

# Chestatee Development Opportunity

3302 Antioch Campground Road, Gainesville, GA 30506

LAND FOR SALE



Norton Commercial Acreage Group

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## PROPERTY DESCRIPTION

The Norton Commercial and Acreage Group is proud to present this rare opportunity for a Hall County/Chestatee residential development walkable to Sardis Creek Park on Lake Lanier. The subject property is +/- 50 acres and is located less than half a mile from Chestatee High School, Chestatee Academy, and Sardis Enrichment School. The property is currently zoned AR-III, and is well situated for a residential development with access to public water and likely public sewer as there is a sewer force main nearby. Site has ample frontage on Antioch Church Road, Looper Lake Road, and Allison Road just off Sardis Road allowing for multiple access points. The property has rolling topography and one water feature on the West property line that should not significantly affect the development of the subject property. Reach out today!

## LOCATION DESCRIPTION

The subject property is located in the Chestatee area of Gainesville, Ga. It is located less than half a mile from Chestatee High School, Chestatee Academy, and Sardis Enrichment School. It is conveniently located less than 10 minutes from the retail hub of Dawsonville Highway in Gainesville, and also, less than 10 minutes from the Kroger center on Thompson Bridge Road. Chattahoochee Golf and Country club is just over a mile from the subject property as well.

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	50.43 Acres
Current Zoning:	AR-III
Utilities:	ALL
Schools:	Sardis Enrichment Academy Chestatee Academy Chestatee High School

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	660	17,149	50,667
Total Population	1,735	45,492	145,166
Average HH Income	\$76,575	\$74,497	\$67,595

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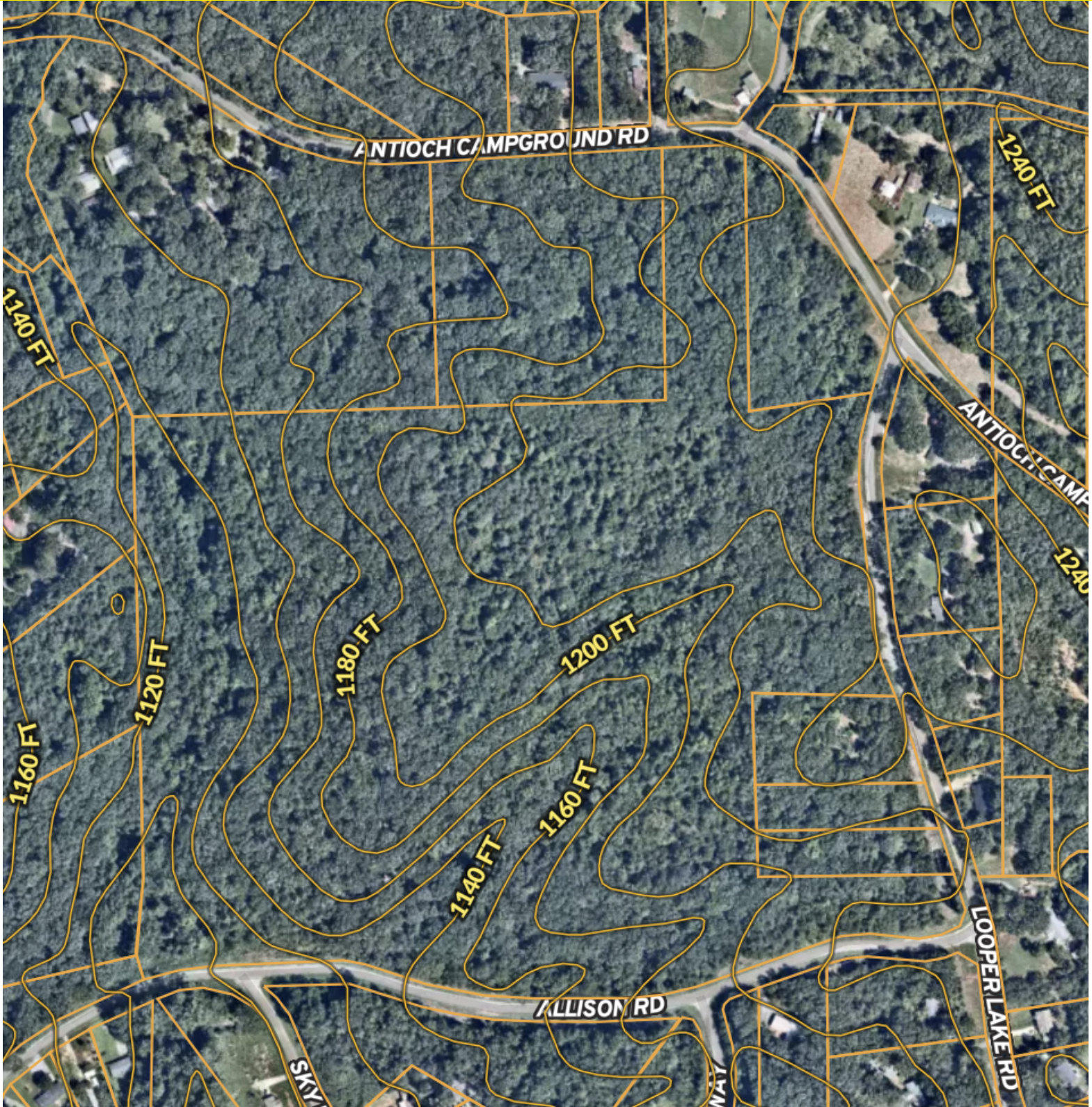




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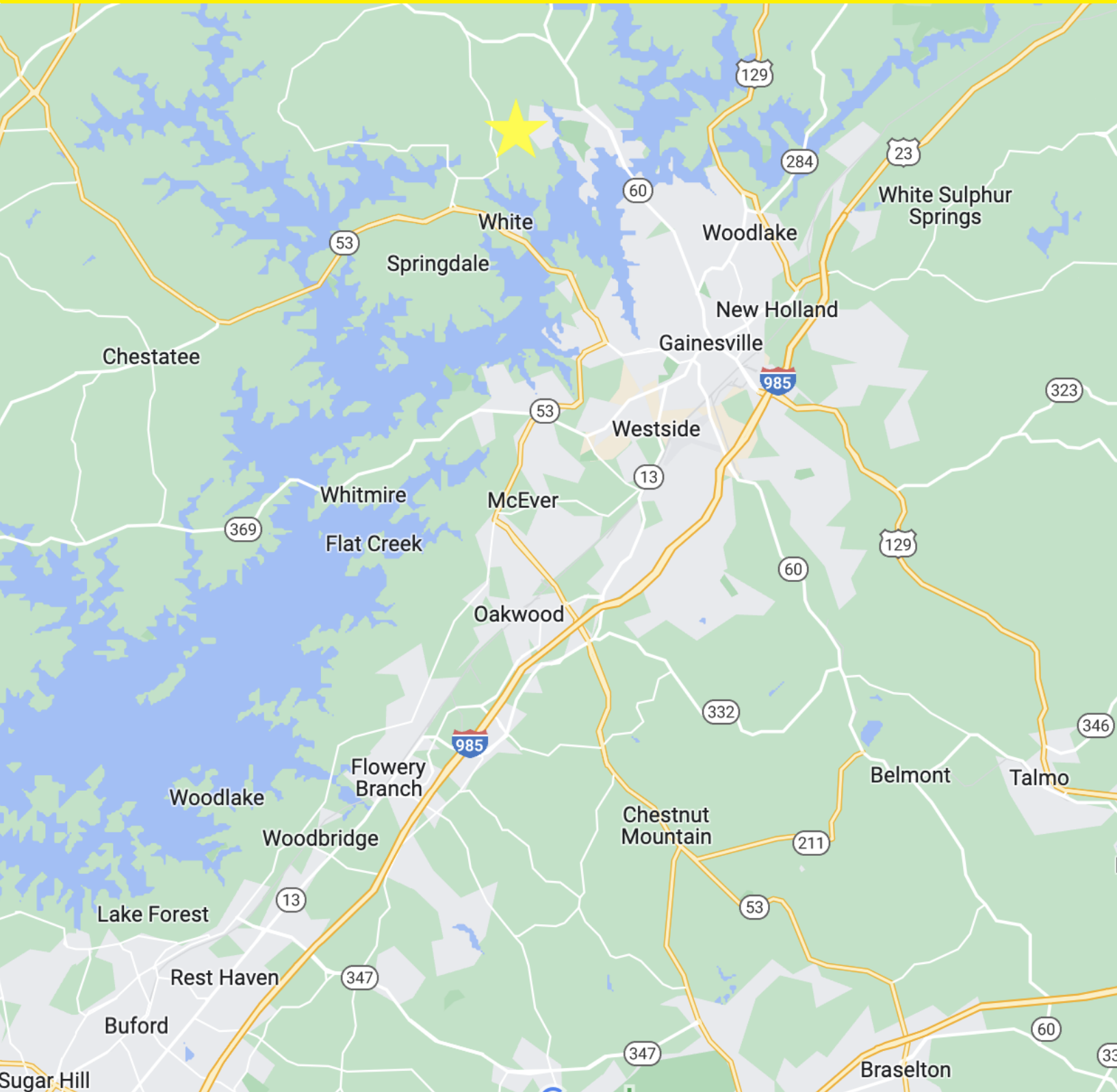




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## Executive Summary

30506  
30506, Gainesville, Georgia  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.34760  
Longitude: -83.88736

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,396	13,479	39,836
2010 Population	1,660	17,021	47,606
2021 Population	1,718	17,745	51,295
2026 Population	1,761	18,245	53,561
2000-2010 Annual Rate	1.75%	2.36%	1.80%
2010-2021 Annual Rate	0.31%	0.37%	0.67%
2021-2026 Annual Rate	0.50%	0.56%	0.87%
2021 Male Population	48.3%	48.0%	49.0%
2021 Female Population	51.7%	52.0%	51.0%
2021 Median Age	39.9	40.2	36.8

In the identified area, the current year population is 51,295. In 2010, the Census count in the area was 47,606. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 53,561 representing a change of 0.87% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	87.4%	81.5%	70.8%
2021 Black Alone	2.0%	5.7%	7.6%
2021 American Indian/Alaska Native Alone	0.8%	0.5%	0.4%
2021 Asian Alone	1.6%	2.1%	2.1%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	5.8%	7.4%	16.0%
2021 Two or More Races	2.4%	2.9%	3.1%
2021 Hispanic Origin (Any Race)	13.7%	15.4%	27.6%

Persons of Hispanic origin represent 27.6% of the population in the identified area compared to 18.9% 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 69.5 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	132	123	111
2000 Households	485	5,016	14,498
2010 Households	598	6,634	17,502
2021 Total Households	626	7,006	18,982
2026 Total Households	641	7,212	19,821
2000-2010 Annual Rate	2.12%	2.84%	1.90%
2010-2021 Annual Rate	0.41%	0.49%	0.72%
2021-2026 Annual Rate	0.47%	0.58%	0.87%
2021 Average Household Size	2.74	2.52	2.66

The household count in this area has changed from 17,502 in 2010 to 18,982 in the current year, a change of 0.72% annually. The five-year projection of households is 19,821, a change of 0.87% annually from the current year total. Average household size is currently 2.66, compared to 2.67 in the year 2010. The number of families in the current year is 12,923 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

June 08, 2022





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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	23.3%	16.4%	19.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$60,028	\$74,054	\$63,849
2026 Median Household Income	\$71,421	\$80,747	\$71,028
2021-2026 Annual Rate	3.54%	1.75%	2.15%
<b>Average Household Income</b>			
2021 Average Household Income	\$96,826	\$101,297	\$92,294
2026 Average Household Income	\$113,890	\$112,797	\$103,406
2021-2026 Annual Rate	3.30%	2.17%	2.30%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$36,401	\$39,210	\$34,349
2026 Per Capita Income	\$42,757	\$43,722	\$38,438
2021-2026 Annual Rate	3.27%	2.20%	2.27%

### Households by Income

Current median household income is \$63,849 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$71,028 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$92,294 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,406 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,349 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,438 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	102	145	121
2000 Total Housing Units	544	5,453	15,683
2000 Owner Occupied Housing Units	392	3,568	9,061
2000 Renter Occupied Housing Units	93	1,448	5,437
2000 Vacant Housing Units	59	437	1,185
2010 Total Housing Units	701	7,586	20,191
2010 Owner Occupied Housing Units	462	4,526	10,353
2010 Renter Occupied Housing Units	136	2,108	7,149
2010 Vacant Housing Units	103	952	2,689
2021 Total Housing Units	724	7,926	21,773
2021 Owner Occupied Housing Units	542	5,448	13,036
2021 Renter Occupied Housing Units	84	1,558	5,946
2021 Vacant Housing Units	98	920	2,791
2026 Total Housing Units	743	8,174	22,754
2026 Owner Occupied Housing Units	560	5,625	13,750
2026 Renter Occupied Housing Units	81	1,587	6,071
2026 Vacant Housing Units	102	962	2,933

Currently, 59.9% of the 21,773 housing units in the area are owner occupied; 27.3%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 20,191 housing units in the area - 51.3% owner occupied, 35.4% renter occupied, and 13.3% vacant. The annual rate of change in housing units since 2010 is 3.41%. Median home value in the area is \$297,781, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.34% annually to \$350,962.

**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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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