

FOR SALE

Commercial Sites Available - Twin Lakes

0 Twin Lakes Parkway, Hoschton, GA 30548

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Matt McCord

770.718.5102 | matt@nortoncommercial.com

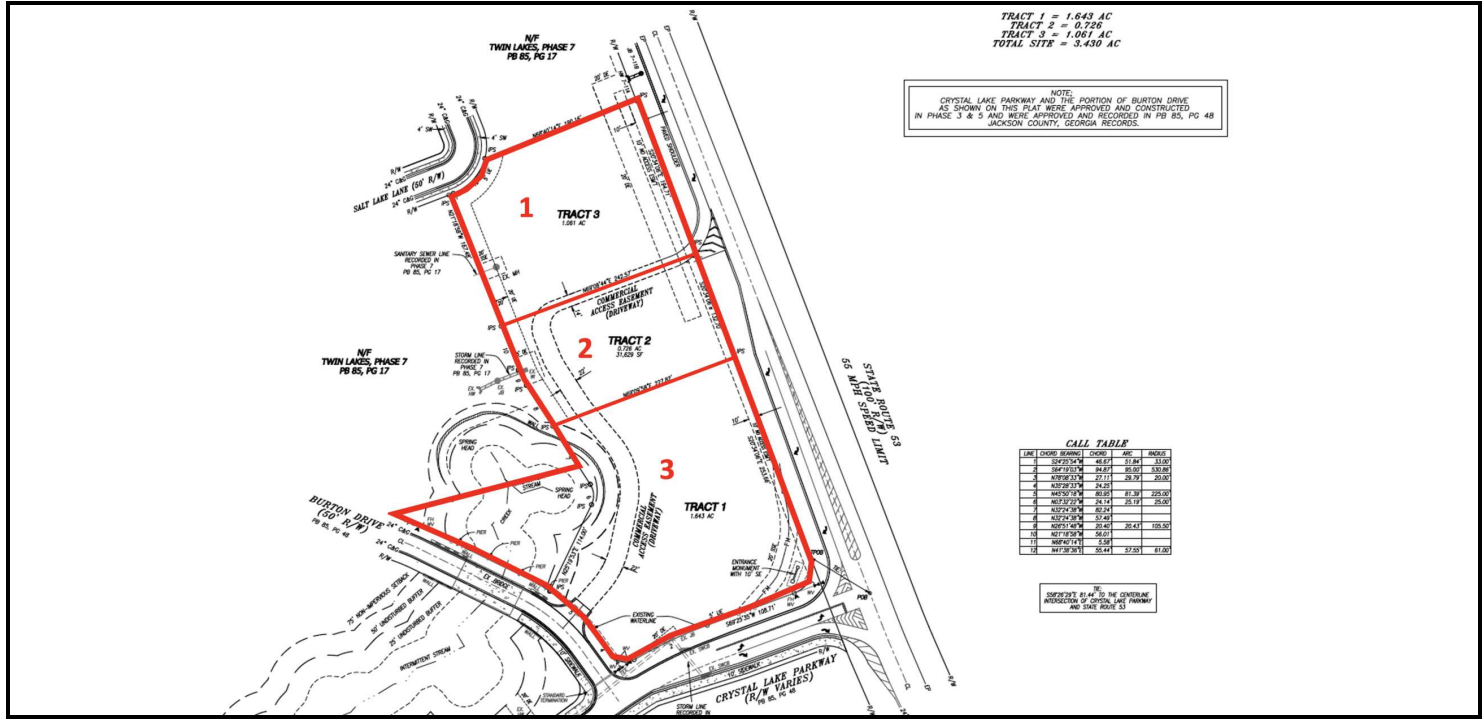


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

Commercial Sites Available - Twin Lakes

0 TWIN LAKES PARKWAY, HOSCHTON, GA 30548



OFFERING SUMMARY

Sale Price:	
Site 1: (1.64 +/- AC)	SOLD!
Site 2: (0.72 +/- AC)	SOLD!
Site 3: (1.06 +/- AC)	\$589,000.00
Zoning:	PUD
Highway 53 Frontage:	> 500'
Total Lot Size:	1.06 Acres
Utilities:	All Available

PROPERTY OVERVIEW

Norton Commercial is proud to represent the commercial component of Twin Lakes. We are offering 1 commercial outparcel to serve the 2,600 home residential development and surrounding citizens. With housing starts and traffic increasing, this is an opportunity to lead and shape the commercial market in Hoschton. Twin lakes is boasting astronomical pace at with 700 homes sold in the first 3 years and has been the #1 selling subdivision in the state since opening in 2020. Positioned just 50 miles north of Atlanta, Twin Lakes is one of the most transformative projects in the southeast. A true catalyst for the City of Hoschton's growth plan and future. What was once family land for wildlife and recreation is now one of the state's largest residential projects. Kolter Communities has created a true destination community.

LOCATION OVERVIEW

Located just miles from I-85, this development is within the high growth area of West Jackson County. Major employers have taken notice of the area's prime location for logistics and labor force. SK battery's North American headquarters is creating over 3,000 jobs and is nearing completion in nearby Commerce, GA. Amazon, Carters, Uline and Walmart all have major distribution warehouses in the immediate area. The Hwy 53 corridor offers easy access to entertainment, higher education and medical care in adjacent communities. Lake Lanier and Lake Hartwell are just a short drive from Hoschton. World class medical care within 15-minute drive pf the front entrance. Chateau Elan Resort (5 Miles) - Mall of Georgia/Top Golf (16 Miles) - Gainesville Square (18 Miles) - Tanger Outlet Malls (23 Miles) - Downtown Athens (30 Miles) - Hartsfield-Jackson International Airport (60 Miles)

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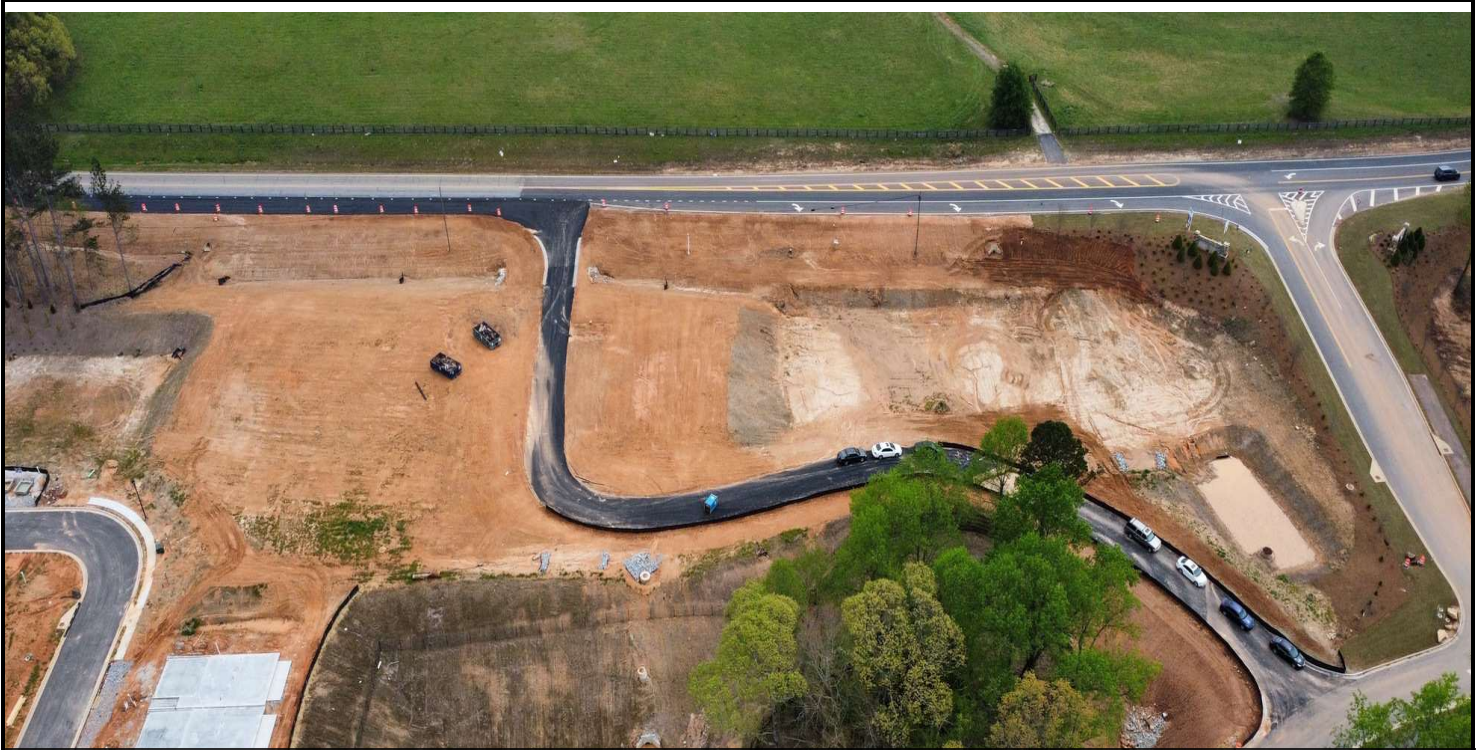


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ADDITIONAL PHOTOS

Commercial Sites Available - Twin Lakes

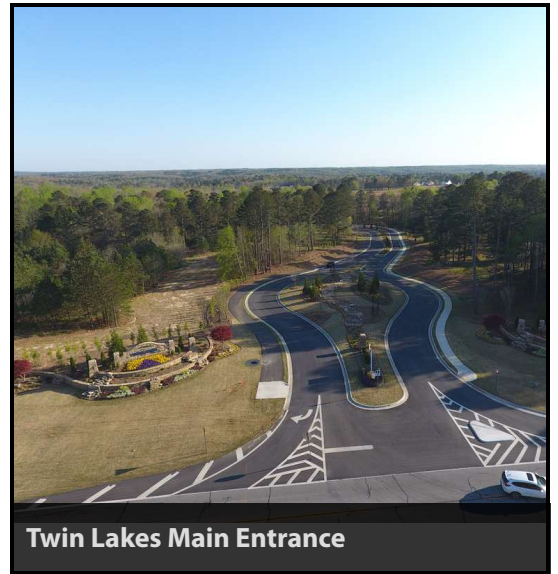
0 TWIN LAKES PARKWAY, HOSCHTON, GA 30548



Subject Property Current Development - Access Road in Place



Twin Lakes Current Development



Twin Lakes Main Entrance

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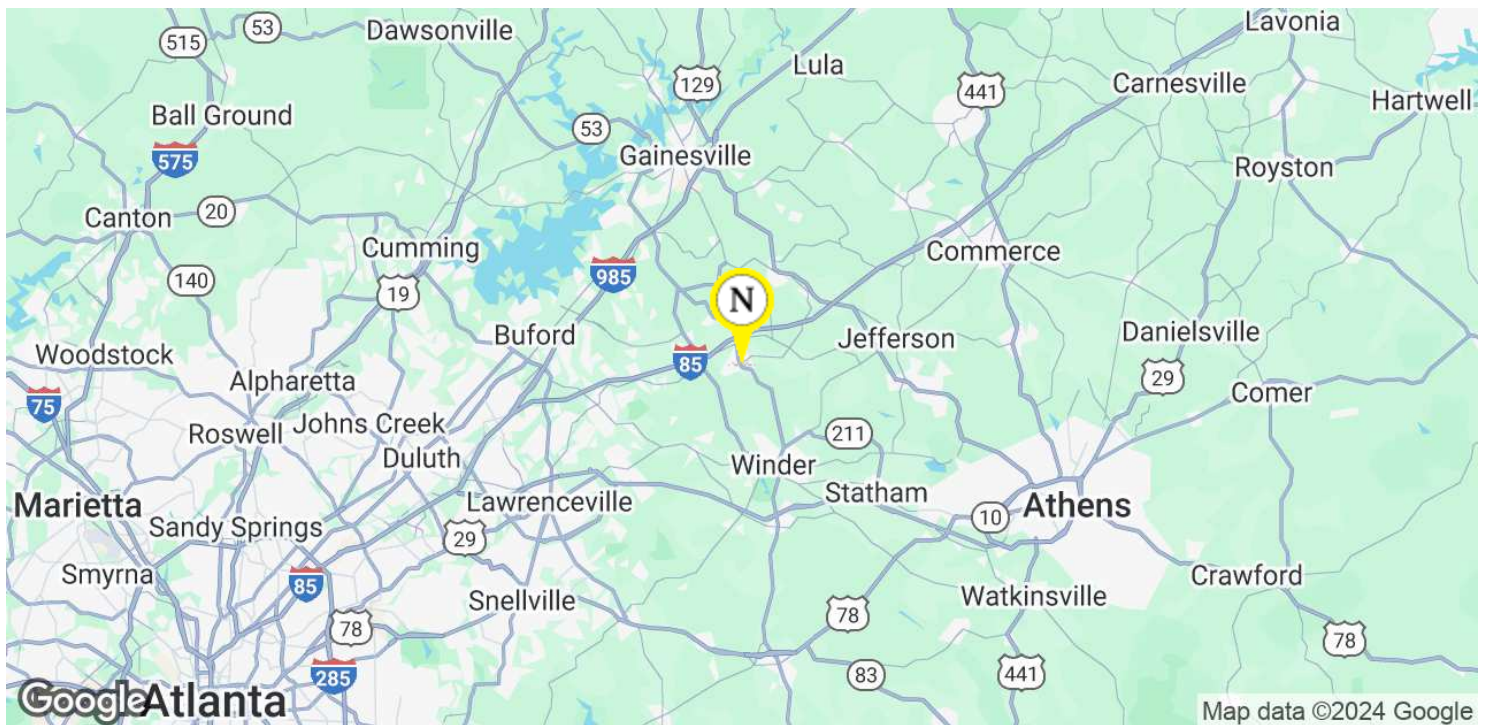
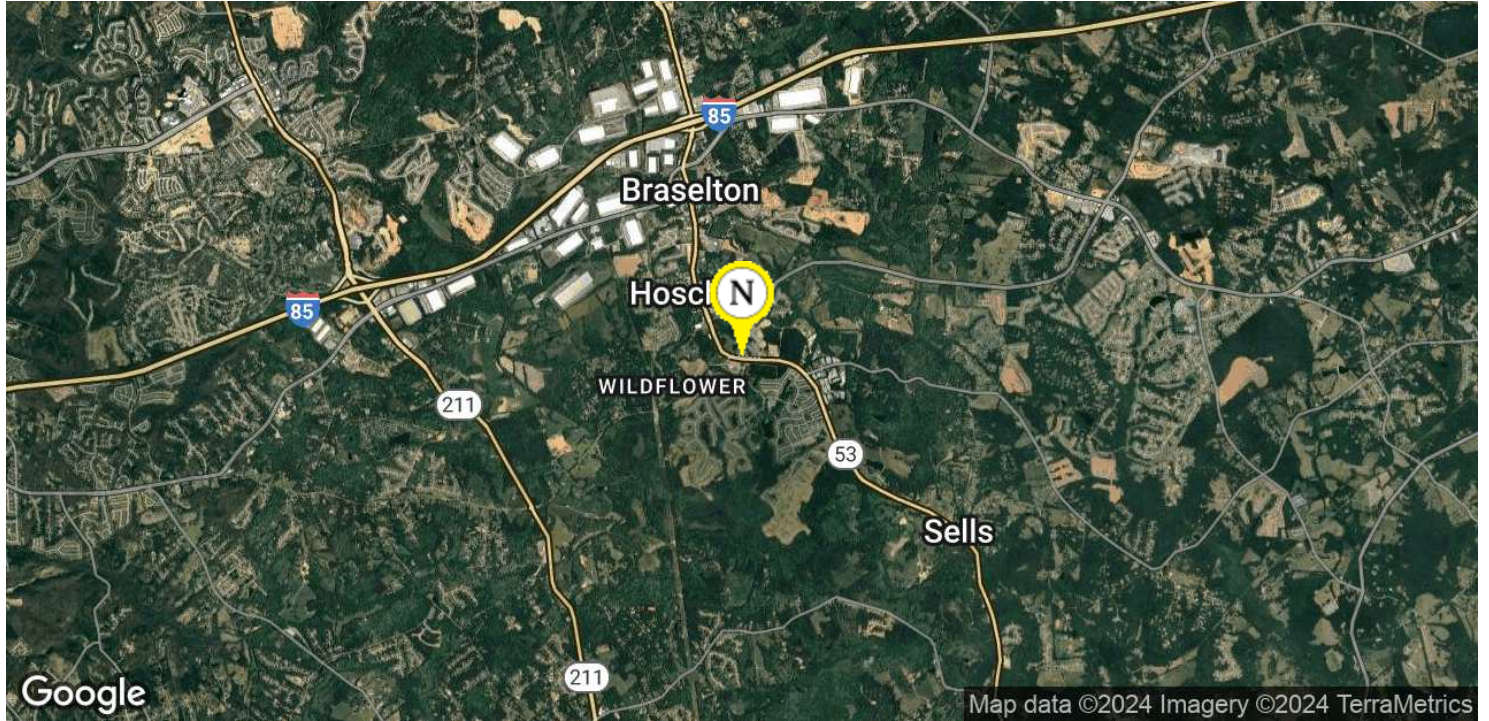
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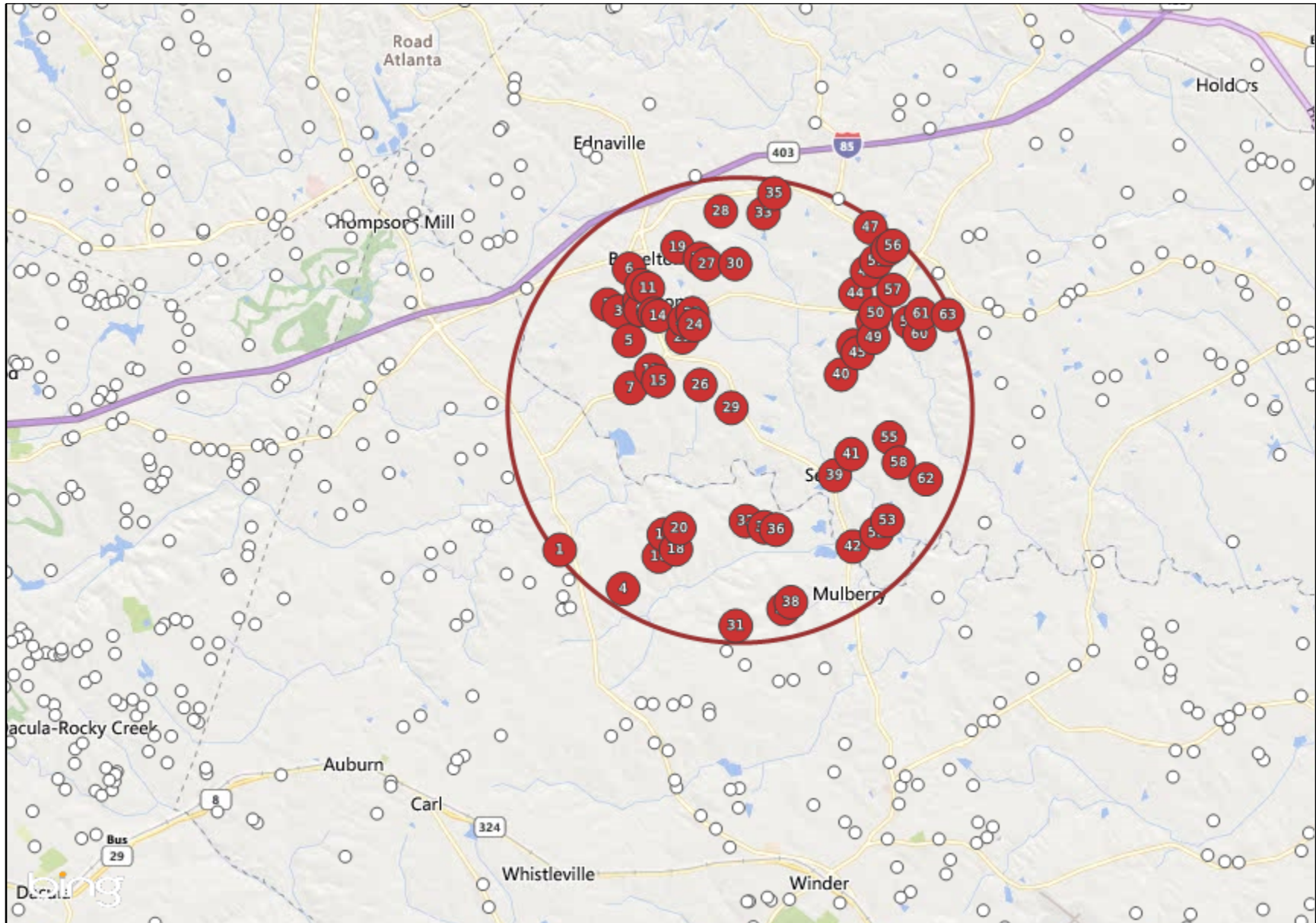
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Area of Interest

Twin Lakes - 3 MR



Housing Summary By Housing Type

Twin Lakes - 3 MR

Selection Totals

By Quarter		1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	Annual Rate/Supply
Single Family	Starts	130	177	180	114	221	173	113	113	162	561
	Closings	128	119	127	130	112	194	172	142	135	643
	Housing Inv	234	292	345	329	438	417	358	329	356	6.6 mos
	VDL Inv	1,062	941	769	1,006	933	801	685	1,113	1,055	22.6 mos
TH/Plex/Other	Starts	0	0	0	0	0	11	18	33	33	95
	Closings	0	0	0	4	0	0	0	5	26	31
	Housing Inv	4	4	4	0	0	11	29	57	64	24.8 mos
	VDL Inv	0	0	0	0	300	307	289	347	314	39.7 mos
Condominium	Starts	0	0	0	0	0	0	0	0	0	0
	Closings	0	0	0	0	0	0	0	0	0	0
	Housing Inv	0	0	0	0	0	0	0	0	0	0.0
	Released	0	0	0	0	0	0	0	0	0	0.0

By Profile	Occ	Mod	F/V	U/C	T/Inv	VDL	Fut	Vacant Land	Survey Stakes	Equip on Site	Excavation	Street Paving	Streets In	Total
	Single Family	3,645	26	99	231	356	1,055	2,390	631	132	468	992	167	0
TH/Plex/Other	35	2	25	37	64	314	384	41	0	137	206	0	0	797
Condominium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	3,680	28	124	268	420	1,369	2,774	672	132	605	1,198	167	0	8,243

By Price Range	Min Price	\$0	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$400,000	\$500,000	Total
	Max Price	\$99,999	\$149,999	\$199,999	\$249,999	\$299,999	\$399,999	\$499,999	\$99,999,999	
Single Family	Ann Starts	0	0	0	0	8	266	211	76	561
TH/Plex/Other	Ann Starts	0	0	0	0	31	64	0	0	95
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	0	0	0	39	330	211	76	656

By Lot Size	Min Lot Front	< 50	50	55	60	65	70	80	90 >	Total
	Max Lot Front	N/A	54	59	64	69	79	89		
Single Family	Ann Starts	0	31	202	122	88	39	45	34	561
TH/Plex/Other	Ann Starts	0	95	0	0	0	0	0	0	95
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	126	202	122	88	39	45	34	656

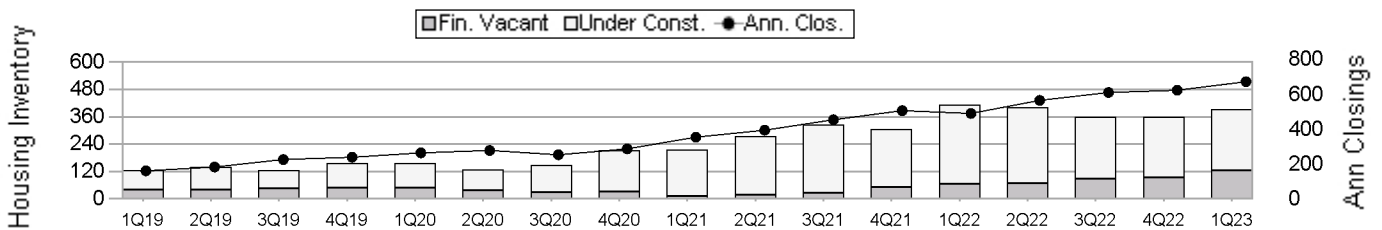
By Base Price	2Q22 Averages			3Q22 Averages			4Q22 Averages			1Q23 Averages		
	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF
Single Family	\$400,435	2,168	\$186.79	\$400,857	2,205	\$184.90	\$396,197	2,193	\$183.73	\$414,141	2,261	\$186.78
TH/Plex/Other										\$319,990	1,924	\$166.31
Condominium												

Historical Housing Activity Summary

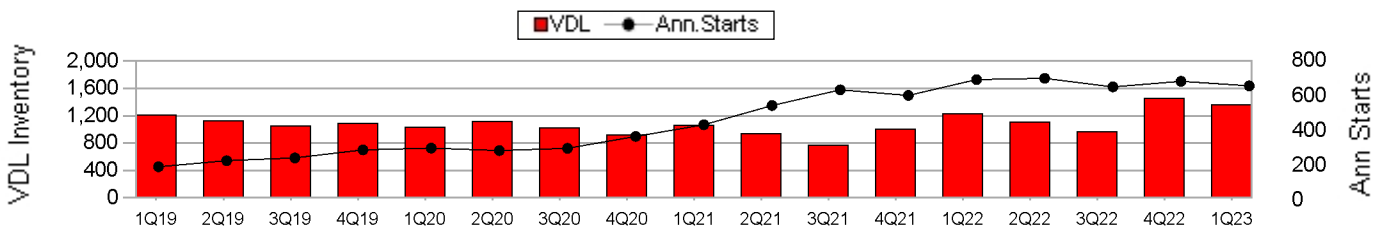
Twin Lakes - 3 MR

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
1Q19	36	163	4	40	84	128	9.4	53	192	1,212	75.8	3,583	49
2Q19	65	185	4	40	100	144	9.3	81	227	1,133	59.9	3,553	8
3Q19	92	228	3	47	79	129	6.8	77	243	1,053	52.0	3,553	5
4Q19	48	241	3	49	107	159	7.9	78	289	1,096	45.5	3,432	129
1Q20	61	266	4	49	108	161	7.3	63	299	1,040	41.7	3,372	127
2Q20	79	280	21	39	89	149	6.4	67	285	1,120	47.2	3,278	272
3Q20	67	255	25	28	119	172	8.1	90	298	1,031	41.5	3,804	276
4Q20	82	289	24	32	180	236	9.8	146	366	919	30.1	4,043	189
1Q21	128	356	23	13	202	238	8.0	130	433	1,062	29.4	3,805	455
2Q21	119	396	23	19	254	296	9.0	177	543	941	20.8	4,169	364
3Q21	127	456	24	27	298	349	9.2	180	633	769	14.6	4,257	371
4Q21	134	508	25	52	252	329	7.8	114	601	1,006	20.1	3,943	688
1Q22	112	492	26	67	345	438	10.7	221	692	1,233	21.4	3,496	863
2Q22	194	567	26	70	332	428	9.1	184	699	1,108	19.0	3,467	866
3Q22	172	612	29	88	270	387	7.6	131	650	974	18.0	3,514	855
4Q22	147	625	28	95	263	386	7.4	146	682	1,460	25.7	2,878	1,136
1Q23	161	674	28	124	268	420	7.5	195	656	1,369	25.0	2,774	792

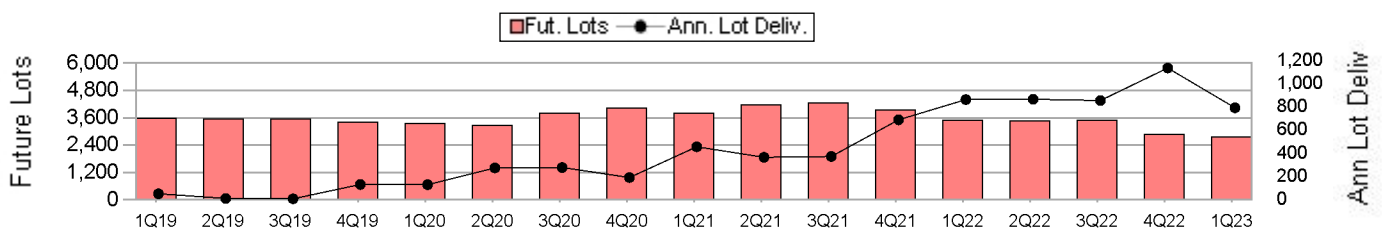
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Period Comparison By Housing Type

Twin Lakes - 3 MR

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	2Q21 - 1Q22		2Q22 - 1Q23		% Change	2Q21 - 1Q22		2Q22 - 1Q23		% Change	1Q22		1Q23		% Change	1Q22		1Q23		% Change
	Total	Monthly Rate	Total	Monthly Rate		Total	Monthly Rate	Total	Monthly Rate		Total	Supply (mos)	Total	Supply (mos)		Total	Supply (mos)	Total	Supply (mos)	
Single Family	692	57.7	561	46.8	-18.9%	488	40.7	643	53.6	31.8%	438	10.8	356	6.6	-18.7%	933	16.2	1,055	22.6	13.1%
TH/Plex/Other	0		95	7.9		4	0.3	31	2.6	675.0%	0	0.0	64	24.8		300		314	39.7	4.7%
Condominium																				
Selection Totals	692	57.7	656	54.7	-5.2%	492	41.0	674	56.2	37.0%	438	10.7	420	7.5	-4.1%	1,233	21.4	1,369	25.0	11.0%

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	2Q20 - 1Q21		2Q21 - 1Q22		% Change	2Q20 - 1Q21		2Q21 - 1Q22		% Change	1Q21		1Q22		% Change	1Q21		1Q22		% Change
	Total	Monthly Rate	Total	Monthly Rate		Total	Monthly Rate	Total	Monthly Rate		Total	Supply (mos)	Total	Supply (mos)		Total	Supply (mos)	Total	Supply (mos)	
Single Family	429	35.8	692	57.7	61.3%	356	29.7	488	40.7	37.1%	234	7.9	438	10.8	87.2%	1,062	29.7	933	16.2	-12.1%
TH/Plex/Other	4	0.3	0		-100.0%	0		4	0.3		4		0	0.0	-100.0%	0	0.0	300		
Condominium																				
Selection Totals	433	36.1	692	57.7	59.8%	356	29.7	492	41.0	38.2%	238	8.0	438	10.7	84.0%	1,062	29.4	1,233	21.4	16.1%

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot							
	2Q22	3Q22	4Q22	1Q23	Average	2Q21 - 1Q22 Average	% Change		1Q23	2Q22	3Q22	4Q22	1Q23	Average	2Q21 - 1Q22 Average	% Change
	Single Family	\$400,435	\$400,857	\$396,197	\$414,141	\$402,907	\$387,000		4.1%	2,260	\$186.79	\$184.90	\$183.73	\$186.78	\$185.55	\$173.60
TH/Plex/Other				\$319,990	\$319,990			1,924				\$166.31	\$166.31			
Condominium																
Selection Totals	\$400,435	\$400,857	\$396,197	\$413,033	\$402,631	\$387,000	4.0%	2,257	\$186.79	\$184.90	\$183.73	\$186.54	\$185.49	\$173.60	6.8%	

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot							
	2Q21	3Q21	4Q21	1Q22	Average	2Q20 - 1Q21 Average	% Change		1Q22	2Q21	3Q21	4Q21	1Q22	Average	2Q20 - 1Q21 Average	% Change
	Single Family	\$365,127	\$377,362	\$388,116	\$417,397	\$387,000	\$317,311		22.0%	2,276	\$164.53	\$169.81	\$174.50	\$185.57	\$173.60	\$144.52
TH/Plex/Other																
Condominium																
Selection Totals	\$365,127	\$377,362	\$388,116	\$417,397	\$387,000	\$317,311	22.0%	2,276	\$164.53	\$169.81	\$174.50	\$185.57	\$173.60	\$144.52	20.1%	

Price Range Analysis

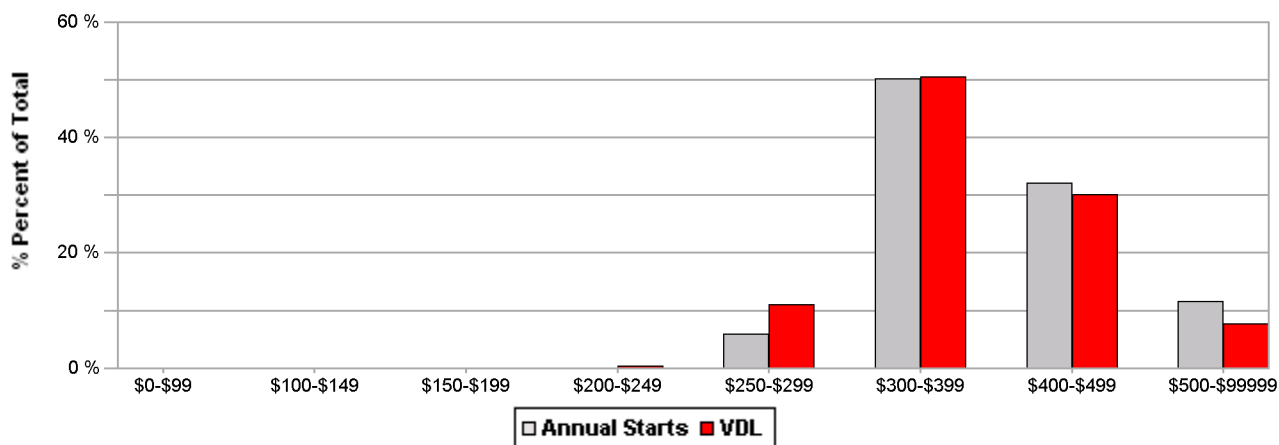
Twin Lakes - 3 MR

\$0 \$100,000 \$150,000 \$200,000 \$250,000 \$300,000 \$400,000 \$500,000
 \$99,999 \$149,999 \$199,999 \$249,999 \$299,999 \$399,999 \$499,999 \$999,999 *Total

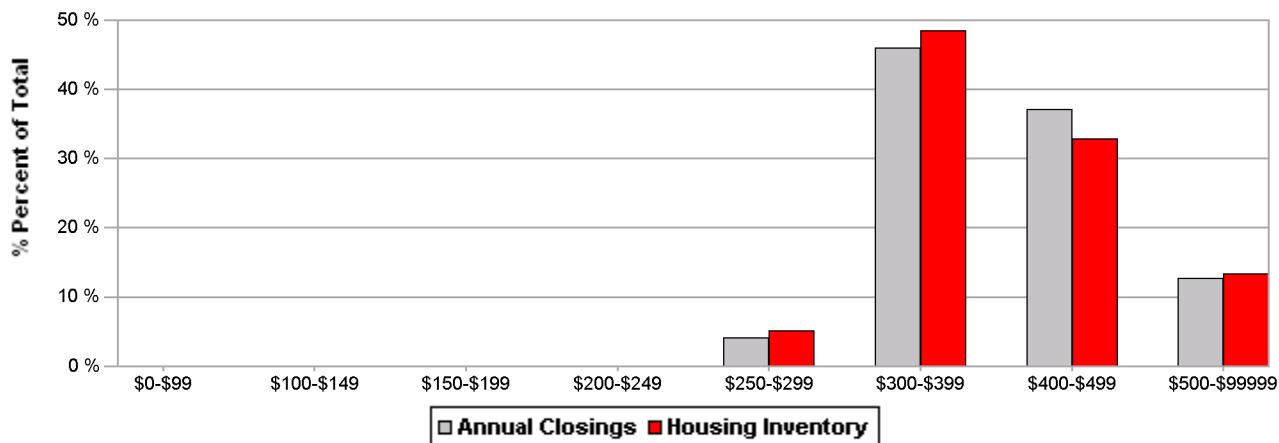
Custom Market Numerical Totals	Ann Starts	0	0	39	329	211	76	656
	Ann Closings	0	0	28	310	250	86	674
	Housing Inv	0	0	22	204	138	56	420
	VDL Inv	1	6	143	653	390	99	1,292
	Housing Supply (Mos)	-	12.0	9.4	7.9	6.6	7.9	7.5
VDL Supply (Mos)	-	-	43.5	23.8	22.2	15.7	23.6	

Custom Market Percentage Totals	Ann Starts			6.0 %	50.2 %	32.2 %	11.6 %	100 %
	Ann Closings			0.0 %	4.1 %	46.0 %	37.1 %	100 %
	Housing Inv			0.0 %	5.2 %	48.5 %	32.9 %	100 %
	VDL Inv	0.0 %	0.5 %	11.0 %	50.6 %	30.2 %	7.7 %	100 %

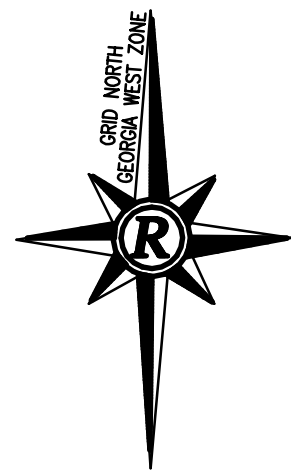
Price Range Distribution of Annual Starts vs VDL



Price Range Distribution of Annual Closings vs Housing Inventory



*Because this report excludes sections without pricing information, the totals may not match those shown on other summary reports.

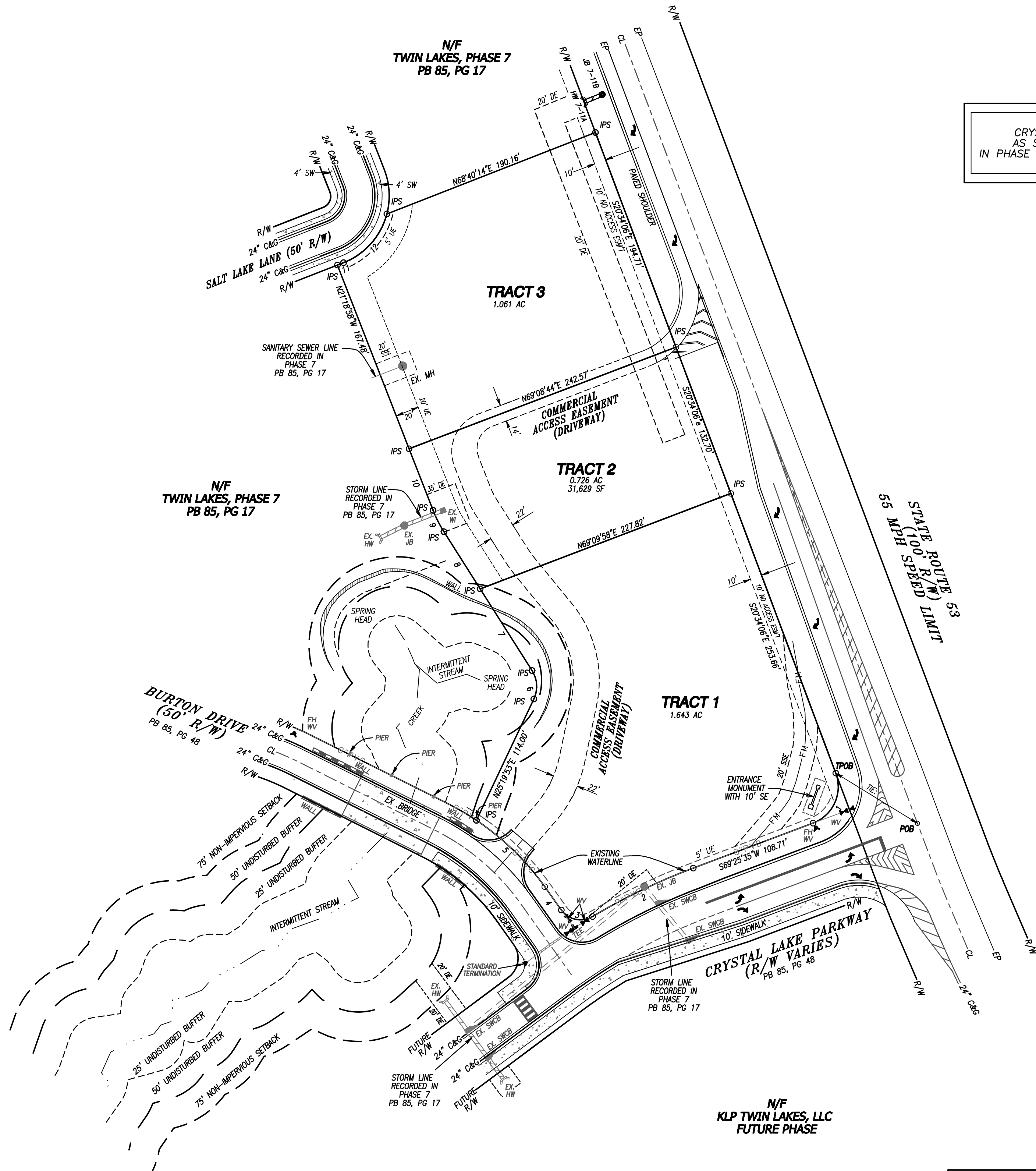


THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

- AC - ACRES
- AE - ACCESS EASEMENT
- APPROX - APPROXIMATE
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- BSG - CURB & GUTTER
- CTP - CRIMP TOP PIPE
- CI - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CO - CLEANOUT
- CONC - CONCRETE
- DB, PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DP - DUMPSTER PAD
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- FH - FIRE HYDRANT
- FDC - FIRE DEPARTMENT CONNECTOR
- FES - FLARED END SECTION
- FM - FORCE MAIN
- GS - GAS LINE
- GE - GAS EASEMENT
- GM - GAS METER
- GV - GAS VALVE
- GP - GUY POLE
- GW - GUY WIRE
- HW - HEAD WALL
- IFP - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/W)
- JB - JUNCTION BOX
- LP - LIGHT POLE
- MB - MAILBOX
- MH - MANHOLE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- PL - POWER LINE
- PT - POWER & TELEPHONE LINE
- PBX - POWER BOX
- PE - POWER EASEMENT
- PL - PROPERTY LINE
- PM - POWER METER
- PBG - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYL CHLORIDE PIPE
- PB, PG - PLAT BOOK, PAGE
- RB - REBAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SE - SIGN EASEMENT
- SF - SQUARE FOOT
- SSE - SANITARY SEWER EASEMENT
- SW - SIDEWALK
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- T - TELEPHONE LINE
- UE - UTILITY EASEMENT
- UP - UNDERGROUND POWER
- UT - UNDERGROUND TELEPHONE
- W - WATER LINE
- WM - WATER METER
- WV - WATER VALVE
- WVT - WATER VAULT

- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- ADDRESS



AREA SUMMARY

TRACT 1 = 1.643 AC
TRACT 2 = 0.726 AC
TRACT 3 = 1.061 AC
TOTAL SITE = 3.430 AC

NOTE:
CRYSTAL LAKE PARKWAY AND THE PORTION OF BURTON DRIVE
AS SHOWN ON THIS PLAT WERE APPROVED AND CONSTRUCTED
IN PHASE 3 & 5 AND WERE APPROVED AND RECORDED IN PB 85, PG 48
JACKSON COUNTY, GEORGIA RECORDS.

CALL TABLE

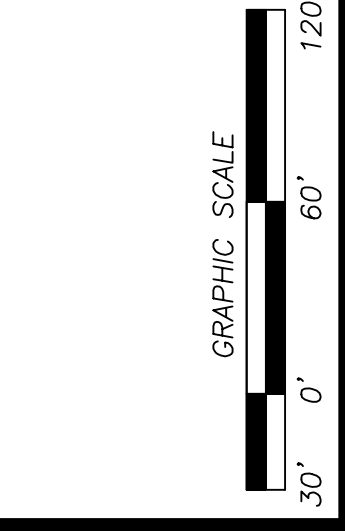
LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S24°25'54"W	46.67	51.84	33.00
2	S64°19'03"W	94.87	95.00	530.86
3	N78°08'33"W	27.11	29.79	20.00
4	N35°28'33"W	24.25		
5	N45°50'18"W	80.95	81.39	225.00
6	N03°32'22"W	24.14	25.19	25.00
7	N32°24'38"W	82.24		
8	N32°24'38"W	57.49		
9	N26°51'48"W	20.40	20.43	105.50
10	N21°18'58"W	56.01		
11	N68°40'14"E	5.58		
12	N41°38'36"E	55.44	57.55	61.00

NOTE:
S58°28'29"E 81'44" TO THE CENTERLINE
INTERSECTION OF CRYSTAL LAKE PARKWAY
AND STATE ROUTE 53

Rochester | **BCCM**
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

MINOR SUBDIVISION PLAT
FOR:
TWIN LAKES PHASE 7A
LOCATED IN
CITY OF HOCHSTON
JACKSON COUNTY, GEORGIA

NO.	DATE	REVISIONS
1	12/01/22	REVISED PER CITY OF HOCHSTON COMMENTS



NOTE:
FUTURE OWNER OF EACH TRACT WILL NEED TO PREPARE A SITE PLAN
FOR CITY APPROVAL AND ALSO FOR ADDRESSING.

SHEET
3
OF
3
DATE: 9/22/22
SCALE: 1" = 60'
JOB NO: 0217044-PR7A
FILE NO: *FIN.FOI
DRAWN BY: WDC



Executive Summary

2051-2199 GA-53
 2051-2199 GA-53, Hoschton, Georgia, 30548
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.07927
 Longitude: -83.74229

	1 mile	3 miles	5 miles
Population			
2010 Population	45	6,540	25,258
2020 Population	59	9,688	33,981
2022 Population	433	11,588	37,169
2027 Population	798	15,115	42,658
2010-2020 Annual Rate	2.75%	4.01%	3.01%
2020-2022 Annual Rate	142.51%	8.28%	4.07%
2022-2027 Annual Rate	13.01%	5.46%	2.79%
2022 Male Population	50.1%	49.5%	49.6%
2022 Female Population	49.9%	50.5%	50.4%
2022 Median Age	43.8	40.5	38.6

In the identified area, the current year population is 37,169. In 2020, the Census count in the area was 33,981. The rate of change since 2020 was 4.07% annually. The five-year projection for the population in the area is 42,658 representing a change of 2.79% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	78.5%	81.8%	78.0%
2022 Black Alone	6.7%	4.2%	6.0%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2022 Asian Alone	2.5%	3.2%	4.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.6%	3.0%	4.2%
2022 Two or More Races	7.4%	7.5%	7.4%
2022 Hispanic Origin (Any Race)	9.9%	8.7%	9.6%

Persons of Hispanic origin represent 9.6% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	135	136	107
2010 Households	15	2,282	8,827
2020 Households	20	3,292	11,652
2022 Households	156	3,960	12,749
2027 Households	289	5,226	14,663
2010-2020 Annual Rate	2.92%	3.73%	2.82%
2020-2022 Annual Rate	149.16%	8.56%	4.08%
2022-2027 Annual Rate	13.12%	5.70%	2.84%
2022 Average Household Size	2.78	2.93	2.90

The household count in this area has changed from 11,652 in 2020 to 12,749 in the current year, a change of 4.08% annually. The five-year projection of households is 14,663, a change of 2.84% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2020. The number of families in the current year is 9,971 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

2051-2199 GA-53
 2051-2199 GA-53, Hoschton, Georgia, 30548
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.07927
 Longitude: -83.74229

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.3%	16.3%	14.8%
Median Household Income			
2022 Median Household Income	\$78,437	\$91,699	\$88,008
2027 Median Household Income	\$84,776	\$96,421	\$97,007
2022-2027 Annual Rate	1.57%	1.01%	1.97%
Average Household Income			
2022 Average Household Income	\$115,863	\$121,925	\$108,981
2027 Average Household Income	\$123,574	\$129,986	\$121,870
2022-2027 Annual Rate	1.30%	1.29%	2.26%
Per Capita Income			
2022 Per Capita Income	\$42,572	\$41,578	\$37,085
2027 Per Capita Income	\$45,631	\$44,870	\$41,582
2022-2027 Annual Rate	1.40%	1.54%	2.32%

Households by Income

Current median household income is \$88,008 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$97,007 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$108,981 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$121,870 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,085 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,582 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	131	146	160
2010 Total Housing Units	17	2,510	9,628
2010 Owner Occupied Housing Units	12	1,952	7,352
2010 Renter Occupied Housing Units	3	330	1,474
2010 Vacant Housing Units	2	228	801
2020 Total Housing Units	21	3,491	12,174
2020 Vacant Housing Units	1	199	522
2022 Total Housing Units	173	4,239	13,446
2022 Owner Occupied Housing Units	123	3,470	11,152
2022 Renter Occupied Housing Units	33	490	1,597
2022 Vacant Housing Units	17	279	697
2027 Total Housing Units	328	5,625	15,565
2027 Owner Occupied Housing Units	255	4,724	13,054
2027 Renter Occupied Housing Units	33	503	1,609
2027 Vacant Housing Units	39	399	902

Currently, 82.9% of the 13,446 housing units in the area are owner occupied; 11.9%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 12,174 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 4.52%. Median home value in the area is \$247,031, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.67% annually to \$268,364.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.