

FOR SALE

Residential Development Opportunity

Zoned RES2 in Forsyth County, GA

Recreational Estate Tract

0 Nix Road , Dawsonville, GA 30534

For More Information: Stephen Lovett

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Zach Tibbs

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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

EXECUTIVE SUMMARY

Residential Development Opportunity - Zoned RES2 in Forsyth County, GA

0 NIX ROAD , DAWSONVILLE, GA 30534



OFFERING SUMMARY

Sale Price: \$3,935,000

Price / Acre: \$35,000

Lot Size: 112.43 Acres

Zoning: RES2

School District: East Forsyth HS
Little Mill MS
Chestatee ES

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this 112.43 +/- acre tract, CURRENTLY ZONED RES2, located along Nix Road just 1 turn off Dawsonville Highway in northeastern Forsyth County, GA. With rolling to sloping topography, the site is suitable for a residential development working around the existing creek and allows for potential 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 slightly lower due to minor development challenges. Utilities are nearby including public water, electricity, natural gas, and excluding public sewer. Site is located within the highly desirable Forsyth County School System (Chestatee ES, Little Mill 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 minutes to the mountains and 10 minutes 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 Premium Outlets. Also nearby, is Gainesville, which continues to expand commercially. Located about halfway between these two commercial nodes this site is perfect for residential development.

Additional Properties

Shown On Next Page Tract 1: 112.66 AC

Available Upon Tract 2: 4.67 AC

Request:

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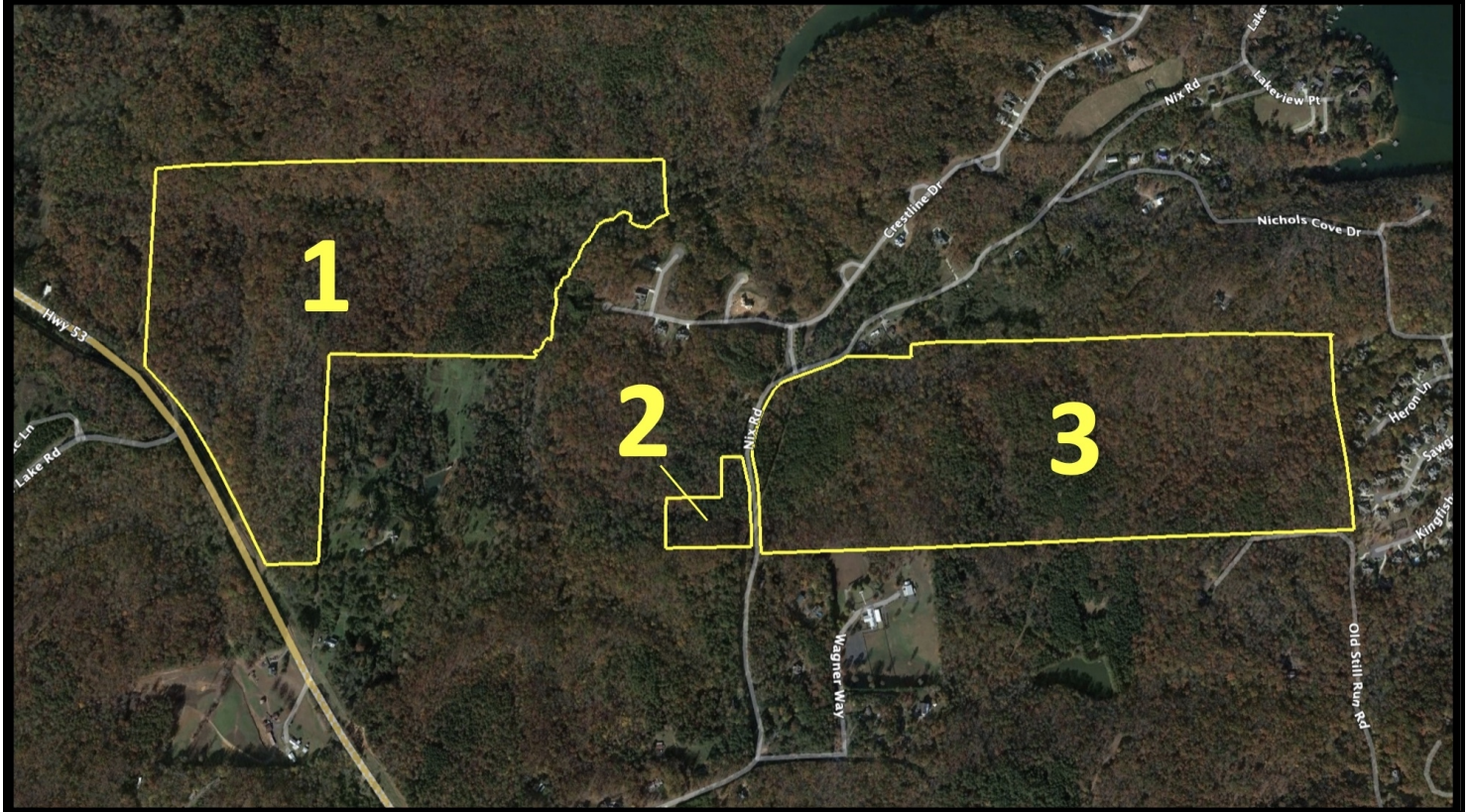


The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

Residential Development Opportunity - Zoned RES2 in Forsyth County, GA

6640 NIX ROAD , DAWSONVILLE, GA 30534



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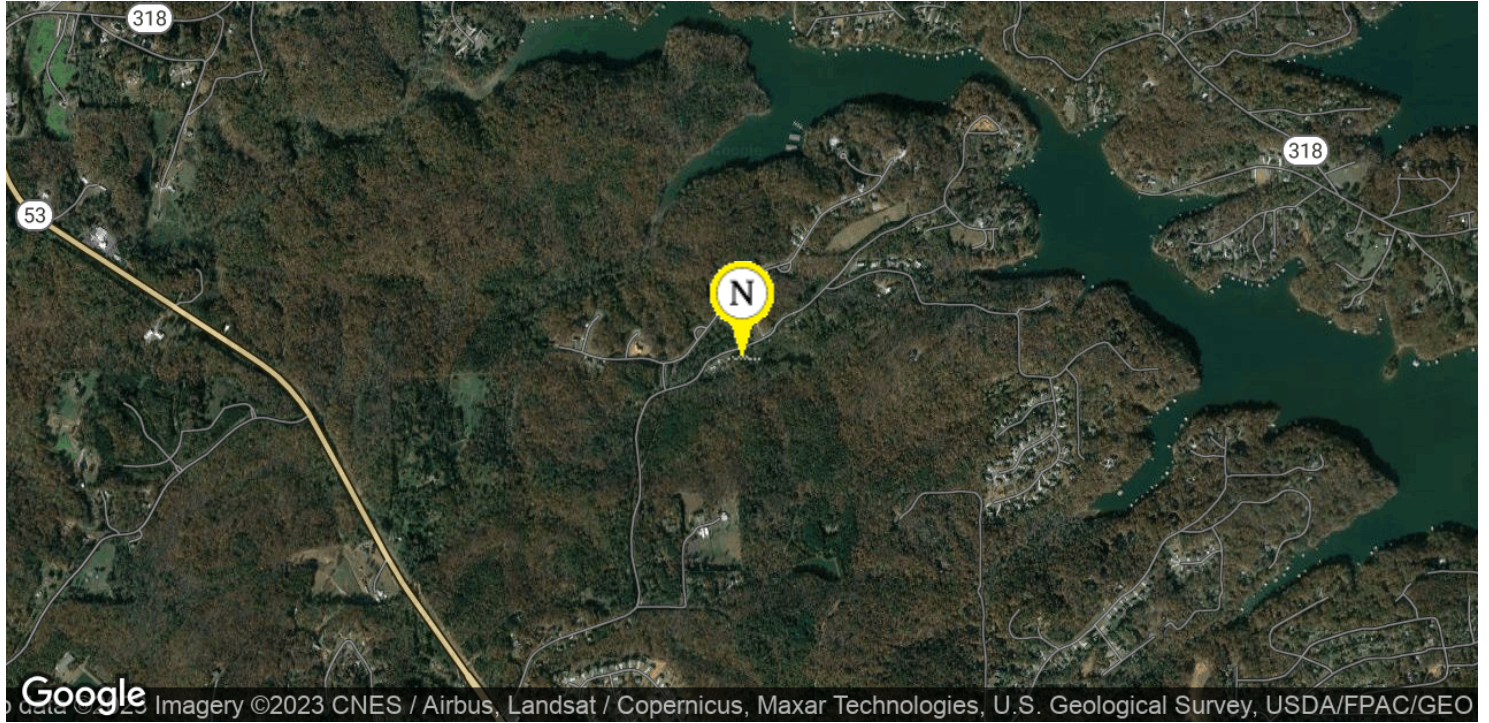
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LOCATION MAP

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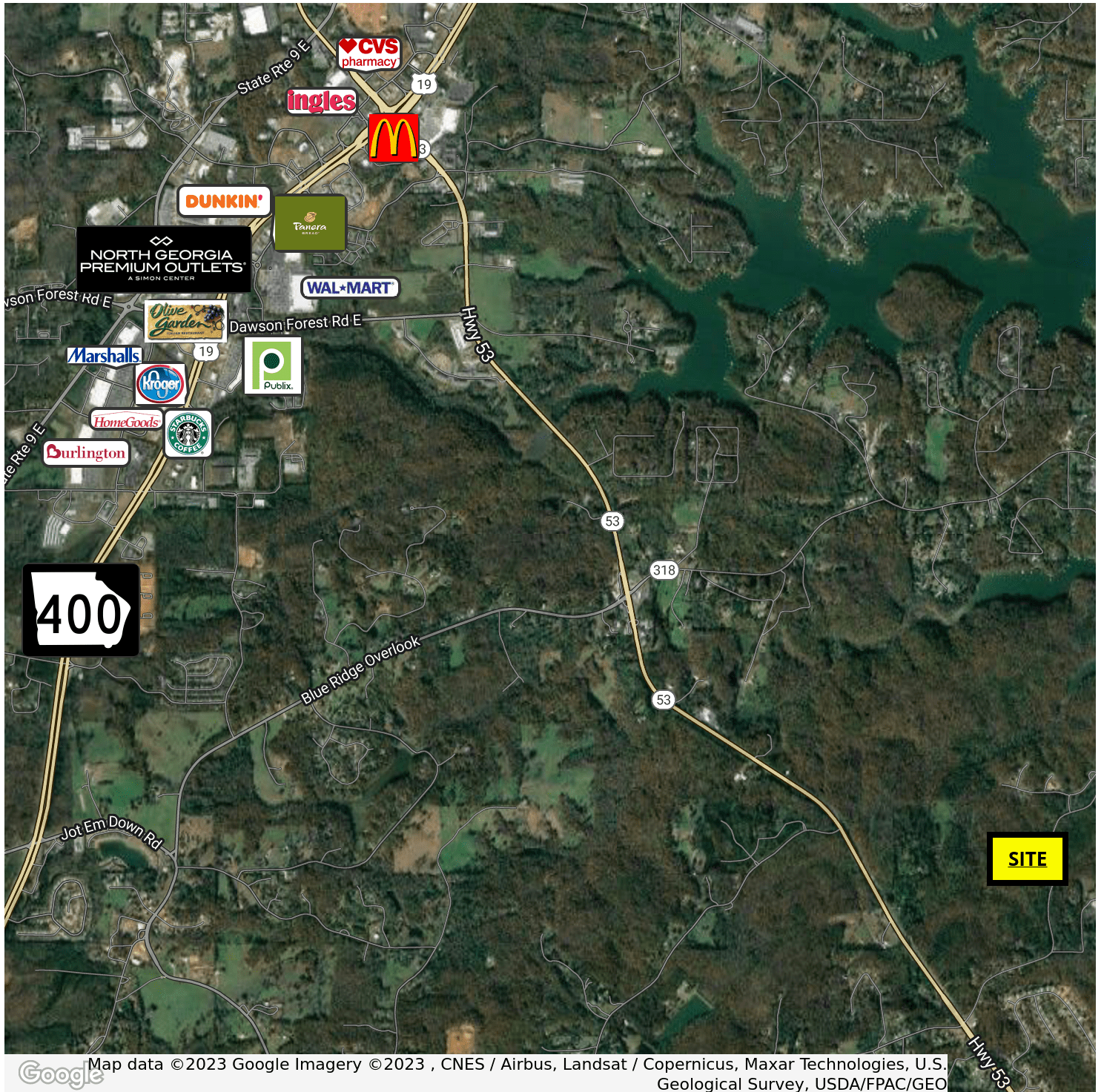
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Residential Development Opportunity - Zoned RES2 in Forsyth County, GA

0 DAWSONVILLE HIGHWAY, DAWSONVILLE, GA 30534



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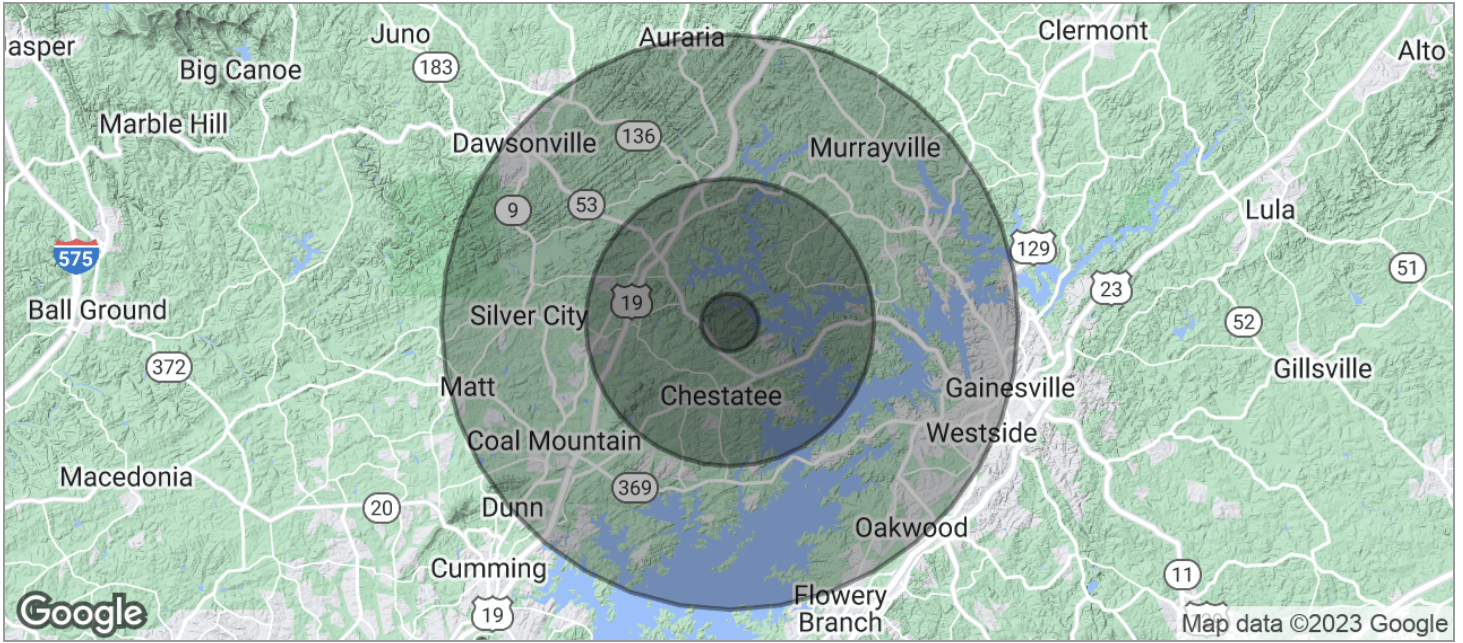
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,127	30,416	153,541
MEDIAN AGE	35.5	41.3	39.0
MEDIAN AGE (MALE)	32.7	41.4	38.1
MEDIAN AGE (FEMALE)	39.8	42.0	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	454	12,761	60,257
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$91,456	\$97,281	\$88,607
AVERAGE HOUSE VALUE	\$285,468	\$307,159	\$274,895

* 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.

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.