

FOR SALE

73.66 +/- AC - Zoned A1 - Porter Lane - Forsyth County, GA
5490 Porter Lane, Gainesville, GA 30506

For More Information: Stephen Lovett

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Norton Commercial
434 Green Street
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EXECUTIVE SUMMARY

73.66 +/- AC - Zoned A1 - Porter Lane - Forsyth County, GA

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OFFERING SUMMARY

Sale Price: \$2,575,000

Price / Acre: \$34,958

Lot Size: 73.66 Acres

Zoning: A1

PROPERTY OVERVIEW

This 73.66 +/- acre property is available for purchase for the first time in generations. All utilities are nearby including public water, electricity and natural gas. There is no sewer service currently available in the area. The property has gently rolling topography common with land in this part of Forsyth County and lays well for a residential subdivision with potential commercial along the highway frontage and corner. There are about 31 acres cleared and about 42 acres wooded. There are multiple structures on the property including two lovely homes, barns and multiple sheds. Within a 5 mile radius and over the last 12 months, we have seen the most new home starts and new home closings since 2007. The average price of all homes sold (754) over the last 12 months in that same area was \$315,489. The average size of those homes was 2,520 SF. The seller encourages all offers.

LOCATION OVERVIEW

This 73.66 +/- acre tract is in northeastern Forsyth County about 3 miles from lake Lanier. Great proximity to retail and dining options in Gainesville (12.3 mi), Cumming (12.7 mi), and Dawsonville (5.1 mi). Located at pin corner of the intersection of Dawsonville Highway (HWY 53) and Westbrook Road. The property is also accessible via Porter Lane. The Forsyth County land market and particularly residential land market has been extremely active as Forsyth has been in the top 3 counties in greater metro Atlanta for new home starts each of the last 10 years. Chestatee Elementary, Little Mill Middle and North Forsyth High School Districts.

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ADDITIONAL PHOTOS

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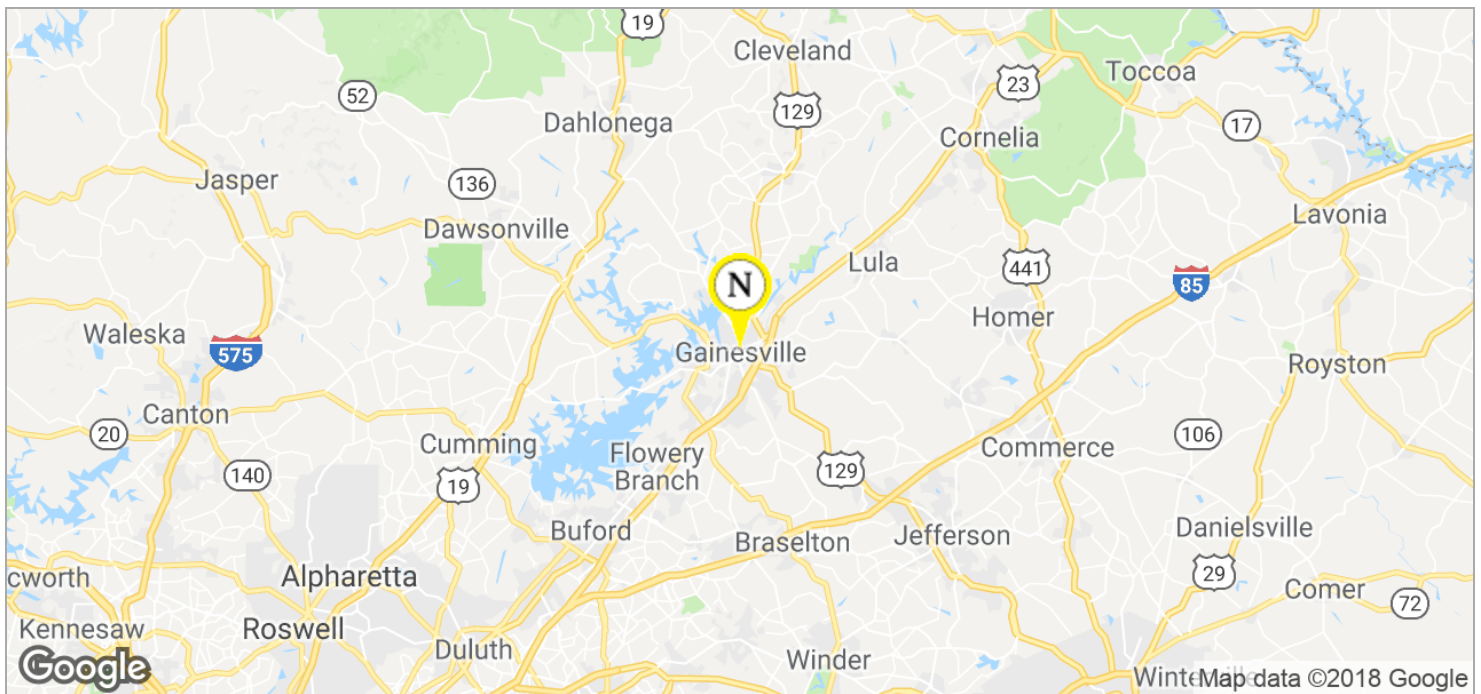
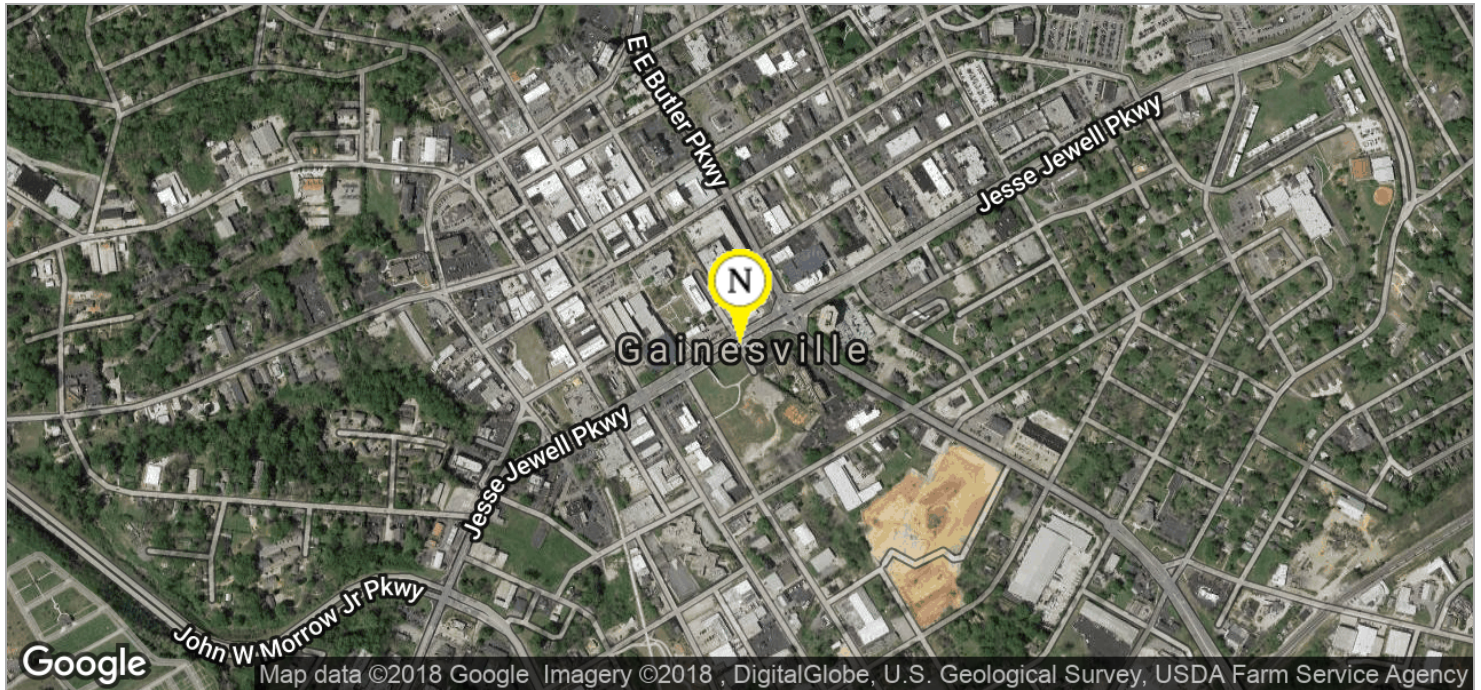
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LOCATION MAPS

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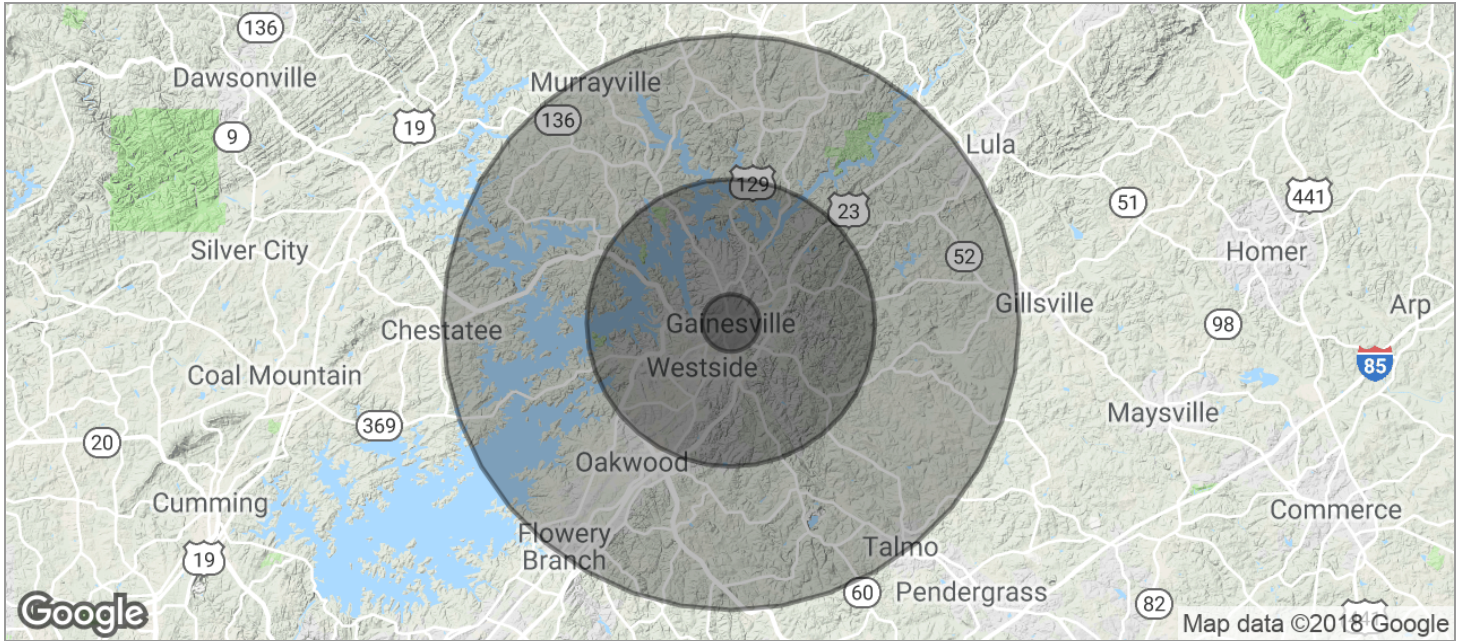
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,160	27,273	124,186
MEDIAN AGE	33.5	37.8	36.8
MEDIAN AGE (MALE)	32.8	37.7	36.4
MEDIAN AGE (FEMALE)	35.6	37.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	408	9,776	44,892
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$63,043	\$79,866	\$75,900
AVERAGE HOUSE VALUE	\$229,643	\$280,852	\$272,079

* Demographic data derived from 2010 US Census

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