

Rosebud Rd. Loganville, GA 30052

For GPS: 3650 Miller Bottom Rd. Loganville, GA 30052

(Across street of Chevron Gas Station)

Between Miller Bottom Rd and HWY 20.

Tax ID: C00200000027000

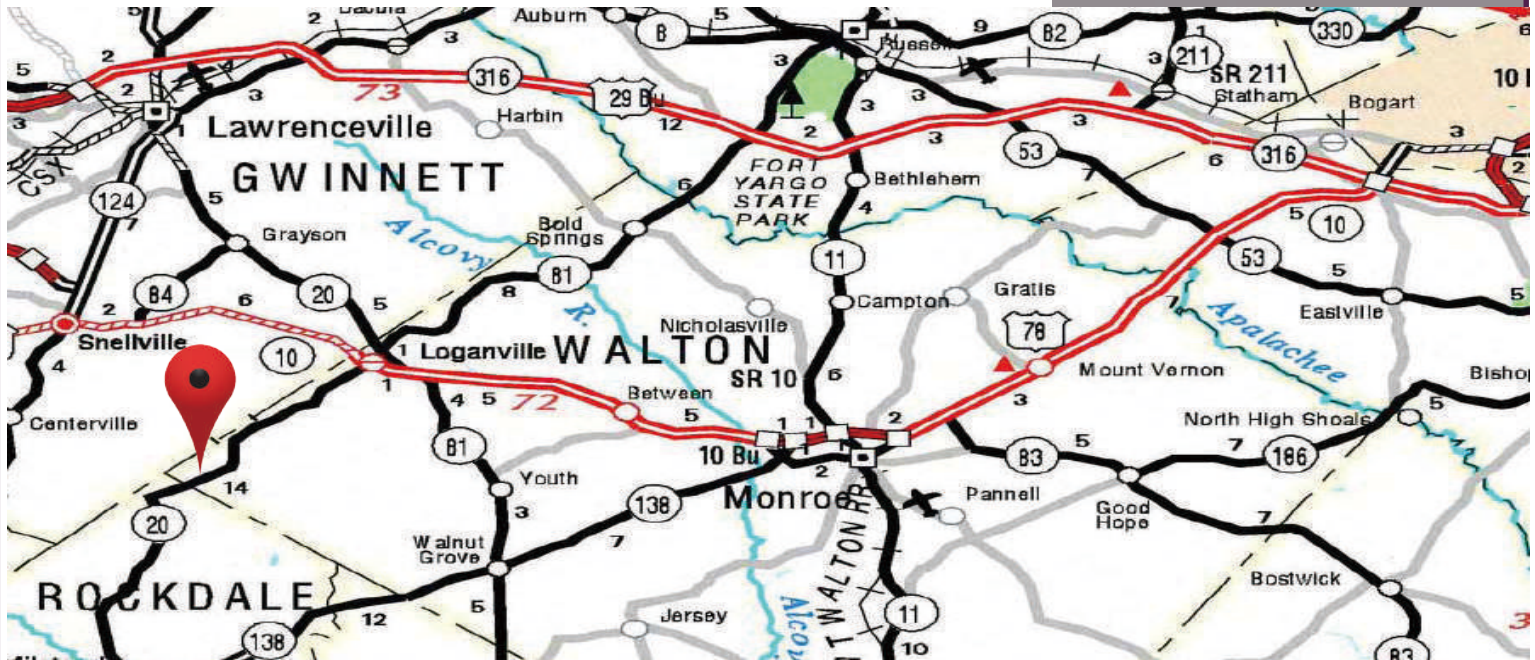
Property Location: (C0020027)



**BERKSHIRE
HATHAWAY**
HomeServices

Georgia Properties

COMMERCIAL DIVISION



CORNER LOT! 83 ACRES

- Currently Zoned: A1
- More than 1,000 Feet on each side. Prime Location for Commercial and Residential.
- Owner is willing to subdivided for minimum 20Acres.
- Potential Commercial with Double Road Frontage
- Highly visible intersection
- Dense residential population
- Great Location for Grocery, Shopping Center, Super Market, Bank, Auto Care Center, Gas Station, Day Care and still have land for residential at the back. In desirable Sharon Elementary School District.

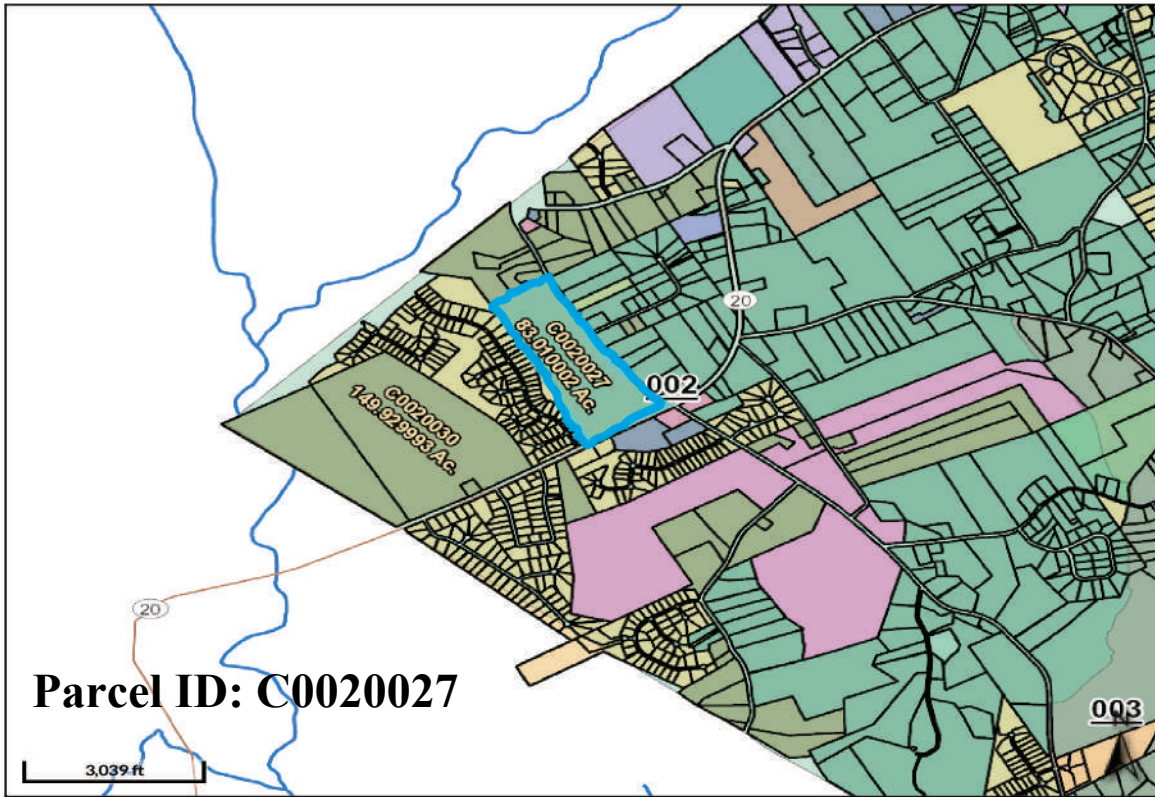


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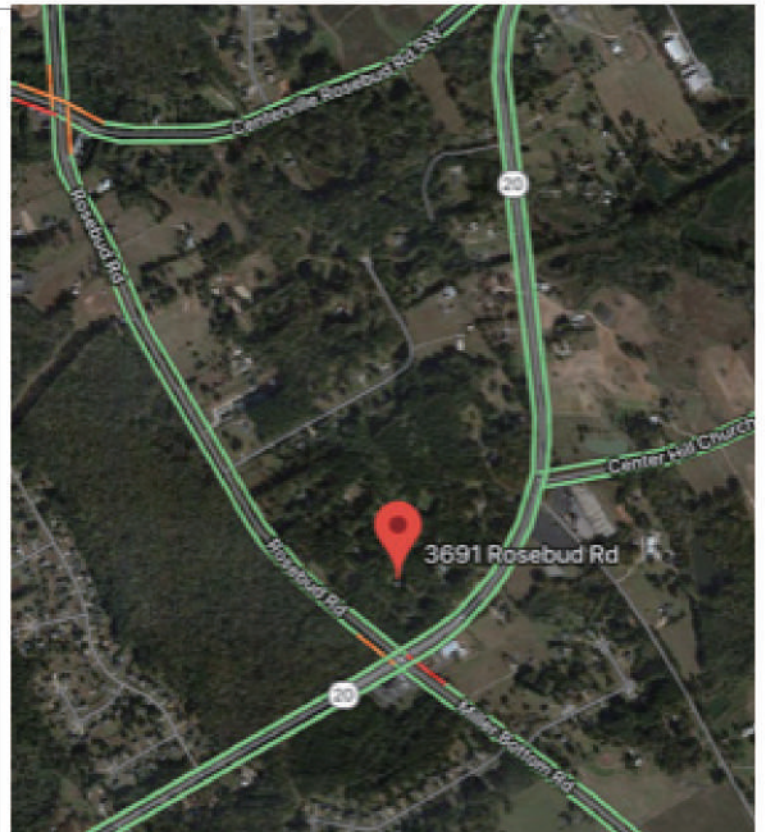
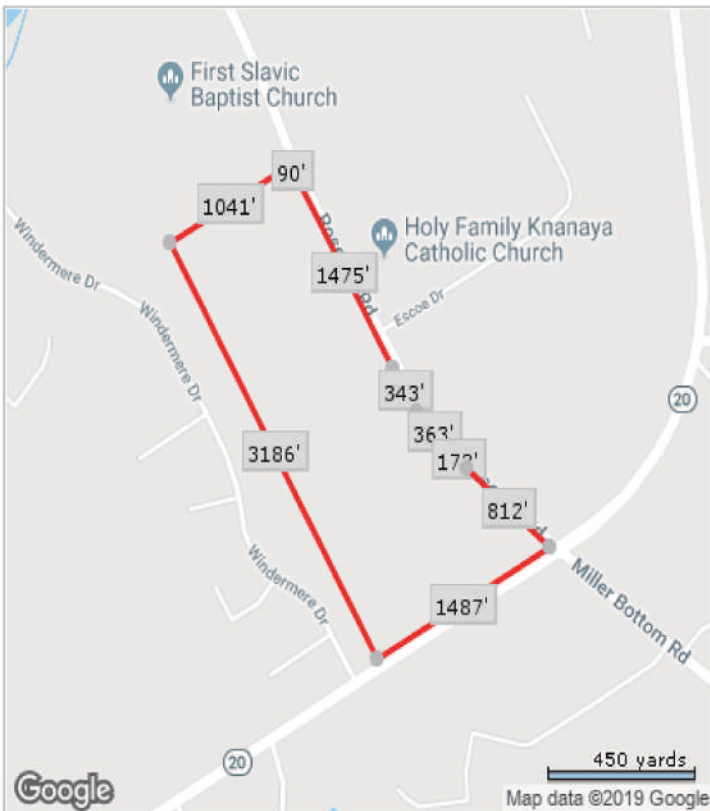
Overview



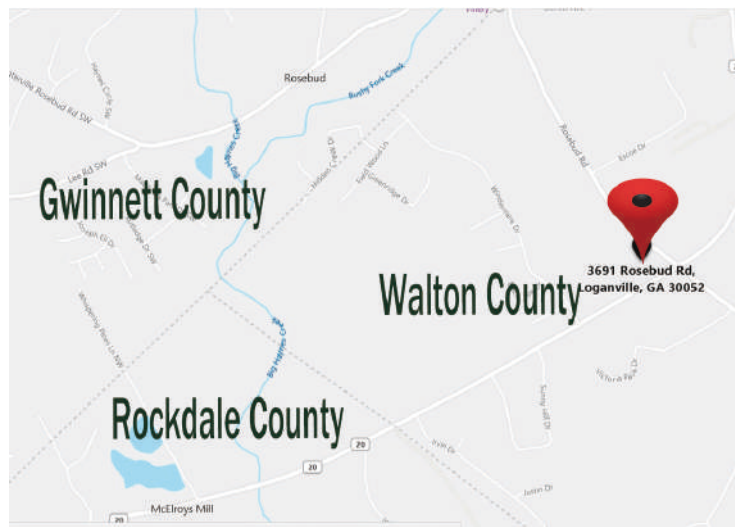
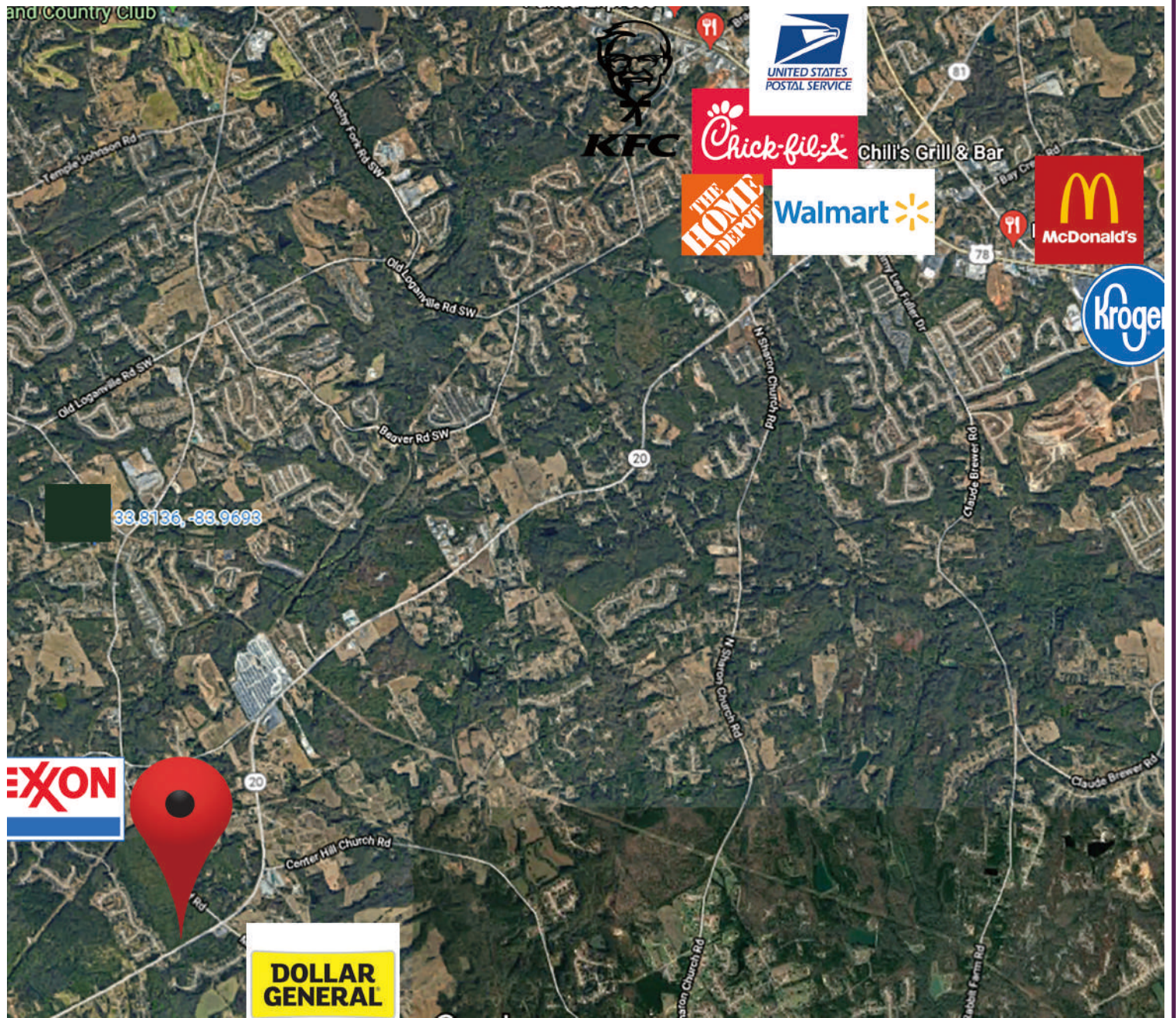
Legend

- Parcels
- Parcel Numbers + Acreage

Property Map



*1 of Dimensions are Estimated

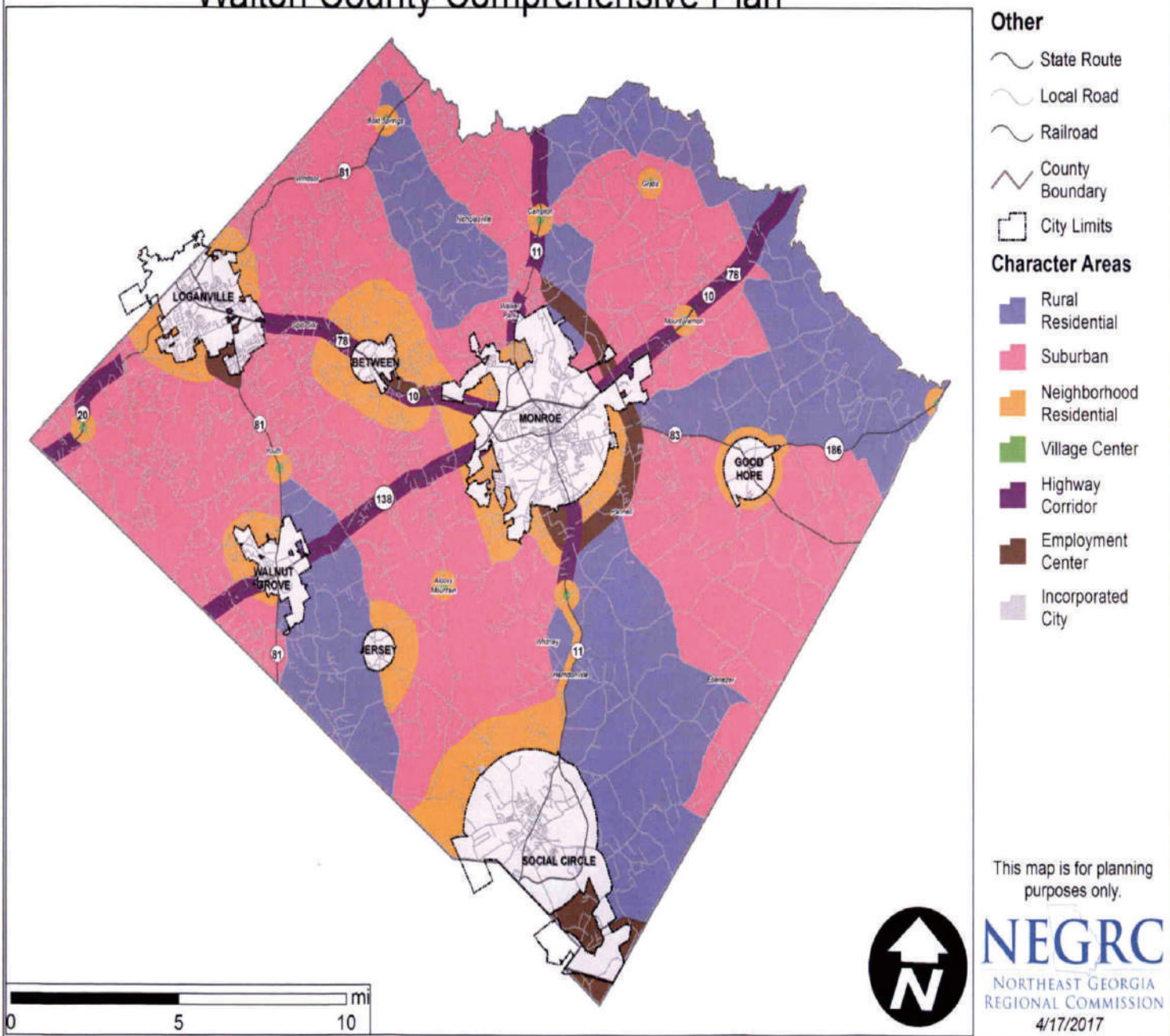


Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Future Development Map



Walton County Future Development Walton County Comprehensive Plan



Character Areas Compatibility Index

Walton County Comprehensive Plan 2017 | Character Areas Compatibility Index

The following table provides an overview of each of the character areas, including a brief description, zoning compatibility, and appropriate land uses for each:

CHARACTER AREA	DESCRIPTION OF CHARACTER AREA	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*
Rural Residential	Undeveloped land likely to face development pressures for lower-density residential land	A, A-1, A-2	Residential, Agriculture, Public, Recreation
Suburban	Planned to accommodate the majority of new residential growth	A, A-1, A-2, R-1, B-1	Residential, Agriculture, Public, Recreation, Mixed Use
Neighborhood Residential	Traditional residential development with neighborhood-scale businesses located throughout	A, R-1, R-2, R-3, O-I, TC, B-1, B-2	Residential, Commercial, Agriculture, Public, Recreation, Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space	R-1, R-2, R-3, B-1, O-I, TC	Mixed Use, Residential, Public, Recreation, Office, Commercial
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares	A, B-1, B-2, B-3, O-I, M1, M2, MUBP, MCMUBP	Commercial, Office, Industry, Public, Agriculture
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B-1, B-2, B-3, O-I, M1, MUBP, MCMUBP	Commercial, Office, Industry

**Note: not all zoning and land use classifications will necessarily be appropriate in all locations within a character area.*



Demographic Data



Summary **Demographics** Daytime Employment Consumer Spending Traffic

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	1,745	19,593	69,230
2019 Estimate	1,635	18,339	65,302
2010 Census	1,462	16,327	61,369
Growth 2019-2024	6.73%	6.84%	6.02%
Growth 2010-2019	11.83%	12.32%	6.41%
2019 Population Hispanic Origin	128	1,305	5,632
2019 Population by Race:			
White	1,356	9,726	31,312
Black	228	7,771	30,476
Am. Indian & Alaskan	4	90	275
Asian	31	360	1,494
Hawaiian & Pacific Island	2	20	81
Other	14	372	1,664
U.S. Armed Forces:	0	18	107
Households:			
2024 Projection	600	6,493	22,791
2019 Estimate	562	6,086	21,557
2010 Census	503	5,435	20,478
Growth 2019 - 2024	6.76%	6.69%	5.72%
Growth 2010 - 2019	11.73%	11.98%	5.27%
Owner Occupied	504	5,477	18,479
Renter Occupied	58	609	3,077
2019 Avg Household Income	\$87,779	\$81,553	\$77,987
2019 Med Household Income	\$70,985	\$65,160	\$65,995
2019 Households by Household Inc:			
<\$25,000	58	581	2,267
\$25,000 - \$50,000	117	1,675	5,187
\$50,000 - \$75,000	125	1,301	4,934
\$75,000 - \$100,000	81	975	4,216
\$100,000 - \$125,000	48	529	2,034
\$125,000 - \$150,000	21	378	1,256
\$150,000 - \$200,000	102	423	1,014
\$200,000+	10	226	649

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Miller Bottom Rd	Victoria Park Dr	0.01 SE	6,699	2018	0.14	MPSI...
State Rte 20	Moon Rd	0.10 NE	8,831	2018	0.17	MPSI...
State Rte 20	Moon Rd	0.08 N	8,780	2017	0.19	MPSI...
Rosebud Rd	Escoe Dr	0.03 NW	3,800	2017	0.39	MPSI...
Rosebud Rd	Escoe Dr	0.18 SE	6,088	2018	0.60	MPSI...
State Rte 20	Sunny Hill Dr	0.06 NE	8,210	2017	0.60	MPSI...
State Rte 20	Sunny Hill Dr	0.06 SW	9,297	2018	0.63	MPSI...
Centerville Rosebud Rd SW	Manor Way	0.10 SW	3,710	2017	0.84	MPSI...

Consumer Spending Radius

Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	16,874	169,790	583,414	19,689	197,620	673,128
Apparel:						
Total Apparel	977	10,318	36,083	1,104	11,595	40,160
Women's Apparel	386	4,040	14,068	445	4,620	15,908
Men's Apparel	208	2,127	7,376	237	2,428	8,355
Girl's Apparel	82	873	3,090	86	919	3,227
Boy's Apparel	53	591	2,100	56	618	2,187
Infant Apparel	41	458	1,663	47	517	1,862
Footwear	207	2,229	7,786	232	2,493	8,622
Entertainment, Hobbies & Pets:						
Total Entertainment, Hobbies & Pets	1,386	13,258	45,334	1,508	14,371	48,683
Entertainment	287	2,199	7,428	312	2,376	7,950
Audio & Visual Equipment/Service	624	6,622	22,975	681	7,220	24,841
Reading Materials	55	516	1,703	61	574	1,874
Pets, Toys, Hobbies	420	3,920	13,228	454	4,201	14,018
Personal Items	1,280	13,016	44,425	1,462	14,892	50,386
Food & Alcohol:						
Total Food & Alcohol	4,322	44,221	153,359	5,008	51,110	175,755
Food at Home	2,378	24,956	87,042	2,769	29,039	100,465
Food Away From Home	1,680	16,860	58,205	1,945	19,409	66,415
Alcoholic Beverages	264	2,404	8,112	294	2,662	8,876
Household:						
Total Household	2,410	25,013	84,656	2,675	27,674	92,800
House Maintenance & Repair	528	5,697	19,187	583	6,285	20,975
Household Equipment & Furnishings	982	10,195	34,348	1,068	11,036	36,816
Household Operations	680	6,963	23,904	777	7,945	27,042
Housing Costs	220	2,158	7,218	247	2,407	7,967
Transportation and Maintenance:						
Total Transportation and Maintenance	4,562	44,898	155,167	5,630	55,313	189,555
Vehicle Purchases	2,211	20,721	71,094	2,627	24,472	83,128
Vehicle Expenses	106	1,061	3,291	129	1,279	3,936
Gasoline	1,488	15,430	54,117	1,990	20,594	71,651
Transportation	234	2,488	8,621	286	3,029	10,413
Automotive Repair & Maintenance	523	5,198	18,044	598	5,939	20,427
Health Care:						
Total Health Care	937	8,974	29,952	1,121	10,8	



Daytime Employment Radius



Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	25	245	1,535	103	2,408	11,176	4	10	7
Retail	5	33	210	27	107	1,997	5	3	10
Wholesale	2	14	42	3	143	277	2	10	7
Hospitality & Food Service	1	5	70	13	69	1,126	13	14	16
Real Estate, Renting, Leasing	0	5	52	0	15	280	0	3	5
Finance & Insurance	1	5	91	4	20	377	4	4	4
Information	0	7	28	0	25	132	0	4	5
Scientific & Technology Services	1	23	158	2	67	534	2	3	3
Management of Companies	0	0	1	0	0	3	0	0	3
Health Care & Social Assistance	1	16	162	1	68	1,251	1	4	8
Education Services	2	6	27	3	168	804	2	28	30
Public Administration & Sales	0	1	10	0	10	135	0	10	14
Arts, Entertainment, Recreation	0	5	31	0	29	207	0	6	7
Utilities	0	0	2	0	0	63	0	0	32

