

FOR SALE

165.58 +/- Acres - Pickens County, GA
12 VDL in Waterford adjacent to Big Canoe
0 Steve Tate Highway, Marble Hill, GA 30148

For More Information: Stephen Lovett
770.297.4807 | slovett@nortoncommercial.com
Zach Tibbs
770.297.4876 | ztibbs@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

165.58 +/- Acres & 12 VDLs in Waterford Adjacent to Big Canoe

0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



OFFERING SUMMARY

165.58-Acre Tract: \$2,800,000

12 VDL Lots Sale Price: \$110,000 per lot

Lot Size: 165.58 +/- Acres
+ 12 VDL Lots

Road Frontage: 5,850' Steve Tate Hwy

Zoning/Entitlement: HB - Hwy Business
AG - Agricultural
RR - Residential

Utilities: All Available
Will Require Onsite Septic Systems

School District: Tate ES
Pickens County MS
Pickens County JHS
Pickens County HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present this rare assemblage, located on Steve Tate Hwy adjacent to the wildly successful Big Canoe private residential and golf community in eastern Pickens County. The property consists of 12 residential lots ranging from 1.1 to 3.08 acres along with +/- 165.58 acres of undeveloped land of which a portion is entitled for an additional +/- 89 residential lots. With new homes in the adjacent Big Canoe selling at an average of \$624,500 over the past 12 months, the market is solid for a new residential development. There are several improved roads on the property that include significant investments made in power and water utilities. The subject property has approximately 5,850 feet of commercial road frontage on Steve Tate Highway, giving multiple access points options. Site is wooded with some of the most gently rolling topography found in the area! All utilities are available including public water, although lots will require individual septic tanks. Despite the increase in mortgage interest rates since July 2022, there is strong demand for new construction in this area and a developer is likely to have great success in selling a mix of basement, slab and speculative homes in this community.

LOCATION OVERVIEW

Located close to GA Hwy 53 and convenient to Hwy 575 and the greater Atlanta Metropolitan area, the subject property is roughly 13 miles from Jasper and 15 miles from Dawsonville with many of the commercial necessities in the nearby Big Canoe community. Both Dahlonega and Ball Ground are only a short drive away (15-20 miles) offering easy access to great restaurants, entertainment and attractions. The Dawsonville Premium Outlets are only 30 minutes away In the Tate ES (11 miles) and Pickens County MS JHS and HS (15 miles) districts.

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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

165.58 +/- Acres & 12 VDLs in Waterford Adjacent to Big Canoe

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TM

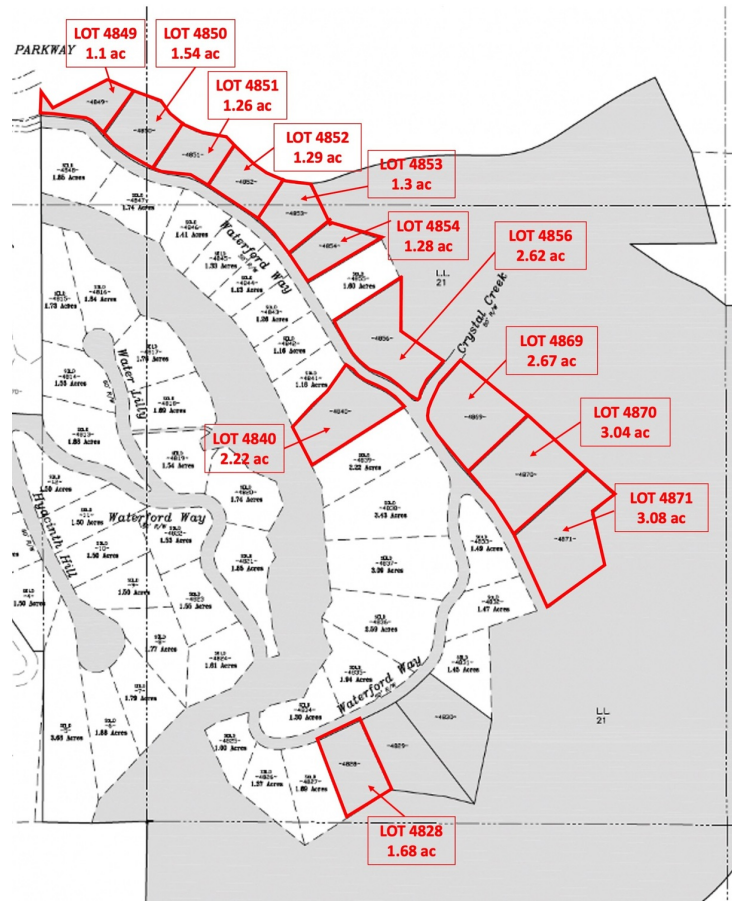


12 VDL AVAILABLE AT \$110,000 PER LOT

12 VACANT DEVELOPED LOTS - \$110,000 PER LOT

LOT NUMBER	ADDRESS	ACREAGE
4849	23999 Waterford Way	1.1
4850	24000 Waterford Way	1.54
4851	24001 Waterford Way	1.26
4852	24002 Waterford Way	1.29
4853	24003 Waterford Way	1.3
4854	22395 Waterford Way	1.28
4840	22393 Waterford Way	2.22
4856	22396 Waterford Way	2.62
4869	22397 Waterford Way	2.67
4870	22398 Still Spring	3.04
4871	22399 Still Spring	3.08
4828	19958 Waterford Way	1.68

12 VDL AVAILABLE AT \$110,000 PER LOT



Lot Outlines

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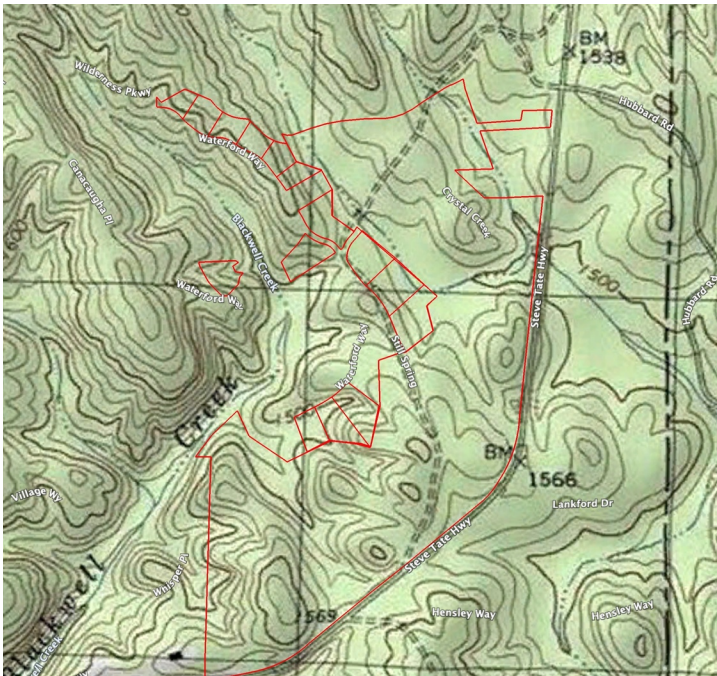
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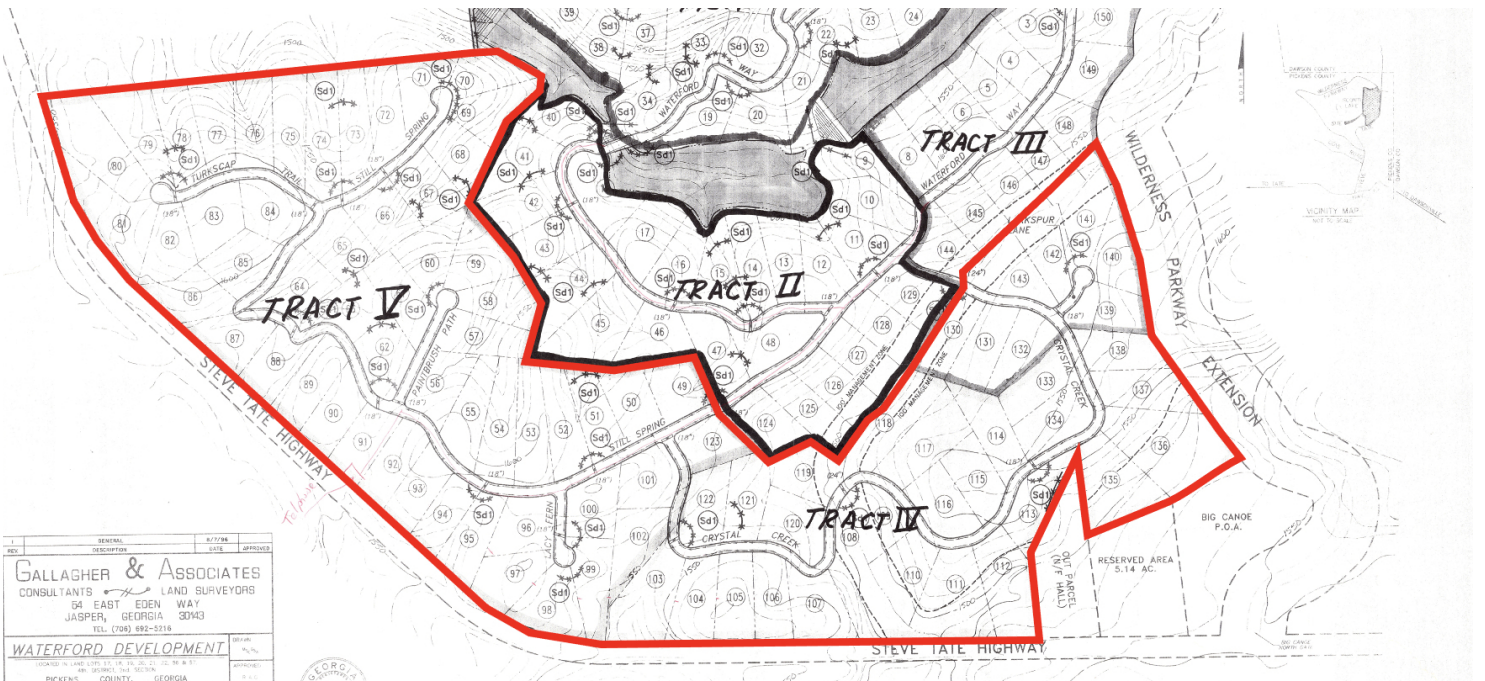


TOPOGRAPHY OF LARGE TRACT & 12 VDL



SITE
165.58 +/- Acres
PLUS 12 single family lots

LONG-RANGE VIEWS

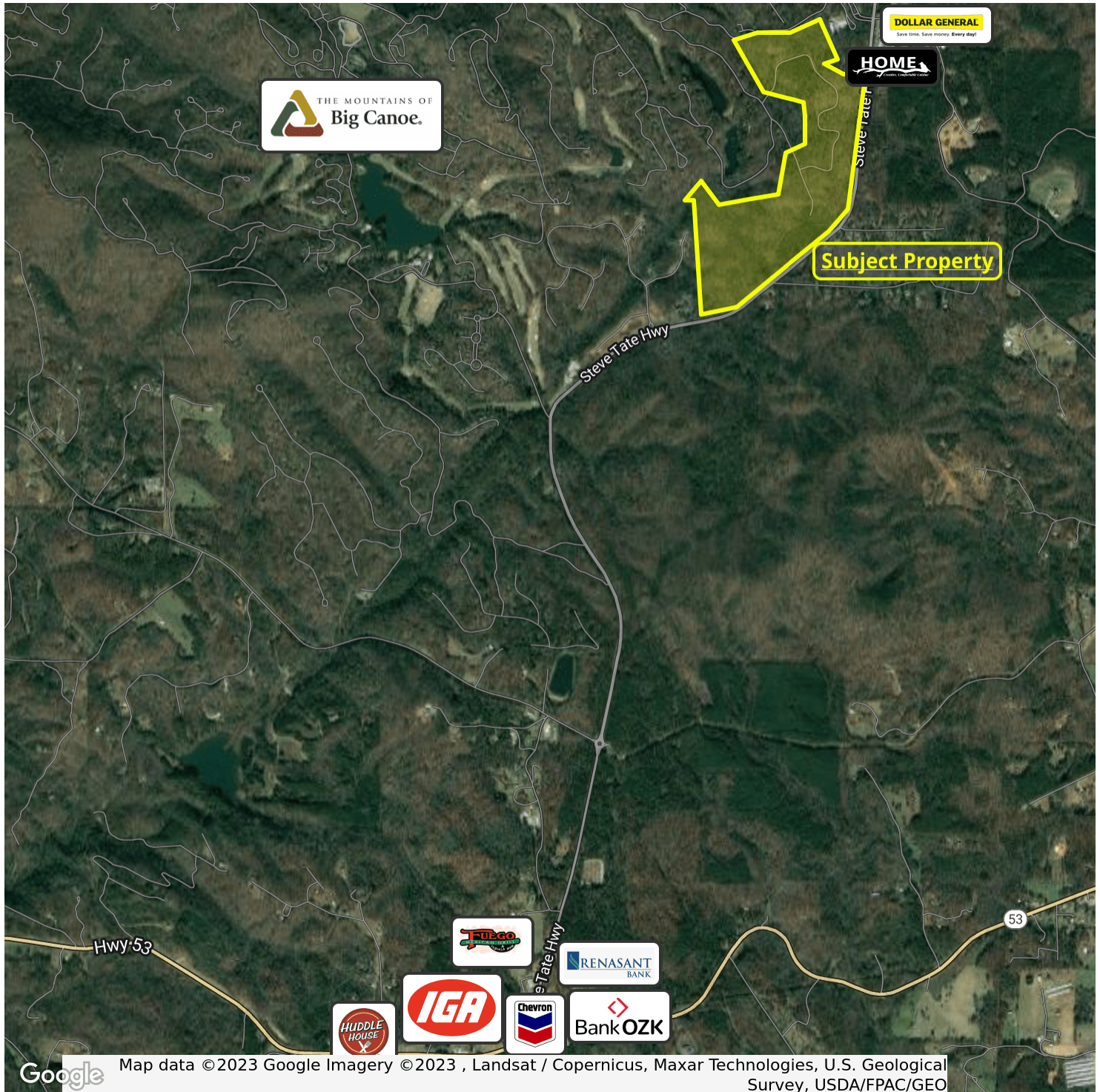


1	GENERAL	8/7/28	APPROVED
REV	DESCRIPTION	DATE	APPROVED
GALLAGHER & ASSOCIATES CONSULTANTS LAND SURVEYORS 64 EAST EDEN WAY JASPER, GEORGIA 30543 TEL. (706) 892-5218			
WATERFORD DEVELOPMENT			
LOCATED IN LAND 12781 BT, 19, 20, 20-1, 21, 22, 22-1, 23, 24, 24-1, 25, 26, 26-1, 27, 28, 28-1, 29, 30, 30-1, 31, 32, 32-1, 33, 34, 34-1, 35, 36, 36-1, 37, 38, 38-1, 39, 40, 40-1, 41, 42, 42-1, 43, 44, 44-1, 45, 46, 46-1, 47, 48, 48-1, 49, 50, 50-1, 51, 52, 52-1, 53, 54, 54-1, 55, 56, 56-1, 57, 58, 58-1, 59, 60, 60-1, 61, 62, 62-1, 63, 64, 64-1, 65, 66, 66-1, 67, 68, 68-1, 69, 70, 70-1, 71, 72, 72-1, 73, 74, 74-1, 75, 76, 76-1, 77, 78, 78-1, 79, 80, 80-1, 81, 82, 82-1, 83, 84, 84-1, 85, 86, 86-1, 87, 88, 88-1, 89, 90, 90-1, 91, 92, 92-1, 93, 94, 94-1, 95, 96, 96-1, 97, 98, 98-1, 99, 100, 100-1, 101, 102, 102-1, 103, 104, 104-1, 105, 106, 106-1, 107, 108, 108-1, 109, 110, 110-1, 111, 112, 112-1, 113, 114, 114-1, 115, 116, 116-1, 117, 118, 118-1, 119, 120, 120-1, 121, 122, 122-1, 123, 124, 124-1, 125, 126, 126-1, 127, 128, 128-1, 129, 130, 130-1, 131, 132, 132-1, 133, 134, 134-1, 135, 136, 136-1, 137, 138, 138-1, 139, 140, 140-1, 141, 142, 142-1, 143, 144, 144-1, 145, 146, 146-1, 147, 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RETAILER MAP

165.58 +/- Acres & 12 VDLs in Waterford Adjacent to Big Canoe

0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



For More Information:

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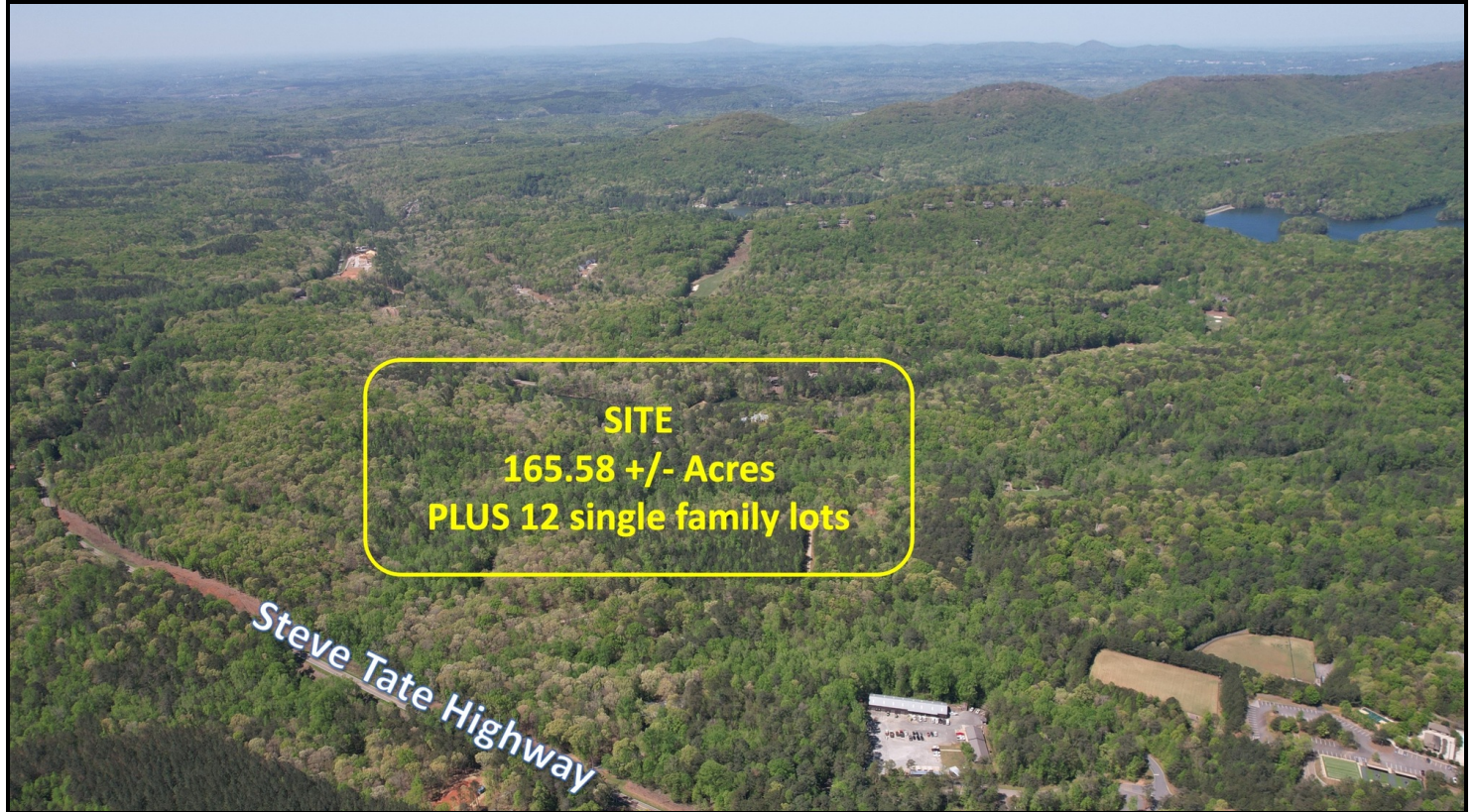
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ADDITIONAL PHOTOS

165.58 +/- Acres & 12 VDLs in Waterford Adjacent to Big Canoe

0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



For More Information:

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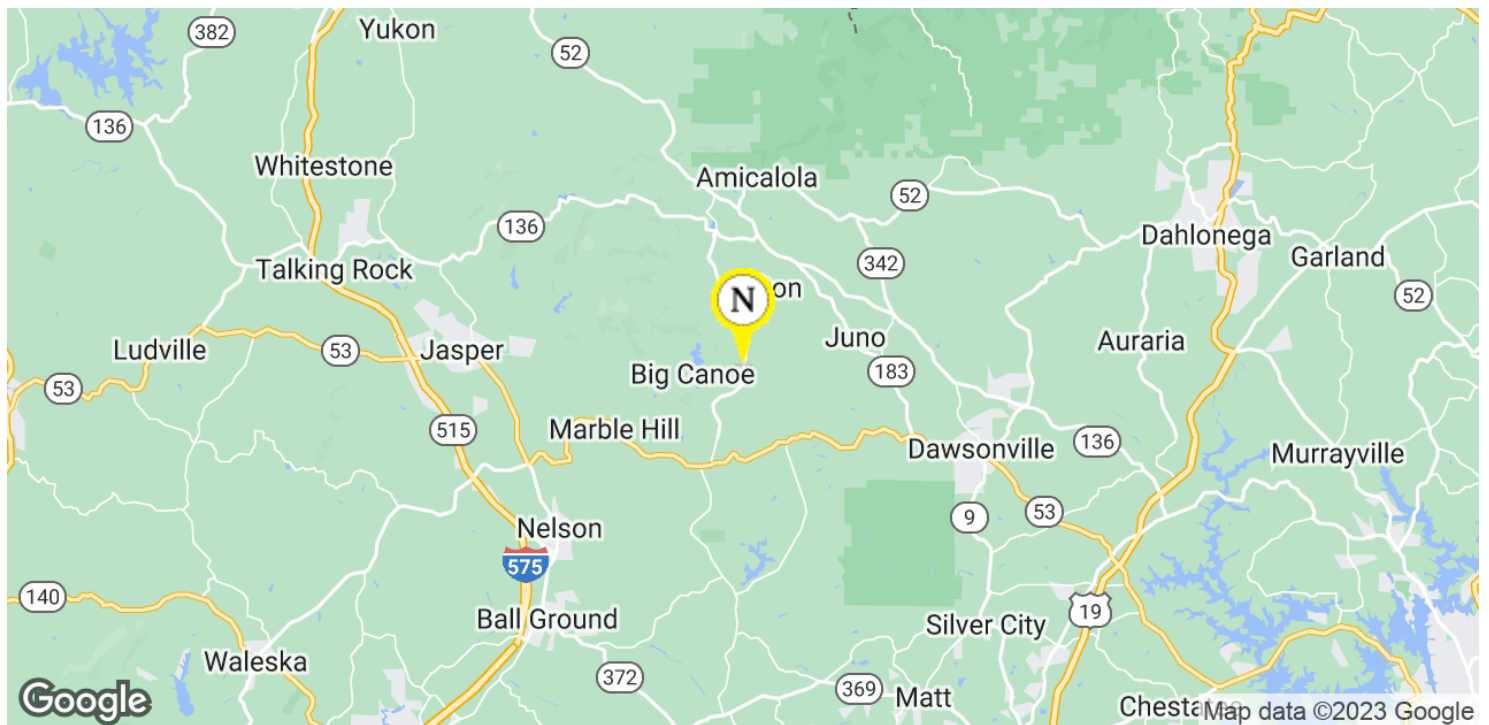
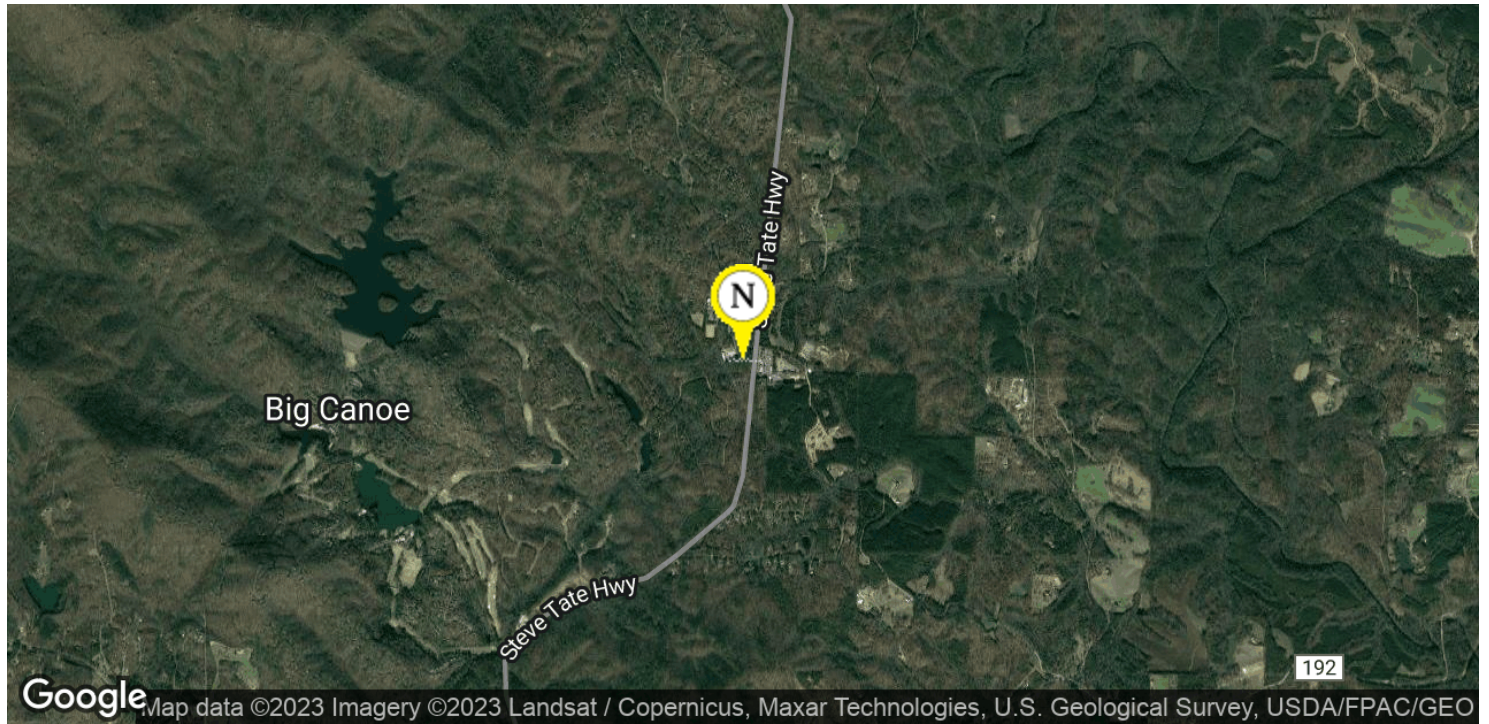
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LOCATION MAP

165.58 +/- Acres & 12 VDLs in Waterford Adjacent to Big Canoe

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Executive Summary

30148
30148, Marble Hill, Georgia
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.45611
Longitude: -84.26270

	1 mile	3 miles	5 miles
Population			
2010 Population	902	2,846	6,300
2020 Population	1,636	4,254	8,077
2022 Population	1,626	4,262	8,177
2027 Population	1,596	4,237	8,253
2010-2020 Annual Rate	6.13%	4.10%	2.52%
2020-2022 Annual Rate	-0.27%	0.08%	0.55%
2022-2027 Annual Rate	-0.37%	-0.12%	0.19%
2022 Male Population	48.5%	49.1%	49.4%
2022 Female Population	51.5%	50.9%	50.6%
2022 Median Age	65.7	65.1	59.4

In the identified area, the current year population is 8,177. In 2020, the Census count in the area was 8,077. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 8,253 representing a change of 0.19% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 59.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	94.5%	94.7%	93.8%
2022 Black Alone	0.2%	0.2%	0.3%
2022 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2022 Asian Alone	0.9%	0.8%	0.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.2%	1.0%	0.9%
2022 Two or More Races	2.9%	3.1%	4.0%
2022 Hispanic Origin (Any Race)	2.4%	2.1%	2.5%

Persons of Hispanic origin represent 2.5% 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 16.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	306	296	221
2010 Households	411	1,294	2,659
2020 Households	806	2,034	3,587
2022 Households	802	2,034	3,612
2027 Households	794	2,035	3,659
2010-2020 Annual Rate	6.97%	4.63%	3.04%
2020-2022 Annual Rate	-0.22%	0.00%	0.31%
2022-2027 Annual Rate	-0.20%	0.01%	0.26%
2022 Average Household Size	2.03	2.10	2.26

The household count in this area has changed from 3,587 in 2020 to 3,612 in the current year, a change of 0.31% annually. The five-year projection of households is 3,659, a change of 0.26% annually from the current year total. Average household size is currently 2.26, compared to 2.25 in the year 2020. The number of families in the current year is 2,720 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.



Executive Summary

30148
30148, Marble Hill, Georgia
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.45611
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.0%	19.8%	22.1%
Median Household Income			
2022 Median Household Income	\$120,773	\$111,791	\$89,696
2027 Median Household Income	\$132,153	\$120,402	\$99,157
2022-2027 Annual Rate	1.82%	1.50%	2.03%
Average Household Income			
2022 Average Household Income	\$175,583	\$171,526	\$141,271
2027 Average Household Income	\$194,647	\$188,026	\$157,617
2022-2027 Annual Rate	2.08%	1.85%	2.21%
Per Capita Income			
2022 Per Capita Income	\$87,103	\$82,737	\$62,380
2027 Per Capita Income	\$97,389	\$91,190	\$69,876
2022-2027 Annual Rate	2.26%	1.96%	2.30%

Households by Income

Current median household income is \$89,696 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$99,157 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$141,271 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$157,617 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$62,380 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$69,876 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	134	123	111
2010 Total Housing Units	648	2,360	4,170
2010 Owner Occupied Housing Units	383	1,204	2,384
2010 Renter Occupied Housing Units	28	90	276
2010 Vacant Housing Units	237	1,066	1,511
2020 Total Housing Units	893	2,903	4,827
2020 Vacant Housing Units	87	869	1,240
2022 Total Housing Units	893	2,903	4,852
2022 Owner Occupied Housing Units	770	1,924	3,251
2022 Renter Occupied Housing Units	32	110	361
2022 Vacant Housing Units	91	869	1,240
2027 Total Housing Units	894	2,925	4,935
2027 Owner Occupied Housing Units	764	1,930	3,311
2027 Renter Occupied Housing Units	30	105	348
2027 Vacant Housing Units	100	890	1,276

Currently, 67.0% of the 4,852 housing units in the area are owner occupied; 7.4%, renter occupied; and 25.6% 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 4,827 housing units in the area and 25.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$375,652, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.21% annually to \$398,899.

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.