes to I-85 and around 5 miles to I-285 this is the lot! See attached proposal on new home subdivision to be built nearby. With this being one of the few remaining vacant lots in Duluth this property will not last long.

Maps:

Aerial



## Topography



Public Water

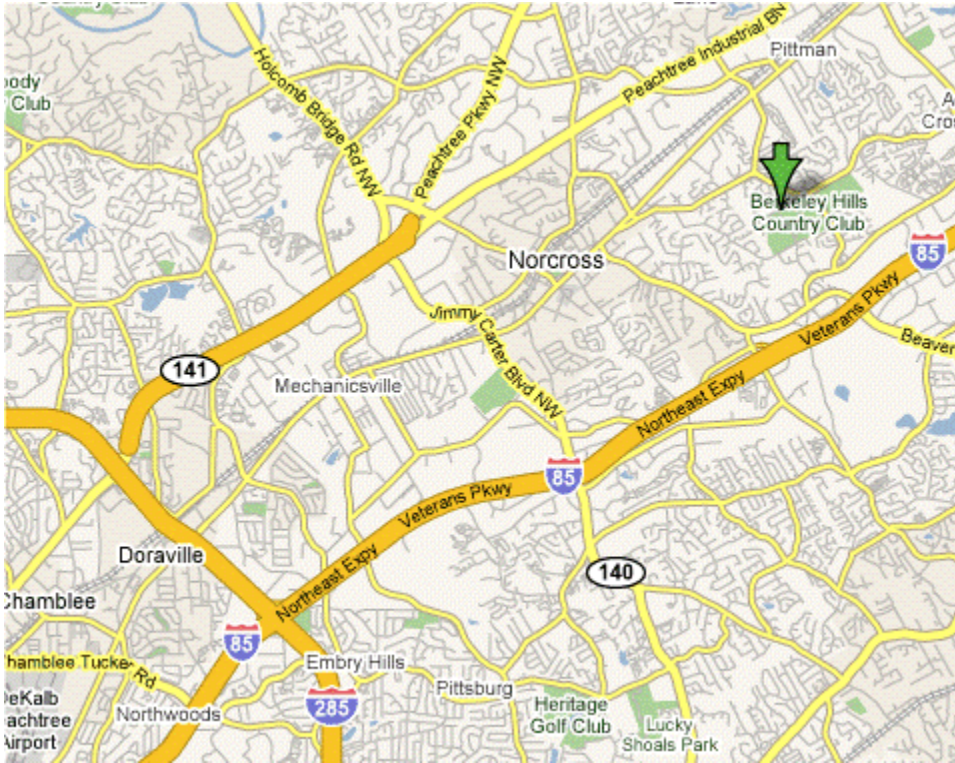


## Buildings





## Area Map



Sales Reference:

Active

Address	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price
5000 TREVINO CIRCLE	BERKELEY HILLS	4	4	1	2 Stories	Bath, Finished, Full, Interior Entry	1988	\$369,900	\$369,900
4772 GREEN STREET	BERKELEY HILLS	4	2	1	1 Story	Boat Door, Daylight, Exterior Entry, Finished, Full, Interior Entry	1983	\$359,900	\$359,900
4700 TREVINO CIRCLE	BERKELEY HILLS	4	3	1	2 Or + Stories	Bath, Daylight, Exterior Entry, Finished	1990	\$349,000	\$349,000
4756 MASTERS COURT	BERKELEY HILLS	4	3	1	2 Stories	Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry	1983	\$340,000	\$340,000
		<b>4</b>	<b>3</b>	<b>1</b>			<b>1986</b>	<b>\$354,700</b>	<b>\$354,700</b>

Sold

Closed Date	Address	City	Zip	Subdivision	BR	Full Baths	Half Baths	Stories	Basement	Year Built	Original List Price	List Price	Sold Price	DOM
8/16/2005	4731 TREVINO CIRCLE	DULUTH	30096	BERKELEY HILLS	6	4	0	1 & 1/2 Stories	Bath, Daylight, Exterior Entry, Finished, Full	1994	\$398,500	\$398,500	\$380,000 #	33
4/26/2006	4821 TREVINO CIRCLE	DULUTH	30096	BERKELEY HILLS	5	4	0	2 Stories	Bath, Daylight, Finished	2000	\$405,000	\$398,000 *	\$391,500 #	47
11/15/2005	2208 INGRAM RD	DULUTH	30096	BERKELEY HILLS	4	3	1	1 Story	Bath, Exterior Entry, Finished, Full, Interior Entry	1977	\$394,900	\$394,900	\$384,500	7
8/09/2005	5001 TREVINO CIRCLE	DULUTH	30096	BERKELEY HILLS	3	4	1	2 Stories	Bath, Boat Door, Crawl Space, Daylight, Exterior Entry, Finished	1986	\$379,900	\$379,900	\$368,000	10
4/06/2007	2600 DORAL DRIVE	DULUTH	30096	BERKELEY HILLS	6	4	0	2 Stories	Bath, Daylight, Finished, Full	1985	\$359,000	\$359,000	\$344,000	18
					<b>5</b>	<b>4</b>	<b>1</b>			<b>1988</b>	<b>\$387,460</b>	<b>\$386,060</b>	<b>\$373,600</b>	<b>23</b>

## Community Characteristics

These distinctive characteristics represent factors which have a strong influence on this community. Factors are considered "distinctive" if this community falls into the top 25% for these characteristics nationally.

### 30096

#### Characteristics

- Stable Population / Very Low Residential Turnover

#### Closest Airport

THE WILLIAM B HARTSFIELD ATLANTA INTL(28 miles)

#### Closest 2 Year College

ASHWORTH COLLEGE(5 miles)

#### Closest 4 Year College

DEVRY UNIVERSITY(3 miles)

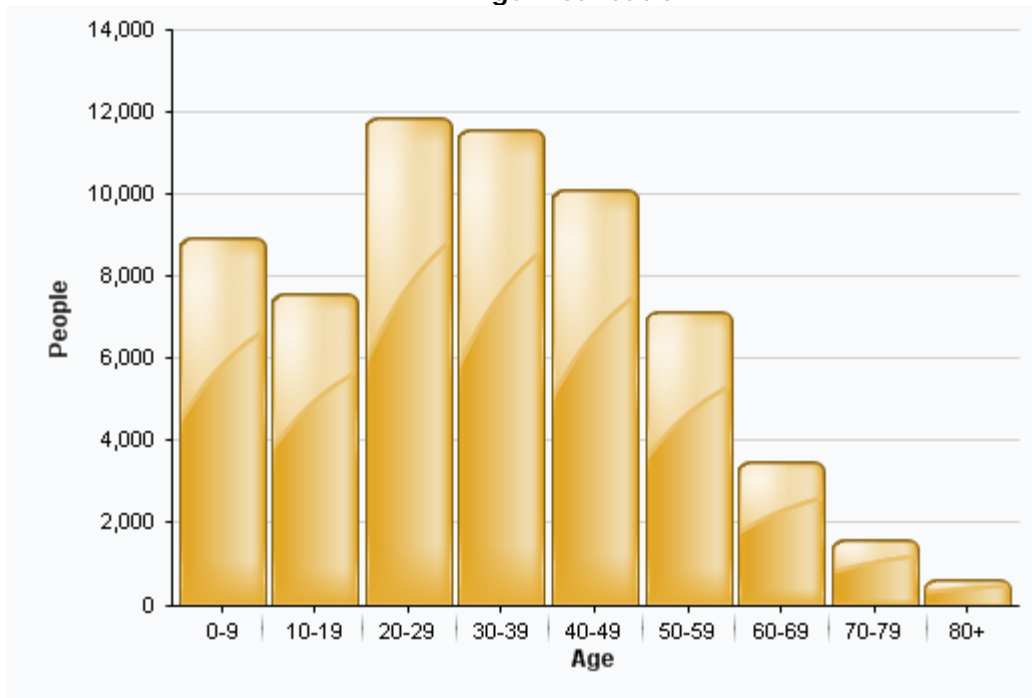
**Closest Major Sports Team** Atlanta Vision(6 miles)

## Population

### 30096 Georgia

<b>Population</b>	62,927	9,134,254
<b>Population Density (people/mile)</b>	2,760	156
<b>Population Growth (since 2000)</b>	32%	12%
<b>Male</b>	32,157	4,525,750
<b>Female</b>	30,770	4,608,557
<b>Median Age</b>	31.55	33.33

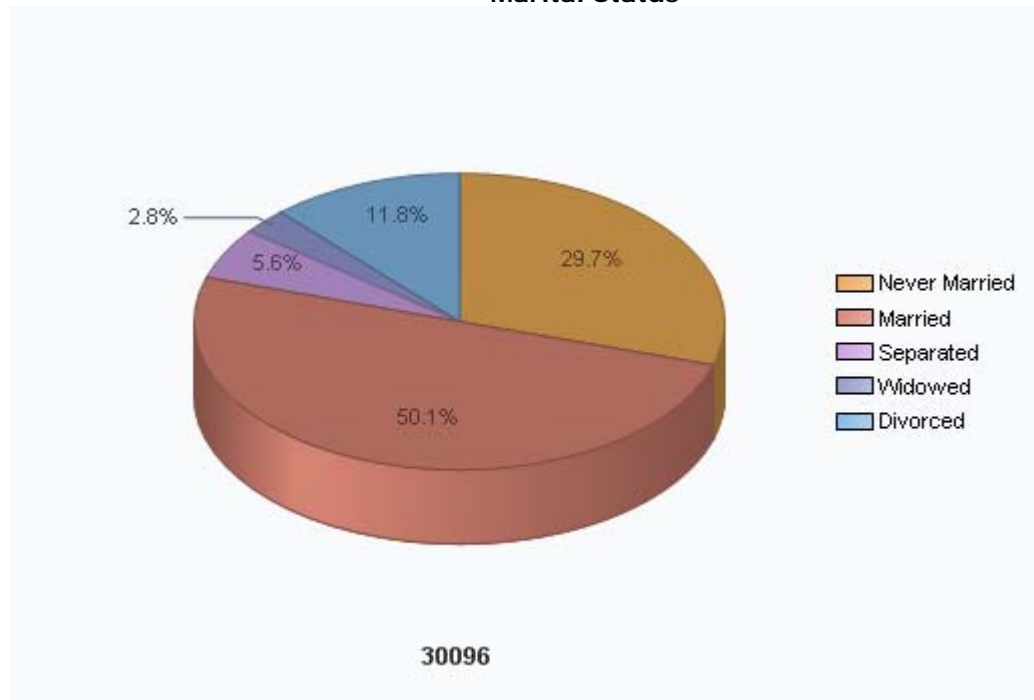
### Age Distribution



## Household

30096 Georgia		
Number of Households	24,626	3,305,835
Average Household Size	2.55	2.68
Household: With Children	7,019	1,265,163
Household: With no Children	17,607	2,040,672
Household: Family	14,159	2,265,354
Household: Non-Family	10,467	1,040,481
Total Dwelling Units	27,060	3,856,649

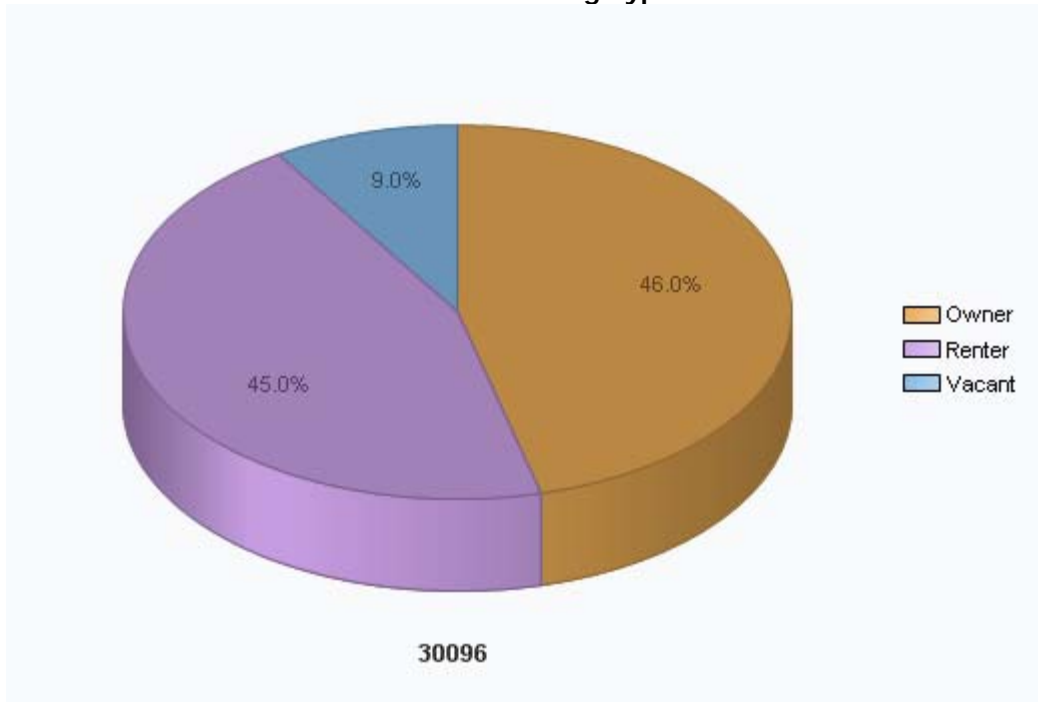
## Marital Status



## Housing

30096 Georgia		
Median Home Price	\$172,000	N/A
In Current Residence 5+ Years	22%	33%
Annual Residential Turnover	22%	18%
Median Years in Residence	2.39	3.18
Median Dwelling Age	10	20

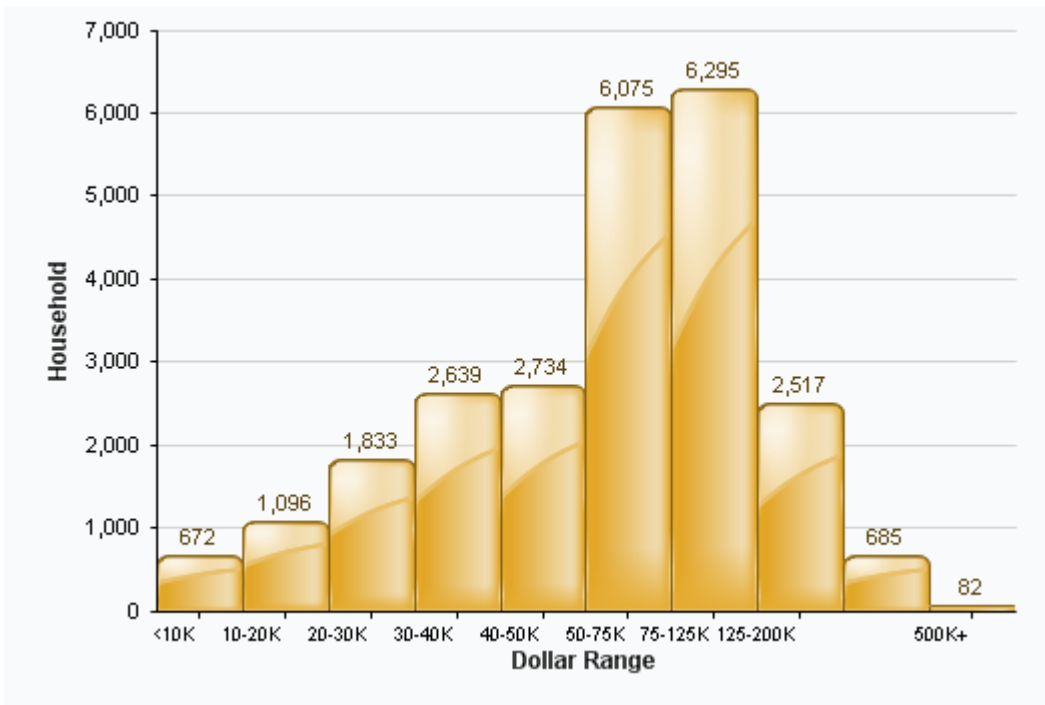
### Housing Type



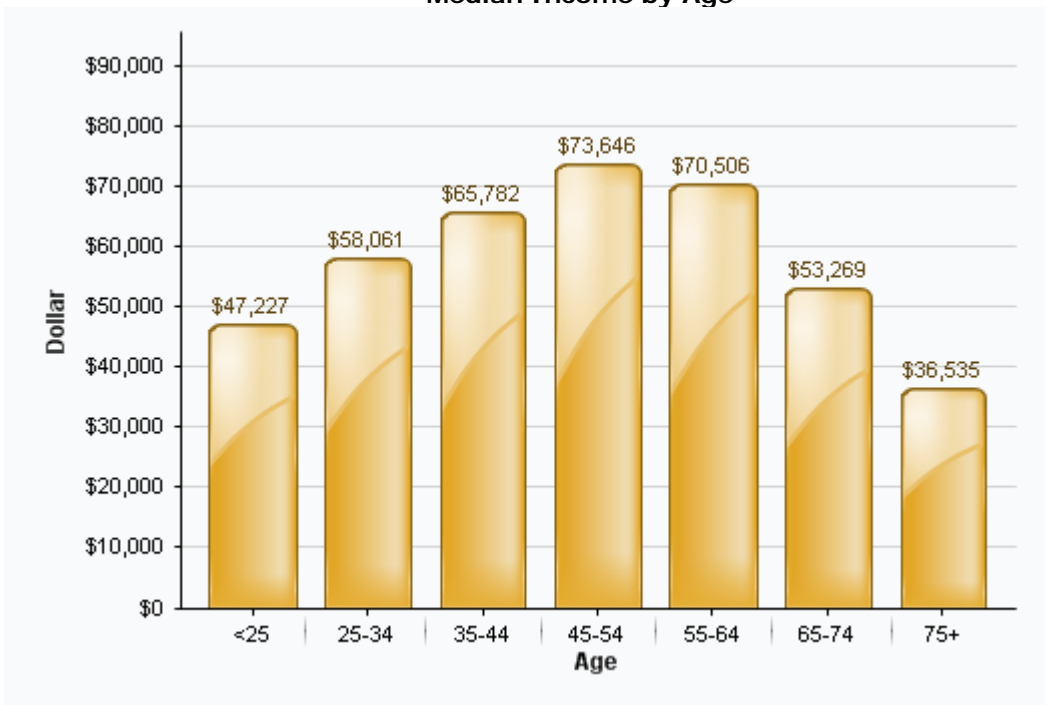
### Income

	30096 Georgia	
Median Household Income	\$62,890	\$49,494
Average Household Income	\$72,916	\$63,821
Average Income Change (since 2000)	12%	16%
Per Capita Income	\$28,824	\$23,776
Sales Tax Rate	6%	4%
Sales Tax Type	CO	ST
Median Disposable Income	\$52,111	\$41,970

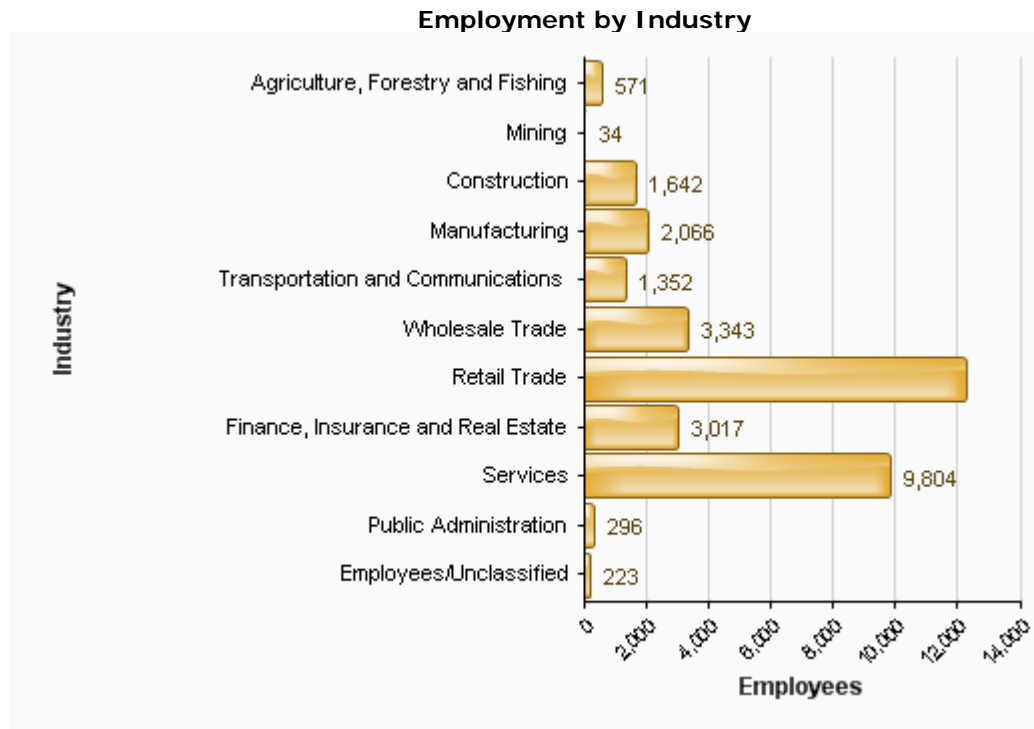
### Household Income by Dollar Range



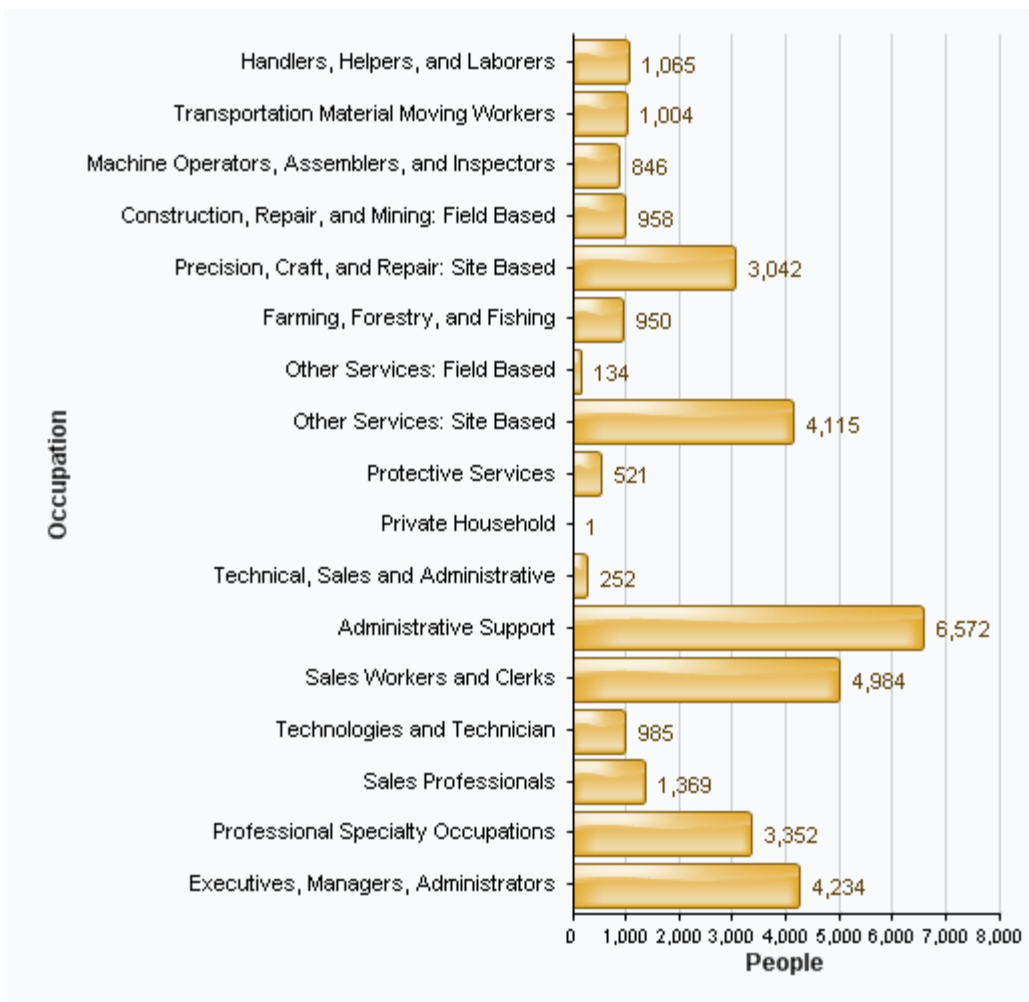
**Median Income by Age**



## Employment



### Employment by Occupation



## Net Worth

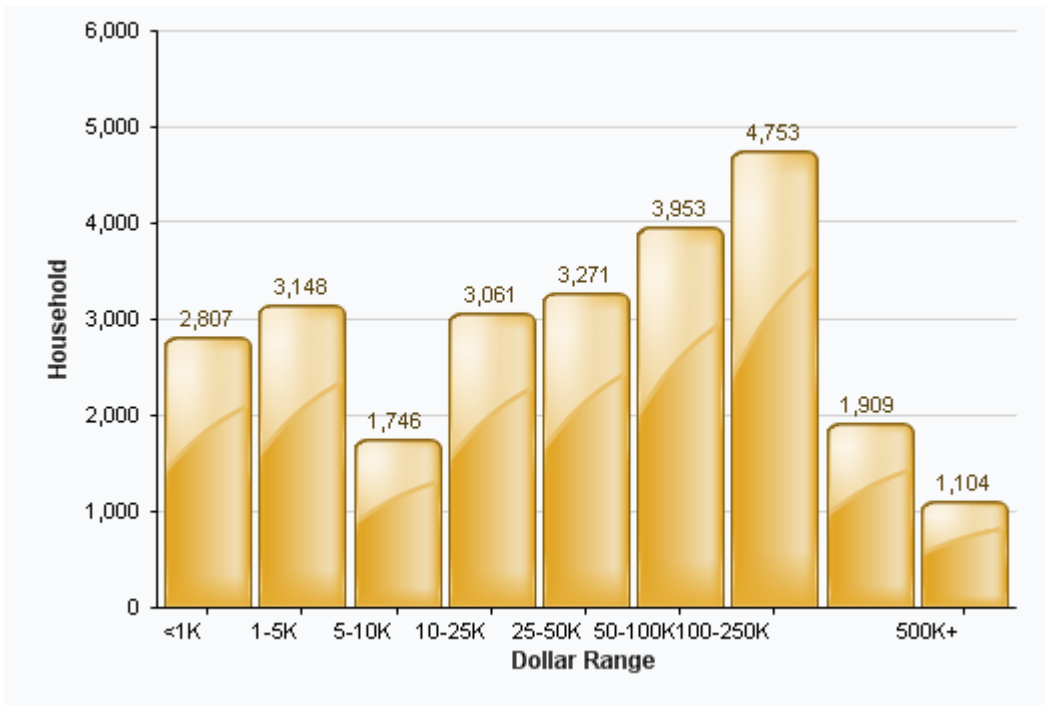
**30096 Georgia**

**Median Household Net Worth** \$41,157 \$40,991

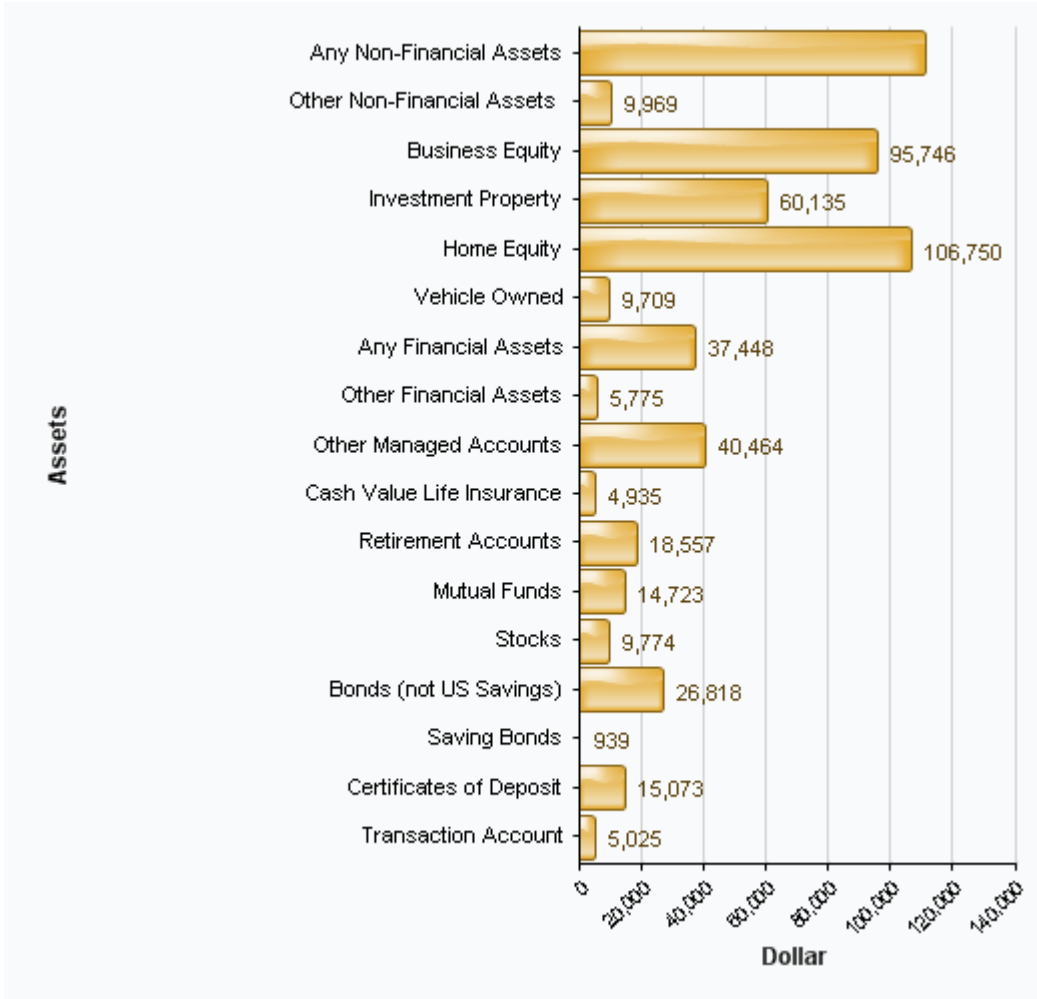
**Average Household Net Worth** \$134,378 \$139,083

**Median Home Price** \$172,000 N/A

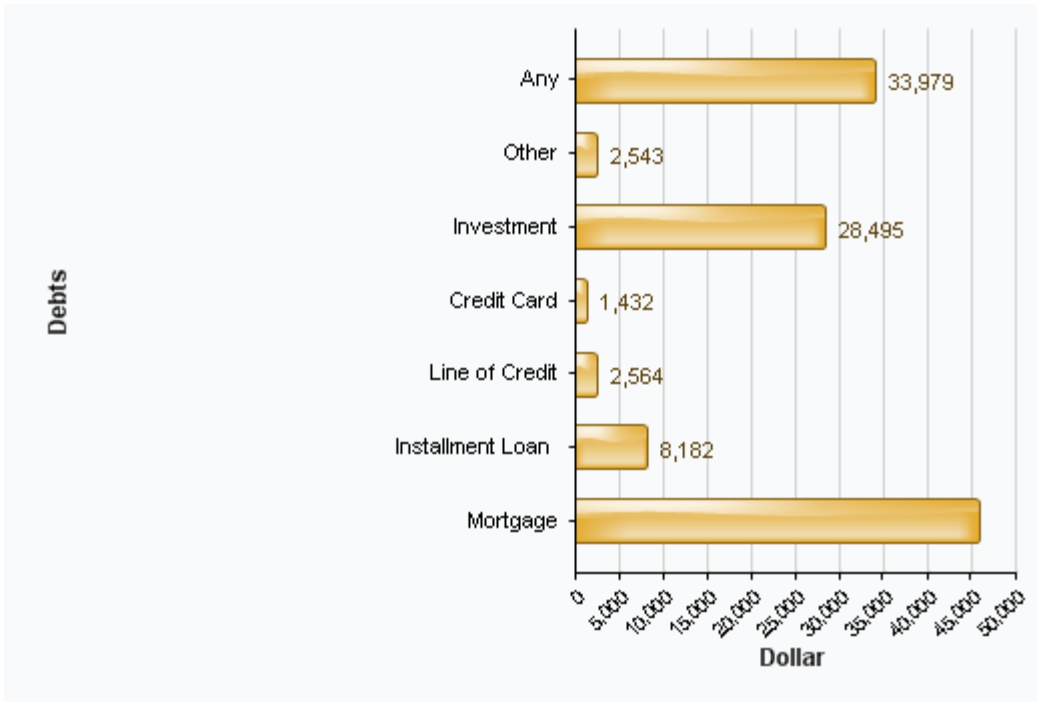
## Household Net Worth by Dollar Range



### Median Value of Assets



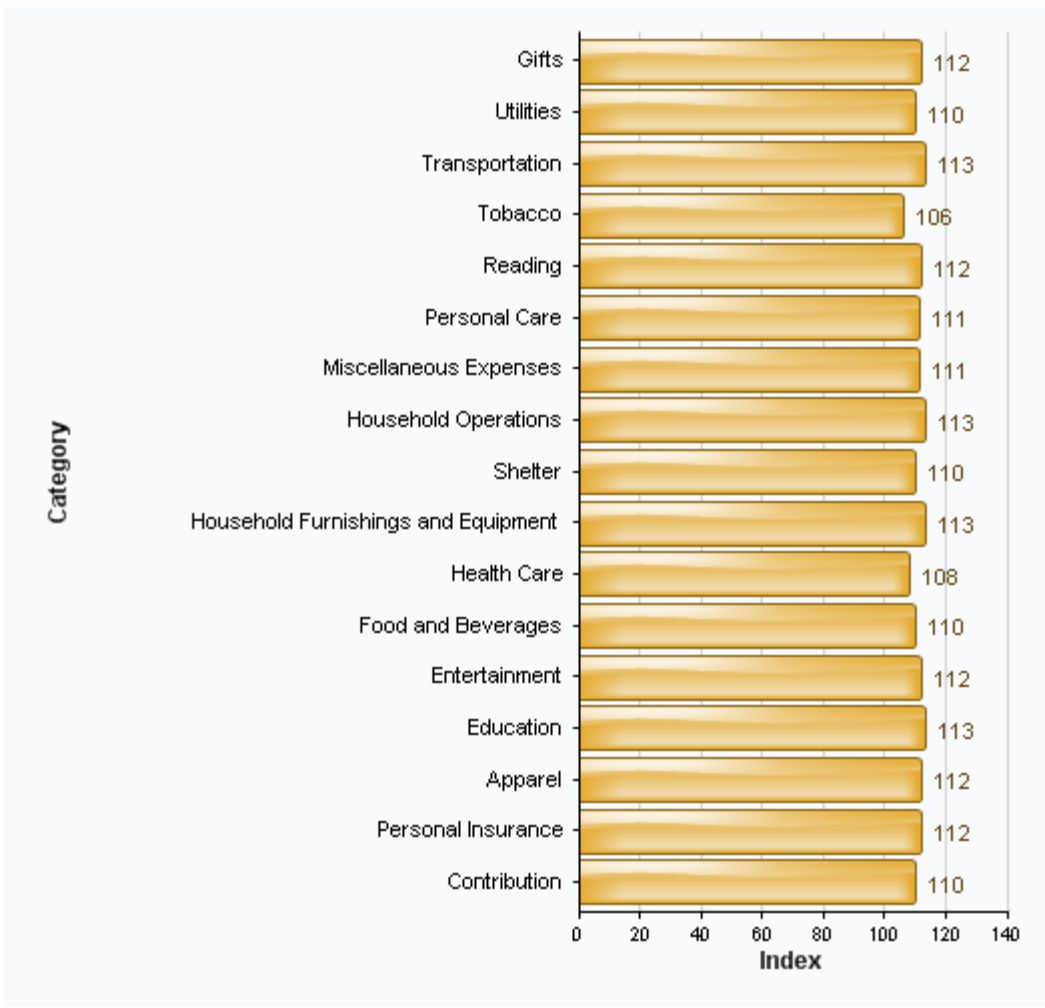
### Median Value of Debts



### Cost of Living

	<b>30096 Georgia</b>
<b>Average Total Household Expenditure</b>	\$56,509 \$51,057
<b>Household Expenditure Index (100=National Average)</b>	111 100

**Cost of Living Index  
(100=National Average)**

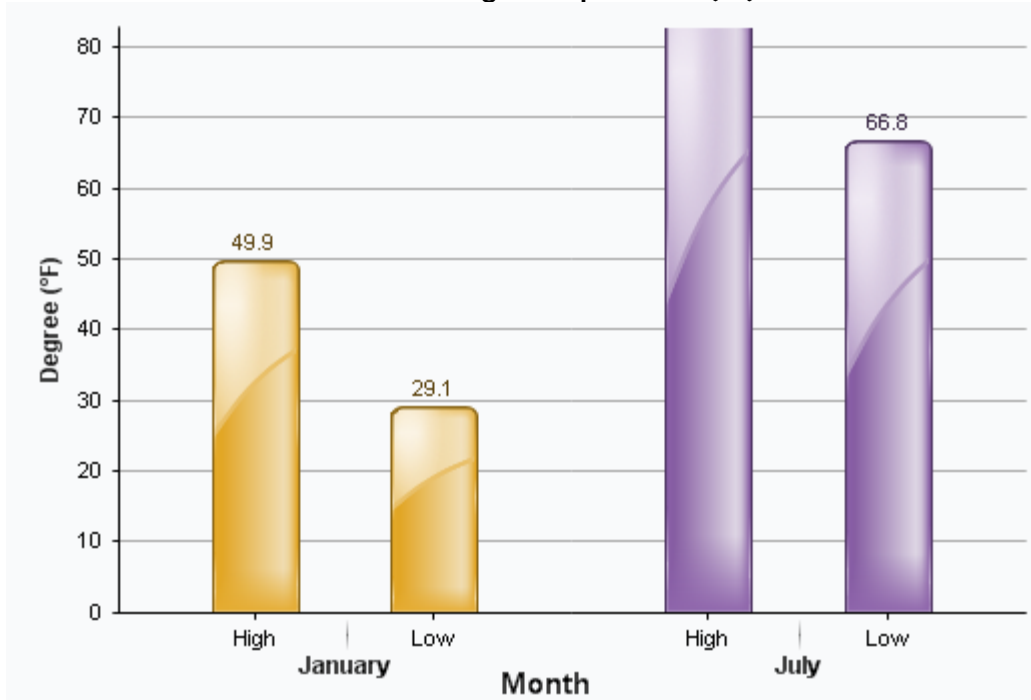


## Climate

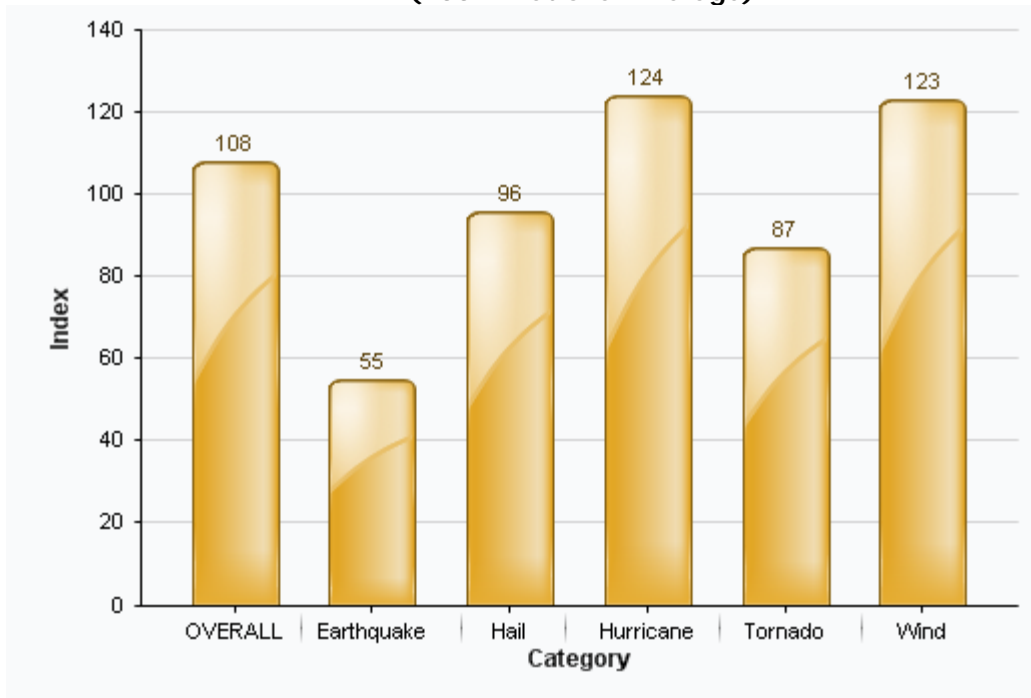
30096 Georgia

Annual Precipitation (inches) 51.82 50.36

### Average Temperature (°F)



### Weather Index (100 = National Average)



*Members Area*



*Membership Information*

HOME

GOLF

TENNIS

SWIMMING

CLUBHOUSE

NEWSLETTER

WEDDINGS & EVENTS



## Berkeley Hills Country Club

**Map &  
Directions**

**Contact  
Information**

The Club is a full-service private country club located in the northern suburbs of Atlanta, just off of I-85 midway between historic Norcross and Duluth, Georgia. The Club was established in 1964 and is member owned.

Berkeley Hills is proud of the friendly and relaxed, yet refined and somewhat elegant country club lifestyle it provides its members. Members and their families proudly invite their friends and associates to experience the pure enjoyment of the championship 18-hole golf course, the eight lighted tennis courts, the large swimming pool and the casual and fine dining in multiple dining venues throughout the clubhouse. Summer celebrating on the spacious veranda overlooking the 9th and 18th fairways and greens is especially popular. Meetings in the Board Room and social events in the Ballroom keep the Club vibrant and busy.

Berkeley Hills Country Club offers the perfect club



lifestyle in a friendly and comfortable environment. The Club is where lifetime friendships are made and Club traditions are passed from generation to generation. Membership is both an honor and a privilege.

The 18-hole championship golf course provides a refreshing variety of golf. Each fairway and green has a personality and challenge of its own. Our fast and smooth Champion Ultradwarf Bermuda greens and Bermuda fairways provide optimal playing conditions year round.

In February 2002, we opened our new 33,000 square foot clubhouse. It has a formal portico to welcome our members and their guests and a huge veranda to relax and watch golfers as they complete their rounds. In fact, nearly everything at Berkeley Hills is new including our six lane swimming pool with diving well, eight tennis courts including two clay courts, putting green, chipping green and driving range.

The Club is proud of its programs in golf, tennis and swimming. We have a wide array of activities for men, women and children making it easy for a new member to quickly become active in the Club.



**Berkeley Hills Country Club • 2300 Pond Road • Duluth, Georgia 30096 • 770-448-8353**

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
REZONING ANALYSIS**

CASE NUMBE :RZR-07-037  
ZONING CHANGE :RA-200 TO R-75 CSO  
LOCATION :2300 BLOCK OF POND ROAD  
:4600-4700 BLK OF BOGIE ROAD  
MAP NUMBER :R6228 076  
ACREAGE :46.80 ACRES  
PROPOSED DEVELOPMENT :SINGLE-FAMILY CONSERVATION SUBDIVIDION  
UNITS :119 UNITS  
COMMISSION DISTRICT :(2) NASUTI

**LAND USE PLAN RECOMMENDATION:**

APPLICANT: ANDREW PERRY  
P.O. BOX 720314  
ATLANTA, GA 30358

CONTACT: ANDREW PERRY PHONE: 404.915.0879

OWNER: BERKELEY HILLS COUNTRY CLUB, INC.  
P.O. BOX 956488  
DULUTH, GA 30095

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:  
ZONING HISTORY:  
GROUNDWATER RECHARGE AREA:  
WETLANDS INVENTORY:  
OPEN SPACE AND GREENWAY MASTER PLAN:  
DEVELOPMENT REVIEW SECTION COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:  
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:  
BUILDING CONSTRUCTION SECTION COMMENTS:  
GWINNETT COUNTY FIRE SERVICES DEPARTMENT COMMENTS:  
DEPARTMENT ANALYSIS:

# *Creekside at Berkeley Hills*

## Rezoning Plan for MPM Development, LLC

(Letter of Intent)

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February 22<sup>nd</sup>, 2007

The applicant, MPM Development, LLC, respectfully submits this rezoning application for the purpose of rezoning the subject property, defined by the legal description attached to this application and containing +/- 46.06 acres, to the zoning classification of R-75 CSO from its present zoning of RA-200.

The applicant, also known as Creekside Communities, LLC, intends to develop and build a single-family detached residential, owner occupied community. The attached site plan indicates a development of 119 home sites on a total of 46.06 acres, or 2.58 lots per acre. The site shall have a minimum lot size requirement consistent with other R-75 CSO zonings. All homes will have a minimum of 2,600 heated floor area, exclusive of garages and basements, with a combination of brick, stone and hardie-siding on the exterior. All homes shall have a minimum of a 2-car garage. The exterior of the homes shall be designed in a distinct manner so the transition from home to home shall be aesthetically appealing to both the residents of the community as well as the neighboring property owners.

The property will be served by public water, sanitary sewer, and is conveniently located just off of Old Norcross Road, less than 2 miles from Beaver Ruin Road and I-85. All utilities that service the community shall be underground.

A single family detached community with an attractive landscaping package and with homes made of high quality materials would serve as highly desirable addition to the communities that surround the subject property on Old Norcross Road, Bogie Road, Ingram Road and Hopkins Mill Road. We feel that our proposed site plan provides a combination of density and open space that make it ideal for the county and neighboring properties.

Overall, the rezoning of this property will benefit the community because it will become an attractive and well executed addition to the residential communities that are developed or are being developed around this property, the availability of utilities will eliminate the hardships caused by the addition of sewer or water capacity, and the site plan shall conform to density requirements associated with less intense residential zoning classifications.

We intend to work not only with the Berkeley Hills Country Club but with the neighbors in an attempt to meet their needs and address their concerns.

Thank you for your time.

Sincerely,

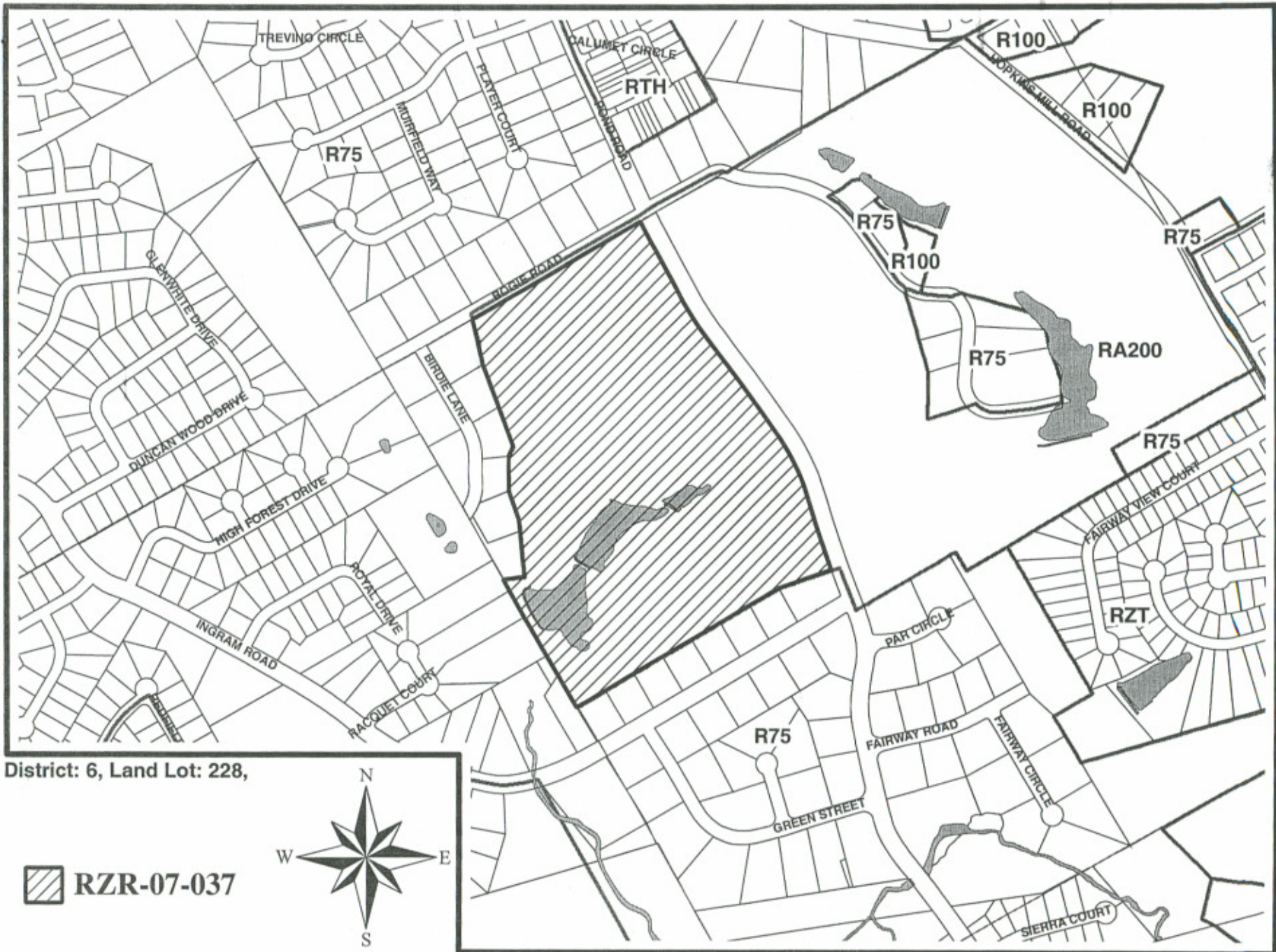


Andrew Perry, Member, MPM Development, LLC

RZR 07 0 37







District: 6, Land Lot: 228,

 RZR-07-037