

# North Forsyth County Residential Development Opportunity

0 Bethel Road, Gainesville, GA 30506

LAND FOR SALE

Norton Commercial Acreage Group  
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## PROPERTY DESCRIPTION

Norton Commercial and Acreage Group is proud to present this +/- 16 acre development located on Bethel and Bailey Mill Road in north Forsyth county. The property is currently zoned "Lake Residential", and has a few new home developments across Bethel Road from the subject property. The property has rolling topography and two access points one being from Bethel Road, and the other on Bailey Mill Road.

## LOCATION DESCRIPTION

The subject property is located less than a mile from GA-369/Browns Bridge Road, and less than 5 minutes from the new East Forsyth High School and Little Mill Middle School. The property is also less than 10 minutes from Hammond's Crossing and Georgia 400 which includes retail such as Publix, Walmart, Dunkin, RaceTrac and several others!

## OFFERING SUMMARY

Sale Price:	\$1,840,000
Lot Size:	16 Acres
Zoning:	Lake Residential (LR)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	245	9,867	60,252
Total Population	652	26,947	172,190
Average HH Income	\$98,961	\$84,294	\$77,892

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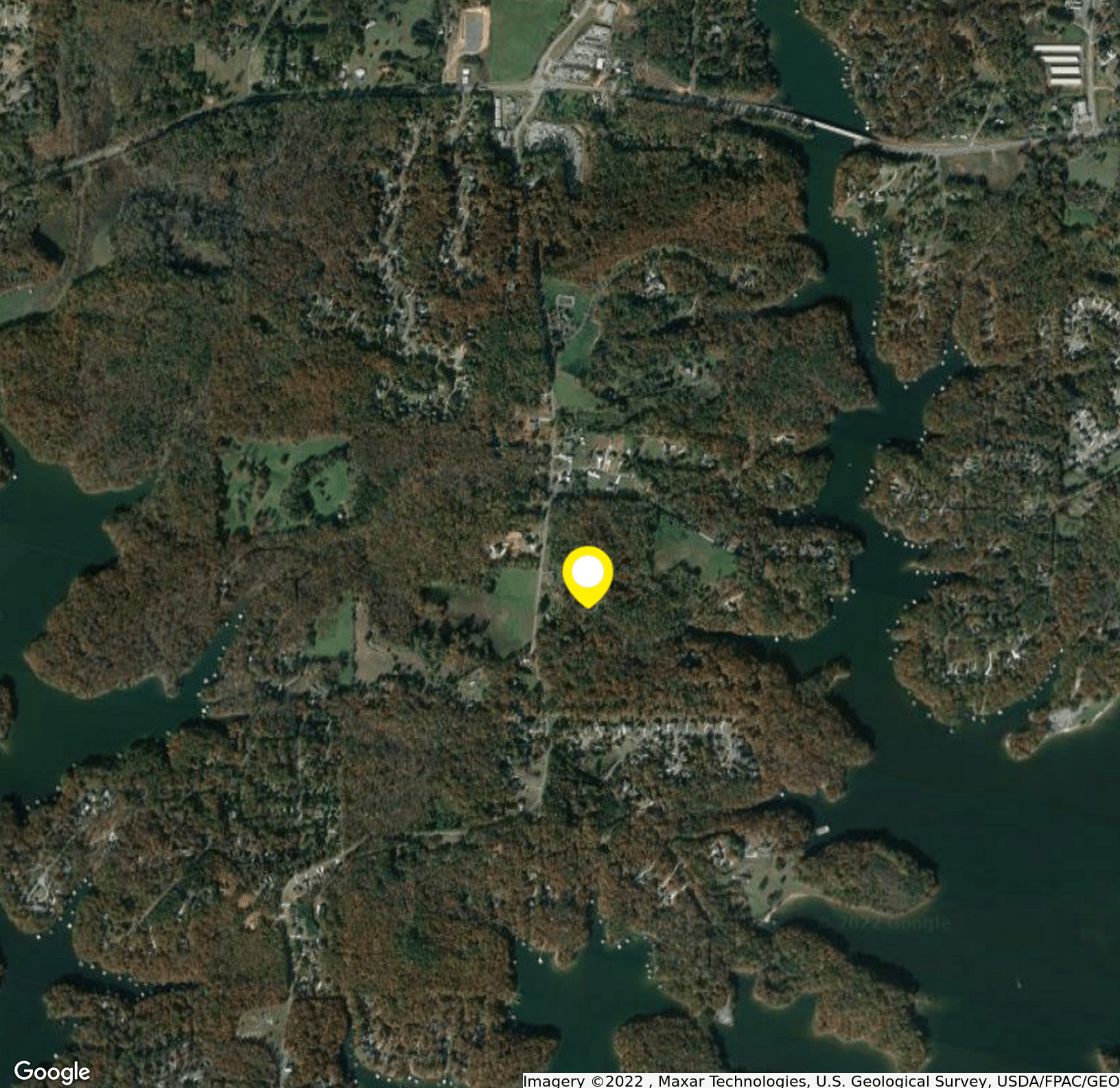
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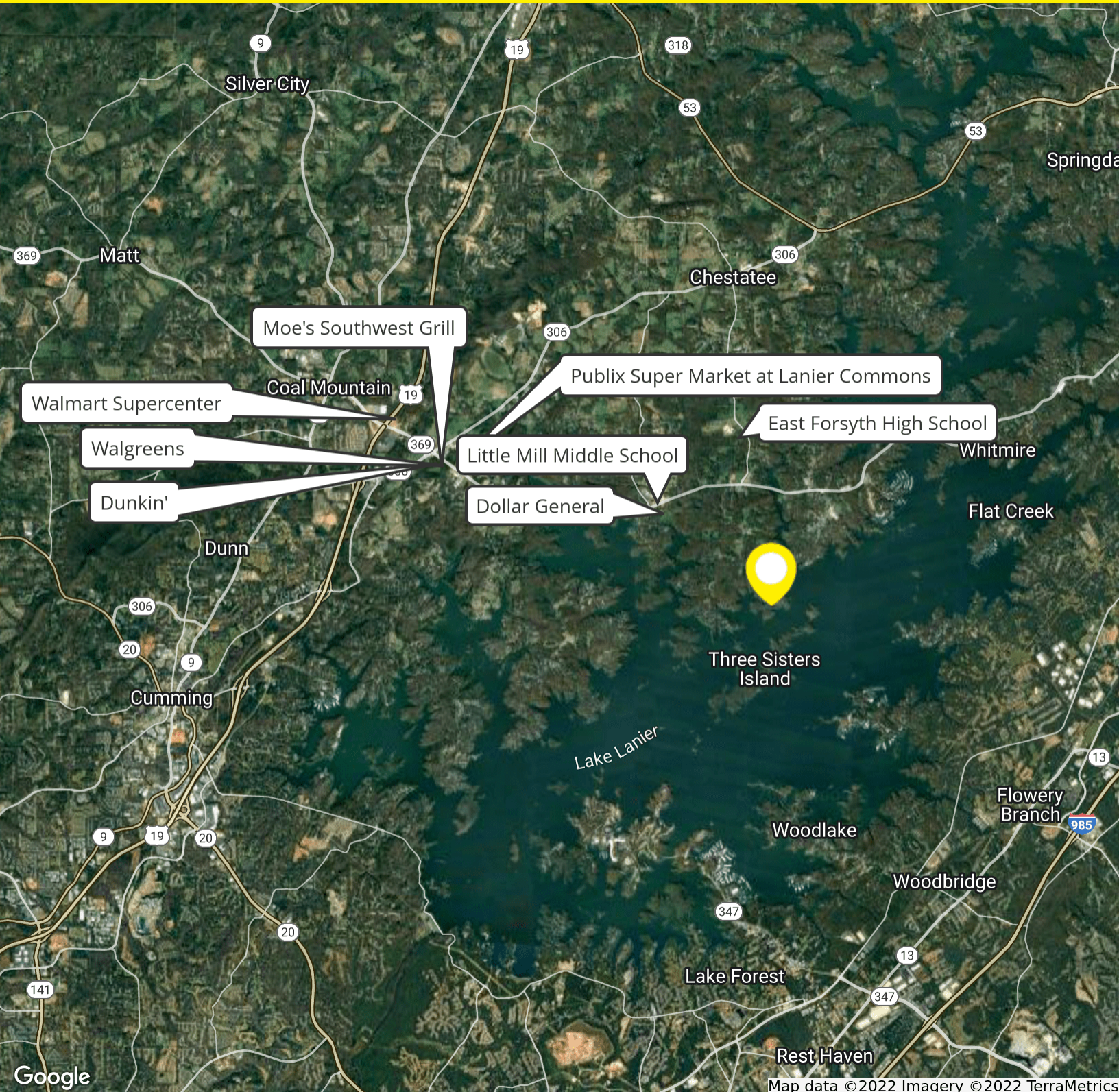
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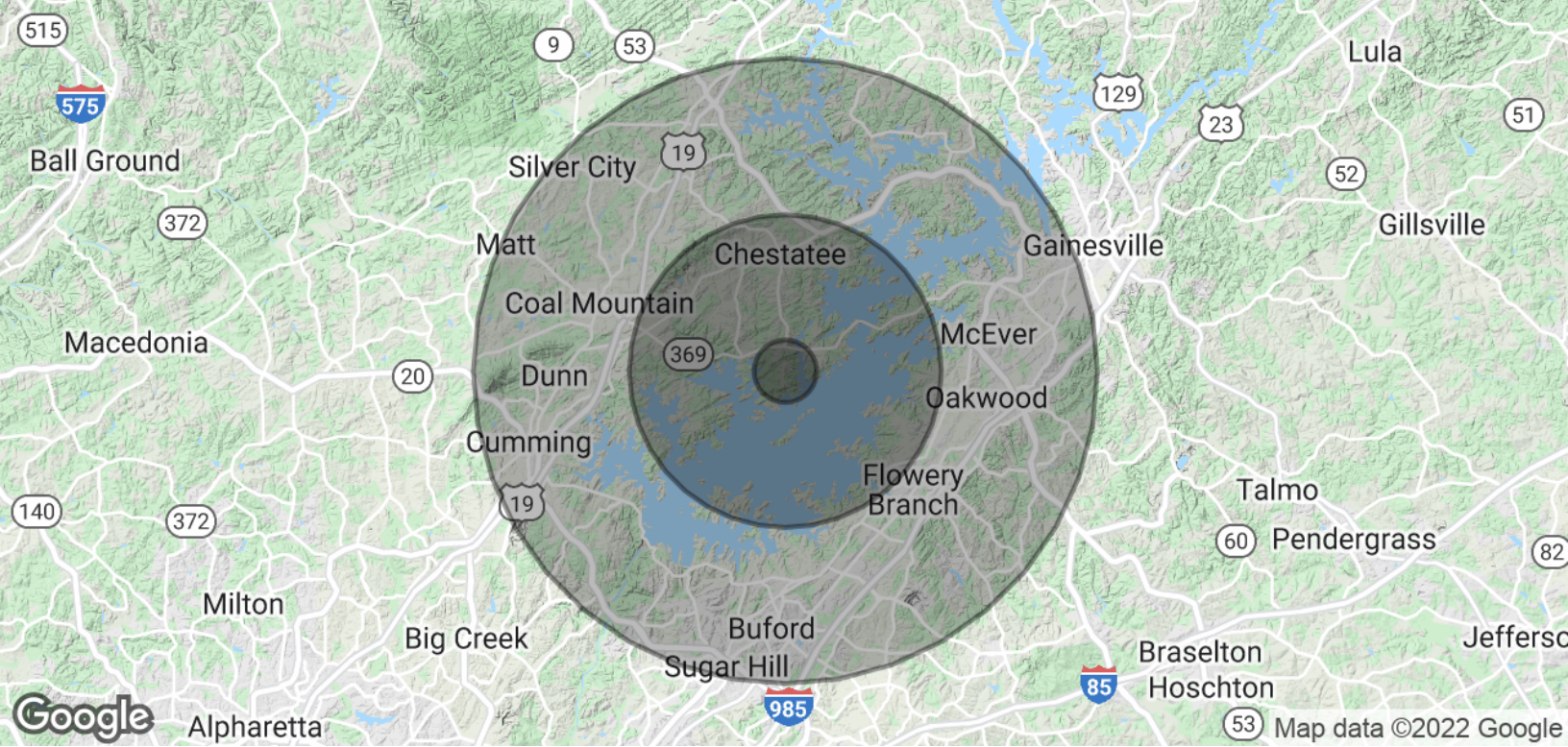
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	652	26,947	172,190
Average Age	39.6	40.1	36.3
Average Age (Male)	41.0	40.4	35.5
Average Age (Female)	38.3	40.4	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	245	9,867	60,252
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$98,961	\$84,294	\$77,892
Average House Value	\$350,976	\$293,833	\$280,326

\* Demographic data derived from 2010 US Census

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