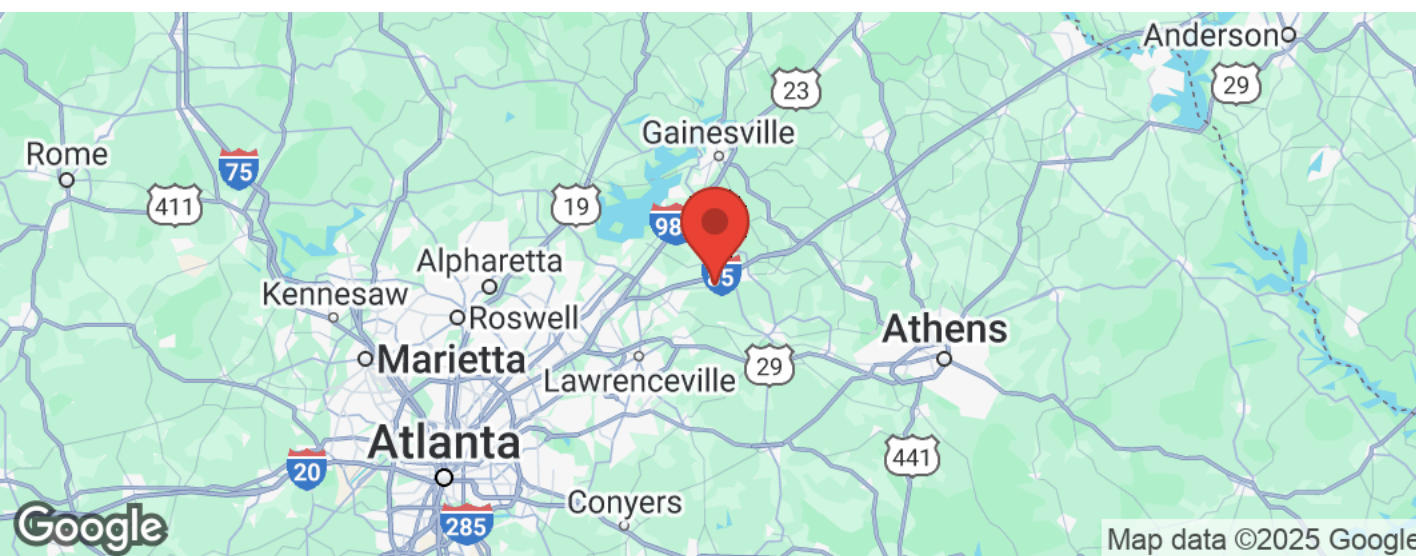


EXECUTIVE SUMMARY

1268 EVANS RD



OFFERING SUMMARY

PRICE:	\$1,200,000
LOT SIZE:	6.67 Acres
PRICE / ACRE:	\$164,917
ZONING:	C-2
PERMITTED USES:	Retail Medical Office Mixed
FRONTAGE:	700.00 SF
TRAFFIC COUNT:	12,700
APN:	026 168A
UTILITIES:	Septic Public Water Electric Sewer closest 6,500 linear ft NE
DENSITY:	8 du/acre

Property Overview

Land development opportunity on 6.671+/- acres in Hoschton GA, within Atlanta MSA between Atlanta and Athens. Well suited for retail, medical, office, hotel, shopping center, convenience store, mixed use residential development, parking. 700 feet of frontage on GA-124 and approximately 400 feet on Evans Rd. Parcel mostly level, can be sloped towards GA-124. A single family home on the parcel with tenant. Septic and public water. The property is adjacent to a gas station and restaurant. 4 miles from Amazon fulfillment center, multiple residential and mixed use developments underway within 1-2 miles. A roundabout is planned at GA-124 and Hog mountain Rd intersection. Access to I-85, GA Hwy 316 and 1 hour from Hartsfield-Jackson Atlanta International Airport.

HIGHLIGHTS

- High growth area
- Multiple residential developments underway
- 40 miles NE of Atlanta
- Exit 129 1.8 mile

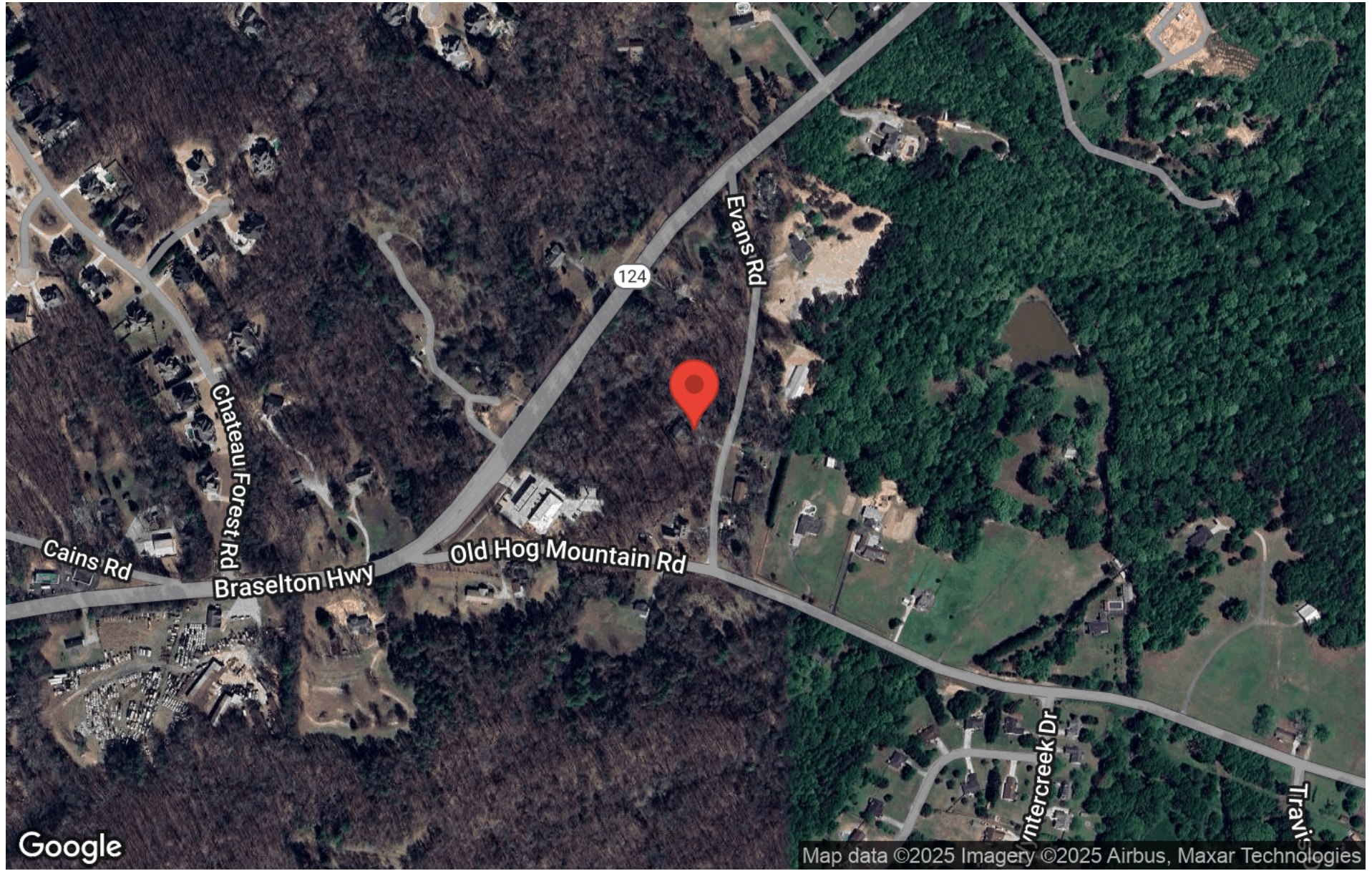
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AERIAL MAP

1268 EVANS RD



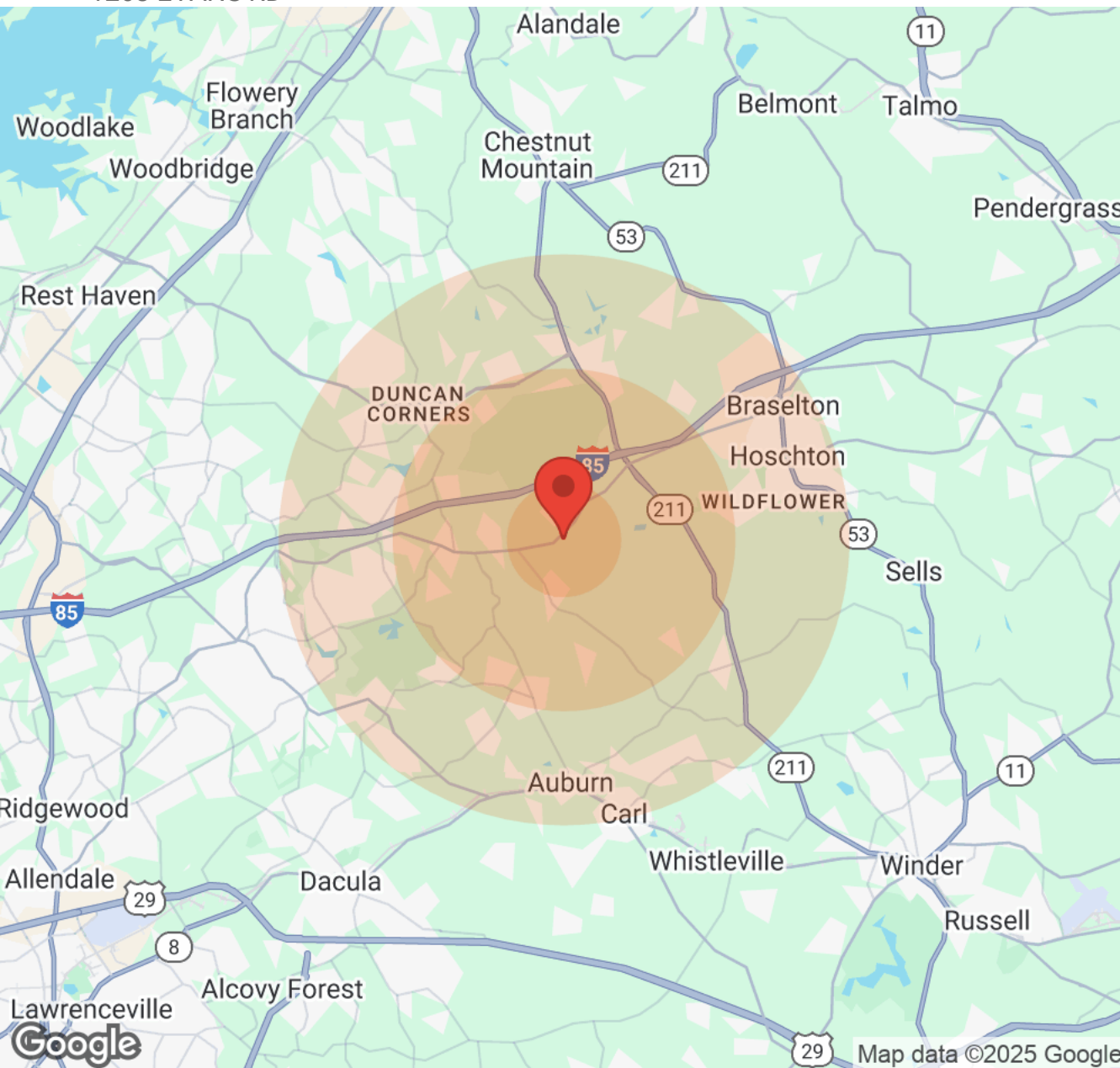
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DEMOGRAPHICS

1268 EVANS RD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	8,494	27,459
Female	N/A	8,253	25,323
Total Population	N/A	16,747	52,782

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,935	11,847
Ages 15-24	N/A	2,613	7,998
Ages 25-54	N/A	5,666	19,913
Ages 55-64	N/A	2,093	6,435
Ages 65+	N/A	2,440	6,589

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,842	43,693
Black	N/A	1,472	4,992
Am In/AK Nat	N/A	20	56
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,319	3,961
Multi-Racial	N/A	1,530	4,530

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$65,150	\$73,913
< \$15,000	N/A	136	685
\$15,000-\$24,999	N/A	313	781
\$25,000-\$34,999	N/A	731	1,447
\$35,000-\$49,999	N/A	833	2,162
\$50,000-\$74,999	N/A	946	3,481
\$75,000-\$99,999	N/A	912	2,997
\$100,000-\$149,999	N/A	636	3,086
\$150,000-\$199,999	N/A	506	1,299
> \$200,000	N/A	503	1,141

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,045	18,224
Occupied	N/A	5,522	16,857
Owner Occupied	N/A	4,829	14,920
Renter Occupied	N/A	693	1,937
Vacant	N/A	523	1,367

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PRESENTED BY:

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