

**COMMERCIAL**

**PRIMEPOINT**  
VENTURES

Real Estate • Finance • Development

**2.04 Acre Prime Commercial**

Russell Parkway  
Forsyth, GA 31029



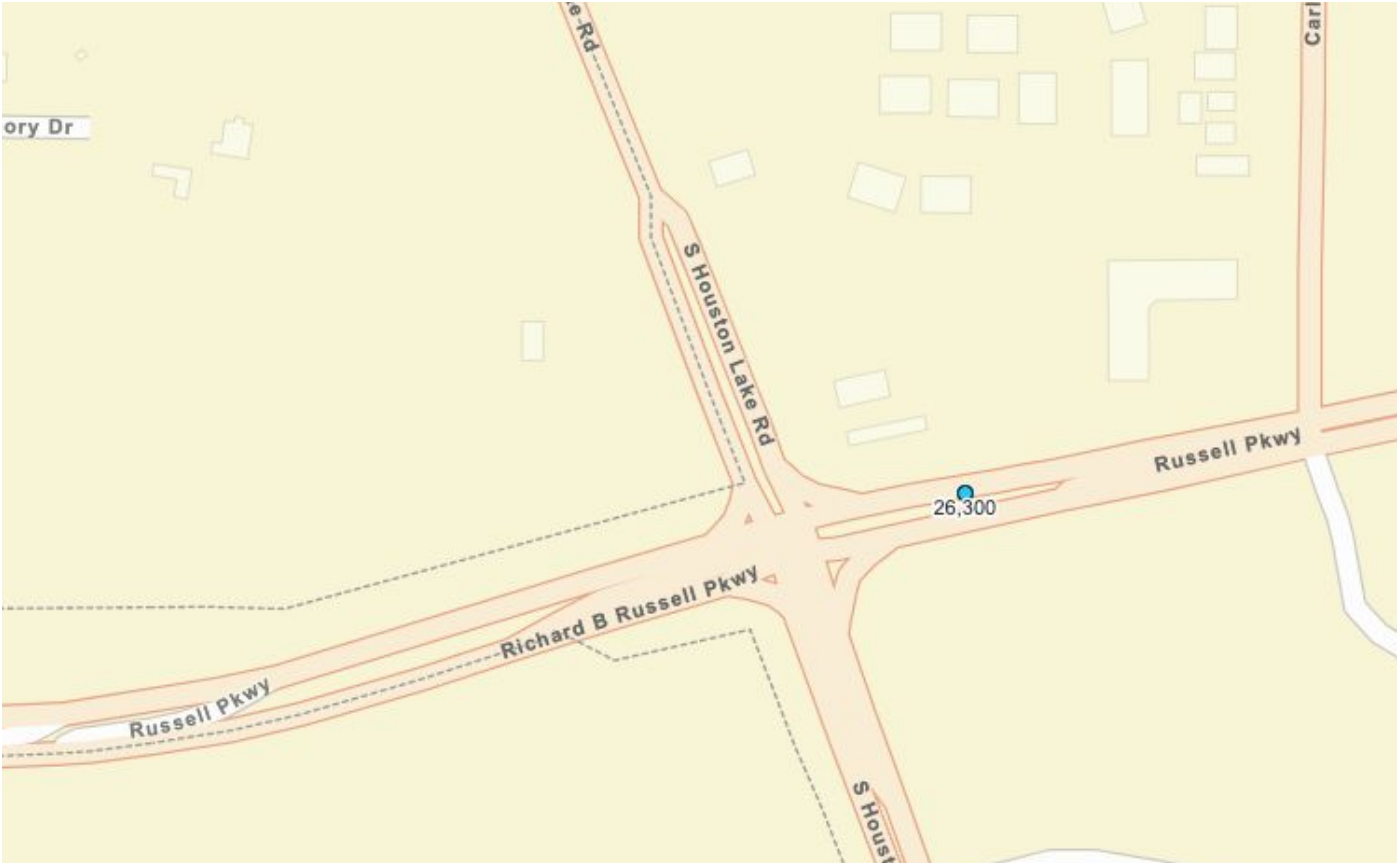
- Lot Size: 2.04 AC
- Frontage: 235' on Houston Lake Road
- Utilities: City water and sewer
- Zoning Class: C-2
- Traffic Count: 26,300 VPD
- Topography: Level
- Neighbors: Raceway, Georgia Bob's, Cookie Bar, Thai Pepper
- Notes: Minutes from I-75 in a rapidly growing area. Corner of 2 High Traffic Roads.

**Offered at \$770,000**

George Emami  
Owner/Broker/ Realtor®  
George@PrimePointVentures.net

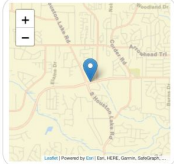
42 N Kimbell St., Ste. A, Forsyth GA 31029

Office: 478-394-4545  
Cell: 706-207-0383  
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0000153\_0394 - 153-0394  
 Description: CS 091915 BEG AT  
 County: Houston  
 Route number: 00076216  
 LRS section: 1533076216  
 Functional class: SU - Principal Arterial - Other (Urban)  
 Coordinates: 32.5928375786406, -83.667209272641

**Site Data**

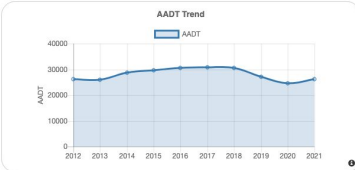
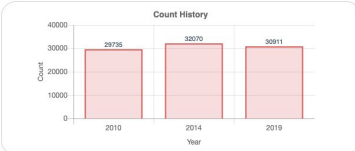
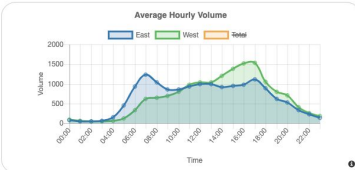


**Count History**

Year	Month	Count type	Duration	Count
2019	March	Class	48 hours	30911
2014	May	Volume	48 hours	32070
2010	August	Volume	48 hours	29735

**Annual Statistics**

Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Statistics type	-	-	-	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated
AADT	26100	26000	28700	29600	30500	30700	30500	27200	24600	26300
K-Factor	-	-	0.098	0.098	0.098	-	-	0.099	0.099	0.099
D-Factor	-	-	0.600	0.600	0.600	-	-	0.570	0.570	0.570
Future AADT	-	-	-	-	35700	43200	43700	38400	38400	39700

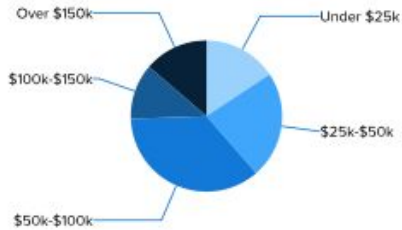


**FHWA Vehicle Classification**

Classification	Percentage
1. Motorcycles 2 axles, 2 or 3 wheels.	0.22%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	77.28%
3. Pickups, panels, vans 2 axles, 4-tire single units. Can have 1- or 2-axle trailers.	19.63%
4. Buses 2- or 3-axle, full length.	0.20%
5. Single-unit trucks 2 axle, 6-tire, dual rear tires, single-unit trucks.	1.72%
6. Single-unit trucks 3-axle, single-unit trucks.	0.36%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.00%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	0.27%
9. Single-trailer trucks 5-axle, single-trailer trucks.	0.29%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.02%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0.00%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0.00%

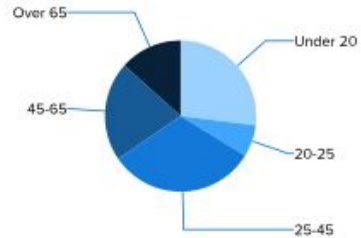
### Household Income

**\$63.2k**      **\$78.5k**      **↑ 4%**  
Median Income    2026 Estimate    Growth Rate



### Age Demographics

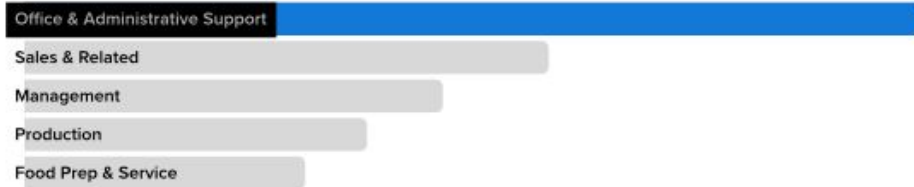
**34**      **35**      **↑ 3%**  
Median Age    2026 Estimate    Growth Rate



### Number of Employees

**2,125**

#### Top 5 Employment Categories



### Housing Occupancy Ratio

**13:1**  
13:1 predicted by 2026



### Renter to Homeowner Ratio

**1:1**  
1:1 predicted by 2026

