



PARCEL REPORT FOR 1 PARCELS

HALL COUNTY, GEORGIA



**PROPERTY
REPORT**

Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

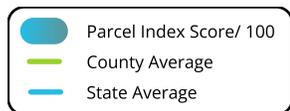
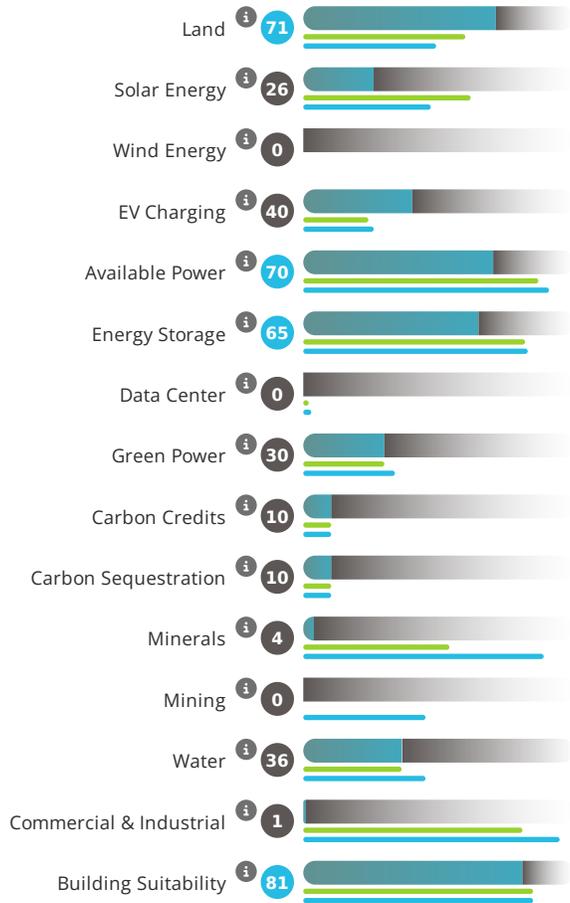
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

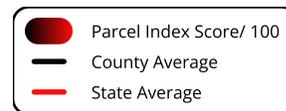
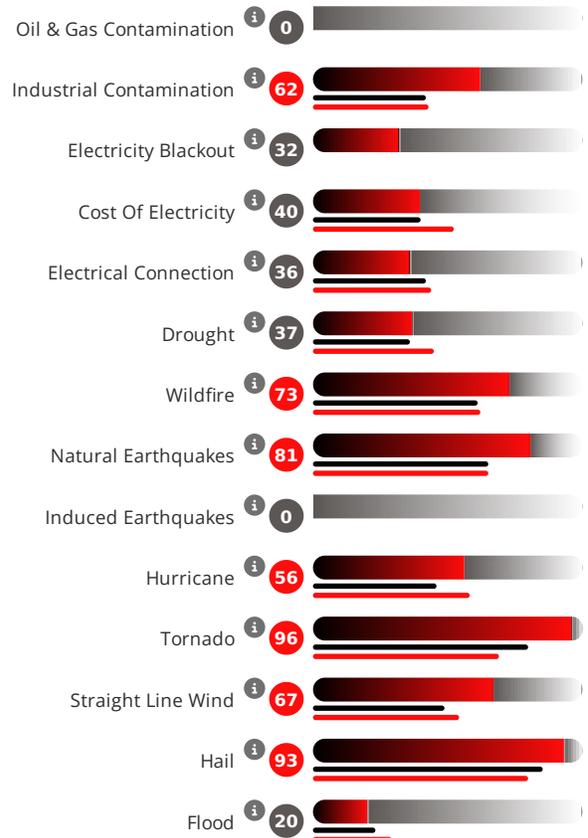
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$420/ac/yr
Wind Farm Lease:	\$0/ac/yr
Carbon (Carbon Credits):	\$1/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
07298 000012	879 GAINESVILLE HWY	0.782	\$76,505	\$420/ac/yr	\$0/ac/yr	65*	40*	\$1	\$1	\$20/ac	-	-

LandGate Indexes By Parcel
Value Index

Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial
879 GAINESVILLE HWY	0.8	71	26	0	40	70	65			4		36	1

Risk Index

Parcel Address	Parcel Acreage	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes	Induced Earthquakes	Hurricane	Tornado	Straight Line Wind	Hail	Flood
879 GAINESVILLE HWY	0.8	0	62	32	40	36	37	73	81	0	56	96	67	93	20

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	36.5 %
Annual Precipitation:	53.4 "
Average Annual Wind Speed:	14.4 mph
Average 3D Solar Irradiance:	206 W/m ²
Average High Temp:	70.7 °F
Average Low Temp:	49.7 °F
Average Slope:	2.2 °
Maximum Slope:	3.1 °

Total Land Value: \$59,833 (\$76,505/ac)

- Developed \$57,865 (0.6 acres)
 - Developed/Open Space \$1,268 (0 acres)
 - Developed/Low Intensity \$13,735 (0.2 acres)
 - Developed/Med Intensity \$39,329 (0.4 acres)
 - Developed/High Intensity \$3,532 (0 acres)
- Pastureland \$1,951 (0.2 acres)
 - Grassland/Pasture \$1,951 (0.2 acres)
- Woodland \$17 (0 acres)
 - Deciduous Forest \$17 (0 acres)

Property Features



Acreage Details:

		Dwelling:	0 ac
		Topography 5%:	0 ac
		Transmission Line:	0 ac

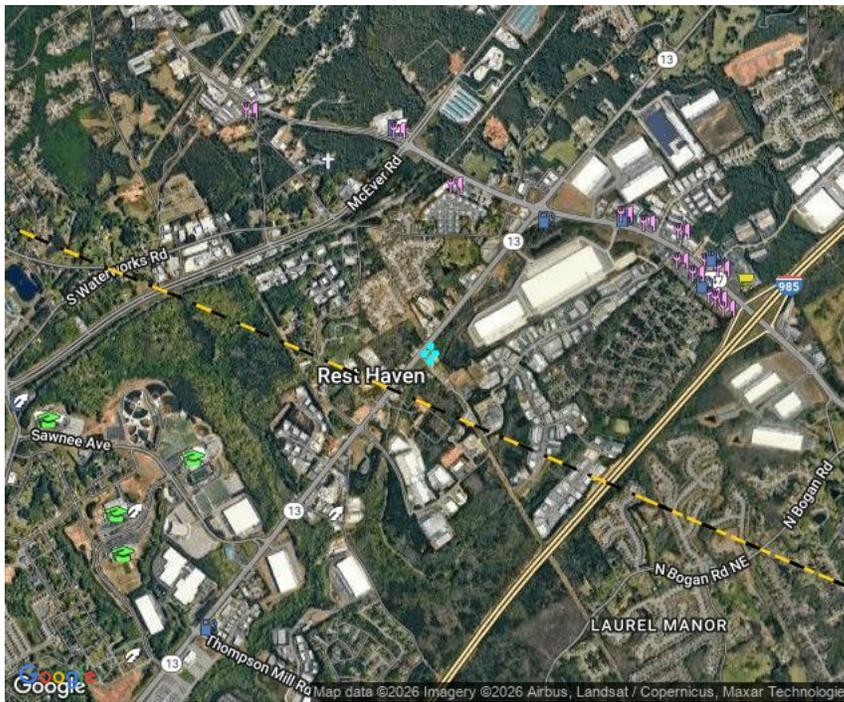
Elevation

Average Elevation: 1,100 feet
 Minimum Elevation: 1,100 feet
 Maximum Elevation: 1,100 feet

Slope

Average Slope: 2 °
 Maximum Slope: 3 ° (No need for land grading)

Nearest Amenities



-  Restaurant
-  Park
-  Gas Station
-  Coffee
-  Entertainment
-  School
-  Shopping
-  Port/Terminal
-  Apartment Complex
-  Campground
-  Church
-  Hospital/Clinic
-  Hotel/Motel
-  Rest Area
-  Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 13
 Number of Coffee shops within 1.5 mi: 0
 Number of Shopping amenities within 1.5 mi: 1
 Number of Hotels within 1.5 mi: 0
 Number of Schools within 1.5 mi: 4
 Number of Gas Stations within 1.5 mi: 6
 Number of Churches within 1.5 mi: 2
 Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: 2.08 mi
 Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
 Distance to nearest EV Charger: No EV Charger within 1.5 miles

Topo



Elevation

Average Elevation: 1,100 feet
Minimum Elevation: 1,100 feet
Maximum Elevation: 1,100 feet

Slope

Average Slope: 2 °
Maximum Slope: 3 ° (No need for land grading)

Trees



Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%) (ft):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	53

Reforestation Potential

From Non-Tree Cover Acres (ac):	0.78
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.41
Potential Area for Reforestation Acres (ac):	0.32
Water Precipitation (in/yr):	53.00
Suggested Tree Type for Reforestation:	Southern Pines All spp
Maximum Tree Canopy Density (%):	85.35

Details by Tree Type

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.950	\$4.79

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
MdB	2	B	0.5	Madison sandy loam, 2 to 6 percent slopes	Prime Farmland
To	2	A	0.3	Toccoa soils	Farmland of Statewide Importance

Building Suitability



Soil Suitability Table

Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
MdB	2	100	0	Well drained		4	> 6
To	2	37	0	Moderately well drained	114	1	> 6

Depth to Bedrock



- Bare Rock
- Less than 1 ft
- 1 - 2 ft
- 2 - 4 ft
- 4 - 6 ft
- Greater than 6 ft

Rooftop Solar

Rooftop and Parking Lot footprint



Site Details

Building Square Feet:	124
Parking Lot Square Feet:	0
Number of Rooftop Solar Panels:	3
Number Parking Lot Solar Panels:	0

Production Details

Total Site Capacity:	0.9 kW
MWh generated per year:	1 kWh
Avoided CO2 emissions:	0 tons CO2e/year
Estimated Yearly Revenue:	240 \$/yr
Estimated Yearly Value:	1.935 \$/sqft/yr

Electricity Consumption

Property Type:	Commercial (Retail)
Utility Area:	CITY OF BUFORD
Average Annual Electricity Consumption:	0 kWh / yr
Electricity Price:	14.9 cents / kWh
Annual Cost of Electricity:	\$0 / yr

Solar Savings

Solar Savings:	\$0 / yr
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Installation Cost

Total Solar Annual Cost:	\$374 / yr
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Federal Incentives

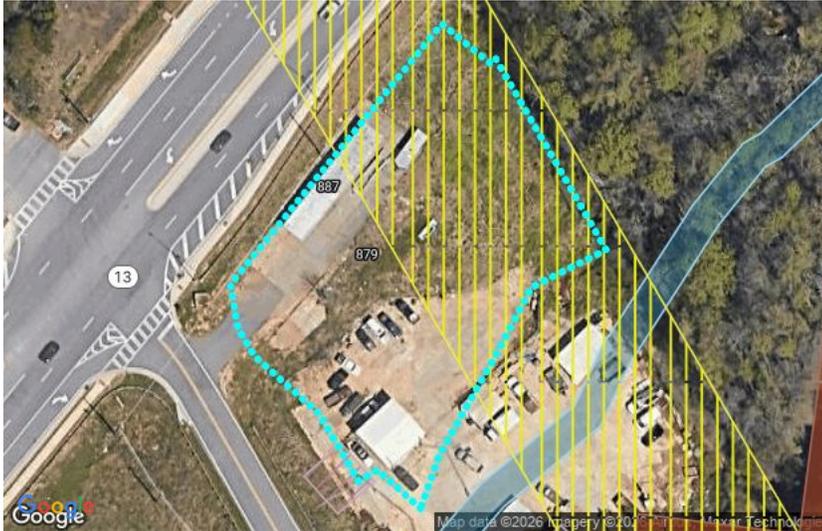
- Business Energy Investment Tax Credit (ITC)
- Renewable Electricity Production Tax Credit (PTC)
- Residential Energy Efficiency Tax Credit
- Energy-Efficient New Homes Tax Credit for Home Builders
- Qualified Commercial Clean Vehicle Tax Credit
- Alternative Fuel Vehicle Refueling Property Tax Credit (Corporate)
- Plug-In Electric Drive Vehicle Tax Credit
- Previously-Owned Clean Vehicle Tax Credit
- Alternative Fuel Vehicle Refueling Property Tax Credit (Personal)
- Residential Renewable Energy Tax Credit

State Incentives

- Electric Vehicle Supply Equipment Tax Credit

Solar

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Dwelling:	0 ac
	Topography 5%:	0 ac
	Transmission Line:	0 ac

Est. Solar Rent: \$420 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	1 ac
Total Buildable Acreage:	0 ac

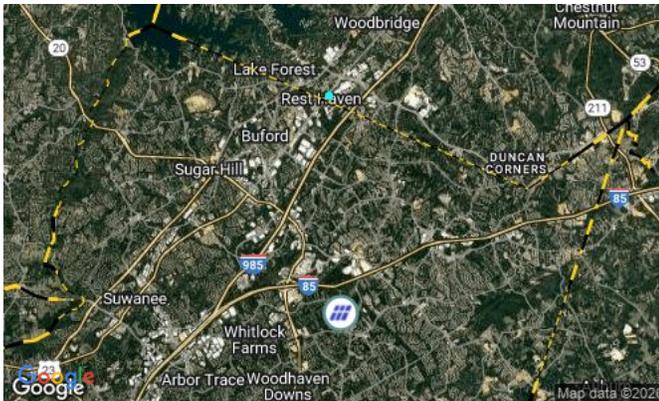
* Solar rent is based off of buildable acreage.
 Solar projects may not use the entire potential buildable acreage.
 Average acreage for community solar projects is 15-30 acres.
 Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance (kW/m ²):	189 W/m ²
Solar Irradiance (kW/m ²) - Topography and Panel Tilt Corrected:	206 W/m ²

Possible Number of Solar Panels:	243
Parcel Max Capacity:	0 MW
Max Annual Output:	136 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	ASSEMBLY SOLAR II LLC
Distance	6.46 miles
Operating Capacity	110

Wind



Est. Wind Rent: \$0/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0
 Parcel Max. Capacity: 0.015 MW
 Parcel Max. Annual Output: -

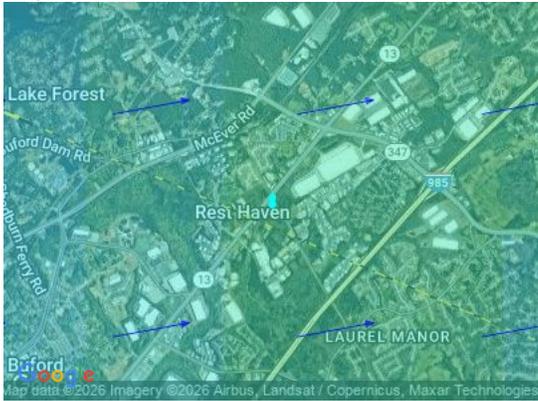
Buildable Acreage For Wind

Gross Parcel Acreage: 1 ac
 Total Buildable Acreage: 0 ac

Acreage Details

	Dwelling	0 ac
	Topography 5%	0 ac
	Transmission Line	0 ac

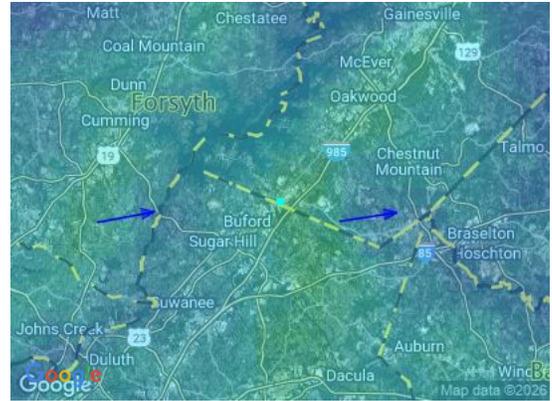
Wind Speed and Direction



Wind Speed (meters/sec)

- ≥ 10
- 9.0 to 9.9
- 8.0 to 8.9
- 7.0 to 7.9
- 6.0 to 6.9
- 5.0 to 5.9
- 4.0 to 4.9
- 3.0 to 3.9
- < 3.0

Average Annual Wind Speed: 6.4 m/s



Electrical Infrastructure



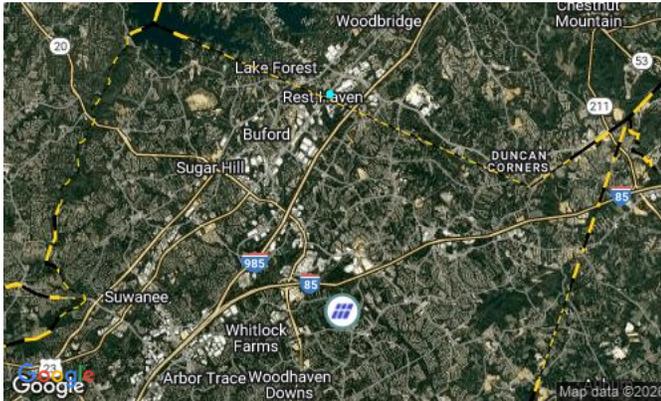
Nearest Substation

Substation Name: Resthaven
 Distance: 0.257 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: GEORGIA POWER CO
 Distance: 0.000 miles
 Max Capacity: 250.000 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: ASSEMBLY SOLAR II LLC
 Distance: 6.46 miles
 Operating Capacity: 110

Nearest Wind Farm

Name: -
 Distance: 61.629 miles
 Operating Capacity: -

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36.00 \$/MWh
 Total Value of Solar Energy: -

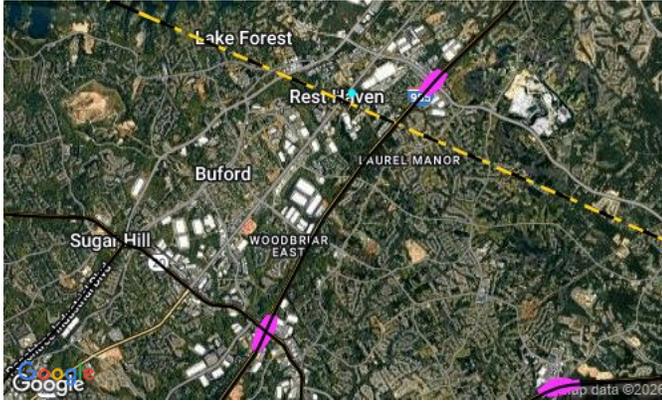
Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36.00 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance (kW/m2): 189 W/m²
 Solar Irradiance (kW/m2) - Topography and Panel Tilt Corrected: 206 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road	
Name	1985
Distance	0.8 miles
EV Site Score:	40
EV Corridor Site Score:	100
EV Exit Ramp Score:	50
Substation Index Score:	48.75
Transmission Line Index Score:	0
EV Charging Station Score:	0
Tribal and DAC Index Score:	0

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	GEORGIA POWER CO
Distance:	0.0 miles
Max Capacity:	250.000 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	QuikTrip
Nearest Amenity Type:	Gas Station
Nearest Amenity Distance:	0.6 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	0.7792287 sq ft
Average Annual Energy Price:	119.92 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	Resthaven
Distance:	0.3 miles
Substation Max kV:	115.000 kV
Substation Min kV:	115.000 kV

Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	0.78
Tree Cover Acres (ac):	0.00
Non-Tree Cover Acres (ac):	0.78
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.000
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$1
Carbon Credits Est. Current Year (\$/yr):	\$0.00

Tree Carbon Credits

Tree Acres (ac):	0.00
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	53.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	17.806
Organic Carbon Density (kg/m ³):	164.000
Soil Carbon Offset Est.	0.883
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	0.689
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.33
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$1.03
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	0.78
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.41
Potential Area for Reforestation Acres (ac):	0.32
Water Precipitation (in/yr):	53.00
Maximum Tree Canopy Density (%)	85.35
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole
- / Hydrocarbon Gas Liquid
- / Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Geology (Nearby Wells)

● Valley And Ridge Basin

Production (Nearby Wells)	Purchase PowerVal	↓
First Production Date		
Last Production Date		
Oil (cumulative)	0 bbl	
Gas (cumulative)	0 boe (0 Mcf)	
Water (cumulative)	0 bbl	

Stratigraphic data is not supported for the selected basin

Reset Zoom

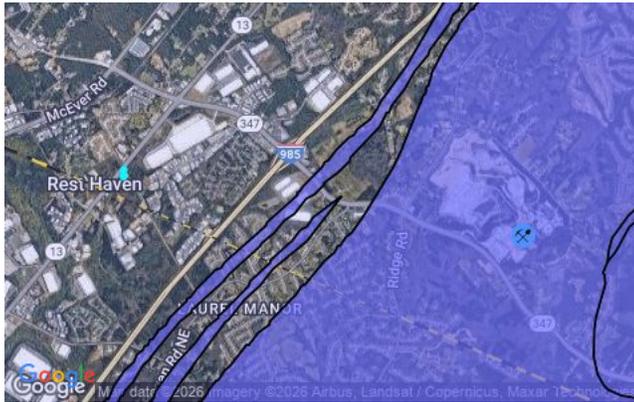
Graph Type: Rate Cumulative

Graph Scale: Linear Log

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (111.744 mi)	THOMISON RICHARD P #1	RICHLAND OIL & GAS COMPANY	4114300004	Vertical	Other							
● Abandoned	No (85.529 mi)	MCCLAREY DR J H #1	UNKNOWN	4101100002	Vertical	Other							

Mining



Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	2.95 mi
Location Name	Friendship Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Crushed/Broken,Stone
Additional Commodity	
Operation Type	Surface
County	Hall
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

- | | | | | |
|--|--|--|--|--|
| Igneous Intrusive Sedimentary
Pegmatite
Granitic/Granite
Diorite
Mafic
Alkalic
Igneous Extrusive
Mafic Volcanic
Felsic Volcanic
Alkalic
Andesite
Rhyolite
Tuff
Undifferentiated | Sandstone
Sandstone
Shale
Banded Iron
Carbonate
Clastic
Chert
Conglomerate
Conglomerate
Undifferentiated | Metamorphic
Greenstone
Amphibolite
Granofels
Gneiss
Schist
Conglomerate
Undifferentiated | Evaporite
Gypsum
Salt
Anhydrite
Undifferentiated
Unconsolidated
Alluvium
Water/Ice
Water
Ice | Mines
Rare Earth Elements
Precious Metals
Construction Materials
Energy
Industrial
Critical Minerals
Unknown |
|--|--|--|--|--|

Rock Description	Rock Classification	Acres	Percent of Parcels
Metagraywacke/ Mica Schist	Metamorphic Conglomerate	1	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Luminous Processes, Inc.
Distance: 31.71 miles
Contaminant: Unspecified
Category: Unavailable
Status: Deleted NPL Site
LG Risk Score: 3.5 / 100
(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)

EPA Region: 4
City: Athens
County: Clarke
State: Georgia
Latitude: 33.940281
Longitude: -83.47195
Date Proposed: 1981-10-23
Date Remediated: 1982-12-30
Link: [12/30/1982 \(PDF\)](#)

Near by Toxic Spill Sites

Distance (miles)	Facility Name	Operating Company	Federal Facility	Industry Sector	Contaminant Name	Chemical Properties	Clean Air Act	Metal Contaminate	Metal Category	Carcinogen	PBT	Forever Chemical	On-site Release Total
1.13	READY MIX USA LLC - BUFORD PLANT	CEMEX INC	NO	Nonmetallic Mineral Product	Lead And Lead Compounds	PBT	YES	YES	Metal compound categories	NO	YES	NO	0 lbs
1.13	READY MIX USA LLC - BUFORD PLANT	CEMEX INC	NO	Nonmetallic Mineral Product	Nitrate compounds (water dissociable; reportable only when in aqueous solution)	TRI	NO	NO	May contain metal	NO	NO	NO	0 lbs
1.43	ELRINGKLINGER USA INC.	ELRINGKLINGER USA INC	NO	Transportation Equipment	Chromium	TRI	YES	YES	Elemental metals	NO	NO	NO	118 lbs
1.43	ELRINGKLINGER USA INC.	ELRINGKLINGER USA INC	NO	Transportation Equipment	Manganese	TRI	YES	YES	Elemental metals	NO	NO	NO	79 lbs
1.43	ELRINGKLINGER USA INC.	ELRINGKLINGER USA INC	NO	Transportation Equipment	Certain glycol ethers	TRI	YES	NO	May contain metal	NO	NO	NO	17,286 lbs
1.43	ELRINGKLINGER USA INC.	ELRINGKLINGER USA INC	NO	Transportation Equipment	Nickel	TRI	YES	YES	Elemental metals	YES	NO	NO	55 lbs
2.17	GEZOLAN	NA	NO	Chemicals	Zinc compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	0 lbs

Nearest Underground Storage Tank Facility 📄

Details

Facility Name: RENAISSANCE PINE ISLE
Address: 9000 HOLIDAY ROAD
City: LAKE LANIER ISLANDS
County:
State: Georgia
Zip Code: 30518
Lat / Long: 34.14433670043945 / -83.96681213378906
Open: 0
Closed: 1
Out of Service: 0
Distance: 0.474 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
GA9069194_1	Gas (Historical Use)	Closed	550		1999-01-28	