

# FOR SALE

**Residential Development Opportunity**

**Zoned RES2 In Forsyth County, GA**

**Recreational Estate Tract**

0 Dawsonville Highway, Dawsonville, GA 30534

**For More Information: Stephen Lovett**

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**Zach Tibbs**

770.297.4876 | ztibbs@nortoncommercial.com



112.66 +/- Acres

Dawsonville Highway

All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



**Norton Commercial**  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON

# Residential Development Zoned RES2 / Recreational Estate Tract

0 DAWSONVILLE HIGHWAY, DAWSONVILLE, GA 30534



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,999,000
<b>Price / Acre:</b>	\$26,620
<b>Lot Size:</b>	112.66 Acres
<b>Zoning:</b>	RES2
<b>School District:</b>	East Forsyth HS North Forsyth MS Chestatee ES

### Additional Properties

<b>Shown On Page 2</b>	Tract 2: 4.67 AC
<b>Available Upon Request:</b>	Tract 3: 112.43 AC

### PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this 112.66 +/- acre lot, CURRENTLY ZONED RES2, located along Dawsonville Highway in the northeastern Forsyth County, GA. With rolling to sloping topography, the site is suitable for a residential development working around the existing creek and may allow for long-range views of the north Georgia mountains. The RES2 zoning allows for a density of 1.45 units per acre adding undeniable value in Forsyth County's current rezoning climate. We believe the actual lot yield will be significantly lower due to development challenges. Utilities are nearby including public water, electricity, natural gas - excluding public sewer. Site is located within the highly desirable Forsyth County School System (Chestatee ES, North Forsyth MS and East Forsyth HS). The area's quality of life and employment opportunities, while remaining relatively affordable, make this site a superb opportunity for a residential development, a recreational estate tract or dividing into medium to large estate properties.

### LOCATION OVERVIEW

Forsyth County has some of the best schools in the state and, according to Niche.com, is consistently in the top 10 counties in which to live across the USA. The best of both worlds: less than an hour to Atlanta, 20 mins to the mountains and 10 mins to Lake Lanier. GREAT LOCATION! Commercially, there has been an explosion of activity in Dawsonville (Kroger Power Center and Publix Anchored Center) along with the North GA Premium Outlets. Also nearby, is Gainesville, which continues to expand commercially. Located about halfway between these commercial nodes, this site is a great option for residential development.

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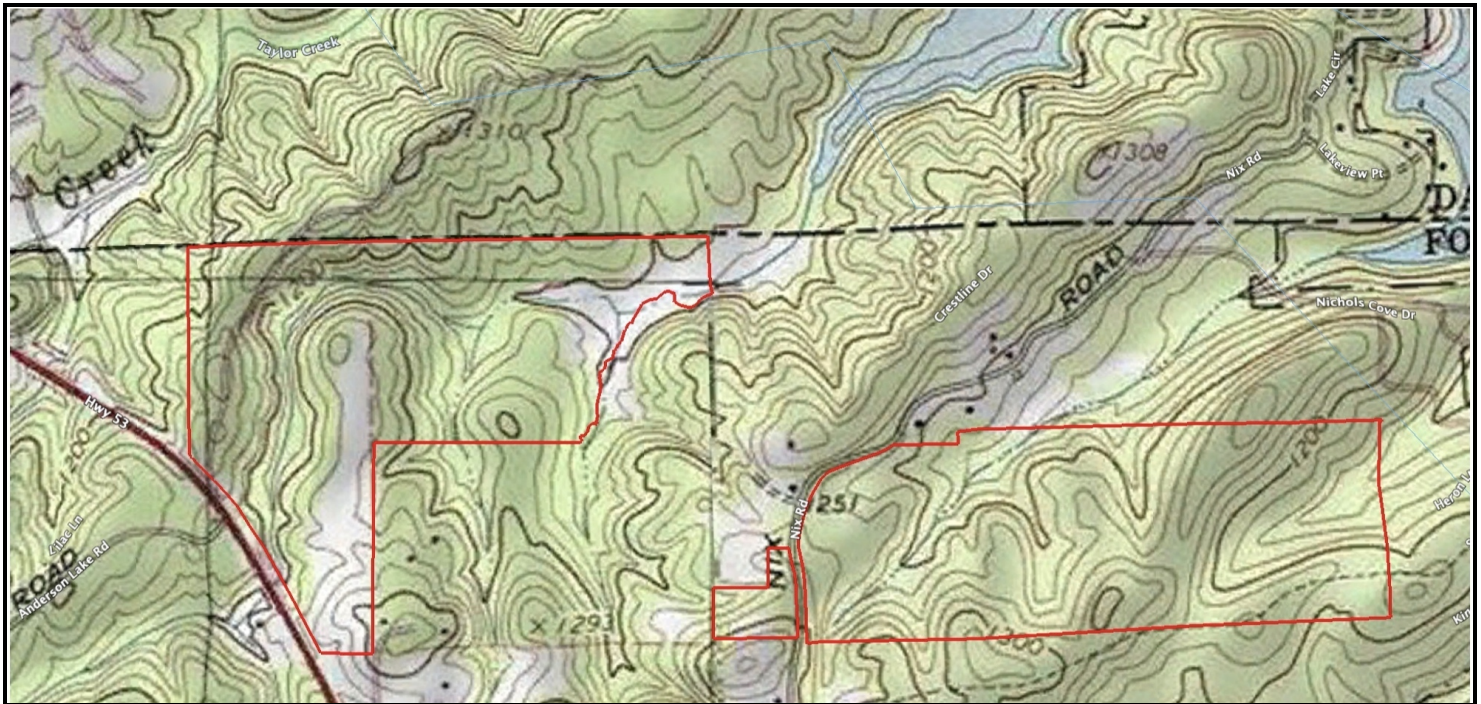
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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

## Residential Development Zoned RES2 / Recreational Estate Tract

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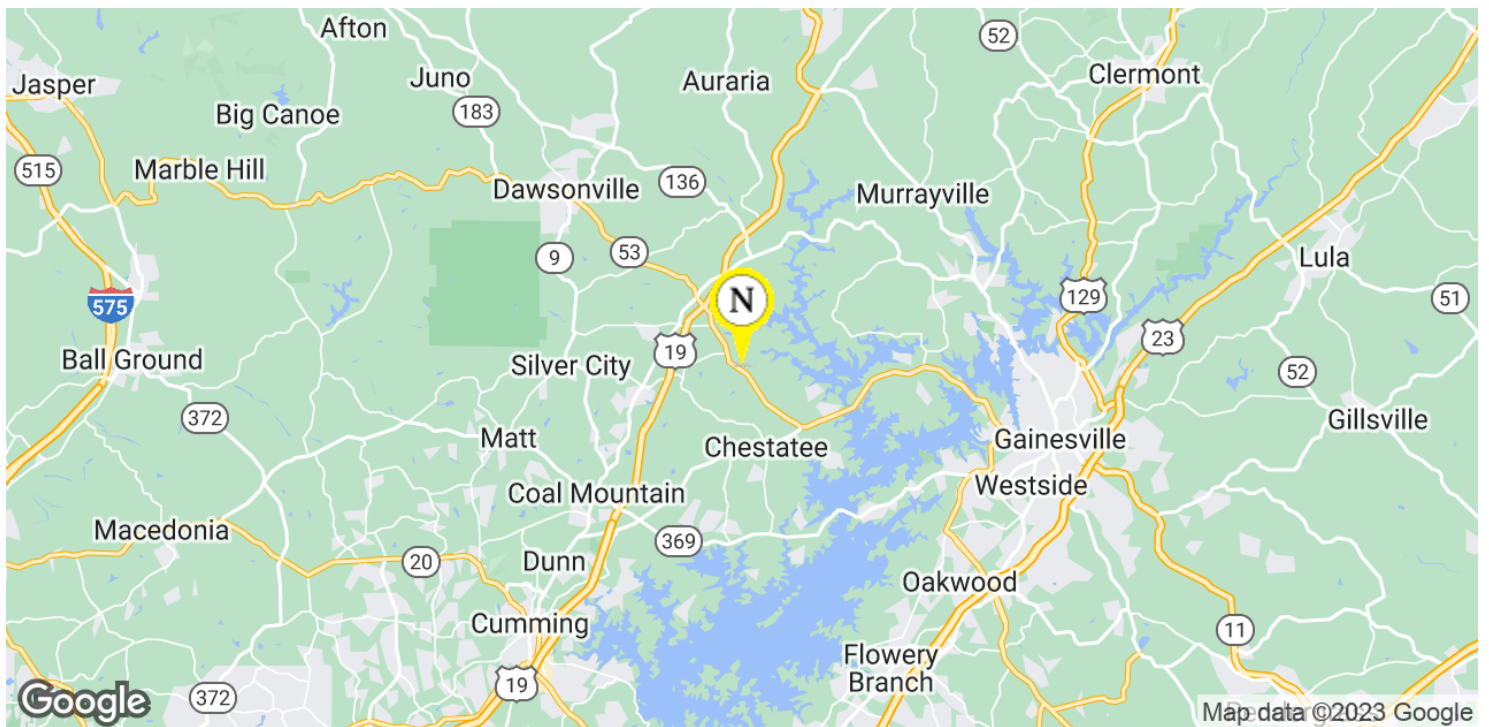
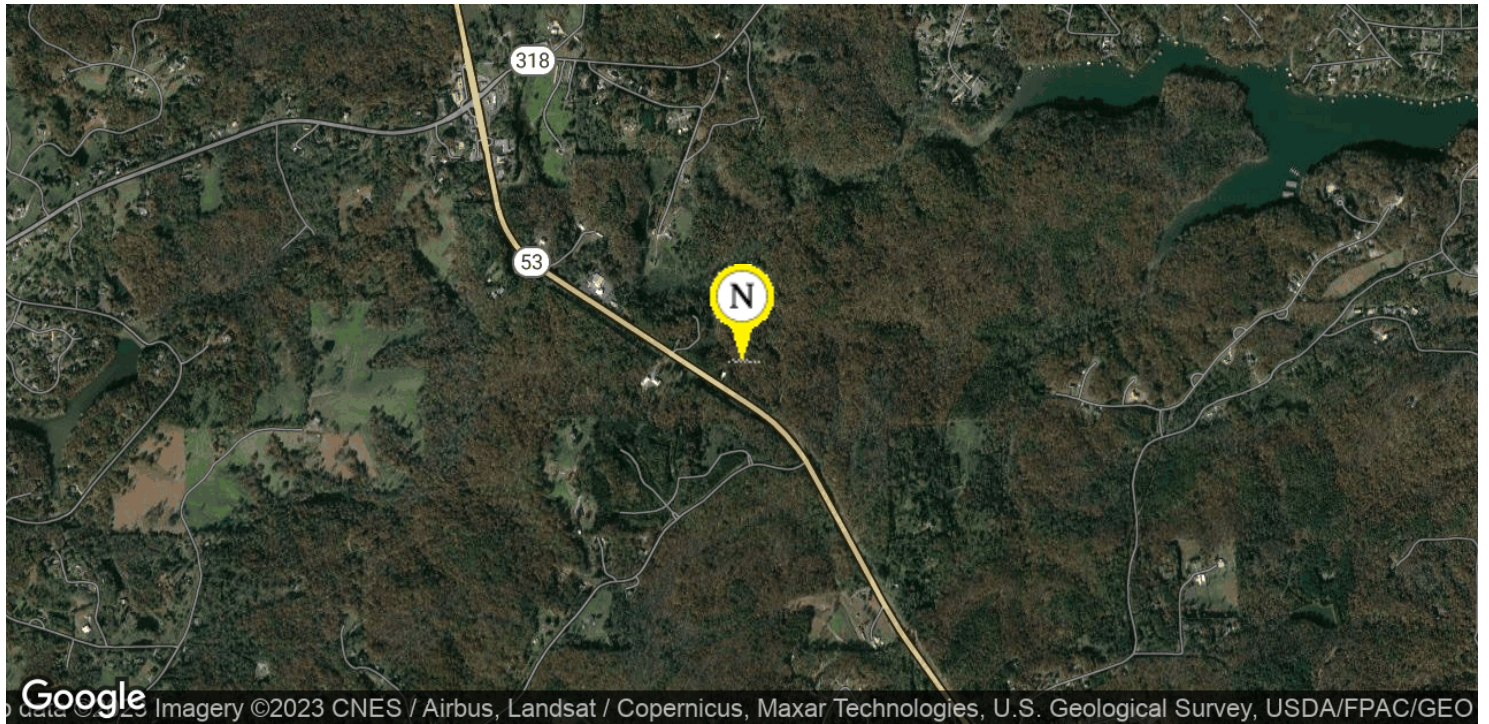
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LOCATION MAP

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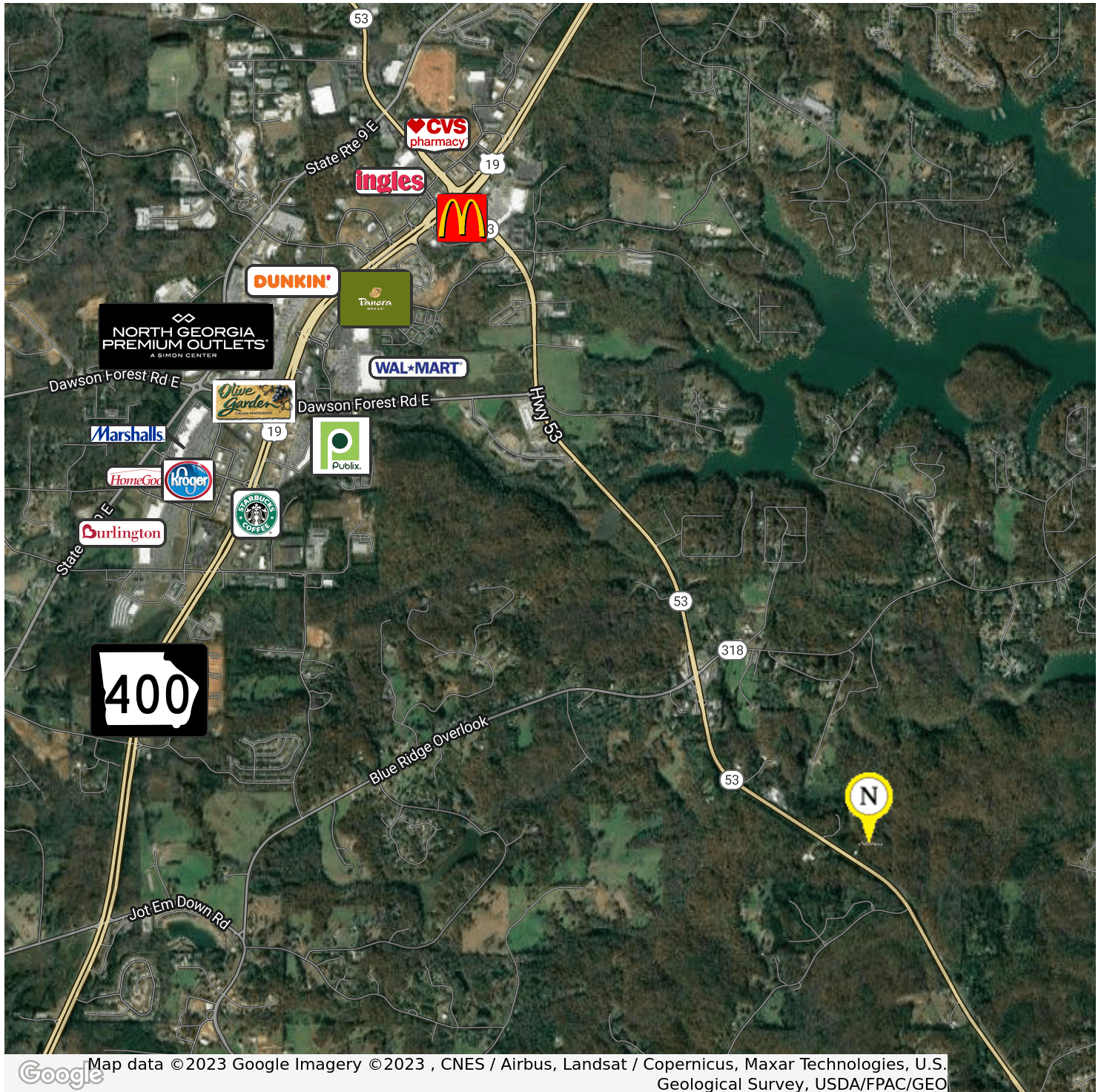
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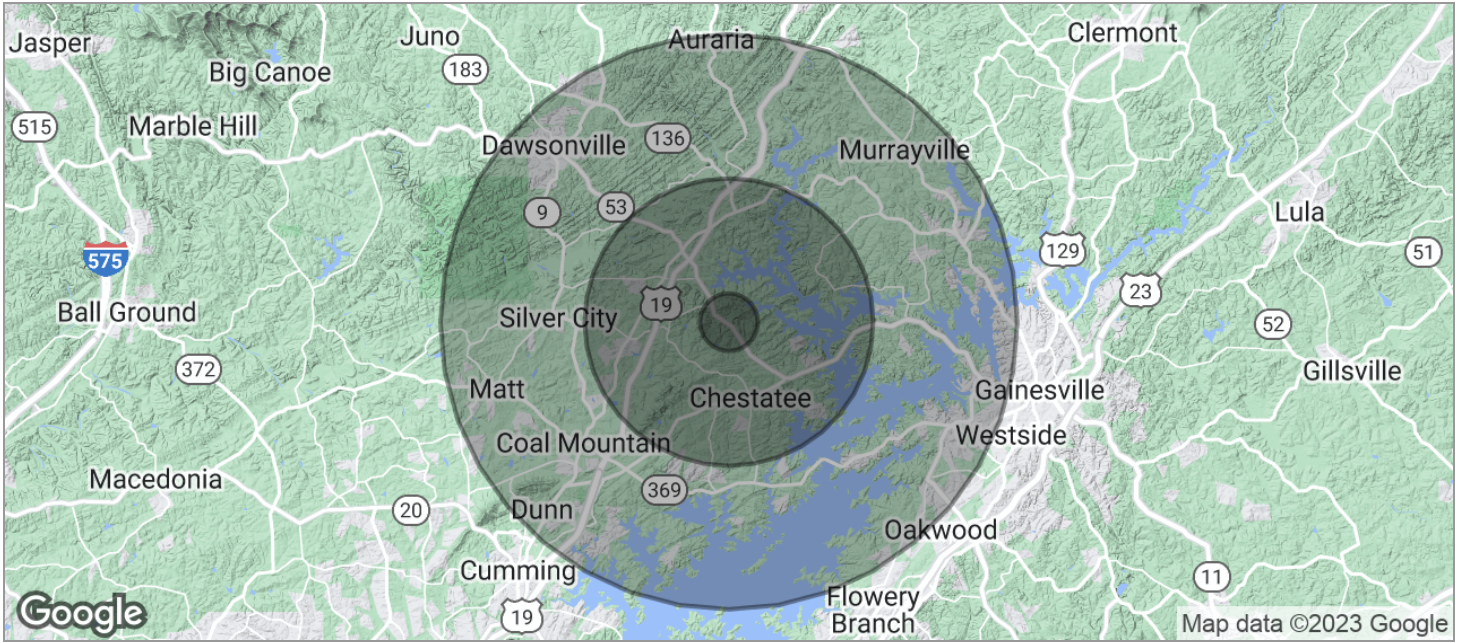
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,399	32,327	138,680
MEDIAN AGE	39.2	39.8	39.7
MEDIAN AGE (MALE)	38.8	39.7	38.6
MEDIAN AGE (FEMALE)	41.1	41.0	42.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	583	13,174	55,049
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$112,370	\$98,714	\$91,978
AVERAGE HOUSE VALUE	\$288,942	\$302,305	\$285,458

\* Demographic data derived from 2020 ACS - US Census

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# Executive Summary

Polygon 2  
Area: 72.41 square miles

Prepared by Esri

## Population

2010 Population	27,965
2020 Population	32,320
2022 Population	33,927
2027 Population	37,291
2010-2020 Annual Rate	1.46%
2020-2022 Annual Rate	2.18%
2022-2027 Annual Rate	1.91%
2022 Male Population	50.2%
2022 Female Population	49.8%
2022 Median Age	40.4

In the identified area, the current year population is 33,927. In 2020, the Census count in the area was 32,320. The rate of change since 2020 was 2.18% annually. The five-year projection for the population in the area is 37,291 representing a change of 1.91% annually from 2022 to 2027. Currently, the population is 50.2% male and 49.8% female.

## Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	83.4%
2022 Black Alone	1.8%
2022 American Indian/Alaska Native Alone	0.6%
2022 Asian Alone	1.3%
2022 Pacific Islander Alone	0.0%
2022 Other Race	5.4%
2022 Two or More Races	7.6%
2022 Hispanic Origin (Any Race)	11.8%

Persons of Hispanic origin represent 11.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.2 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	150
2010 Households	10,090
2020 Households	11,695
2022 Households	12,256
2027 Households	13,444
2010-2020 Annual Rate	1.49%
2020-2022 Annual Rate	2.10%
2022-2027 Annual Rate	1.87%
2022 Average Household Size	2.77

The household count in this area has changed from 11,695 in 2020 to 12,256 in the current year, a change of 2.10% annually. The five-year projection of households is 13,444, a change of 1.87% annually from the current year total. Average household size is currently 2.77, compared to 2.76 in the year 2020. The number of families in the current year is 9,101 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



## Mortgage Income

2022 Percent of Income for Mortgage 19.8%

## Median Household Income

2022 Median Household Income \$97,989

2027 Median Household Income \$110,482

2022-2027 Annual Rate 2.43%

## Average Household Income

2022 Average Household Income \$129,962

2027 Average Household Income \$147,340

2022-2027 Annual Rate 2.54%

## Per Capita Income

2022 Per Capita Income \$46,931

2027 Per Capita Income \$53,112

2022-2027 Annual Rate 2.51%

## Households by Income

Current median household income is \$97,989 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$110,482 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$129,962 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$147,340 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,931 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$53,112 in five years, compared to \$47,064 for all U.S. households

## Housing

2022 Housing Affordability Index 124

2010 Total Housing Units 11,589

2010 Owner Occupied Housing Units 8,094

2010 Renter Occupied Housing Units 1,995

2010 Vacant Housing Units 1,499

2020 Total Housing Units 12,687

2020 Vacant Housing Units 992

2022 Total Housing Units 13,202

2022 Owner Occupied Housing Units 10,267

2022 Renter Occupied Housing Units 1,990

2022 Vacant Housing Units 946

2027 Total Housing Units 14,568

2027 Owner Occupied Housing Units 11,343

2027 Renter Occupied Housing Units 2,101

2027 Vacant Housing Units 1,124

Currently, 77.8% of the 13,202 housing units in the area are owner occupied; 15.1%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 12,687 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.78%. Median home value in the area is \$368,223, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.75% annually to \$401,580.

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