



Land » For Sale

Sardis Area Development Opportunity

DAWSONVILLE HWY, GAINESVILLE, GA 30506

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

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Executive Summary

SARDIS AREA DEVELOPMENT OPPORTUNITY
Dawsonville Hwy, Gainesville, GA 30506



OFFERING SUMMARY

Sale Price: \$750,000

Price / Acre: \$44,856

Lot Size: 16.72 Acres

Zoning: AR-III

Market: Metro Atlanta

PROPERTY HIGHLIGHTS

- A combined 3 parcels of land for sale
- Recently Reduced
- Utilities to site
- Sardis Rd to be widened into 4 lane connector in coming years
- Additional traffic light access to Dawsonville Hwy via Barker Rd
- Convenient to Lake Lanier and GA 400
- Ideal for commercial/mixed use development

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	477	15,639	52,697
Total Population:	1,333	42,445	149,857
Average HH Income:	\$88,685	\$72,769	\$68,963

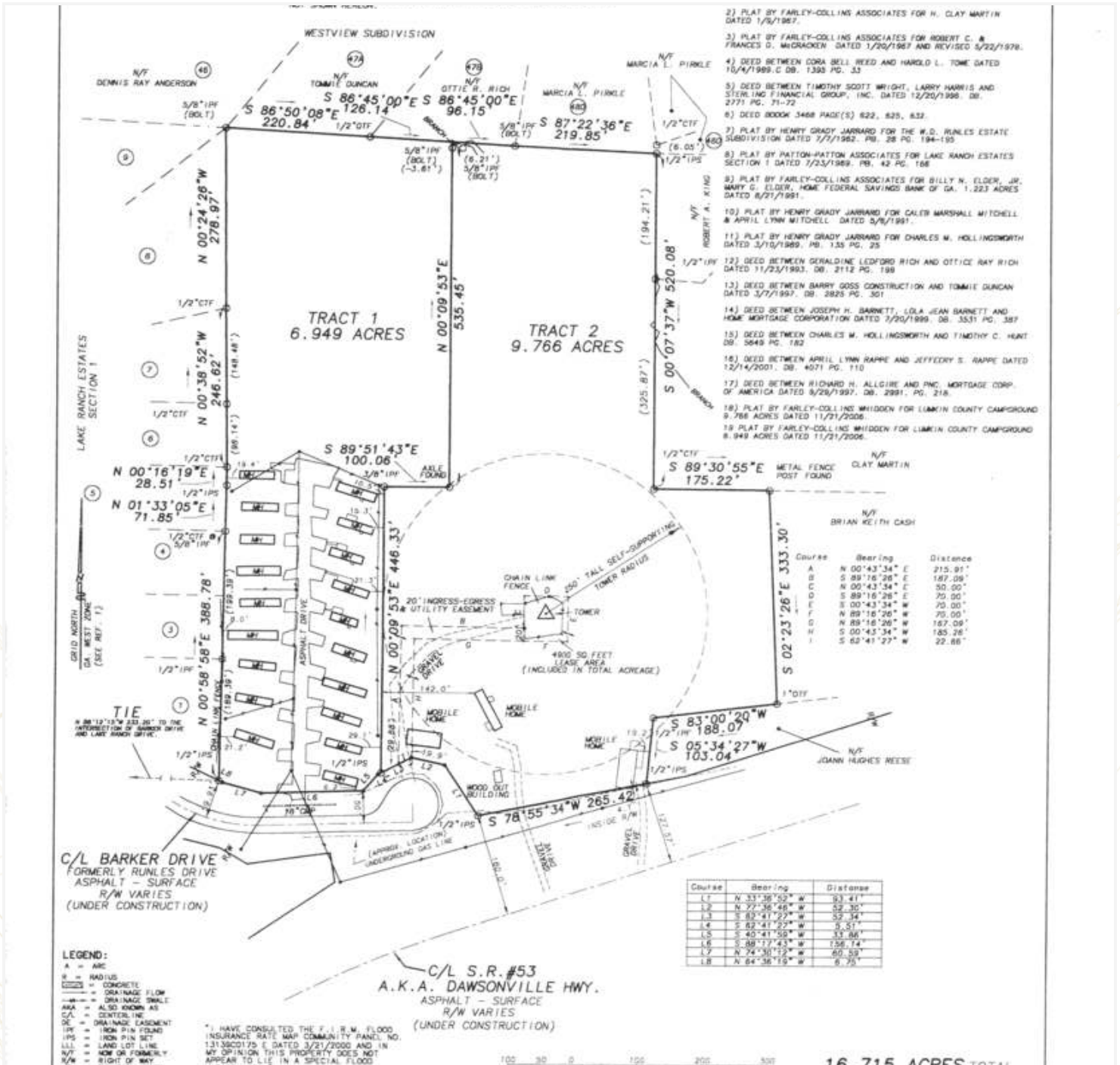
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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Site Survey

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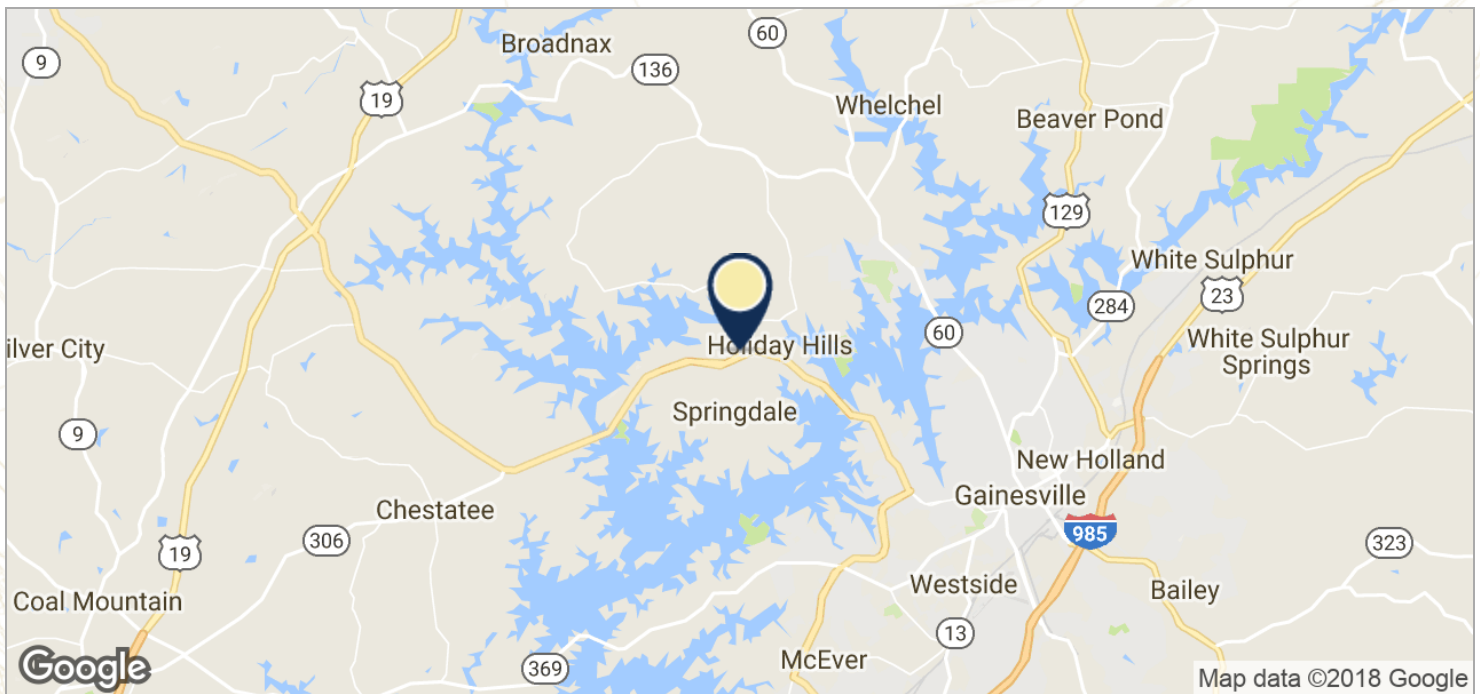
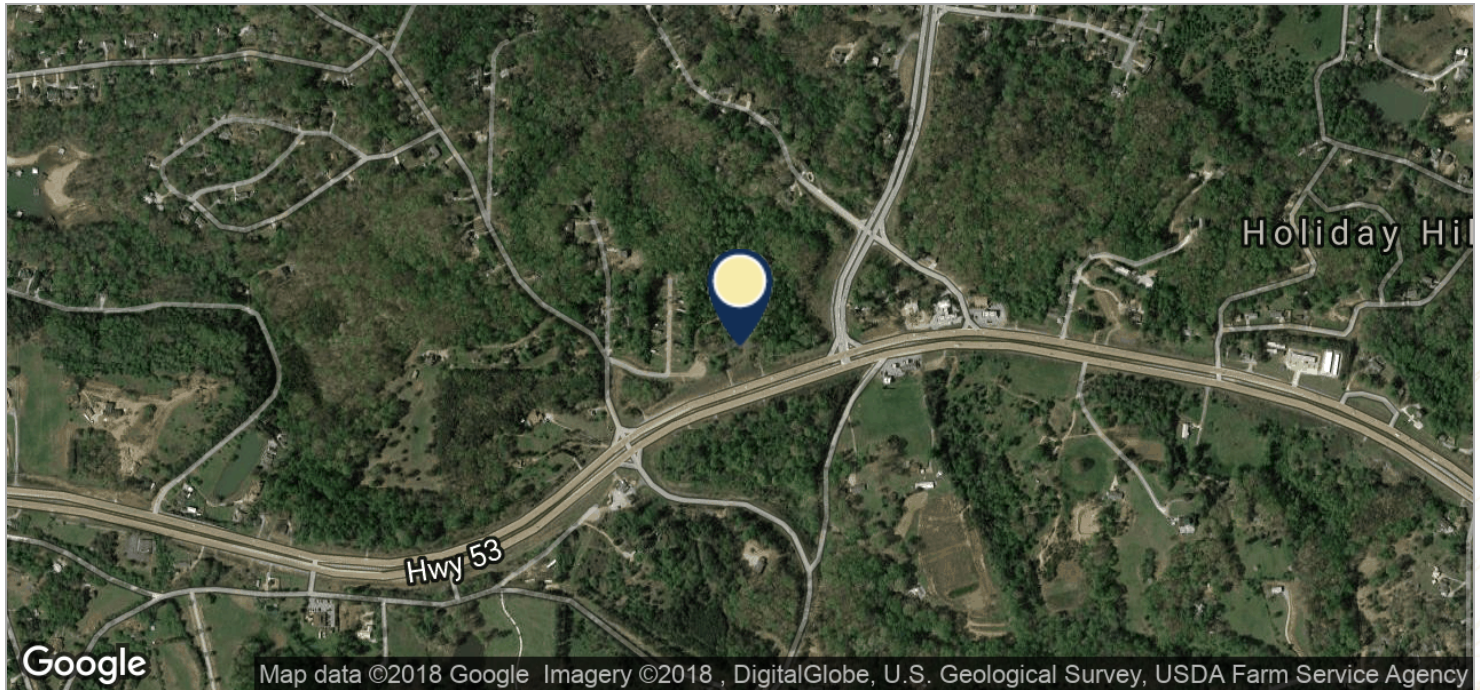
Additional Photos

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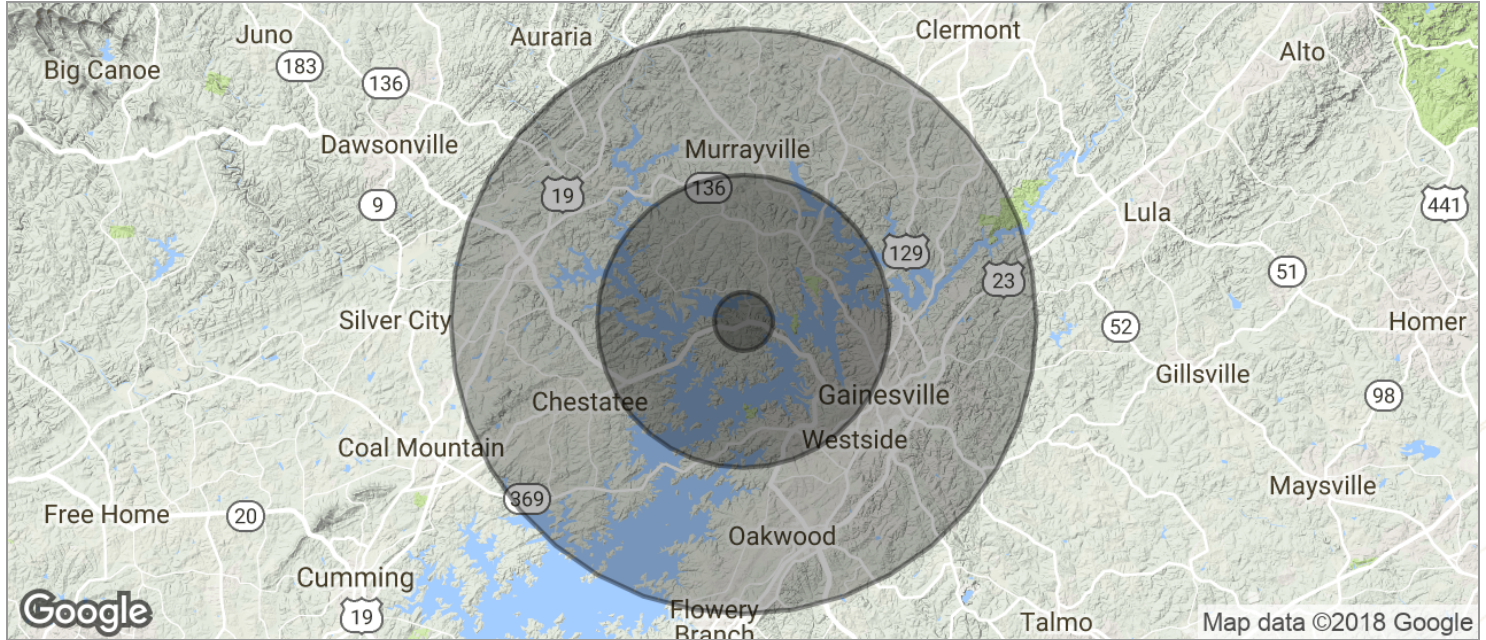
Location Maps

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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,333	42,445	149,857
MEDIAN AGE	41.0	35.5	35.0
MEDIAN AGE (MALE)	42.2	34.8	34.1
MEDIAN AGE (FEMALE)	38.4	36.2	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	477	15,639	52,697
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$88,685	\$72,769	\$68,963
AVERAGE HOUSE VALUE		\$273,265	\$261,816
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.6%	87.3%	83.7%
% BLACK	2.1%	5.8%	6.4%
% ASIAN	0.6%	1.5%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	3.2%	3.6%	6.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	21.0%	22.6%	25.9%

** Demographic data derived from 2010 US Census*

Broker Profile



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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



SIOR



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