

# FOR SALE

**+/- 7.6 AC Commercial Site Available**

**Sterling on the Lake Commercial site**

Spout Springs Road, Flowery Branch, GA 30542

**For More Information: Stephen Lovett**

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**Matt McCord**

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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**

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**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,199,500
<b>Lot Size:</b>	+/- 7.6 Acres
<b>Zoning:</b>	PUD
<b>Traffic Counts:</b>	13,400 VPD
<b>Road Frontage:</b>	700' Spout Springs 680' Capitola Farm Rd
<b>Utilities:</b>	All Available
<b>New Homes Built In Sterling On The Lake:</b>	1871
<b>Average Income: (Within 5 Min Drive)</b>	\$110,325

**PROPERTY OVERVIEW**

Norton Commercial Group is proud to offer this premier retail and commercial opportunity at the entrance of Flowery Branch's award-winning master-planned community, Sterling on the Lake. Site of 7.6 Acres is cleared and graded. With Sterling on the Lake nearing completion, this site has unlimited potential to fill commercial needs of this affluent community. Potential uses include: Climate Controlled Storage, Professional Office, Medical Office, Retail Strip Center, Financial Institution, Gas Plaza, Church Facility and many other small retail/commercial options. Traffic counts of 13,400 VPD (GDOT site 03/20/2024). Zoned PUD. Site offers excellent visibility with 700 feet of road frontage on Spout Springs Road, and 680 feet on Capitola Farm Road.

**LOCATION OVERVIEW**

Located in the hottest market in Hall County, this commercial outparcel is perfectly positioned to serve the residential growth along Spout Springs Road. Specifically, the adjacent Sterling on the Lake has 1871 occupied homes with a total of 2,003 units planned. In the last 12 months, Sterling on the Lake has seen an average home sale price of \$521,836 (FMLS). The Spout Springs Branch of the Hall County Library Systems is also located at the entrance of Sterling on the Lake. The medical industry is expanding quickly with Northeast Georgia Medical Center less than 5 miles from the site and three developments with over 100,000 SF of fully leased medical office space. Explosive population growth along Spout Springs Road requiring a recently completed road widening project to prepare for additional growth!

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**ADDITIONAL PHOTOS**

**+/- 7.6 AC Commercial Site Available - Sterling on the Lake**

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**ADDITIONAL PHOTOS**

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**Aerial Photograph**



**Capitola Farm Road and Spout Springs Road Intersection**



**Capitola Farm Road Frontage**

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Capitola Farm Road / Spout Springs Road Intersection



Spout Springs Road Frontage

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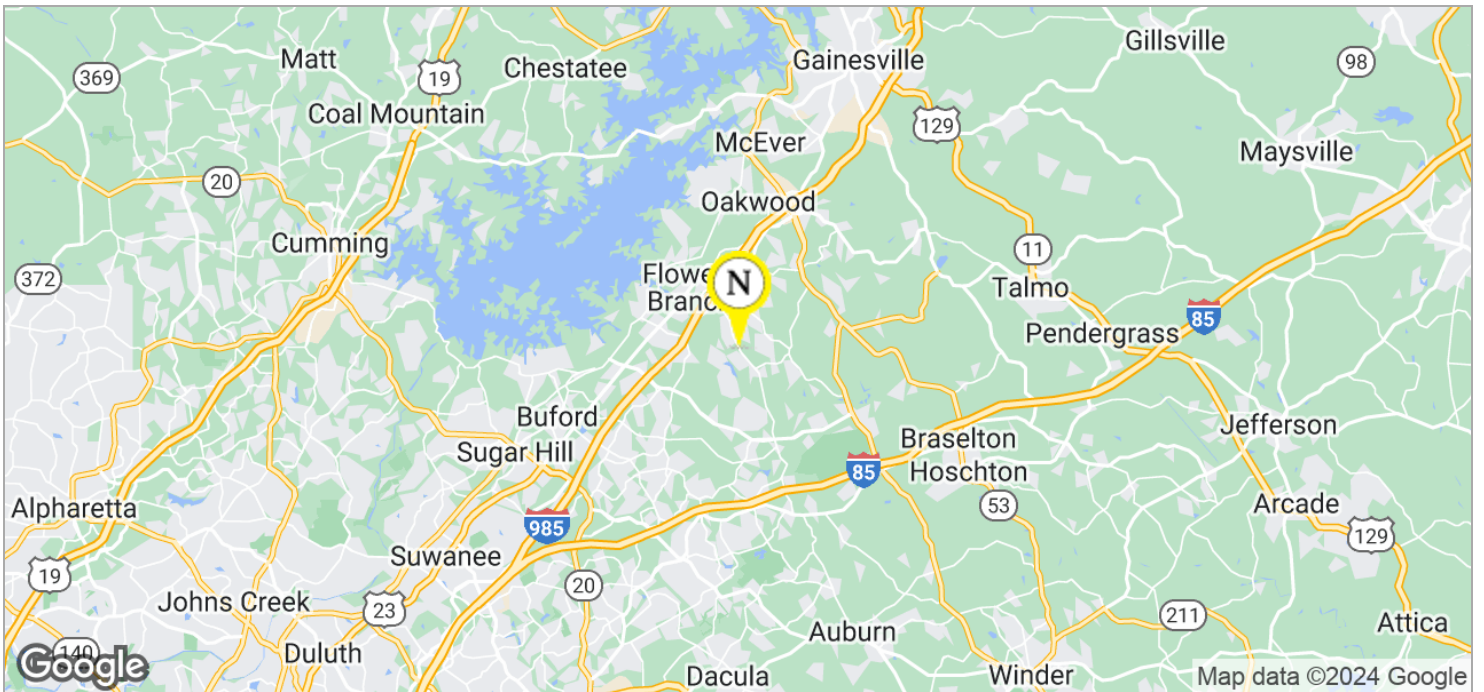
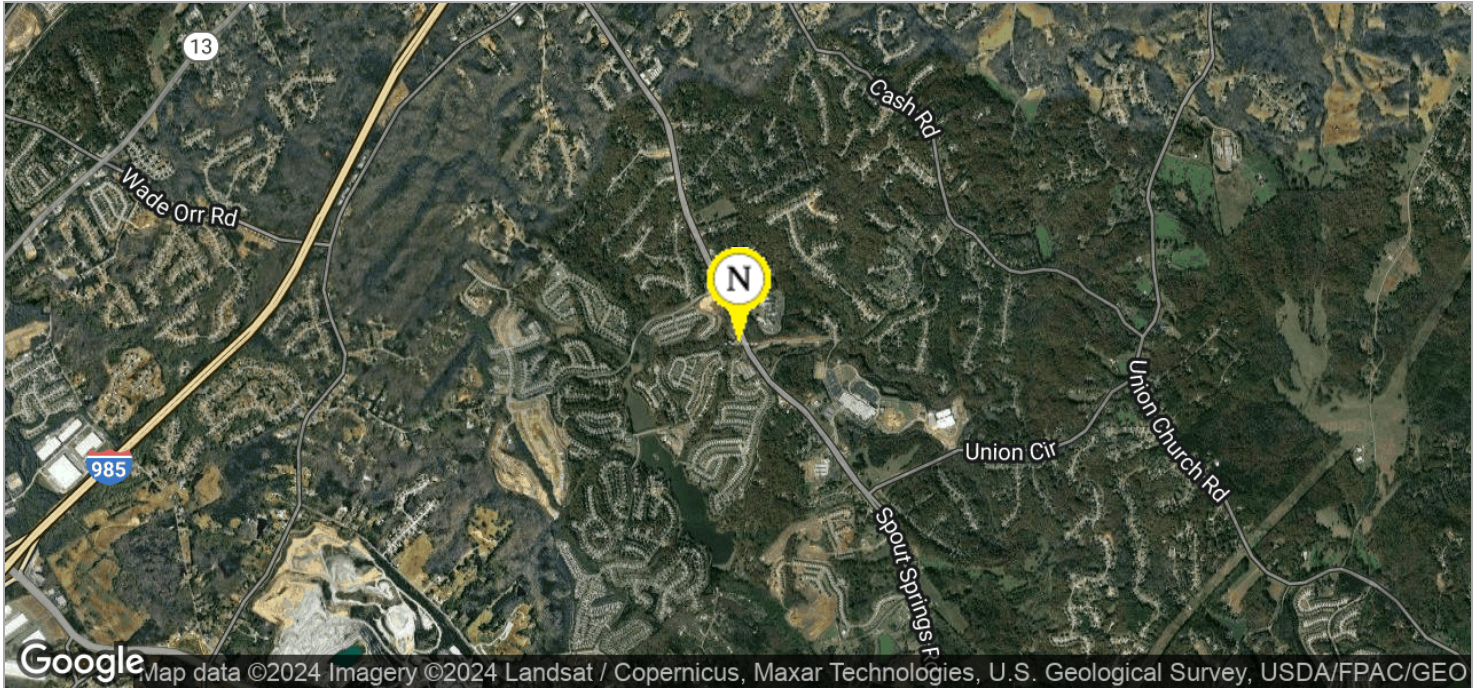
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LOCATION MAPS

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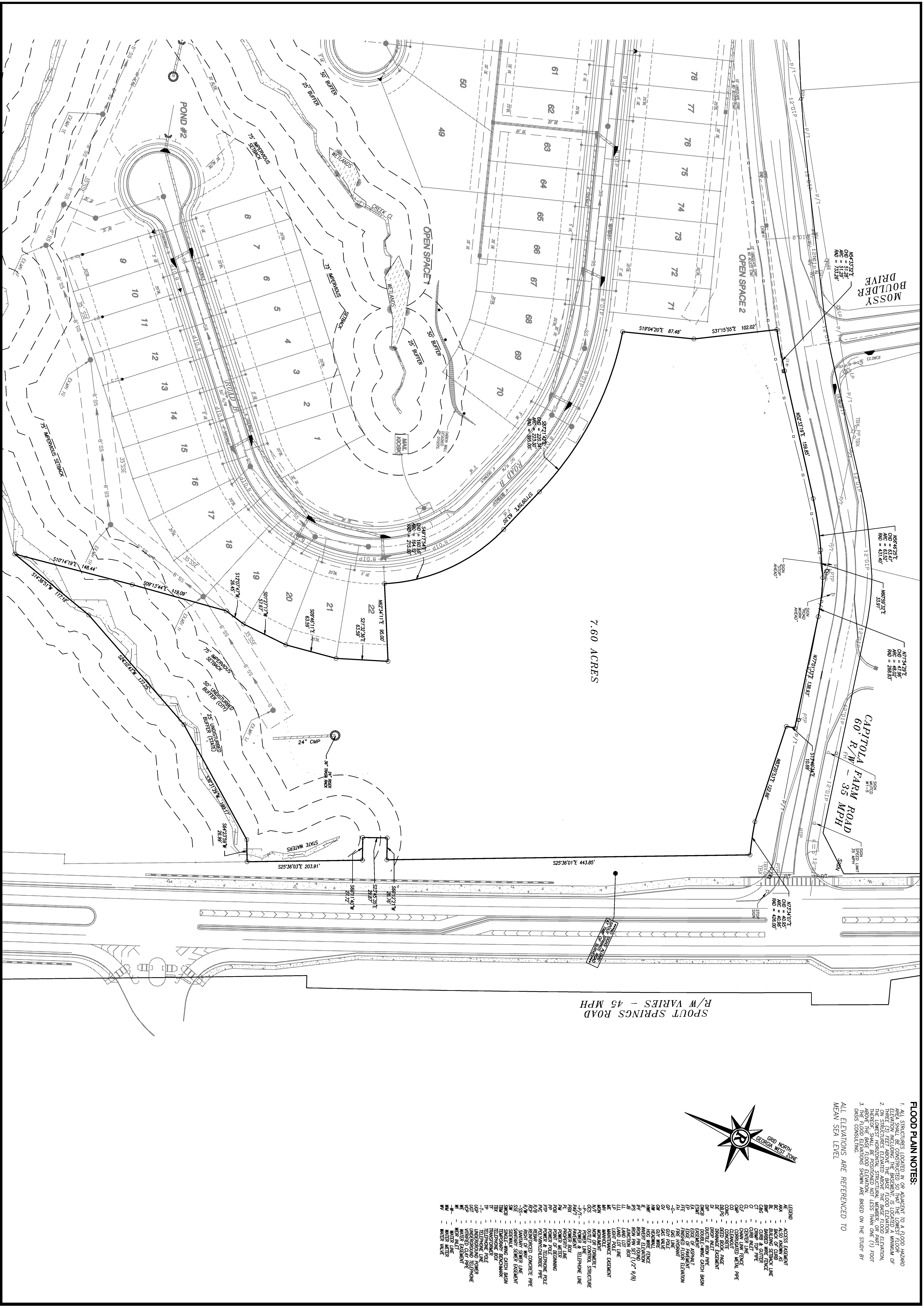
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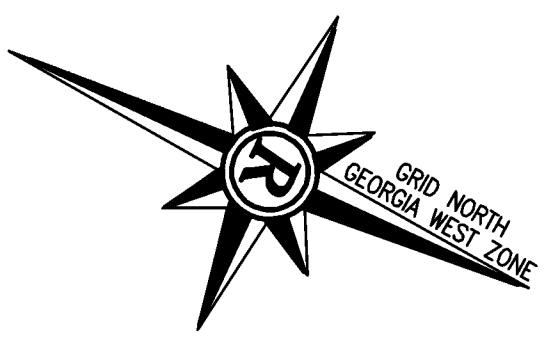


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**FLOOD PLAN NOTES:**

1. ALL STRUCTURES LOCATED IN OR ADJACENT TO A FLOOD HAZARD AREA SHALL BE CONSTRUCTED SO THAT THE LOWEST FLOOR OF THESE STRUCTURES IS ELEVATED ABOVE THE BASE FLOOD ELEVATION. MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION.
2. ON STRUCTURES ELEVATED ABOVE THE BASE FLOOD ELEVATION, THERE SHALL BE POSITIONED NOT LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION ARE BASED ON THE STUDY BY DSS CONSULTING.
3. ALL ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL.



**LEGEND**

- AAA ACCESS EASEMENT
- AAA ALSO KNOWN AS
- BC BACK OF CURB LINE
- BWF BUSHED WIRE FENCE
- C66 CONCRETE CURB
- C7 CURB W/LET
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SHEET 1 OF 1  
DATE: 3/11/24  
SCALE: 1" = 50'  
JOB NO.: G208033.PPQ  
FILE NO.: \*CNST.PRO  
DRAWN BY: CJC



ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE  
25' 0' 50' 100'

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS EXHIBIT  
FOR:  
**STERLING ON THE LAKE**  
**STERLING TERRACE**  
LOCATED IN  
G.M.D. 1270  
HALL COUNTY, GEORGIA

**Rochester** | **DCCM**  
Rochester and Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | www.rochester-assoc.com





# Executive Summary

6400-6452 Spout Springs Rd  
 6400-6452 Spout Springs Rd, Flowery Branch, Georgia, 30542  
 Drive time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 34.15691  
 Longitude: -83.89679

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	4,880	37,747	106,604
2020 Population	6,285	48,358	136,907
2023 Population	6,845	55,139	151,304
2028 Population	6,797	57,069	159,117
2010-2020 Annual Rate	2.56%	2.51%	2.53%
2020-2023 Annual Rate	2.66%	4.12%	3.12%
2023-2028 Annual Rate	-0.14%	0.69%	1.01%
2020 Male Population	49.1%	48.8%	49.4%
2020 Female Population	50.9%	51.2%	50.6%
2020 Median Age	40.7	39.9	37.6
2023 Male Population	49.3%	49.3%	49.9%
2023 Female Population	50.7%	50.7%	50.1%
2023 Median Age	36.1	38.1	36.4

In the identified area, the current year population is 151,304. In 2020, the Census count in the area was 136,907. The rate of change since 2020 was 3.12% annually. The five-year projection for the population in the area is 159,117 representing a change of 1.01% annually from 2023 to 2028. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 36.4, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	75.0%	70.8%	59.2%
2023 Black Alone	5.6%	7.6%	11.4%
2023 American Indian/Alaska Native Alone	0.5%	0.5%	0.7%
2023 Asian Alone	2.9%	3.5%	6.0%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	5.6%	7.1%	11.5%
2023 Two or More Races	10.4%	10.4%	11.1%
2023 Hispanic Origin (Any Race)	14.4%	17.0%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 19.4% 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 75.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	131	119	113
2010 Households	1,518	13,094	34,732
2020 Households	2,099	16,963	45,112
2023 Households	2,370	19,389	50,244
2028 Households	2,383	20,254	53,246
2010-2020 Annual Rate	3.29%	2.62%	2.65%
2020-2023 Annual Rate	3.81%	4.20%	3.37%
2023-2028 Annual Rate	0.11%	0.88%	1.17%
2023 Average Household Size	2.89	2.83	2.97

The household count in this area has changed from 45,112 in 2020 to 50,244 in the current year, a change of 3.37% annually. The five-year projection of households is 53,246, a change of 1.17% annually from the current year total. Average household size is currently 2.97, compared to 2.99 in the year 2020. The number of families in the current year is 37,907 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.8%	23.2%	23.6%
<b>Median Household Income</b>			
2023 Median Household Income	\$99,166	\$85,742	\$83,638
2028 Median Household Income	\$110,841	\$95,263	\$94,250
2023-2028 Annual Rate	2.25%	2.13%	2.42%
<b>Average Household Income</b>			
2023 Average Household Income	\$127,584	\$117,344	\$114,923
2028 Average Household Income	\$143,817	\$133,090	\$130,954
2023-2028 Annual Rate	2.42%	2.55%	2.65%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$44,737	\$41,556	\$38,549
2028 Per Capita Income	\$51,087	\$47,570	\$44,275
2023-2028 Annual Rate	2.69%	2.74%	2.81%
<b>GINI Index</b>			
2023 Gini Index	32.6	36.5	38.0

### Households by Income

Current median household income is \$83,638 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$94,250 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$114,923 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$130,954 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,549 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,275 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	120	105	103
2010 Total Housing Units	1,636	14,578	38,612
2010 Owner Occupied Housing Units	1,352	10,437	26,467
2010 Renter Occupied Housing Units	166	2,660	8,263
2010 Vacant Housing Units	118	1,484	3,880
2020 Total Housing Units	2,200	18,071	47,960
2020 Owner Occupied Housing Units	1,892	13,364	33,755
2020 Renter Occupied Housing Units	207	3,599	11,357
2020 Vacant Housing Units	81	1,075	2,765
2023 Total Housing Units	2,459	20,567	53,235
2023 Owner Occupied Housing Units	2,200	15,929	40,066
2023 Renter Occupied Housing Units	170	3,460	10,178
2023 Vacant Housing Units	89	1,178	2,991
2028 Total Housing Units	2,501	21,251	55,689
2028 Owner Occupied Housing Units	2,183	16,243	41,849
2028 Renter Occupied Housing Units	200	4,011	11,398
2028 Vacant Housing Units	118	997	2,443

### Socioeconomic Status Index

2023 Socioeconomic Status Index	59.0	52.1	47.8
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Currently, 75.3% of the 53,235 housing units in the area are owner occupied; 19.1%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 47,960 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 3.26%. Median home value in the area is \$328,661, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.95% annually to \$344,497.

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