

# FOR SALE

**10+ Acres**

**5854 Suwanee Dam Road**

**City of Sugar Hill / Gwinnett County, Georgia**



**Presented by:**

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# FACT SHEET

**10+- Acres**

**TRACT SIZE:** 10+- Acres

<u>PARCEL</u>	<u>ACRES</u>	<u>ZONING</u>
R 7-339-008	10+-	BG

**LOCATION:** Fronting Suwanee Dam Road, between Georgia 20 and Kendrix Road. Approximately 1/4 mile South of Georgia 20, 7 miles East of 400 and 7 miles west of I-85.

CITY OF SUGAR HILL / GWINNETT COUNTY, GA

**EXISTING ZONING:** BG – Business General (City of Sugar Hill)

**2011 TAXES:** **\$2,625.87**

**HIGHEST AND BEST USE:** Residential Subdivision

**REMARKS:** Excellent commercial growth area of Northern Gwinnett County

Current Georgia 20/Suwanee Dam Road DOT expansion will realign the intersection of Suwanee Dam Rd and Georgia 20.

Zoned General Commercial in the City of Sugar Hill

Potential to assemble up to 30+- acres between the subject property to GA 20

Publix and Kroger on the Northeast and Northwest corners of GA 20 and Suwanee Dam Road.

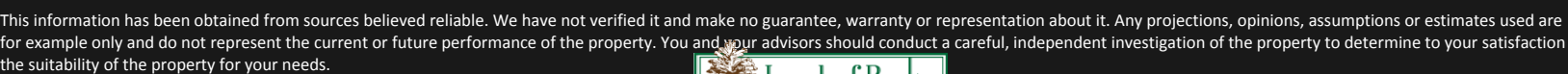
2010 Median Household Income 5 Mile Radius - \$96,584

**BANK OWNED - SOLD AS IS WHERE IS WITH ALL FAULTS**

**ASKING PRICE:** **\$60,000 PER ACRE**



## AERIAL - GOOGLE



# AERIAL

AERIAL – BING

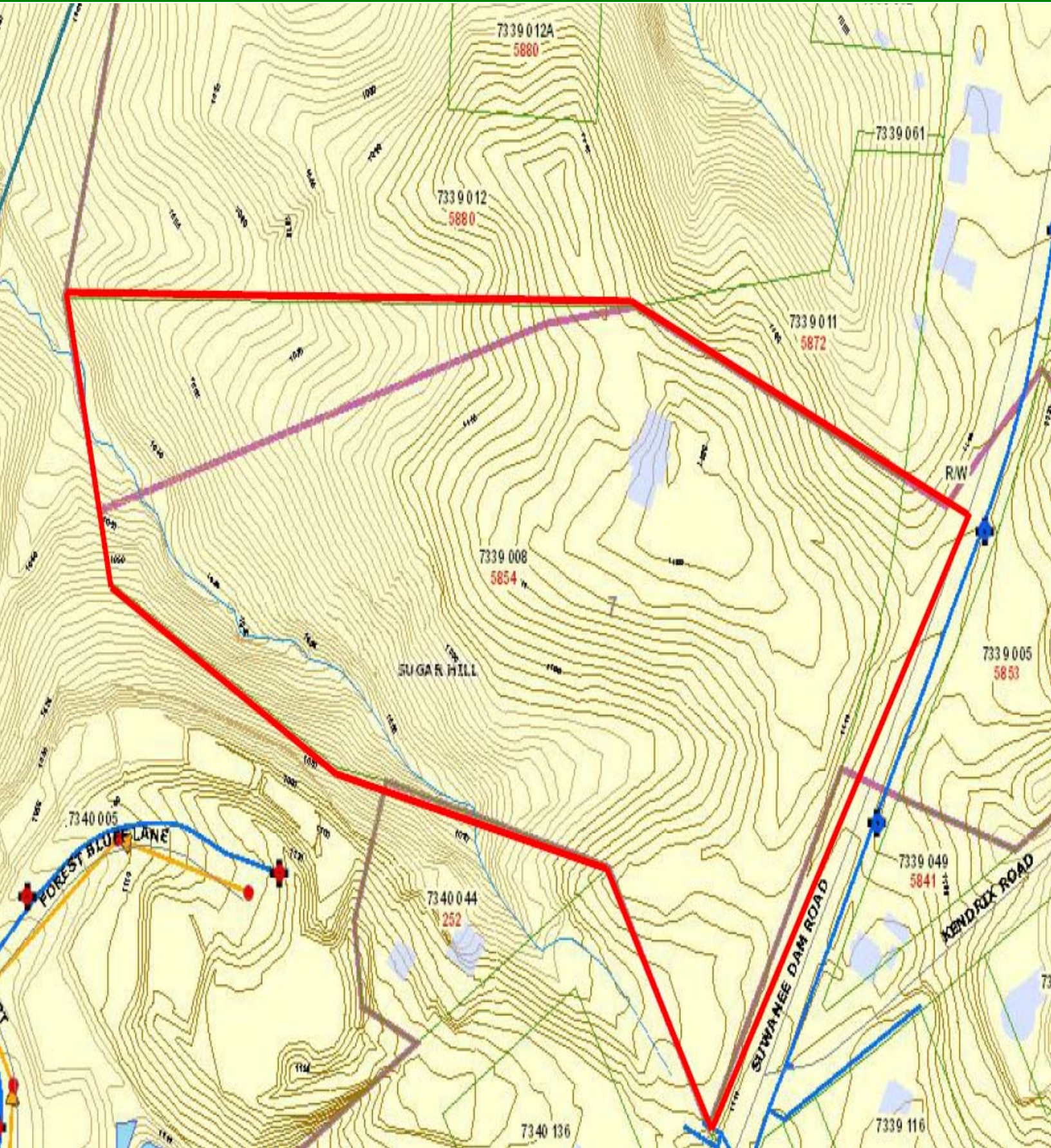


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# TOPO GIS

SITE SPECIFIC

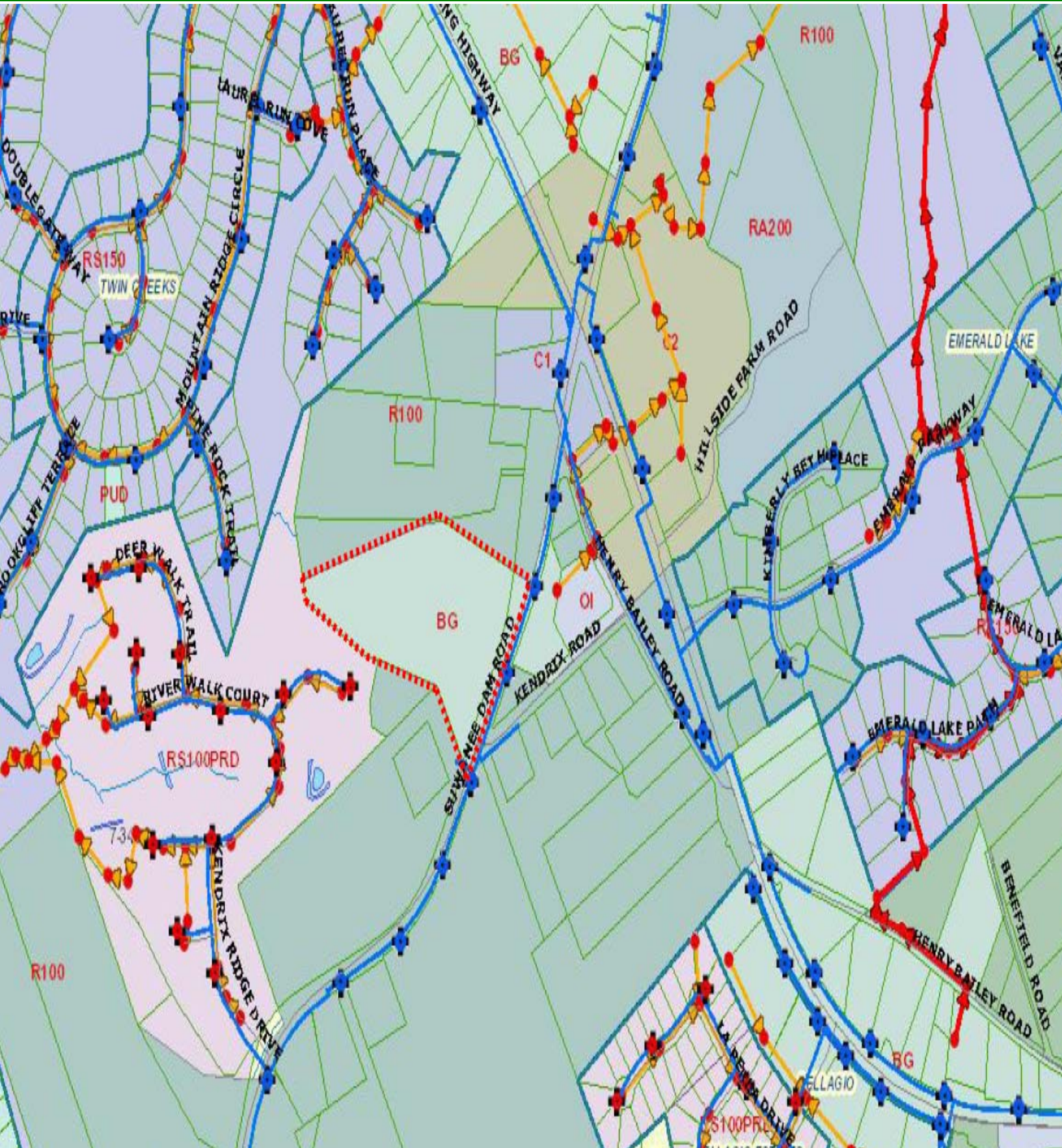


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# SEWER MAP

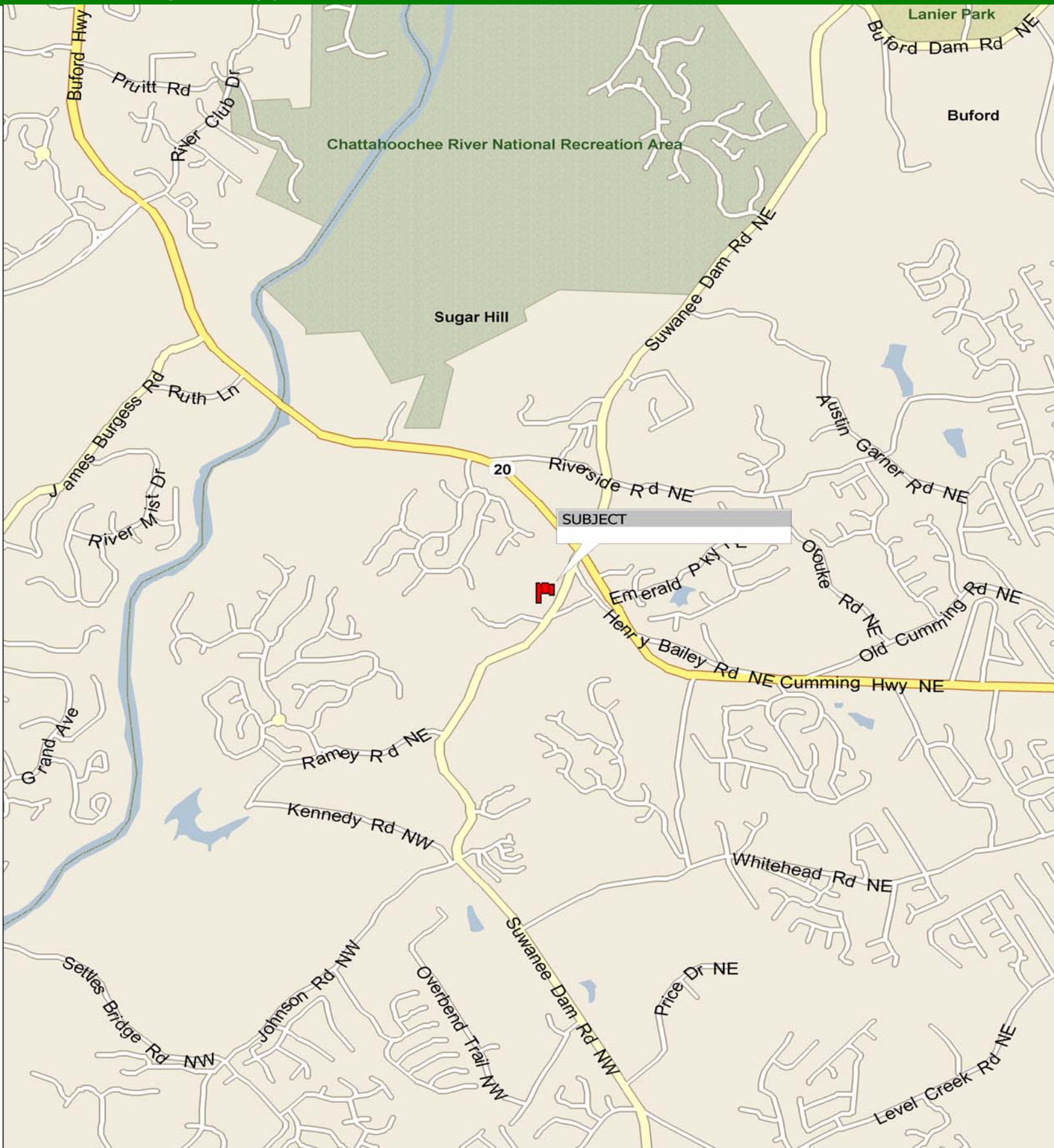
GENERAL AREA



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# MAP

ZOOMED TO SITE

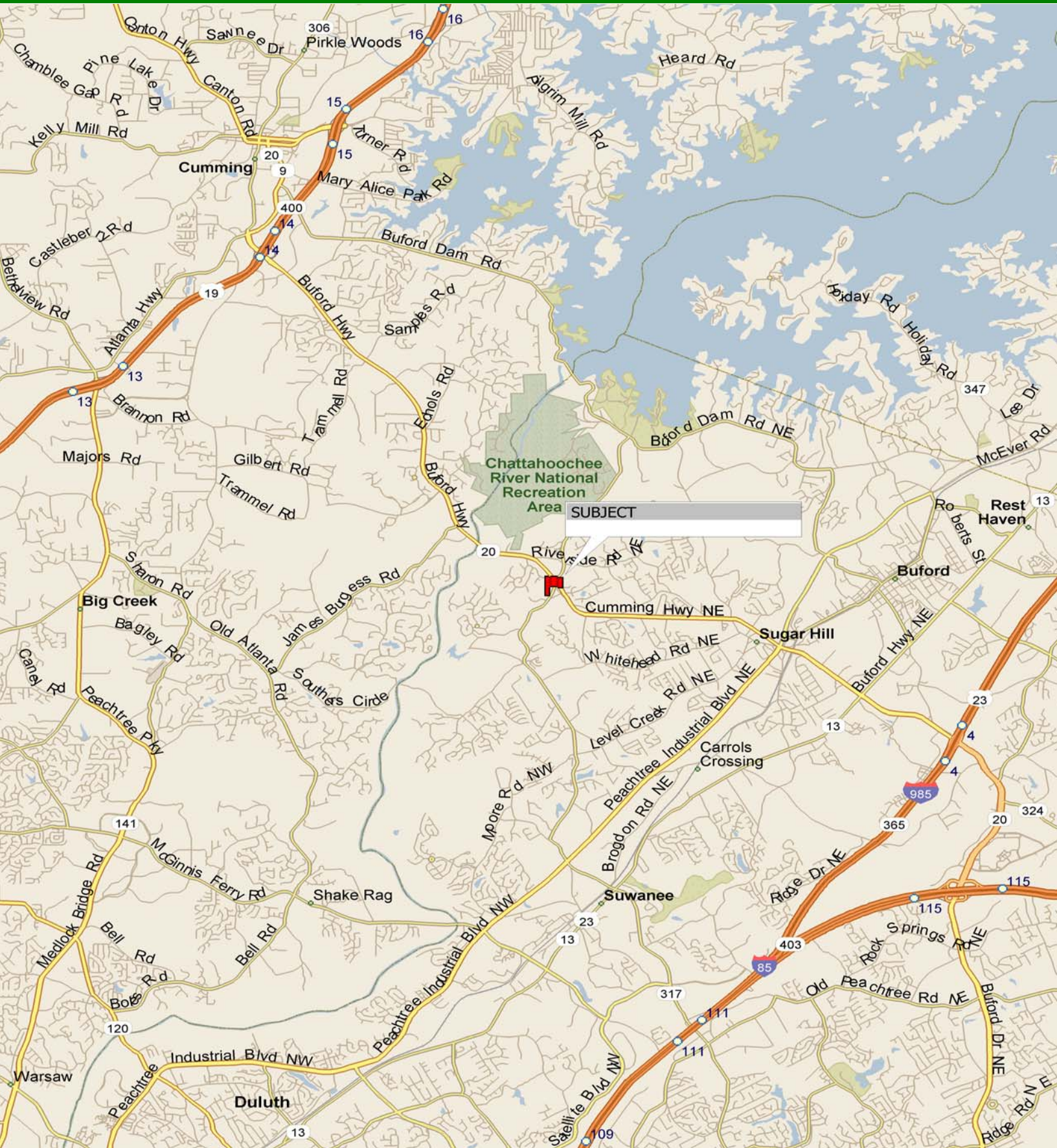


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# MAP

Far



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# PHOTOS

*SITE SPECIFIC*



**SUBJECT – FACING NORTH OLD HOMESITE**



**FACING CENTER OF PROPERTY/WEST**

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# PHOTOS II

*SITE SPECIFIC*



**FACING SUWANEE DAM RD - SOUTH**



**FACING SUWANEE DAM ROAD NORTH**



**SOUTHERN BOUNDARY OF PROPERTY FACING WEST**

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# DEMOGRAPHICS

1/3/5 Mile Radius



## Executive Summary

Prepared by Walter Rabern

Sugar Hill

Latitude: 34.117521

Longitude: -84.07927

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	5,405	39,723	107,585
Male Population	49.8%	50.0%	50.1%
Female Population	50.2%	50.0%	49.9%
Median Age	33.4	34.2	34.8
<b>2010 Income</b>			
Median HH Income	\$85,967	\$92,406	\$96,584
Per Capita Income	\$35,555	\$39,136	\$40,228
Average HH Income	\$101,252	\$113,121	\$117,687
<b>2010 Households</b>			
Total Households	1,811	13,668	36,644
Average Household Size	2.98	2.90	2.93
<b>2010 Housing</b>			
Owner Occupied Housing Units	76.5%	80.1%	76.7%
Renter Occupied Housing Units	16.2%	13.1%	14.4%
Vacant Housing Units	7.3%	6.8%	8.9%
<b>Population</b>			
1990 Population	845	6,297	22,841
2000 Population	2,286	19,314	55,998
2010 Population	5,405	39,723	107,585
2015 Population	6,427	47,463	128,708
1990-2000 Annual Rate	10.46%	11.86%	9.38%
2000-2010 Annual Rate	8.76%	7.29%	6.58%
2010-2015 Annual Rate	3.52%	3.62%	3.65%

In the identified market area, the current year population is 107,585. In 2000, the Census count in the market area was 55,998. The rate of change since 2000 was 6.58 percent annually. The five-year projection for the population in the market area is 128,708, representing a change of 3.65 percent annually from 2010 to 2015. Currently, the population is 50.1 percent male and 49.9 percent female.

<b>Households</b>			
1990 Households	288	2,187	8,307
2000 Households	809	6,669	19,451
2010 Households	1,811	13,668	36,644
2015 Households	2,146	16,274	43,617
1990-2000 Annual Rate	10.88%	11.79%	8.88%
2000-2010 Annual Rate	8.18%	7.25%	6.37%
2010-2015 Annual Rate	3.45%	3.55%	3.55%

The household count in this market area has changed from 19,451 in 2000 to 36,644 in the current year, a change of 6.37 percent annually. The five-year projection of households is 43,617, a change of 3.55 percent annually from the current year total. Average household size is currently 2.93, compared to 2.86 in the year 2000. The number of families in the current year is 28,923 in the market area.

### Housing

Currently, 76.7 percent of the 40,220 housing units in the market area are owner occupied; 14.4 percent, renter occupied; and 8.9 percent are vacant. In 2000, there were 20,350 housing units - 81.1 percent owner occupied, 13.7 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 6.87 percent. Median home value in the market area is \$215,692, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.57 percent annually to \$233,209. From 2000 to the current year, median home value changed by 2.14 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# DEMOGRAPHICS II

1/3/5 Mile Radius



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Sugar Hill

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Longitude: -84.07927

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$43,194	\$39,984	\$34,636
2000 Median HH Income	\$66,083	\$68,828	\$67,760
2010 Median HH Income	\$85,967	\$92,406	\$96,584
2015 Median HH Income	\$100,176	\$106,441	\$112,482
1990-2000 Annual Rate	4.34%	5.58%	6.94%
2000-2010 Annual Rate	2.6%	2.92%	3.52%
2010-2015 Annual Rate	3.11%	2.87%	3.09%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,010	\$14,972	\$14,596
2000 Per Capita Income	\$28,279	\$28,460	\$28,671
2010 Per Capita Income	\$35,555	\$39,136	\$40,228
2015 Per Capita Income	\$39,854	\$44,026	\$45,405
1990-2000 Annual Rate	6.54%	6.63%	6.98%
2000-2010 Annual Rate	2.26%	3.16%	3.36%
2010-2015 Annual Rate	2.31%	2.38%	2.45%
<b>Average Household Income</b>			
1990 Average Household Income	\$44,181	\$42,590	\$39,862
2000 Average Household Income	\$77,958	\$81,347	\$81,483
2010 Average HH Income	\$101,252	\$113,121	\$117,687
2015 Average HH Income	\$113,833	\$127,713	\$133,399
1990-2000 Annual Rate	5.84%	6.69%	7.41%
2000-2010 Annual Rate	2.58%	3.27%	3.65%
2010-2015 Annual Rate	2.37%	2.46%	2.54%

### Households by Income

Current median household income is \$96,584 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$112,482 in five years. In 2000, median household income was \$67,760, compared to \$34,636 in 1990.

Current average household income is \$117,687 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$133,399 in five years. In 2000, average household income was \$81,483, compared to \$39,862 in 1990.

Current per capita income is \$40,228 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$45,405 in five years. In 2000, the per capita income was \$28,671, compared to \$14,596 in 1990.

### Population by Employment

Total Businesses	127	728	3,404
Total Employees	759	5,283	28,447

Currently, 91.9 percent of the civilian labor force in the identified market area is employed and 8.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.6 percent of the civilian labor force, and unemployment will be 6.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 75.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 11.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.7 percent of the market area population drove alone to work, and 4.8 percent worked at home. The average travel time to work in 2000 was 34.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 19.5 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 30.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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