

Hammond's Crossing Development Tract

0 Keith Bridge Road, Cumming, GA 30041

LAND FOR SALE



Craig Floyd
Commercial/Acreage Sales
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CJ Harman
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LAND FOR SALE



+/- 29 Acres

PROPERTY DESCRIPTION

Norton Commercial and Acreage Group is proud to present this +/- 29 acre tract on Keith Bridge Road at Hammond's Crossing. The subject property is located just off Georgia 400 and a stone's throw from the new Exit 18. It is currently zoned A1 in Forsyth County with endless potential for a multitude of different developments. The property is serviced by public water and has access to public sewer. According to GDOT the property has a traffic count of over 21,000 VPD. As the Hammond's Crossing area continues to grow, Highway 369 (just below subject property) is currently being expanded into a four-lane road. Forsyth County planning and zoning calls for this area to be of high growth with a mix of several different uses including commercial and residential. Reach out today!

Sale Price: \$7,697,560 (\$260k/AC)

Lot Size: +/- 29 Acres

APN: 238 028

Utilities: ALL

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	724	3,077	6,611
Total Population	2,092	8,472	17,777
Average HH Income	\$89,219	\$87,414	\$91,967

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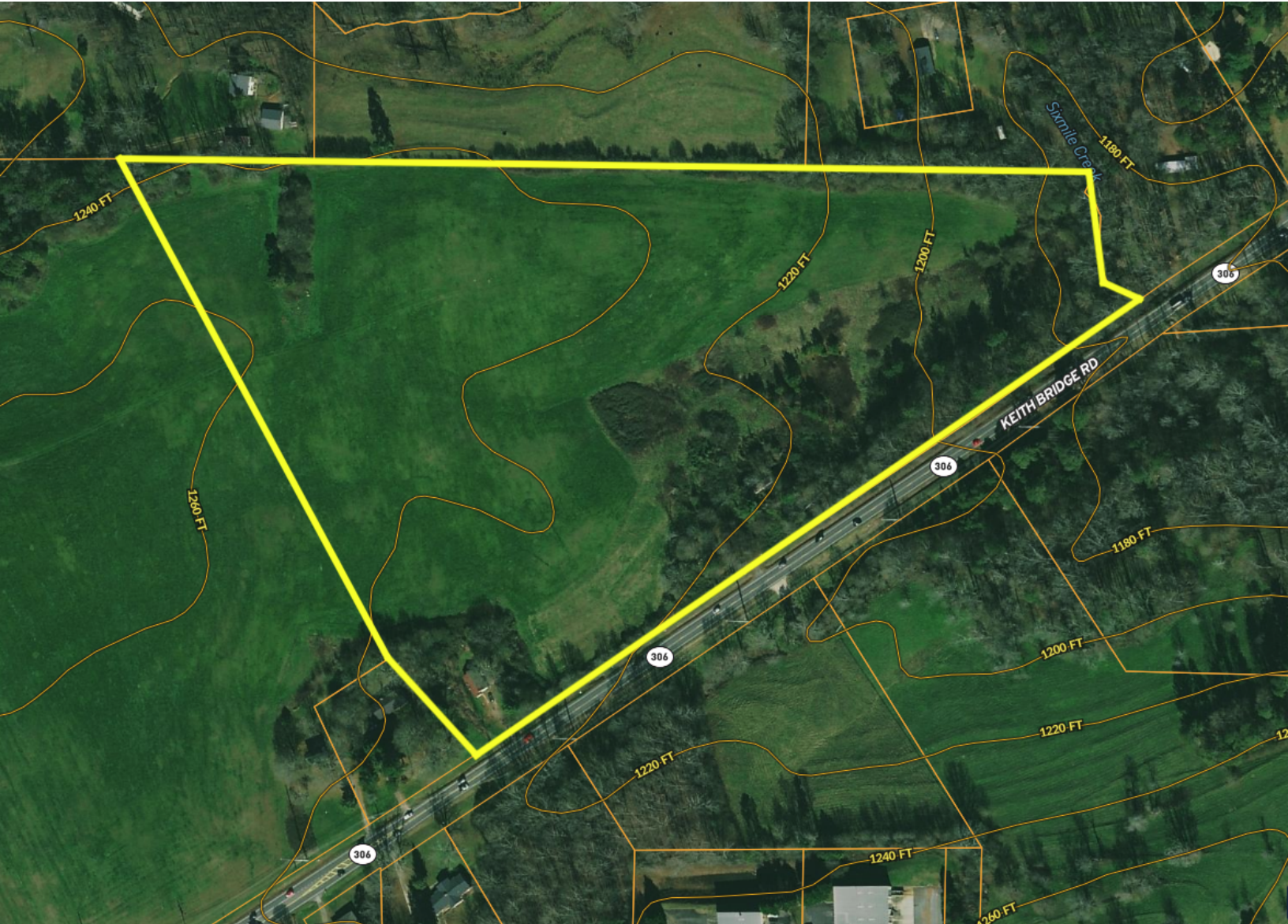
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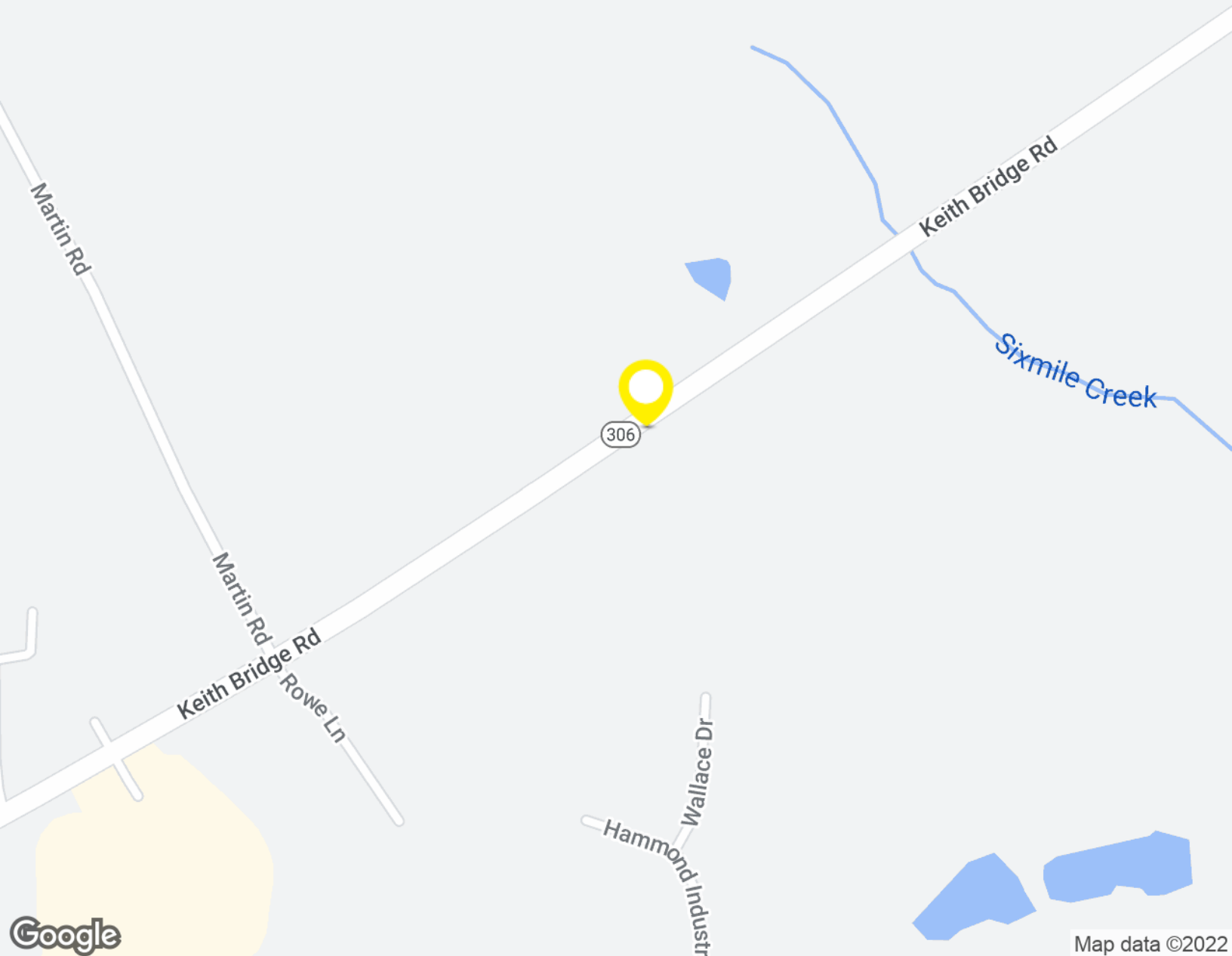
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Executive Summary

30041
30041, Cumming, Georgia
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.26359
Longitude: -84.06638

	1 mile	3 miles	5 miles
Population			
2010 Population	340	15,439	37,902
2020 Population	422	22,124	50,011
2022 Population	444	23,331	53,521
2027 Population	475	25,291	58,329
2010-2020 Annual Rate	2.18%	3.66%	2.81%
2020-2022 Annual Rate	2.28%	2.39%	3.06%
2022-2027 Annual Rate	1.36%	1.63%	1.74%
2022 Male Population	51.8%	49.8%	49.8%
2022 Female Population	48.0%	50.2%	50.2%
2022 Median Age	38.0	37.9	39.0

In the identified area, the current year population is 53,521. In 2020, the Census count in the area was 50,011. The rate of change since 2020 was 3.06% annually. The five-year projection for the population in the area is 58,329 representing a change of 1.74% annually from 2022 to 2027. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	75.1%	75.2%	78.4%
2022 Black Alone	1.8%	5.2%	3.9%
2022 American Indian/Alaska Native Alone	1.3%	0.5%	0.5%
2022 Asian Alone	0.9%	3.2%	2.6%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	12.1%	6.7%	5.8%
2022 Two or More Races	8.8%	8.9%	8.7%
2022 Hispanic Origin (Any Race)	20.0%	14.4%	12.9%

Persons of Hispanic origin represent 12.9% 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 51.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	104	117	135
2010 Households	113	5,512	13,505
2020 Households	137	7,656	17,476
2022 Households	144	8,046	18,676
2027 Households	154	8,718	20,358
2010-2020 Annual Rate	1.94%	3.34%	2.61%
2020-2022 Annual Rate	2.24%	2.23%	3.00%
2022-2027 Annual Rate	1.35%	1.62%	1.74%
2022 Average Household Size	3.07	2.89	2.86

The household count in this area has changed from 17,476 in 2020 to 18,676 in the current year, a change of 3.00% annually. The five-year projection of households is 20,358, a change of 1.74% annually from the current year total. Average household size is currently 2.86, compared to 2.85 in the year 2020. The number of families in the current year is 13,947 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.

November 01, 2022



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30041, Cumming, Georgia
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Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	28.6%	19.6%	19.0%
Median Household Income			
2022 Median Household Income	\$69,700	\$87,995	\$97,239
2027 Median Household Income	\$82,588	\$101,940	\$108,104
2022-2027 Annual Rate	3.45%	2.99%	2.14%
Average Household Income			
2022 Average Household Income	\$109,321	\$116,196	\$124,592
2027 Average Household Income	\$124,164	\$132,895	\$141,675
2022-2027 Annual Rate	2.58%	2.72%	2.60%
Per Capita Income			
2022 Per Capita Income	\$36,551	\$39,695	\$43,471
2027 Per Capita Income	\$41,529	\$45,389	\$49,428
2022-2027 Annual Rate	2.59%	2.72%	2.60%

Households by Income

Current median household income is \$97,239 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$108,104 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$124,592 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$141,675 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,471 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$49,428 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	87	125	128
2010 Total Housing Units	131	6,040	14,930
2010 Owner Occupied Housing Units	78	4,312	10,990
2010 Renter Occupied Housing Units	34	1,200	2,516
2010 Vacant Housing Units	18	528	1,425
2020 Total Housing Units	149	8,077	18,508
2020 Vacant Housing Units	12	421	1,032
2022 Total Housing Units	155	8,405	19,599
2022 Owner Occupied Housing Units	110	6,598	15,668
2022 Renter Occupied Housing Units	34	1,448	3,007
2022 Vacant Housing Units	11	359	923
2027 Total Housing Units	168	9,164	21,469
2027 Owner Occupied Housing Units	117	7,200	17,093
2027 Renter Occupied Housing Units	37	1,517	3,265
2027 Vacant Housing Units	14	446	1,111

Currently, 79.9% of the 19,599 housing units in the area are owner occupied; 15.3%, renter occupied; and 4.7% 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 18,508 housing units in the area and 5.6% vacant housing units. The annual rate of change in housing units since 2020 is 2.58%. Median home value in the area is \$350,440, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.24% annually to \$372,795.

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.

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