

**TABAS, LLLP**

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Albert M. Ashkouti

**34.65 ACRES  
OUT PARCELS  
SHOPPING CENTER SITE  
SOUTH FORSYTH COUNTY**

**LOCATION:** POST ROAD AT HIGHWAY 9

**SIZE:** 34.65 Acres

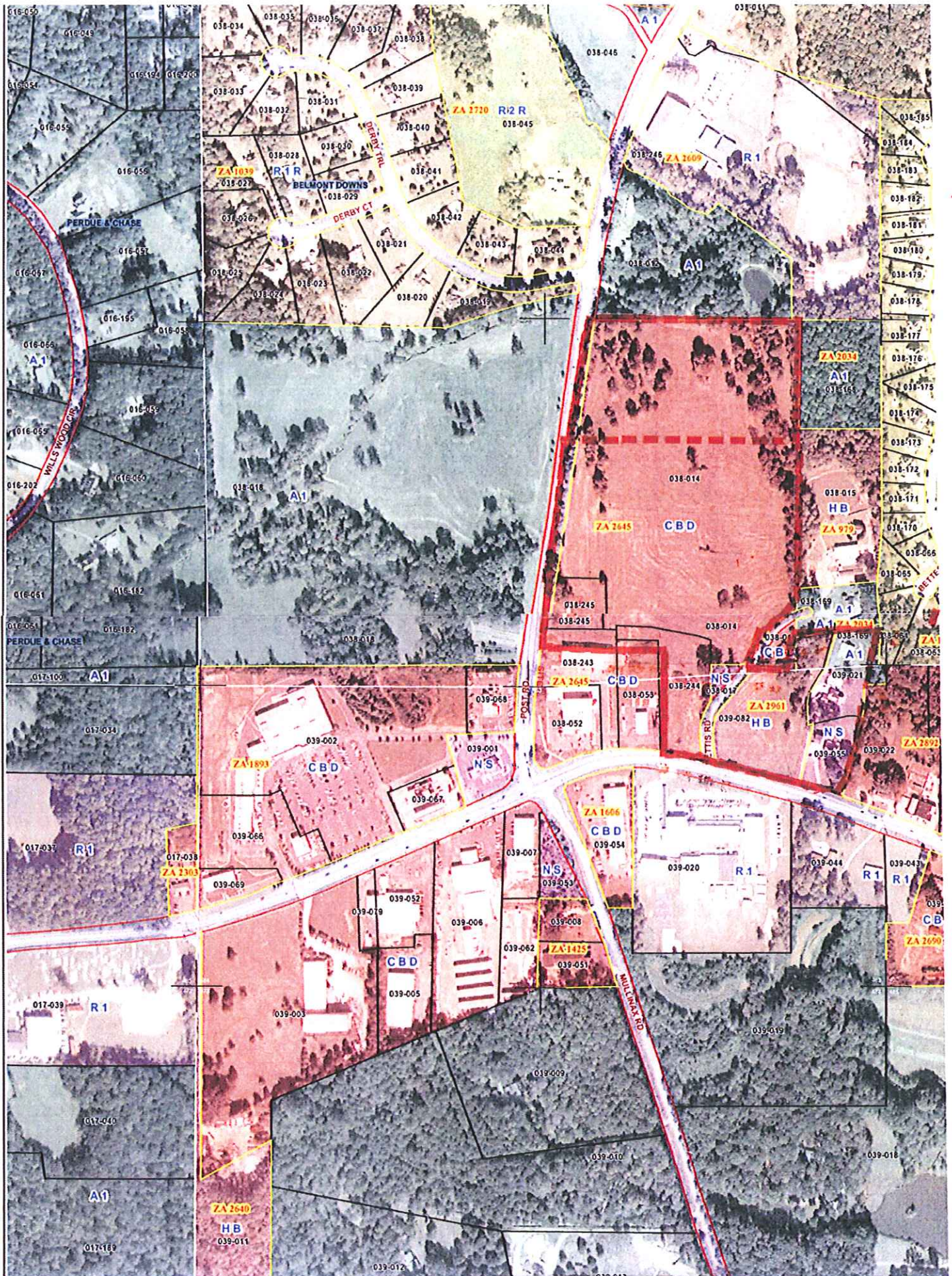
**LAND LOT:** 402 & 463

**DISTRICT:** 2<sup>nd</sup> District, 1<sup>st</sup> Section

**COUNTY:** Forsyth

**ZONING**  
19.75 Acres CBD  
6.18 Acres HB  
0.22 Acres NS  
8.50 Acres 10 units/Acre











# Demographic and Income Profile

7140 Post Rd, Cumming, GA 30040-6260  
 Ring: 3 miles radius

Latitude: 34.160797  
 Longitude: -84.236583

## Summary

	2000	2010	2015
Population	14,276	25,684	31,909
Households	4,927	8,663	10,725
Families	4,187	7,241	8,897
Average Household Size	2.90	2.96	2.97
Owner Occupied Housing Units	4,564	7,976	9,861
Renter Occupied Housing Units	363	687	864
Median Age	35.1	35.1	34.8

## Trends: 2010 - 2015 Annual Rate

	Area	State	National
Population	4.44%	1.45%	0.76%
Households	4.36%	1.47%	0.78%
Families	4.21%	1.25%	0.64%
Owner HHs	4.33%	1.51%	0.82%
Median Household Income	3.26%	2.70%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	206	4.2%	213	2.5%	142	1.3%
\$15,000 - \$24,999	208	4.2%	226	2.6%	169	1.6%
\$25,000 - \$34,999	309	6.3%	217	2.5%	139	1.3%
\$35,000 - \$49,999	408	8.3%	473	5.5%	307	2.9%
\$50,000 - \$74,999	980	19.9%	969	11.2%	1,004	9.4%
\$75,000 - \$99,999	866	17.6%	1,339	15.5%	1,207	11.3%
\$100,000 - \$149,999	1,074	21.8%	2,339	27.0%	3,101	28.9%
\$150,000 - \$199,999	419	8.5%	1,213	14.0%	2,041	19.0%
\$200,000+	457	9.3%	1,676	19.3%	2,615	24.4%

Median Household Income	\$83,278	\$116,699	\$137,028
Average Household Income	\$106,774	\$153,419	\$180,392
Per Capita Income	\$36,309	\$51,397	\$60,172

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,370	9.6%	2,321	9.0%	2,825	8.9%
5 - 9	1,267	8.9%	2,351	9.2%	2,899	9.1%
10 - 14	1,066	7.5%	2,399	9.3%	2,854	8.9%
15 - 19	738	5.2%	1,707	6.6%	2,359	7.4%
20 - 24	507	3.6%	906	3.5%	1,315	4.1%
25 - 34	2,156	15.1%	3,120	12.1%	3,783	11.9%
35 - 44	2,998	21.0%	4,512	17.6%	5,141	16.1%
45 - 54	2,105	14.7%	4,181	16.3%	5,032	15.8%
55 - 64	1,203	8.4%	2,432	9.5%	3,153	9.9%
65 - 74	581	4.1%	1,177	4.6%	1,770	5.5%
75 - 84	220	1.5%	456	1.8%	613	1.9%
85+	65	0.5%	121	0.5%	167	0.5%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,564	95.0%	22,574	87.9%	28,019	87.8%
Black Alone	136	1.0%	843	3.3%	1,050	3.3%
American Indian Alone	29	0.2%	62	0.2%	74	0.2%
Asian Alone	121	0.8%	964	3.8%	1,233	3.9%
Pacific Islander Alone	3	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	311	2.2%	895	3.5%	1,101	3.5%
Two or More Races	111	0.8%	340	1.3%	426	1.3%
Hispanic Origin (Any Race)	715	5.0%	2,164	8.4%	2,868	9.0%

Data Note: Income is expressed in current dollars  
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.