

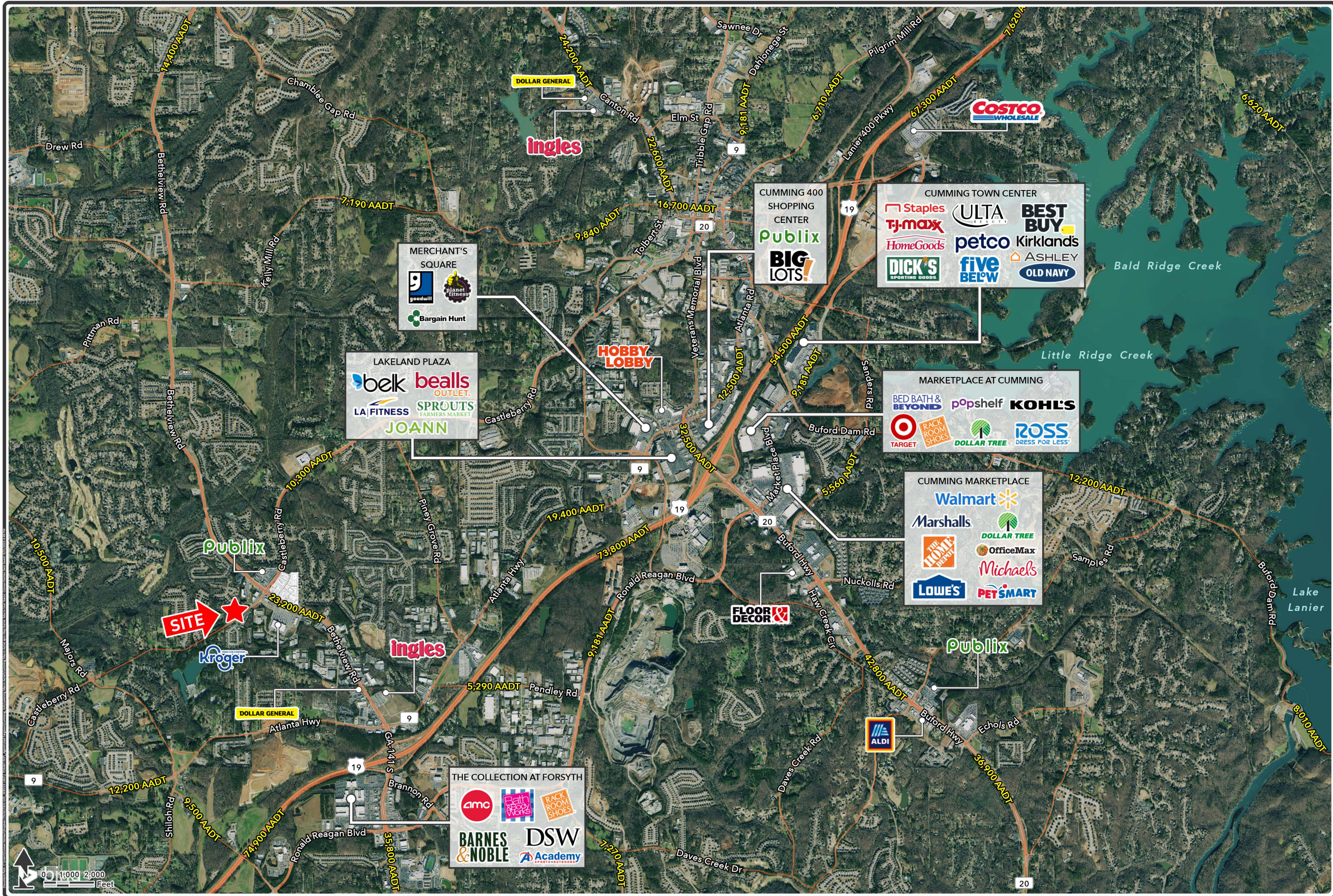


±6.04 Acres Available

Market Area:	Cumming, Forsyth County, Georgia
Location:	5529 Castleberry Rd, Georgia
Price:	\$500,000 per acre
Nearby Retailers:	Kroger, Publix, Ingles, and CVS
Zoning:	A1 (Agricultural) - Owner will sell contingent on rezoning
Outparcel:	±6.04 Acres for development. Residential or Commercial.
Traffic Count:	± 32,400 (2021 AADT) on Bethelview Rd ± 10,600 (2021 AADT) on Castleberry Rd
Demographics:	

	1 MILE	3 MILES	5 MILES	7 MILES
2023 Population	5,858	55,051	136,696	242,991
2023 Median Income	\$119,824	\$126,181	\$130,802	\$130,278
2023 Daytime Pop.	5,991	51,028	143,430	237,221
2023 # of Businesses	317	1,641	5,343	7,782

Contact: Gail Fargason, Kyle LeCain or Cheryl Routson
Phone (770) 955-2434
Fax (770) 951-0054



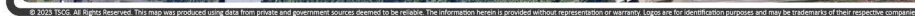


EXHIBIT "A"





Summary Demographic Profile

Castleberry Rd, Cumming, Georgia, 30040

Prepared By TSCG
Latitude: 34.17110
Longitude: -84.18956

	3 miles		5 miles		7 miles	
Population						
2023 Total Population	55,051		136,696		242,991	
2028 Total Population	59,115		147,939		259,948	
2010 Total Population	30,343		77,878		160,154	
2023 Group Quarters Population	189		981		1,249	
2010-2020 Population: Annual Growth Rate	5.33%		4.80%		3.47%	
2023-2028 Population: Annual Growth Rate	1.43%		1.59%		1.36%	
2023 Male Population	27,346		67,978		120,496	
2023 Female Population	27,705		68,718		122,495	
2023 Median Age	37.9		37.6		38.1	
Households						
2023 Total Households	18,342		45,255		81,653	
2028 Total Households	19,585		48,805		87,167	
2023 Owner Occupied Housing Units	15,743		37,861		67,815	
2023 Median Home Value	\$461,669		\$464,766		\$477,125	
Population By Race						
2023 White Population	33,351	60.58%	80,859	59.15%	145,456	59.86%
2023 Black/African American Population	2,252	4.09%	6,318	4.62%	13,805	5.68%
2023 American Indian/Alaska Native Population	228	0.41%	606	0.44%	996	0.41%
2023 Asian Population	12,016	21.83%	31,304	22.90%	51,438	21.17%
2023 Pacific Islander Population	22	0.04%	50	0.04%	84	0.03%
2023 Other Race Population	2,380	4.32%	6,035	4.41%	10,353	4.26%
2023 Hispanic Population	5,946	10.80%	14,908	10.91%	26,100	10.74%
Educational Attainment						
2023 Population Age 25+: Less than 9th Grade	853	2.39%	1,937	2.20%	3,187	2.02%
2023 Population Age 25+: 9-12th Grade/No Diploma	1,036	2.90%	2,237	2.54%	3,931	2.49%
2023 Population Age 25+: High School Diploma	3,030	8.48%	8,077	9.18%	14,886	9.44%
2023 Population Age 25+: GED/Alternative Credential	840	2.35%	2,116	2.40%	3,076	1.95%
2023 Population Age 25+: Some College/No Degree	4,257	11.91%	10,262	11.66%	18,599	11.79%
2023 Population Age 25+: Associate's Degree	2,437	6.82%	5,884	6.69%	10,835	6.87%
2023 Population Age 25+: Bachelor's Degree	15,455	43.24%	36,072	40.99%	63,450	40.24%
2023 Population Age 25+: Graduate/Professional Degree	7,831	21.91%	21,408	24.33%	39,724	25.19%
Income						
2023 Average Household Income	\$169,632		\$169,575		\$172,219	
2023 Median Household Income	\$126,181		\$130,802		\$130,278	
2023 Per Capita Income	\$56,900		\$56,120		\$57,795	
Business						
2023 Total (NAICS11-99) Businesses	1,641		5,343		7,782	
2023 Total (NAICS11-99) Employees	18,221		60,746		93,654	
Daytime Population						
2023 Total Daytime Population	51,028		143,430		237,221	
2023 Daytime Population: Workers	22,595		72,942		115,724	
2023 Daytime Population: Residents	28,433		70,488		121,497	

Source: Esri, Esri-Data Axle, U.S. Census

09/21/2023

Page 1 of 1