

FOR SALE

"The Fairways"

A Residential Development

Watkinsville, GA – Oconee County, GA



Presented by:

Kyle Ward

Associate Broker

706-474-1348

kward@longleafcre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for informational purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property.



FACT SHEET

DESCRIPTION:	25 SFR Lots and 78 Townhome lots – 103 total Lots – 2+- acre pond included in common area. Great location.
LOCATION:	Just off of HWY 316 adjacent to Jennings Mill Golf Course, approximately 4 miles NW of Downtown Watkinsville, GA, 2.4 miles to GA Square Mall, and 5 miles to Downtown Athens and UGA – Oconee County, GA
EXISTING ZONING:	Residential – R3 MPD
AVG LOT DIMENSIONS:	Single Family Detached: 70'x100' AVG Townhome: 22'x50' AVG
SCHOOL SYSTEM:	Residential Subdivision
OCONEE COUNTY WEBSITE:	WWW.OCONEECOUNTY.COM
Utilities:	All
DEMOGRAPHIS SUMMARY:	

DT = DRIVE TIME	5 MIN DT	10 MIN DT	15 MIN DT
2012 POPULATION	407	14,834	98,373
2012 HOUSEHOLDS	150	6,307	38,238

REMARKS:

The Fairways is located near the City of Athens and Watkinsville within Oconee County. It is Adjacent to Jennings Mill Golf and Country Club and is within site distance to Highway 316. All major shopping, Restaurants and retail centers are within 2 miles of this community. Two of GA's top ranked hospitals, St Mary's Health Care System and Athens Regional are within 3 to 5 miles of this community. "Three Sixteen Professional Quarter", a professional park consisting predominately of medical offices, is also directly adjacent to this community. The epicenter of Athens is within 4 miles of this community and will provide a hub of entertainment and social activities for future residents.

It may be possible to connect "The Fairways" to the Jennings Mill golf course via cart paths. A membership deal could possibly be negotiated with Jennings Mill for use of their amenities (swim, tennis, golf)

ASKING PRICE:	\$1,250,000
----------------------	--------------------



ZONING

For Oconee County's full Unified Development Code go to this webpage:

[HTTP://WWW.OCONEECOUNTY.COM/INDEX.PHP/UNIFIEDDEVELOPMENTCODEHP](http://www.oconeecounty.com/index.php/unifieddevelopmentcodehp)

Sec. 205.09. **R-3 Multi-Family Residential District.**

- a. Purpose and intent of the R-3 zoning district.
 - (1) The R-3 Multi-Family Residential District is established to protect and promote a suitable environment for family life, to meet the needs and demands for the development of medium density residential areas and to protect the future development of land in accordance with comprehensive development plans for the county.
 - (2) The R-3 Multi-Family Residential Zoning District is designed for medium density suburban residential development. The development of lots in this District is also permitted only with the approval of the water and sewer systems by the Georgia Department of Human Resources and the Oconee County Health Department.
- b. Uses allowed in the R-3 zoning district.
 - (1) Principal uses that are allowed by right or by Special Use approval are listed on Table 2.1.
 - (2) Accessory uses that are allowed by right or by Special Use approval are listed on Table 2.2.
- c. Special provisions applicable to the R-3 zoning district.

Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.1 and Table 2.2, and are contained in Article 3 of this Development Code.

Pictures



Entrance Through Three Sixteen Professional Quarter



Entrance Through Three Sixteen Professional Quarter

Pictures



Typical view within Three Sixteen Professional Quarter



Entrance Monument for Three Sixteen Professional Quarter

Pictures



Stately Oak within the single family section of The Fairways



Entrance to The Fairways facing Three Sixteen Professional Quarter

Pictures



Typical Street View



View Across Pond

Pictures



End Street View in Townhome Section



Typical Street View

Three Sixteen Professional Quarter - Occupants



Ellis
Pain Center

NORTH OCONEE
Dental Care



PERFORMANCE PEDIATRICS
& SPORTS MEDICINE

Tara A. Merritt, MD



Pediatric Partners, LLC



TMB medical
Toby Bond, M.D.

DR. VANDANA SETIA
DR. KEVIN O' NEAL
FAMILY PRACTICE

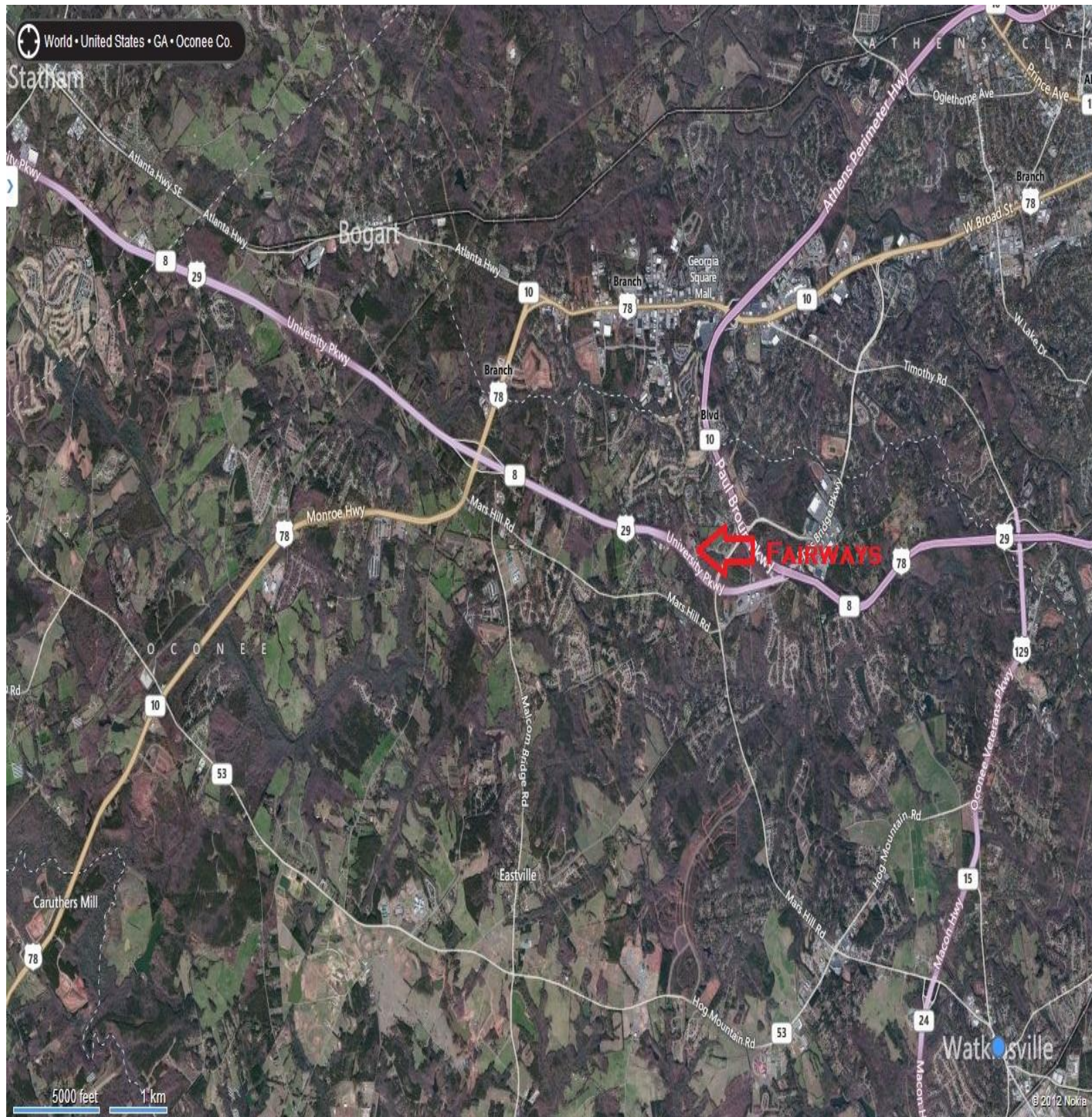
Comcast
SPOTLIGHT.

State Farm®



CAPITAL
GROUP
TAYLOR, SCHROTH & DOMINY

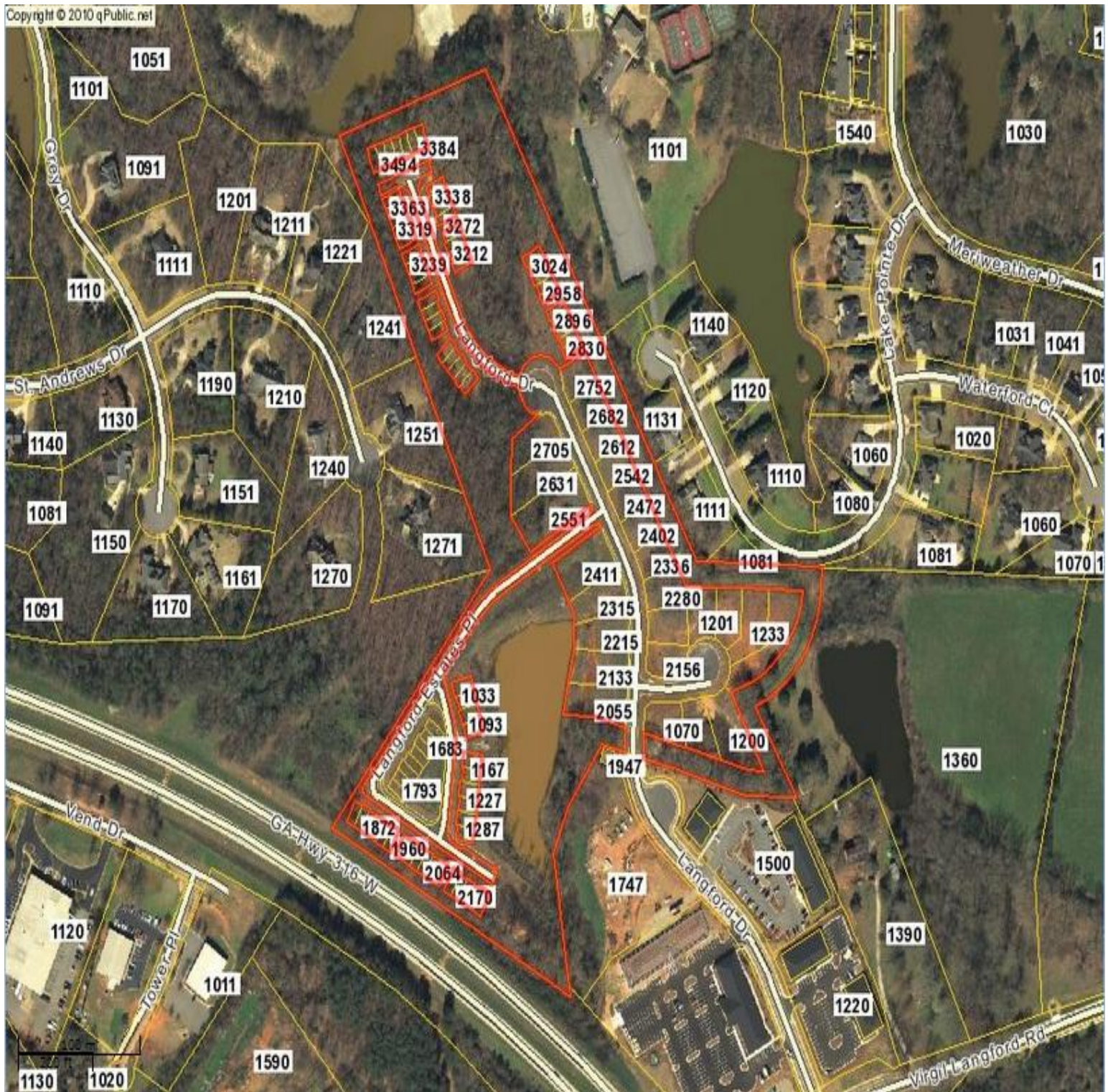
Location Map



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for informational purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property.



GIS Aerial



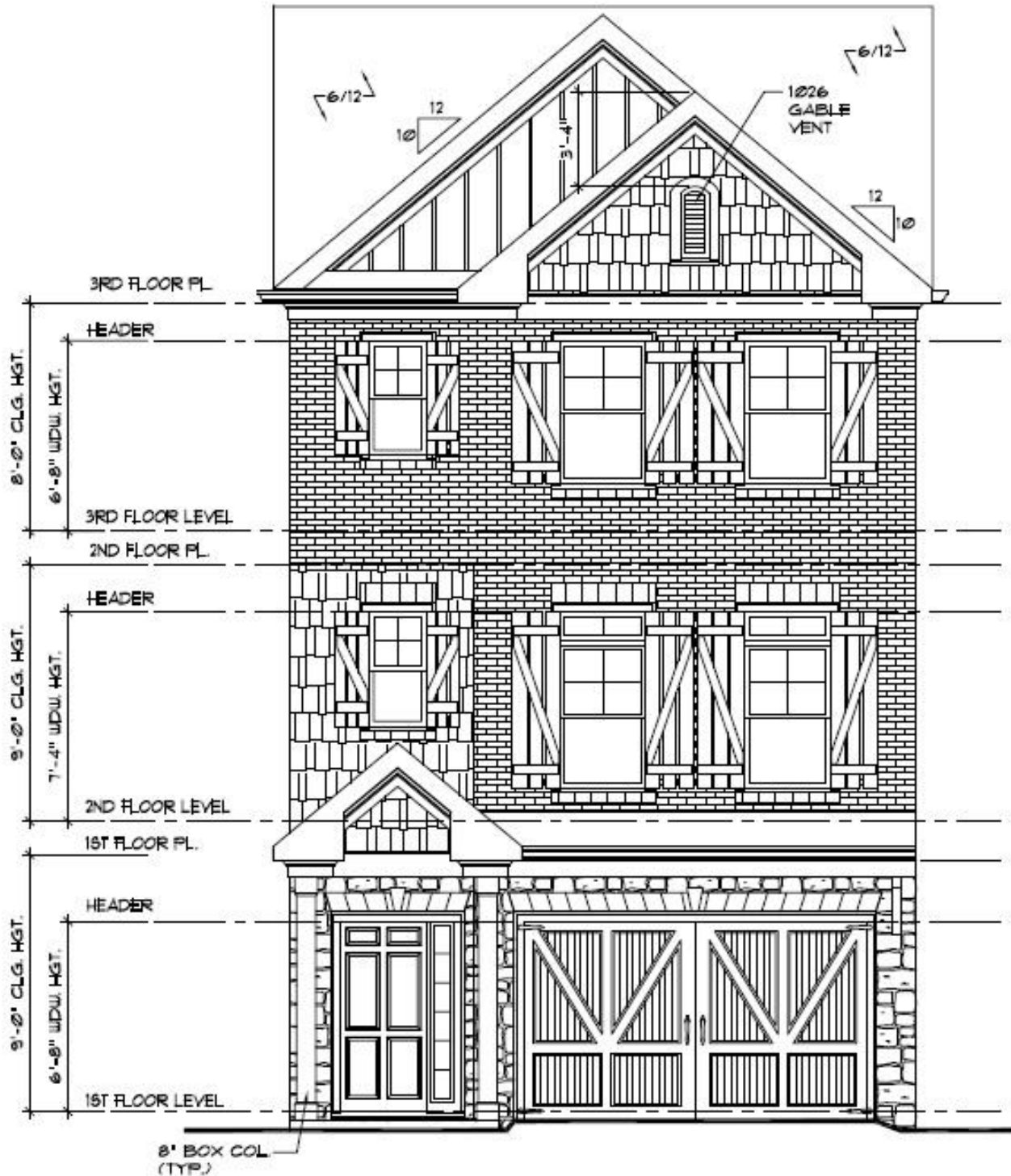
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for illustrative purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your investment.



Entrance Rendering



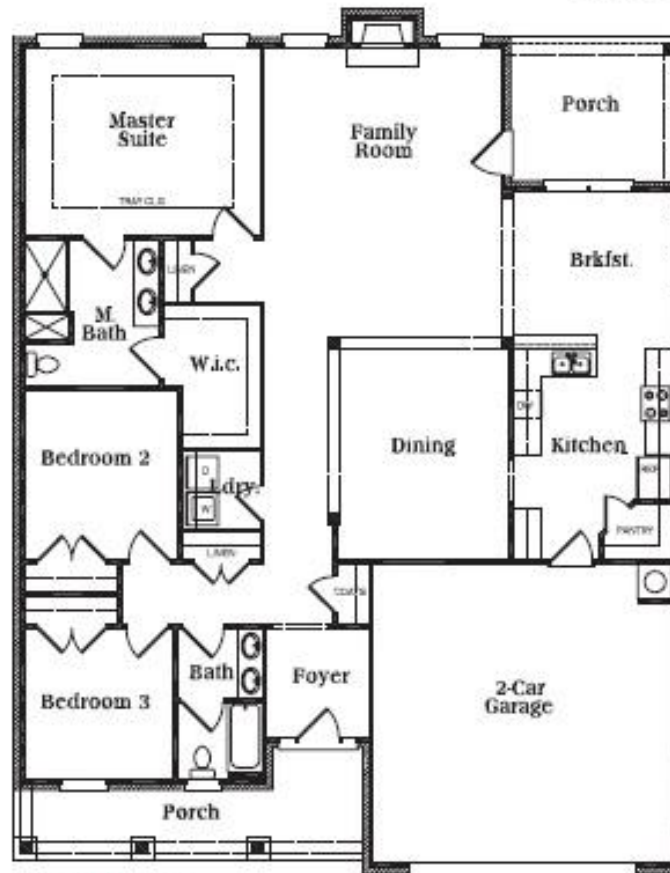
Townhome Rendering



Single Family Rendering



Front Elevation

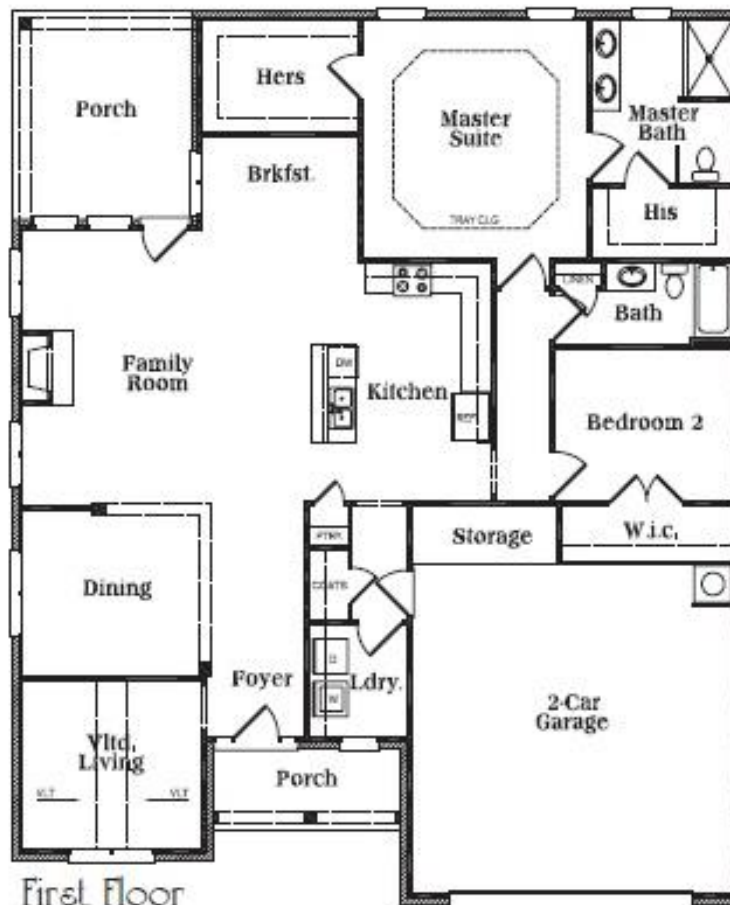


First Floor

Single Family Rendering



Front Elevation



First Floor

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for illustrative purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your investment.



Page 1

[illegible]

LINE	BEARING	DISTANCE
L1	S02°54.47'W	17.71'
L2	S02°54.47'W	50.60'
L3	S47°34.47'W	21.21'
L4	N07°05.13'W	29.02'
L5	S50°08.19'E	20.97'
L6	N87°44.20'W	41.71'
L7	S58°04.17'W	56.96'
L8	S56°52.47'W	47.60'
L9	S49°22.28'E	7.21'
L10	S07°05.13'E	29.02'
L11	S42°05.13'E	21.21'
L12	N29°52.39'W	20.97'
L13	N07°05.13'E	19.03'
L14	N07°05.13'E	49.75'
L15	N10°04.37'E	65.51'

LOT LINE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	33.83'	33.80'	N07°23.42'W
C2	225.00'	53.09'	53.03'	S06°41.01'W
C3	325.00'	8.51'	8.50'	S08°48.17'W
C4	60.00'	43.36'	42.42'	S01°21.03'W
C5	60.00'	43.02'	42.10'	S30°06.30'W
C6	225.00'	244.51'	232.65'	S38°56.24'W
C7	60.00'	36.01'	35.47'	S17°37.18'E
C8	60.00'	36.48'	37.82'	S53°11.04'E
C9	60.00'	71.78'	67.56'	N17°01.3'E
C10	60.00'	43.55'	42.60'	N19°08.06'E
C11	18.00'	27.40'	24.97'	S40°44.30'W
C12	275.00'	46.72'	46.66'	S08°02.67'W
C13	275.00'	38.46'	38.43'	S01°05.38'E
C14	275.00'	62.75'	62.62'	S11°28.17'E
C15	275.00'	56.17'	56.07'	S24°01.35'E
C16	19.00'	10.80'	10.66'	N13°55.22'W
C17	60.00'	34.75'	34.27'	N13°53.42'E
C18	60.00'	242.82'	107.91'	N13°44.25'E
C19	60.00'	22.80'	22.67'	S08°44.55'W
C20	19.00'	24.63'	22.94'	S07°00.29'E
C21	225.00'	87.45'	86.90'	S18°44.53'E
C22	225.00'	41.31'	41.26'	S02°20.50'E
C23	275.00'	23.76'	23.75'	N00°26.17'E

C/L CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.00'	28.76'	28.74'	N00°22.56'W
C2	250.00'	143.08'	141.13'	N13°28.56'W
C3	250.00'	286.25'	270.87'	N57°46.58'W
C4	319.30'	117.38'	116.72'	S49°33.53'W
C5	30.00'	53.03'	46.34'	S17°22.02'E
C6	30.00'	17.42'	17.18'	S34°06.49'E
C7	150.00'	65.71'	65.18'	S04°54.50'E
C8	30.00'	10.66'	10.61'	S17°46.57'W
C9	300.00'	56.85'	56.77'	N87°29.02'E

LOT CHART

Lot	Block AREA (S.F.)	AREA (Acres)
1	13942	0.316
2	10350	0.236
3	7956	0.183
4	8467	0.194
5	7171	0.165
6	7919	0.182
7	7823	0.180
8	6501	0.149
9	6505	0.145
10	6504	0.145
11	6502	0.145
12	6501	0.145
13	6500	0.145
14	5977	0.137
1	13860	0.318
2	8293	0.190
3	8015	0.184
4	11333	0.260
5	10717	0.246
6	10255	0.235
7	10671	0.245
8	13500	0.310
9	17550	0.403
10	13492	0.287
11	9085	0.208



FINAL PLAT FOR THE FAIRWAYS



APALACHIE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD SUITE 100
LEWISTON, GEORGIA 30042
OFFICE 770-667-7729 / FAX 770-667-7579

NO.	DATE	REVISION
1	10/10/07	
2	01/08/08	
3	01/08/08	
4	01/08/08	
5	01/08/08	
6	01/08/08	
7	01/08/08	
8	01/08/08	
9	01/08/08	
10	01/08/08	
11	01/08/08	
12	01/08/08	
13	01/08/08	
14	01/08/08	
15	01/08/08	
16	01/08/08	
17	01/08/08	
18	01/08/08	
19	01/08/08	
20	01/08/08	
21	01/08/08	
22	01/08/08	
23	01/08/08	
24	01/08/08	
25	01/08/08	
26	01/08/08	
27	01/08/08	
28	01/08/08	
29	01/08/08	
30	01/08/08	
31	01/08/08	
32	01/08/08	
33	01/08/08	
34	01/08/08	
35	01/08/08	
36	01/08/08	
37	01/08/08	
38	01/08/08	
39	01/08/08	
40	01/08/08	
41	01/08/08	
42	01/08/08	
43	01/08/08	
44	01/08/08	
45	01/08/08	
46	01/08/08	
47	01/08/08	
48	01/08/08	
49	01/08/08	
50	01/08/08	
51	01/08/08	
52	01/08/08	
53	01/08/08	
54	01/08/08	
55	01/08/08	
56	01/08/08	
57	01/08/08	
58	01/08/08	
59	01/08/08	
60	01/08/08	
61	01/08/08	
62	01/08/08	
63	01/08/08	
64	01/08/08	
65	01/08/08	
66	01/08/08	
67	01/08/08	
68	01/08/08	
69	01/08/08	
70	01/08/08	
71	01/08/08	
72	01/08/08	
73	01/08/08	
74	01/08/08	
75	01/08/08	
76	01/08/08	
77	01/08/08	
78	01/08/08	
79	01/08/08	
80	01/08/08	
81	01/08/08	
82	01/08/08	
83	01/08/08	
84	01/08/08	
85	01/08/08	
86	01/08/08	
87	01/08/08	
88	01/08/08	
89	01/08/08	
90	01/08/08	
91	01/08/08	
92	01/08/08	
93	01/08/08	
94	01/08/08	
95	01/08/08	
96	01/08/08	
97	01/08/08	
98	01/08/08	
99	01/08/08	
100	01/08/08	

Page 3

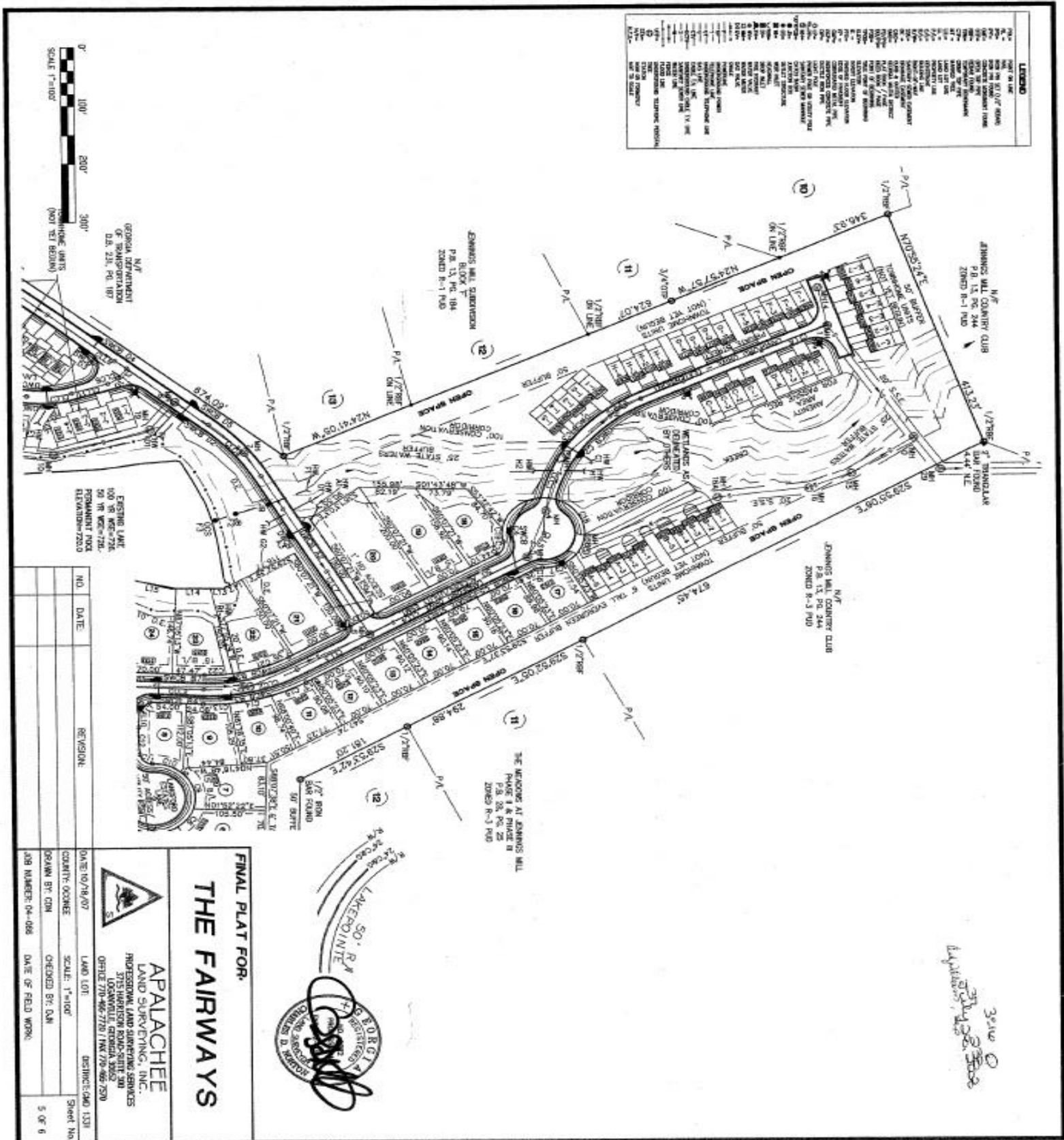


Page 4



Final Plat

Page 5

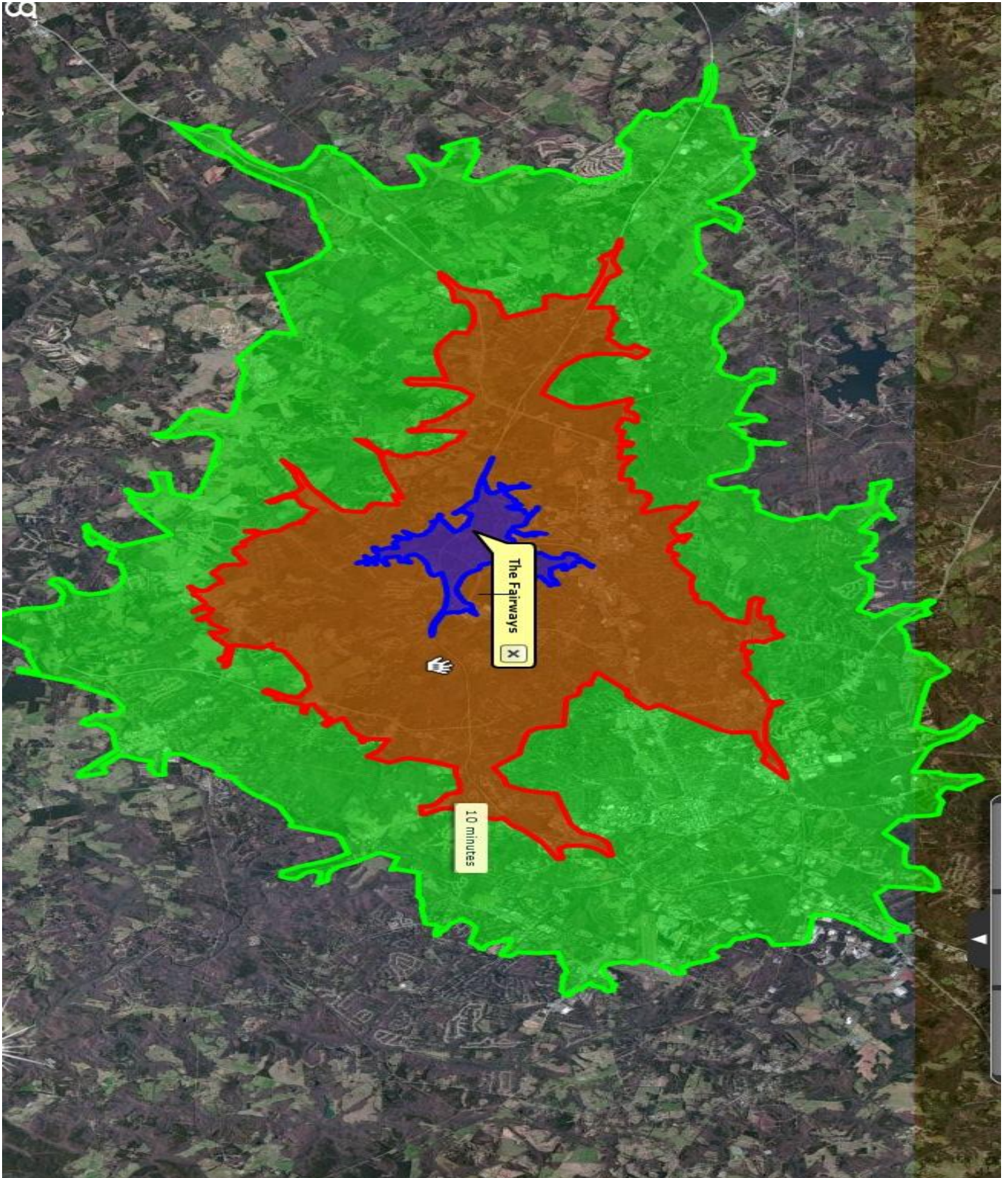


Page 6



Drive Time Map

5 min – 10 min – 15 min



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for informational purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your intended use.

Community Summary

5 min



Community Summary

Prepared by Walter Rabern

The Fairways

Latitude: 33.916958

Longitude: -83.471534

Drive Time: 5 minutes

Summary	2000	2010	2015
Population	987	2,186	2,489
Households	377	718	817
Families	303	565	637
Average Household Size	2.60	3.02	3.02
Owner Occupied HUs	293	521	596
Renter Occupied HUs	84	197	221
Median Age	35.6	36.0	35.8
Total Housing Units	399	803	922
Vacant Housing Units	22	85	105
Average Home Value	\$192,301	\$259,640	\$276,570

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	28	7.7%	47	6.5%	37	4.5%
\$15,000 - \$24,999	25	6.8%	49	6.8%	40	4.9%
\$25,000 - \$34,999	40	11.0%	48	6.7%	39	4.8%
\$35,000 - \$49,999	55	15.1%	101	14.0%	77	9.4%
\$50,000 - \$74,999	75	20.5%	151	21.0%	172	21.1%
\$75,000 - \$99,999	47	12.9%	100	13.9%	109	13.4%
\$100,000 - \$149,999	57	15.6%	142	19.7%	214	26.3%
\$150,000 - \$199,000	22	6.0%	38	5.3%	64	7.9%
\$200,000+	16	4.4%	43	6.0%	63	7.7%
Median Household Income	\$59,830		\$69,039		\$83,128	
Average Household Income	\$79,192		\$89,405		\$104,219	
Per Capita Income	\$27,231		\$30,386		\$35,290	

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	70	7.1%	150	7.3%	185	7.4%
5 - 14	173	17.5%	324	14.8%	375	15.1%
15 - 19	72	7.3%	170	7.8%	160	6.4%
20 - 24	46	4.7%	133	6.1%	154	6.2%
25 - 34	122	12.3%	275	12.6%	345	13.9%
35 - 44	177	17.9%	296	13.5%	328	13.2%
45 - 54	150	15.2%	353	16.2%	345	13.9%
55 - 64	92	9.3%	265	12.1%	325	13.1%
65 - 74	52	5.3%	120	5.5%	169	6.8%
75 - 84	25	2.5%	60	2.7%	70	2.8%
85+	9	0.9%	29	1.3%	31	1.2%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	855	86.7%	1,741	79.6%	1,964	79.9%
Black Alone	86	8.7%	246	11.2%	284	11.4%
American Indian Alone	3	0.3%	7	0.3%	7	0.3%
Asian Alone	27	2.7%	71	3.2%	89	3.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	5	0.5%	88	4.0%	104	4.2%
Two or More Races	10	1.0%	34	1.6%	41	1.6%
Hispanic Origin (Any Race)	17	1.7%	182	8.3%	231	9.3%

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 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

10 min



Community Summary

Prepared by Walter Rabern

The Fairways

Latitude: 33.916958

Longitude: -83.471534

Drive Time: 10 minutes

Summary	2000	2010	2015
Population	30,063	35,716	40,058
Households	11,766	14,202	15,522
Families	6,831	8,073	8,709
Average Household Size	2.44	2.48	2.48
Owner Occupied HUs	5,803	6,975	7,680
Renter Occupied HUs	5,963	7,227	7,842
Median Age	28.2	30.0	30.8
Total Housing Units	12,377	15,769	17,328
Vacant Housing Units	611	1,567	1,806
Average Home Value	\$175,584	\$221,094	\$237,072

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,398	20.5%	2,180	15.3%	1,808	11.6%
\$15,000 - \$24,999	1,623	13.9%	1,581	11.1%	1,481	9.5%
\$25,000 - \$34,999	1,355	11.6%	1,309	9.6%	1,335	8.6%
\$35,000 - \$49,999	1,684	14.4%	2,101	14.8%	1,835	11.8%
\$50,000 - \$74,999	1,863	15.9%	2,740	19.3%	3,280	21.1%
\$75,000 - \$99,999	959	8.2%	1,612	11.3%	1,866	12.0%
\$100,000 - \$149,999	1,098	9.4%	1,567	11.0%	2,231	14.4%
\$150,000 - \$199,999	300	2.6%	510	3.6%	909	5.9%
\$200,000+	411	3.5%	544	3.8%	778	5.0%
Median Household Income	\$38,681		\$49,019		\$58,522	
Average Household Income	\$57,256		\$67,084		\$79,293	
Per Capita Income	\$22,554		\$26,502		\$31,044	

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,652	5.5%	2,049	5.6%	2,263	5.6%
5 - 14	3,601	12.0%	3,784	10.3%	4,256	10.6%
15 - 19	2,872	9.6%	3,235	8.8%	3,147	7.9%
20 - 24	5,310	17.7%	6,124	16.7%	6,553	16.4%
25 - 34	4,450	14.8%	5,095	15.5%	6,185	15.4%
35 - 44	3,857	12.8%	4,056	11.0%	4,733	11.8%
45 - 54	3,658	12.2%	4,396	12.0%	4,361	10.9%
55 - 64	2,072	6.9%	3,746	10.2%	4,107	10.3%
65 - 74	1,296	4.3%	1,908	5.2%	2,597	6.5%
75 - 84	930	3.1%	1,143	3.1%	1,256	3.1%
85+	366	1.2%	580	1.6%	600	1.5%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	22,230	73.9%	26,837	73.1%	29,230	73.0%
Black Alone	5,492	18.3%	6,162	16.8%	6,529	16.3%
American Indian Alone	77	0.3%	103	0.3%	114	0.3%
Asian Alone	934	3.1%	1,325	3.6%	1,547	3.9%
Pacific Islander Alone	15	0.0%	18	0.0%	18	0.0%
Some Other Race Alone	894	3.0%	1,601	4.4%	1,827	4.6%
Two or More Races	420	1.4%	671	1.8%	794	2.0%
Hispanic Origin (Any Race)	1,812	6.0%	3,473	9.5%	4,314	10.8%

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 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

15 min



Community Summary

Prepared by Walter Rabern

The Fairways

Latitude: 33.916958

Longitude: -83.471534

Drive Time: 15 minutes

Summary	2000	2010	2015
Population	97,471	115,980	125,286
Households	37,613	44,123	47,770
Families	19,464	22,415	23,964
Average Household Size	2.37	2.42	2.43
Owner Occupied HUs	16,460	19,314	20,983
Renter Occupied HUs	21,152	24,809	26,787
Median Age	25.7	27.2	27.7
Total Housing Units	39,851	49,442	53,813
Vacant Housing Units	2,239	5,319	6,043
Average Home Value	\$151,189	\$186,142	\$198,354

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	10,898	28.9%	10,113	22.9%	8,804	18.4%
\$15,000 - \$24,999	5,685	15.1%	5,842	13.2%	5,454	11.4%
\$25,000 - \$34,999	4,410	11.7%	4,739	10.7%	4,995	10.5%
\$35,000 - \$49,999	5,266	14.0%	5,981	13.6%	5,417	11.3%
\$50,000 - \$74,999	5,284	14.0%	7,940	18.0%	9,920	20.8%
\$75,000 - \$99,999	2,426	6.4%	4,228	9.6%	5,002	10.5%
\$100,000 - \$149,999	2,289	6.1%	3,283	7.4%	4,965	10.4%
\$150,000 - \$199,999	648	1.7%	989	2.2%	1,739	3.6%
\$200,000+	818	2.2%	1,007	2.3%	1,472	3.1%
Median Household Income	\$30,145		\$38,408		\$44,915	
Average Household Income	\$45,925		\$53,399		\$62,639	
Per Capita Income	\$18,243		\$21,327		\$24,946	

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,110	5.2%	6,329	5.5%	6,960	5.6%
5 - 14	10,335	10.6%	11,134	9.6%	12,453	9.9%
15 - 19	11,085	11.4%	12,352	10.6%	12,232	9.8%
20 - 24	20,909	21.5%	23,670	20.4%	25,197	20.1%
25 - 34	15,035	15.4%	17,620	15.4%	18,860	15.1%
35 - 44	11,276	11.6%	11,926	10.3%	13,427	10.7%
45 - 54	9,819	10.1%	12,116	10.4%	12,089	9.6%
55 - 64	5,805	6.0%	10,094	8.7%	11,313	9.0%
65 - 74	4,019	4.1%	5,326	4.6%	7,185	5.7%
75 - 84	2,987	3.1%	3,535	3.0%	3,795	3.0%
85+	1,091	1.1%	1,080	1.4%	1,777	1.4%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	67,331	69.1%	78,812	68.0%	84,736	67.6%
Black Alone	22,977	23.6%	25,766	22.2%	27,248	21.7%
American Indian Alone	208	0.2%	278	0.2%	312	0.2%
Asian Alone	3,051	3.1%	4,058	3.5%	4,607	3.7%
Pacific Islander Alone	50	0.1%	72	0.1%	76	0.1%
Some Other Race Alone	2,551	2.6%	4,838	4.3%	5,871	4.7%
Two or More Races	1,303	1.3%	2,057	1.8%	2,436	1.9%
Hispanic Origin (Any Race)	4,991	5.1%	9,914	8.5%	12,532	10.0%

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 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Demographics

5 min



Demographic and Income Profile

The Fairways
Drive Time: 5 minutes

Prepared by Walter Rabern
Latitude: 33.916958
Longitude: -83.471534

Summary	Census 2010		2012		2017		
Population	398		407		430		
Households	150		157		173		
Families	123		128		142		
Average Household Size	2.59		2.59		2.57		
Owner Occupied Housing Units	130		136		152		
Renter Occupied Housing Units	20		21		23		
Median Age	41.2		41.6		42.0		
Trends: 2012 - 2017 Annual Rate	Area		State		National		
Population	2.03%		0.90%		0.68%		
Households	2.19%		1.00%		0.74%		
Families	2.10%		0.98%		0.72%		
Owner Hhs	2.25%		1.16%		0.91%		
Median Household Income	2.46%		3.42%		2.55%		
Households by Income			2012		2017		
			Number	Percent	Number	Percent	
	<\$15,000		10	6.4%	9	5.1%	
	\$15,000 - \$24,999		11	7.0%	8	4.6%	
	\$25,000 - \$34,999		12	7.6%	7	4.0%	
	\$35,000 - \$49,999		12	7.6%	10	5.7%	
	\$50,000 - \$74,999		18	11.5%	18	10.3%	
	\$75,000 - \$99,999		20	12.7%	29	16.6%	
	\$100,000 - \$149,999		33	22.3%	41	23.4%	
	\$150,000 - \$199,999		19	12.1%	26	14.9%	
\$200,000+		20	12.7%	27	15.4%		
Median Household Income			\$93,147		\$103,201		
Average Household Income			\$107,633		\$130,661		
Per Capita Income			\$37,811		\$46,274		
Population by Age	Census 2010		2012		2017		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	19	4.9%	20	4.9%	23	5.1%
	5 - 9	32	8.2%	33	8.1%	36	8.0%
	10 - 14	37	9.3%	38	9.3%	42	9.3%
	15 - 19	33	8.3%	33	8.1%	33	7.8%
	20 - 24	12	3.1%	13	3.2%	13	2.9%
	25 - 34	29	7.3%	31	7.6%	34	7.6%
	35 - 44	56	14.4%	57	14.0%	61	13.6%
	45 - 54	69	17.7%	70	17.2%	72	16.0%
	55 - 64	51	13.1%	56	13.8%	64	14.2%
	65 - 74	30	7.7%	34	8.4%	44	9.8%
	75 - 84	13	3.9%	13	3.7%	18	4.0%
	85+	6	1.5%	7	1.7%	8	1.8%
	Race and Ethnicity	Census 2010		2012		2017	
Number		Percent	Number	Percent	Number	Percent	
White Alone		343	86.4%	332	86.5%	367	81.7%
Black Alone		13	3.9%	21	5.2%	37	8.2%
American Indian Alone		0	0.0%	0	0.0%	0	0.0%
Asian Alone		24	6.2%	27	6.6%	36	8.0%
Pacific Islander Alone		0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone		2	0.5%	2	0.5%	3	0.7%
Two or More Races		4	1.0%	5	1.2%	6	1.3%
Hispanic Origin (Any Race)		9	2.3%	11	2.7%	15	3.3%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Est forecasts for 2012 and 2017.

April 26, 2013



Demographics

10 min



Demographic and Income Profile

The Fairways
Drive Time: 10 minutes

Prepared by Walter Rabern
Latitude: 33.916958
Longitude: -83.471534

Summary	Census 2010		2012		2017		
Population	14,682		14,834		15,420		
Households	6,258		6,307		6,536		
Families	3,780		3,802		3,997		
Average Household Size	2.33		2.33		2.34		
Owner Occupied Housing Units	3,363		3,360		3,779		
Renter Occupied Housing Units	2,695		2,747		2,757		
Median Age	35.3		35.6		36.7		
Trends: 2012 - 2017 Annual Rate	Area		State		National		
Population	0.78%		0.90%		0.68%		
Households	0.72%		1.00%		0.74%		
Families	1.01%		0.98%		0.72%		
Owner Hhs	1.20%		1.16%		0.91%		
Median Household Income	5.63%		3.42%		2.55%		
Households by Income			2012		2017		
			Number	Percent	Number	Percent	
	<\$15,000		764	12.1%	690	10.6%	
	\$15,000 - \$24,999		704	11.2%	504	7.7%	
	\$25,000 - \$34,999		604	9.6%	517	7.9%	
	\$35,000 - \$49,999		765	12.1%	636	9.7%	
	\$50,000 - \$74,999		997	15.8%	956	14.6%	
	\$75,000 - \$99,999		693	11.0%	993	15.2%	
	\$100,000 - \$149,999		891	14.1%	1,132	17.3%	
	\$150,000 - \$199,999		377	6.0%	502	7.7%	
\$200,000+		513	8.1%	606	9.3%		
Median Household Income			\$56,076		\$73,747		
Average Household Income			\$79,455		\$95,624		
Per Capita Income			\$33,181		\$39,715		
Population by Age	Census 2010		2012		2017		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	733	5.0%	740	5.0%	778	5.0%
	5 - 9	877	6.0%	884	6.0%	925	6.0%
	10 - 14	900	6.1%	901	6.1%	959	6.2%
	15 - 19	1,005	6.8%	972	6.6%	977	6.3%
	20 - 24	1,735	11.8%	1,754	11.8%	1,635	10.6%
	25 - 34	2,044	13.9%	2,062	13.9%	2,124	13.8%
	35 - 44	1,728	11.8%	1,697	11.4%	1,728	11.2%
	45 - 54	1,955	13.3%	1,923	13.0%	1,866	12.1%
	55 - 64	1,770	12.1%	1,870	12.6%	2,043	13.2%
	65 - 74	1,044	7.1%	1,122	7.6%	1,396	9.1%
	75 - 84	578	3.9%	579	3.9%	631	4.1%
	85+	314	2.1%	331	2.2%	357	2.3%
	Race and Ethnicity	Census 2010		2012		2017	
Number		Percent	Number	Percent	Number	Percent	
White Alone		11,134	75.8%	11,163	75.3%	11,291	73.2%
Black Alone		2,201	15.0%	2,266	15.3%	2,510	16.3%
American Indian Alone		24	0.2%	29	0.2%	37	0.2%
Asian Alone		750	5.1%	766	5.2%	865	5.6%
Pacific Islander Alone		5	0.0%	7	0.0%	10	0.1%
Some Other Race Alone		320	2.2%	346	2.3%	415	2.7%
Two or More Races		247	1.7%	257	1.7%	291	1.9%
Hispanic Origin (Any Race)		754	5.1%	808	5.4%	966	6.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Est forecasts for 2012 and 2017.

April 26, 2013



Demographics

15 min



Demographic and Income Profile

The Fairways
Drive Time: 15 minutes

Prepared by Walter Rabern
Latitude: 33.916958
Longitude: -83.471534

Summary	Census 2010		2012		2017		
Population	96,303		98,373		102,997		
Households	37,467		38,238		40,048		
Families	18,238		18,434		19,445		
Average Household Size	2.34		2.34		2.35		
Owner Occupied Housing Units	16,223		16,245		17,350		
Renter Occupied Housing Units	21,244		21,993		22,698		
Median Age	25.7		25.8		26.8		
Trends: 2012 - 2017 Annual Rate	Area		State		National		
Population	0.92%		0.90%		0.68%		
Households	0.93%		1.00%		0.74%		
Families	1.07%		0.98%		0.72%		
Owner Hhs	1.32%		1.16%		0.91%		
Median Household Income	3.98%		3.42%		2.55%		
Households by Income			2012		2017		
			Number	Percent	Number	Percent	
	<\$15,000		8,364	21.9%	8,491	21.2%	
	\$15,000 - \$24,999		6,204	16.2%	4,980	12.4%	
	\$25,000 - \$34,999		4,279	11.2%	3,685	9.2%	
	\$35,000 - \$49,999		4,900	12.8%	4,606	11.5%	
	\$50,000 - \$74,999		5,661	14.8%	6,059	15.1%	
	\$75,000 - \$99,999		2,898	7.6%	4,475	11.2%	
	\$100,000 - \$149,999		3,218	8.4%	4,308	10.8%	
	\$150,000 - \$199,999		1,166	3.0%	1,621	4.0%	
\$200,000+		1,550	4.1%	1,822	4.5%		
Median Household Income			\$35,613		\$43,286		
Average Household Income			\$55,739		\$65,852		
Per Capita Income			\$24,702		\$28,607		
Population by Age	Census 2010		2012		2017		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,829	5.0%	4,909	5.0%	5,246	5.1%
	5 - 9	4,346	4.7%	4,614	4.7%	4,898	4.8%
	10 - 14	4,243	4.4%	4,266	4.3%	4,576	4.4%
	15 - 19	10,983	11.4%	10,944	11.1%	11,050	10.7%
	20 - 24	22,375	23.2%	23,033	23.4%	22,510	21.9%
	25 - 34	14,148	14.7%	14,577	14.8%	15,650	15.2%
	35 - 44	9,608	10.0%	9,522	9.7%	9,955	9.7%
	45 - 54	9,208	9.6%	9,110	9.3%	8,969	8.7%
	55 - 64	7,940	8.2%	8,461	8.6%	9,420	9.1%
	65 - 74	4,543	4.7%	4,946	5.0%	6,316	6.1%
	75 - 84	2,554	2.7%	2,578	2.6%	2,852	2.8%
	85+	1,326	1.4%	1,412	1.4%	1,556	1.5%
Race and Ethnicity	Census 2010		2012		2017		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	67,856	70.5%	68,910	70.0%	70,755	68.7%
	Black Alone	18,986	19.7%	19,572	19.9%	21,017	20.4%
	American Indian Alone	140	0.1%	176	0.2%	243	0.2%
	Asian Alone	4,668	4.8%	4,784	4.9%	5,235	5.1%
	Pacific Islander Alone	58	0.1%	68	0.1%	99	0.1%
	Some Other Race Alone	2,720	2.8%	2,916	3.0%	3,484	3.4%
	Two or More Races	1,877	1.9%	1,947	2.0%	2,163	2.1%
	Hispanic Origin (Any Race)	6,109	6.3%	6,523	6.6%	7,762	7.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Est forecasts for 2012 and 2017.

April 26, 2013

