

FOR SALE

Low-Density Residential or Commercial Development Opportunity

Gwinnett County - Mountain View HS District

2021 Braselton Highway , Buford, GA 30519

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

Low-Density Residential or Commercial Development Opportunity

2021 BRASELTON HIGHWAY , BUFORD, GA 30519



All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.

OFFERING SUMMARY

Sale Price:	\$950,570
Price / Acre:	\$190,114
Lot Size:	5 Acres
Zoning:	RA-200
Road Frontage:	210 ' Braselton Hwy
Traffic Counts:	13,200 VPD
Schools:	Freeman's Mill ES Twin Rivers MS Mountain View HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this 5.00 Acre property, located on Braselton Highway, a highly desirable location in the Mountain View High School district where only a few estate sized lots still remain. The surrounding area is a mixture of single-family residential development and commercial development making this site highly conducive to either commercial development or building your dream home. Several potential commercial uses include medical office, self-storage, small to mid-box retail, gym facilities, assisted living or senior centers, and more. With 210 feet of road frontage, the site has a gradual decline in elevation moving towards the back of the lot with level to gently rolling topography and a creek that bisects the property. All public utilities are available to the site including sanitary sewer and water. There is an existing home on the subject property that would likely need to be removed from the property prior to any sort of development.

LOCATION OVERVIEW

Located in Gwinnett County the site is just 1.5 miles south of I-85 and Gravel Springs Rd, and about 2 miles east of Hwy 20. Being at the crossroads of several transportation corridors that lead to Atlanta, Athens and Greenville and thanks to an extensive growth of healthcare services, thousands of jobs have been created in this market. The area offers beautiful neighborhoods tucked into the country with access to major highways, a thriving medical community, walking trails, restaurants, the Mall of Georgia, as well as superb school districts.

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ADDITIONAL PHOTOS

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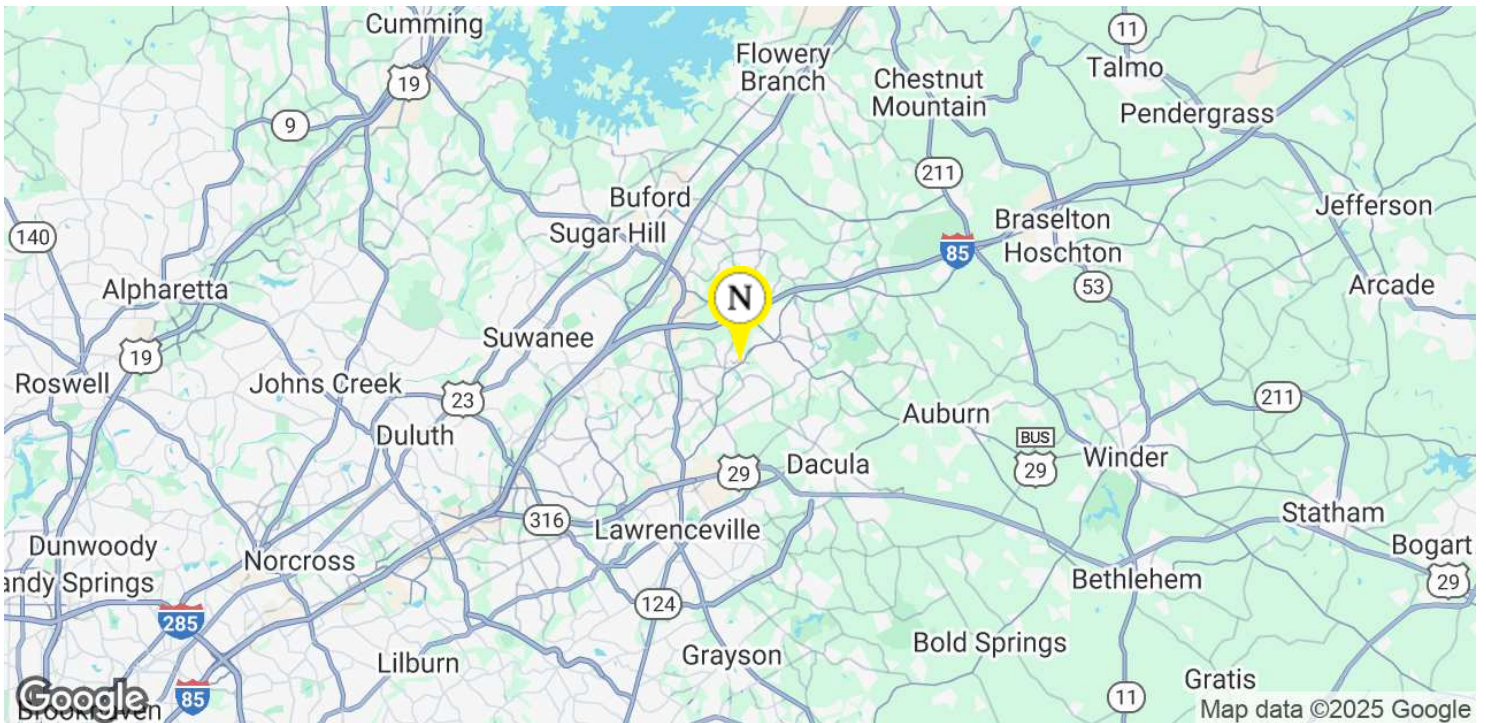
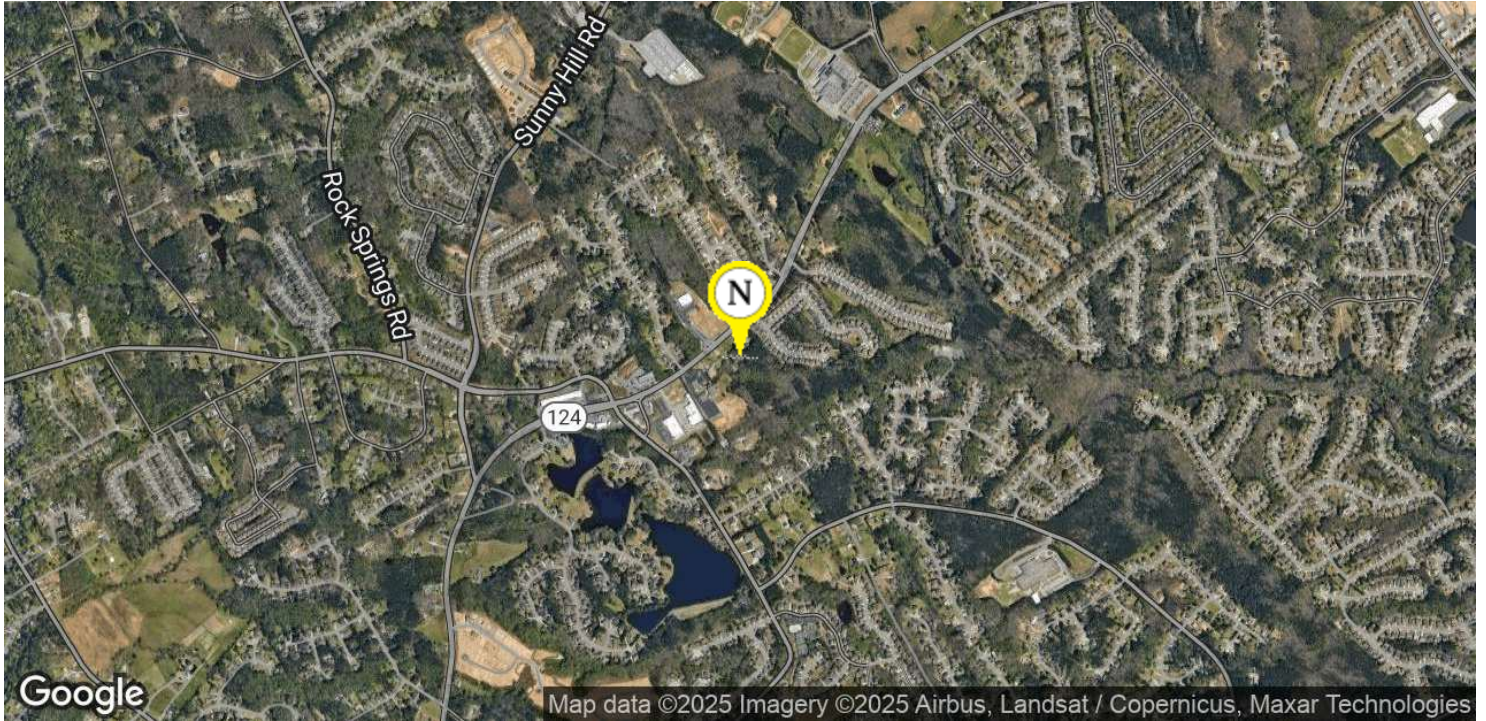
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LOCATION MAP

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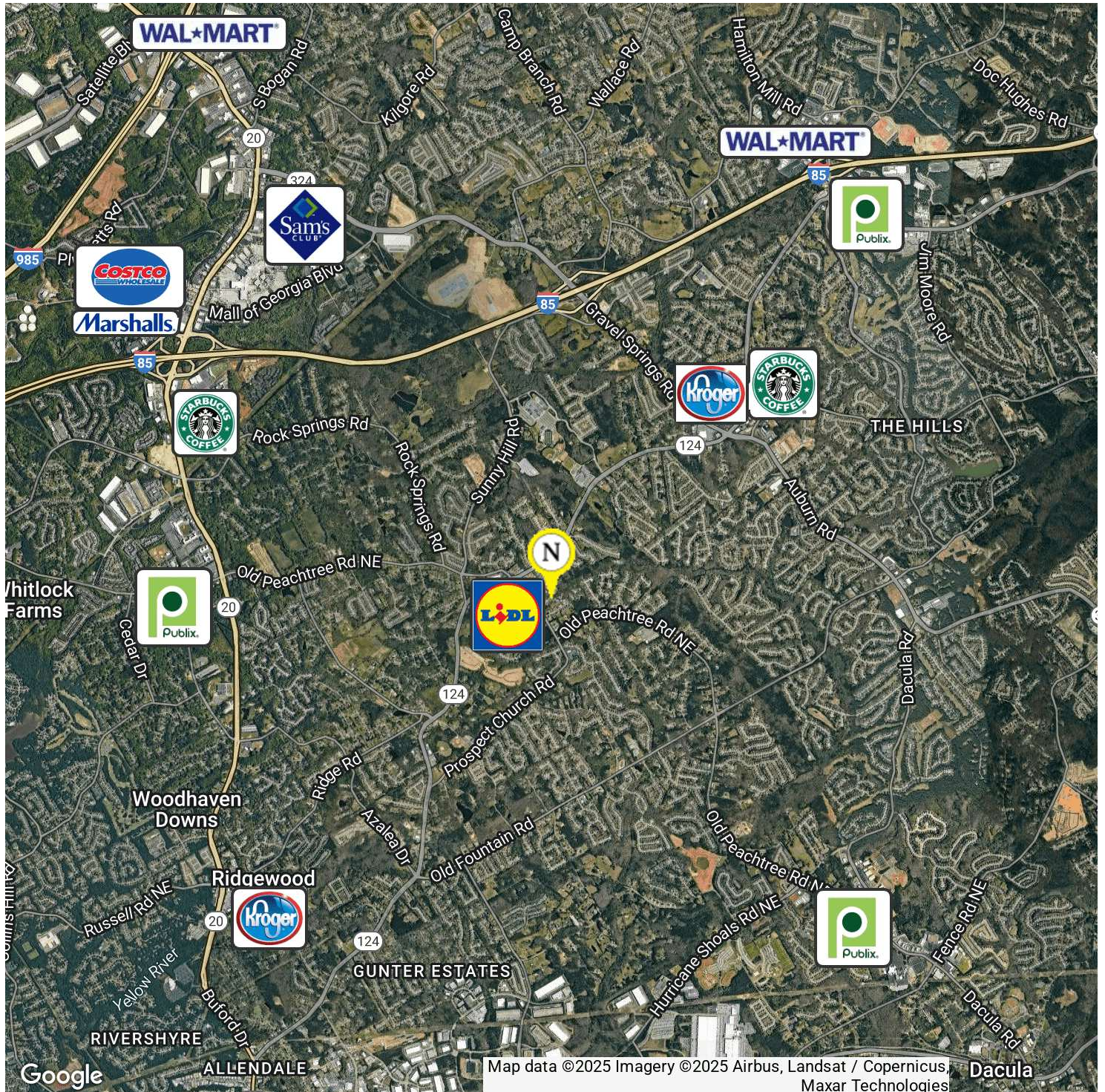
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Executive Summary

2021 Braselton Hwy, Buford, Georgia, 30519
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.03661
 Longitude: -83.94944

	1 mile	3 miles	5 miles
Population			
2010 Population	6,189	48,048	114,111
2020 Population	6,981	59,445	138,098
2024 Population	7,344	64,276	146,516
2029 Population	7,616	68,738	155,298
2010-2020 Annual Rate	1.21%	2.15%	1.93%
2020-2024 Annual Rate	1.20%	1.86%	1.40%
2024-2029 Annual Rate	0.73%	1.35%	1.17%
2020 Male Population	48.7%	48.3%	49.2%
2020 Female Population	51.3%	51.7%	50.8%
2020 Median Age	38.5	37.9	37.4
2024 Male Population	49.7%	49.2%	50.0%
2024 Female Population	50.3%	50.8%	50.0%
2024 Median Age	39.7	38.4	38.0

In the identified area, the current year population is 146,516. In 2020, the Census count in the area was 138,098. The rate of change since 2020 was 1.40% annually. The five-year projection for the population in the area is 155,298 representing a change of 1.17% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	46.3%	45.6%	44.3%
2024 Black Alone	20.5%	22.5%	23.3%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	13.1%	13.4%	13.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	7.1%	7.0%	7.4%
2024 Two or More Races	12.4%	11.0%	10.9%
2024 Hispanic Origin (Any Race)	19.0%	17.3%	17.5%

Persons of Hispanic origin represent 17.5% of the population in the identified area compared to 19.6% 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 79.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	125	121	127
2010 Households	1,972	15,841	35,696
2020 Households	2,189	19,347	43,362
2024 Households	2,317	21,242	46,845
2029 Households	2,429	23,044	50,398
2010-2020 Annual Rate	1.05%	2.02%	1.96%
2020-2024 Annual Rate	1.35%	2.22%	1.83%
2024-2029 Annual Rate	0.95%	1.64%	1.47%
2024 Average Household Size	3.17	3.02	3.07

The household count in this area has changed from 43,362 in 2020 to 46,845 in the current year, a change of 1.83% annually. The five-year projection of households is 50,398, a change of 1.47% annually from the current year total. Average household size is currently 3.07, compared to 3.11 in the year 2020. The number of families in the current year is 37,700 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	21.9%	24.1%	23.9%
Median Household Income			
2024 Median Household Income	\$105,899	\$104,528	\$106,344
2029 Median Household Income	\$119,787	\$119,121	\$122,447
2024-2029 Annual Rate	2.50%	2.65%	2.86%
Average Household Income			
2024 Average Household Income	\$133,870	\$136,037	\$137,873
2029 Average Household Income	\$155,421	\$157,462	\$159,374
2024-2029 Annual Rate	3.03%	2.97%	2.94%
Per Capita Income			
2024 Per Capita Income	\$41,538	\$44,906	\$43,968
2029 Per Capita Income	\$48,692	\$52,696	\$51,563
2024-2029 Annual Rate	3.23%	3.25%	3.24%
GINI Index			
2024 Gini Index	34.7	34.2	34.0
Households by Income			

Current median household income is \$106,344 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$122,447 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$137,873 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$159,374 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$43,968 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,563 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	111	101	102
2010 Total Housing Units	2,067	16,962	38,051
2010 Owner Occupied Housing Units	1,807	13,216	30,209
2010 Renter Occupied Housing Units	165	2,625	5,487
2010 Vacant Housing Units	95	1,121	2,355
2020 Total Housing Units	2,234	20,006	44,723
2020 Owner Occupied Housing Units	1,864	14,914	34,238
2020 Renter Occupied Housing Units	325	4,433	9,124
2020 Vacant Housing Units	51	620	1,357
2024 Total Housing Units	2,463	22,330	48,636
2024 Owner Occupied Housing Units	2,021	15,927	36,944
2024 Renter Occupied Housing Units	296	5,315	9,901
2024 Vacant Housing Units	146	1,088	1,791
2029 Total Housing Units	2,576	24,111	52,195
2029 Owner Occupied Housing Units	2,091	16,642	38,869
2029 Renter Occupied Housing Units	338	6,401	11,529
2029 Vacant Housing Units	147	1,067	1,797
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.3	58.3	55.2

Currently, 76.0% of the 48,636 housing units in the area are owner occupied; 20.4%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 44,723 housing units in the area and 3.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.99%. Median home value in the area is \$406,167, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.82% annually to \$444,521.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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February 18, 2025