

FOR SALE

111.48 +/- Acres - Julian Road - Forsyth County

Julian Road, Gainesville, GA 30506

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



Aerial property boundaries are approximated. See survey for actual precise boundary lines.



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

NORTON

EXECUTIVE SUMMARY

111.48 +/- Acres, Julian Road, Gainesville, GA 30506– Forsyth County

JULIAN ROAD, GAINESVILLE, GA 30506



OFFERING SUMMARY

Sale Price: \$1,995,000

Price / Acre: \$17,896

Lot Size: 111.48 Acres

Zoning: A1

PROPERTY OVERVIEW

The subject property consists of a 111.48 +/- acre tract of property zoned A1 located just off the corner of Highway 53 (Dawsonville Highway) and Julian Road in the North Forsyth HS district. All utilities are nearby including public water, electricity and natural gas. There is no sewer service currently available in the immediate area. Site is almost completely wooded with a creek running through the middle on the property. There is a gravel road going through the middle of the entire property which crosses the creek. The property has gently rolling topography common with land in this part of Forsyth County. There are currently no structures on site. Site is well suited as a recreational or large estate tract. There also may be potential to divide the property into medium to large residential estate properties.

LOCATION OVERVIEW

This 111.48 +/- acre tract is in northeastern Forsyth County about 0.3 miles from Lake Lanier. Great proximity to all the retail and dining options at the Dawsonville Outlets (4.8 mi), Gainesville (10.1 mi), and Cumming (14.9 mi). Located just 0.2 miles from the corner of Dawsonville Highway (HWY 53). The Forsyth County land market and particularly the residential land market has been extremely active as Forsyth has been in the top 3 counties in greater metro Atlanta for new home construction each of the last 10 years. Highly rated Chestatee Elementary, Little Mill Middle and North Forsyth High School Districts.

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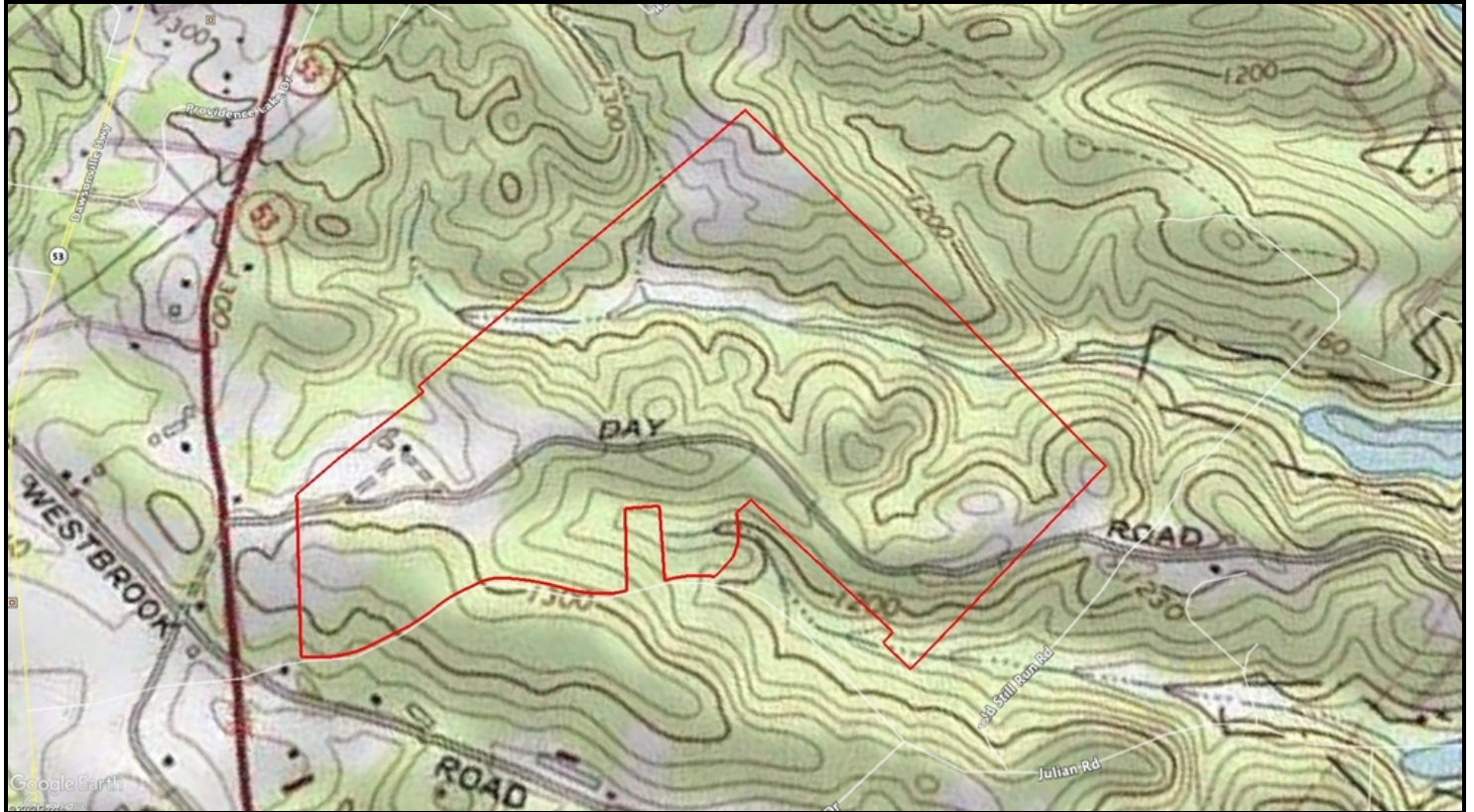
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ADDITIONAL PHOTOS

111.48 +/- Acres, Julian Road, Gainesville, GA 30506– Forsyth County

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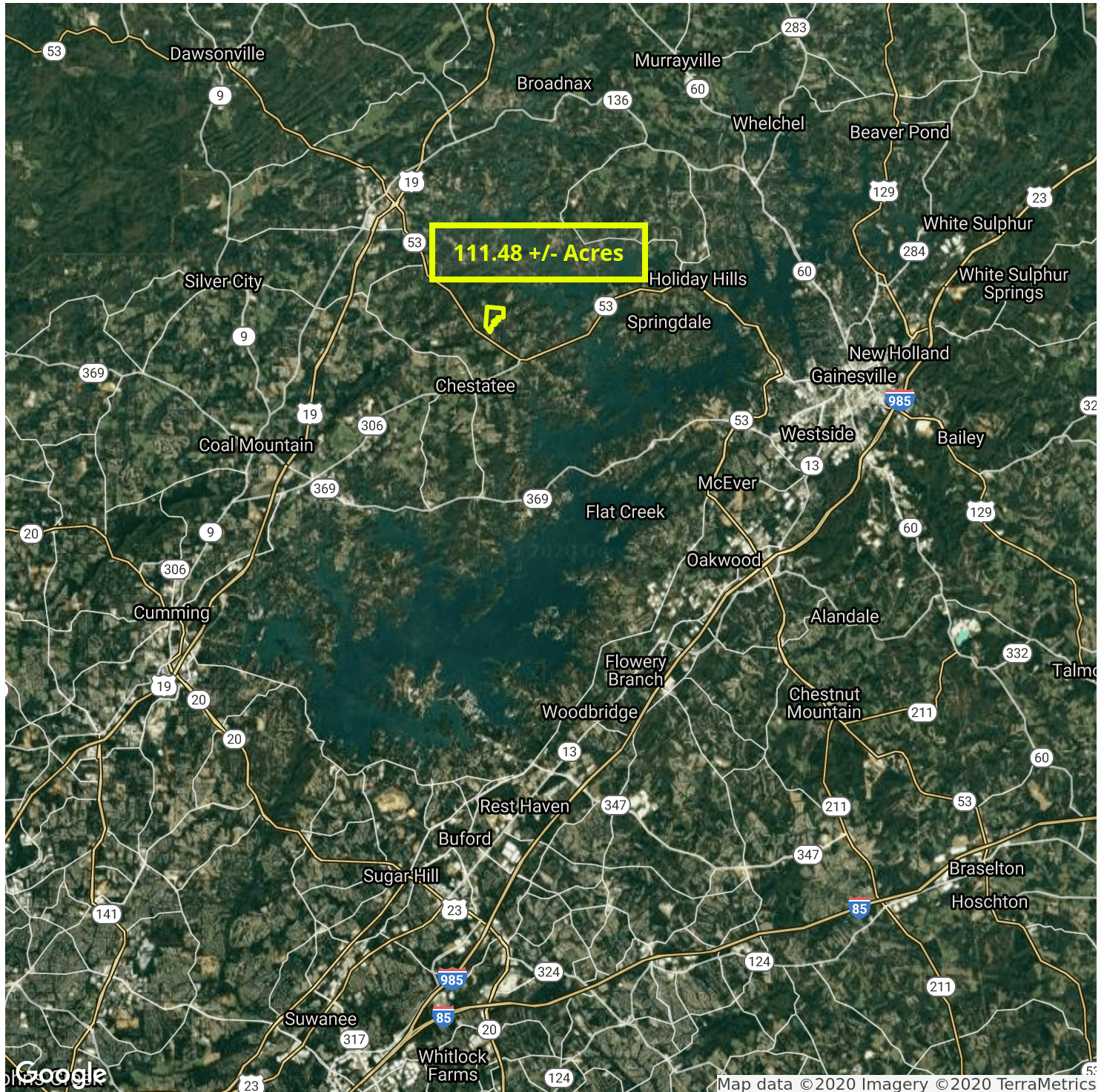
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LOCATION MAPS

111.48 +/- Acres, Julian Road, Gainesville, GA 30506– Forsyth County

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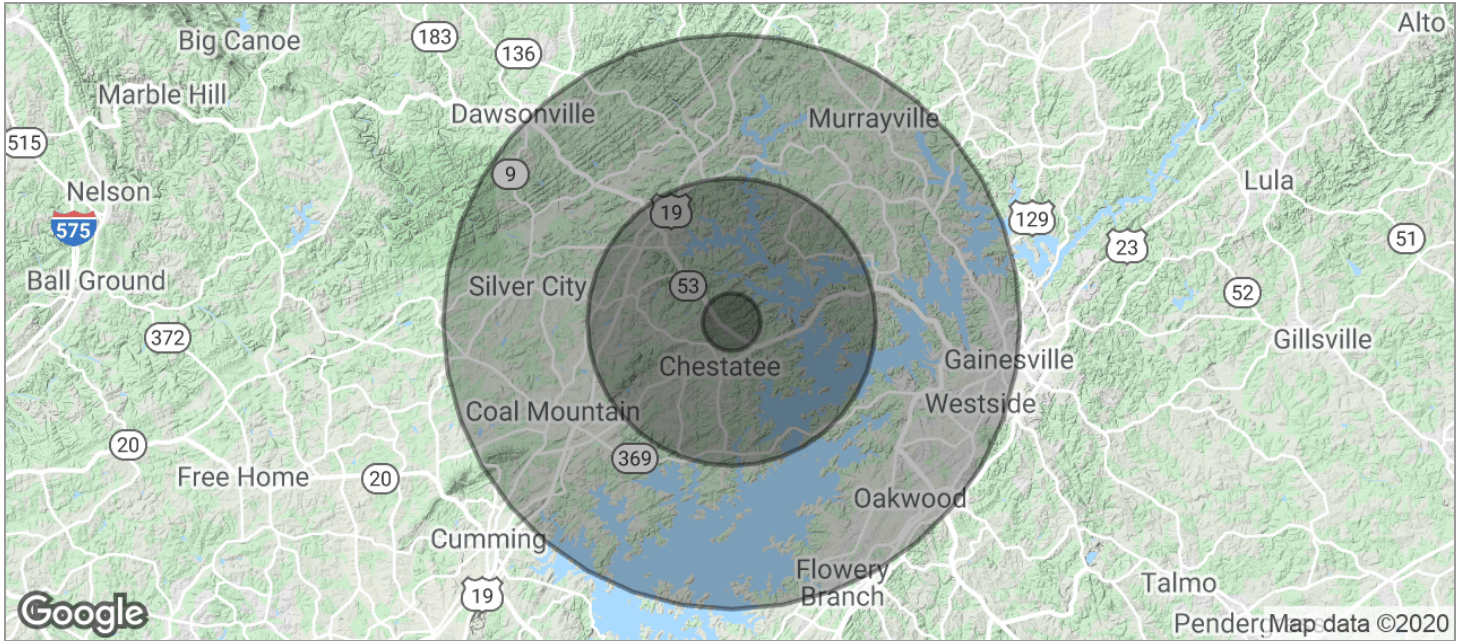
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DEMOGRAPHICS MAP

111.48 +/- Acres, Julian Road, Gainesville, GA 30506– Forsyth County

JULIAN ROAD, GAINESVILLE, GA 30506



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,172	27,494	124,887
MEDIAN AGE	33.2	37.8	36.6
MEDIAN AGE (MALE)	32.6	37.7	36.1
MEDIAN AGE (FEMALE)	35.3	37.8	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	415	9,825	45,165
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$60,599	\$79,692	\$74,882
AVERAGE HOUSE VALUE	\$222,421	\$280,038	\$268,695

* Demographic data derived from 2010 US Census

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Housing Analysis

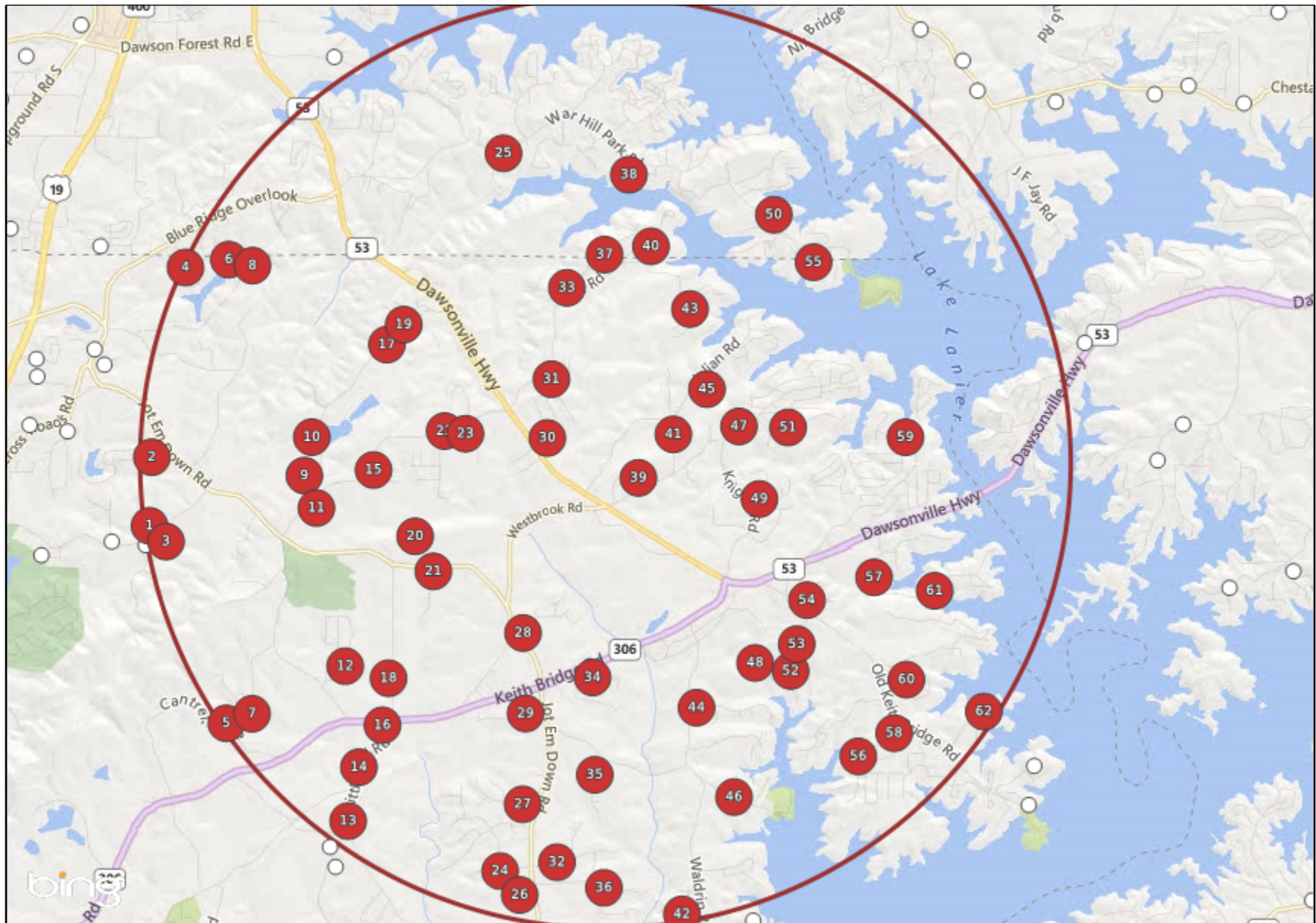
Full Report Julian Road - 3 Mile Radius

Atlanta

1Q20

Area of Interest

Julian Road - 3 Mile Radius



Housing Summary By Housing Type

Julian Road - 3 Mile Radius

Selection Totals

By Quarter

		1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	Annual Rate/Supply
Single Family	Starts	28	38	19	18	4	27	10	10	10	57
	Closings	35	31	32	16	9	31	19	18	8	76
	Housing Inv	58	65	52	54	49	45	36	28	30	4.7 mos
	VDL Inv	449	411	418	396	392	364	354	350	346	72.8 mos
TH/Plex/Other	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
	VDL Inv	0	0	0	0	0	0	0	0	0	0.0
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	Exca- vation	Street Paving	Streets In	Total
Single Family	1,806	1	19	10	30	346	431	431	0	0	0	0	0	2,613
TH/Plex/Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	1,806	1	19	10	30	346	431	431	0	0	0	0	0	2,613

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	1	11	35	7	3	57
TH/Plex/Other	Ann Starts	0	0	0	0	0	0	0	0	0
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	0	0	1	11	35	7	3	57

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	0	0	0	0	2	8	47	57
TH/Plex/Other	Ann Starts	0	0	0	0	0	0	0	0	0
Condominium	Ann Starts	0	0	0	0	0	0	0	0	0
Totals		0	0	0	0	0	2	8	47	57

By Base Price

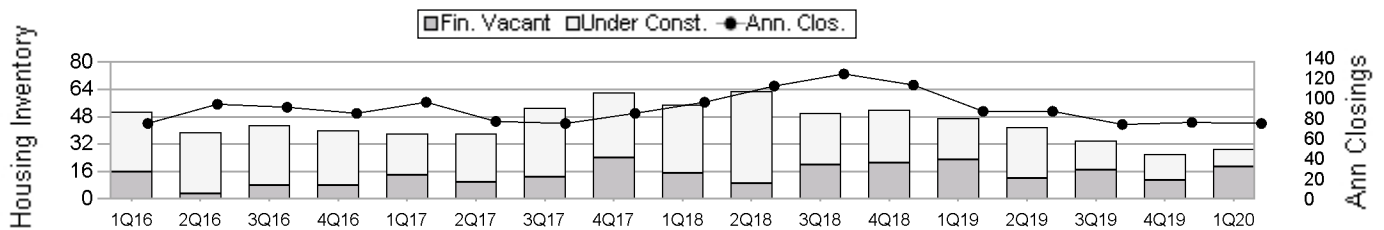
	2Q19 Averages			3Q19 Averages			4Q19 Averages			1Q20 Averages		
	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF
Single Family	\$298,114	2,730	\$111.33	\$299,819	2,730	\$111.92	\$335,163	2,932	\$116.77	\$336,563	2,932	\$117.27
TH/Plex/Other												
Condominium												

Historical Housing Activity Summary

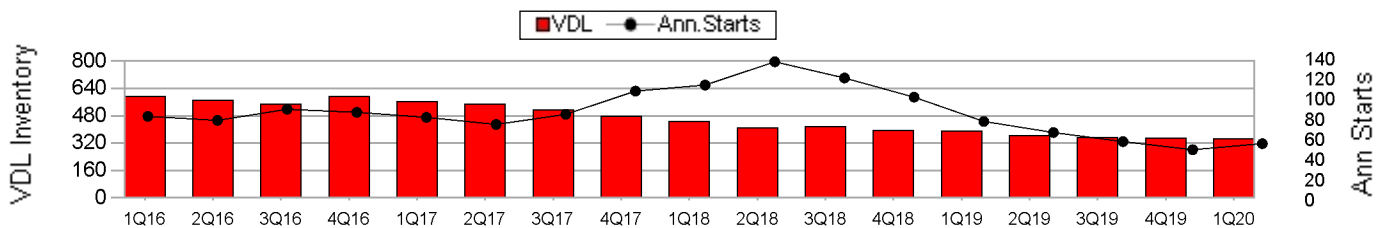
Julian Road - 3 Mile Radius

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
1Q16	13	76	3	16	35	54	8.5	27	84	593	84.7	463	0
2Q16	34	95	3	3	36	42	5.3	22	80	571	85.7	463	0
3Q16	22	92	2	8	35	45	5.9	25	91	551	72.7	458	5
4Q16	17	86	2	8	32	42	5.9	14	88	596	81.3	399	64
1Q17	24	97	2	14	24	40	4.9	22	83	565	81.7	399	55
2Q17	15	78	2	10	28	40	6.2	15	76	550	86.8	464	55
3Q17	20	76	2	13	40	55	8.7	35	86	515	71.9	464	50
4Q17	27	86	3	24	38	65	9.1	37	109	477	52.5	464	-10
1Q18	35	97	3	15	40	58	7.2	28	115	449	46.9	462	-1
2Q18	31	113	2	9	54	65	6.9	38	138	411	35.7	454	-1
3Q18	32	125	2	20	30	52	5.0	19	122	418	41.1	428	25
4Q18	16	114	2	21	31	54	5.7	18	103	396	46.1	428	22
1Q19	9	88	2	23	24	49	6.7	4	79	392	59.5	433	22
2Q19	31	88	3	12	30	45	6.1	27	68	364	64.2	443	21
3Q19	19	75	2	17	17	36	5.8	10	59	354	72.0	443	-5
4Q19	18	77	2	11	15	28	4.4	10	51	350	82.4	437	5
1Q20	8	76	1	19	10	30	4.7	10	57	346	72.8	431	11

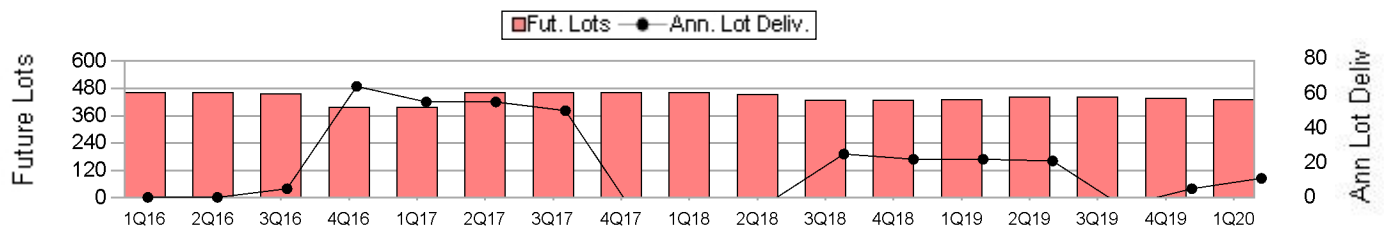
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Period Comparison By Housing Type

Julian Road - 3 Mile Radius

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	2Q18 - 1Q19		2Q19 - 1Q20		% Change	2Q18 - 1Q19		2Q19 - 1Q20		% Change	1Q19		1Q20		% Change	1Q19		1Q20		% 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	79	6.6	57	4.8	-27.8%	88	7.3	76	6.3	-13.6%	49	6.7	30	4.7	-38.8%	392	59.5	346	72.8	-11.7%
TH/Plex/Other																				
Condominium																				
Selection Totals	79	6.6	57	4.8	-27.8%	88	7.3	76	6.3	-13.6%	49	6.7	30	4.7	-38.8%	392	59.5	346	72.8	-11.7%

	Starts					Closings					Housing Inventory					Vacant Developed Lots				
	2Q17 - 1Q18		2Q18 - 1Q19		% Change	2Q17 - 1Q18		2Q18 - 1Q19		% Change	1Q18		1Q19		% Change	1Q18		1Q19		% 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	115	9.6	79	6.6	-31.3%	97	8.1	88	7.3	-9.3%	58	7.2	49	6.7	-15.5%	449	46.9	392	59.5	-12.7%
TH/Plex/Other																				
Condominium																				
Selection Totals	115	9.6	79	6.6	-31.3%	97	8.1	88	7.3	-9.3%	58	7.2	49	6.7	-15.5%	449	46.9	392	59.5	-12.7%

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot						
	2Q19	3Q19	4Q19	1Q20	Average	2Q18 - 1Q19 Average	% Change		2Q19	3Q19	4Q19	1Q20	Average	2Q18 - 1Q19 Average	% Change
Single Family	\$298,114	\$299,819	\$335,163	\$336,563	\$317,415	\$279,801	13.4%	2,931	\$111.33	\$111.92	\$116.77	\$117.27	\$114.32	\$108.29	5.6%
TH/Plex/Other															
Condominium															
Selection Totals	\$298,114	\$299,819	\$335,163	\$336,563	\$317,415	\$279,801	13.4%	2,931	\$111.33	\$111.92	\$116.77	\$117.27	\$114.32	\$108.29	5.6%

	Average Floor Plan Price							Avg SqFt	Average Floor Plan Price Per Square Foot						
	2Q18	3Q18	4Q18	1Q19	Average	2Q17 - 1Q18 Average	% Change		2Q18	3Q18	4Q18	1Q19	Average	2Q17 - 1Q18 Average	% Change
Single Family	\$269,789	\$277,700	\$273,600	\$298,114	\$279,801	\$253,924	10.2%	2,729	\$109.04	\$107.10	\$105.69	\$111.33	\$108.29	\$106.35	1.8%
TH/Plex/Other															
Condominium															
Selection Totals	\$269,789	\$277,700	\$273,600	\$298,114	\$279,801	\$253,924	10.2%	2,729	\$109.04	\$107.10	\$105.69	\$111.33	\$108.29	\$106.35	1.8%

Price Range Analysis

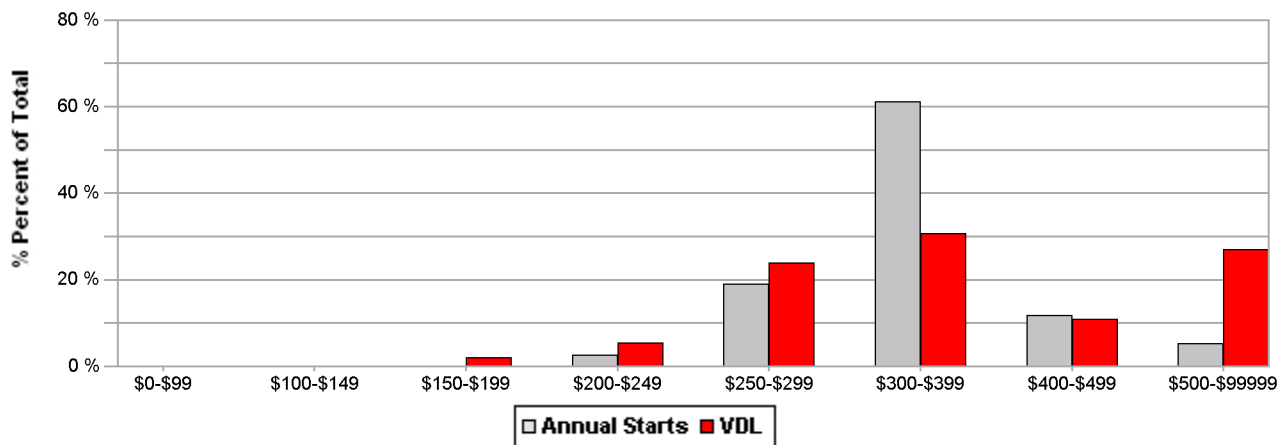
Julian Road - 3 Mile Radius

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

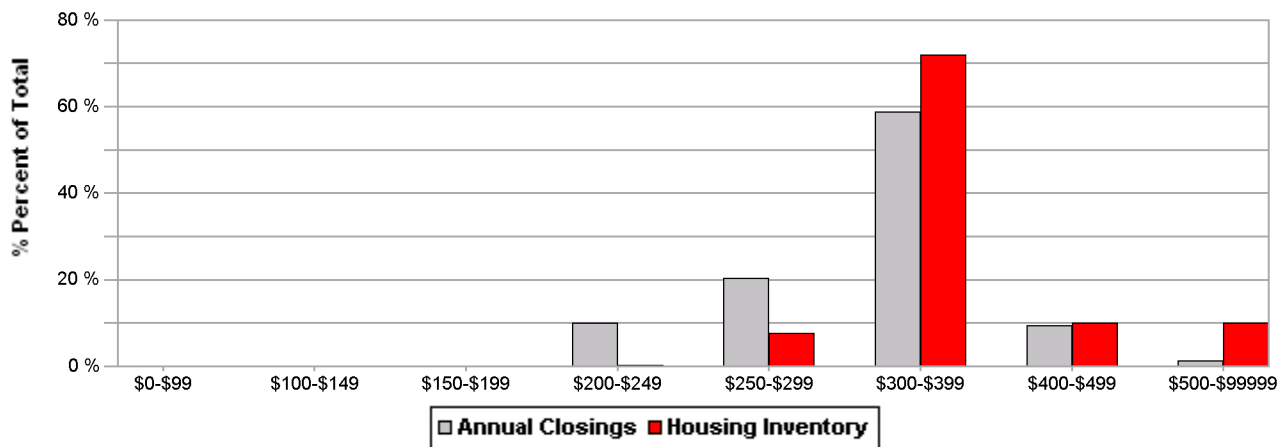
Custom Market Numerical Totals	Ann Starts	0	1	11	35	7	3	57
	Ann Closings	0	8	15	45	7	1	76
	Housing Inv	0	0	2	22	3	3	30
	VDL Inv	7	19	83	106	38	93	346
	Housing Supply (Mos)	-	0.1	1.8	5.8	5.0	36.0	4.7
	VDL Supply (Mos)	-	152.1	91.0	36.5	67.6	373.4	72.8

Custom Market Percentage Totals	Ann Starts	2.6 %	19.1 %	61.2 %	11.8 %	5.3 %	100 %
	Ann Closings	10.0 %	20.4 %	58.9 %	9.4 %	1.3 %	100 %
	Housing Inv	0.3 %	7.7 %	72.0 %	10.0 %	10.0 %	100 %
	VDL Inv	2.0 %	5.5 %	23.9 %	30.7 %	10.9 %	100 %

Price Range Distribution of Annual Starts vs VDL



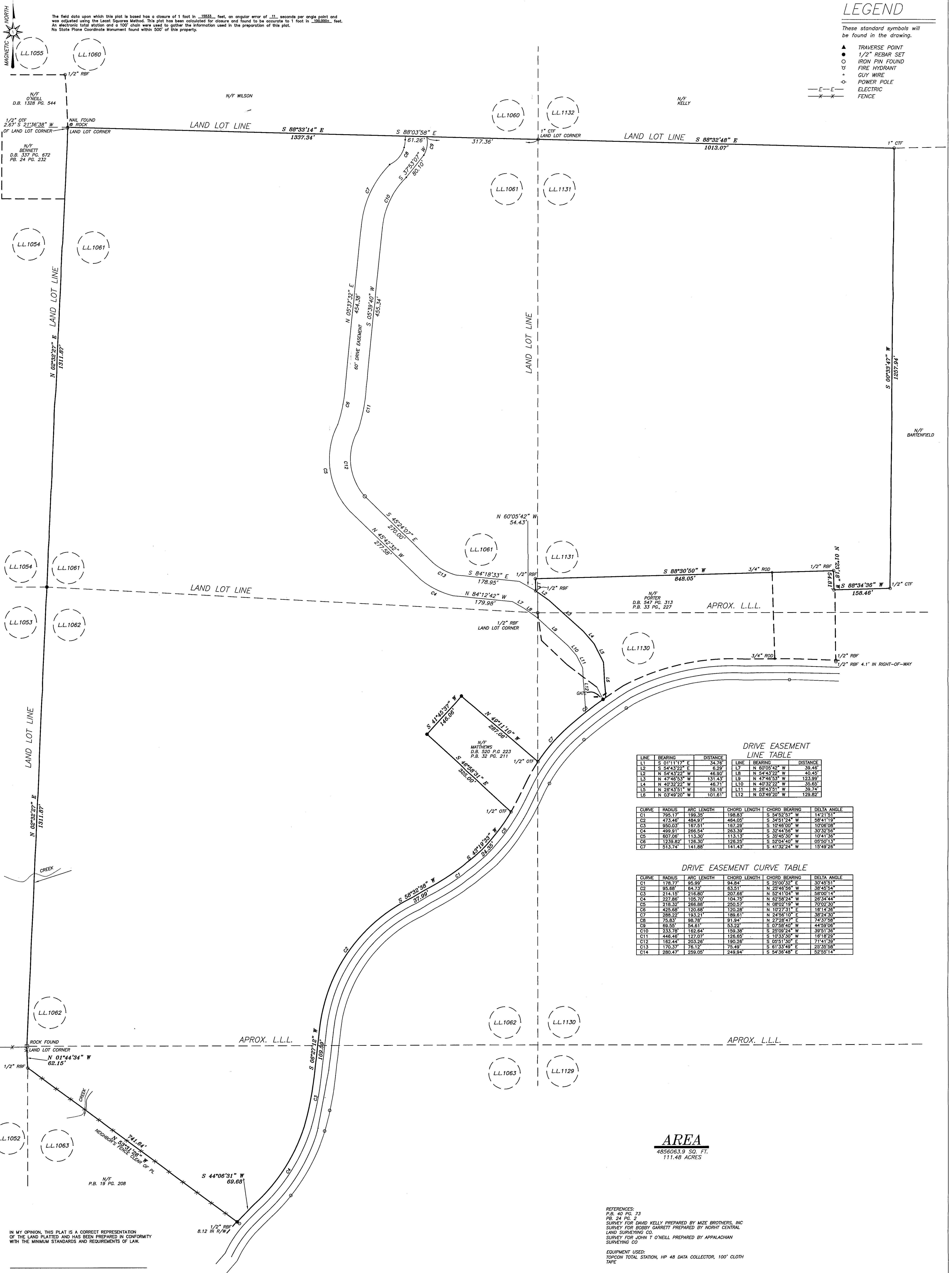
Price Range Distribution of Annual Closings vs Housing Inventory



LEGEND

- These standard symbols will be found in the drawing.
- ▲ TRAVERSE POINT
 - 1/2" REBAR SET
 - IRON PIN FOUND
 - ⊕ FIRE HYDRANT
 - ⊙ GUY WIRE
 - ⊖ POWER POLE
 - ⊕ ELECTRIC
 - X—X— FENCE

The field data upon which this plat is based has a closure of 1 foot in 13533 feet, an angular error of .11 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 13533 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.



DRIVE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°11'17\"	34.76'
L2	S 54°43'22\"	6.39'
L3	N 54°43'22\"	46.90'
L4	N 47°46'53\"	131.43'
L5	N 40°32'22\"	46.71'
L6	N 26°43'51\"	59.16'
L7	N 03°49'20\"	101.61'
L8	N 60°05'42\"	38.46'
L9	N 54°43'22\"	40.45'
L10	N 47°46'53\"	123.99'
L11	N 40°32'22\"	35.65'
L12	N 26°43'51\"	39.74'
L13	N 03°49'20\"	129.82'

DRIVE EASEMENT CURVE TABLE

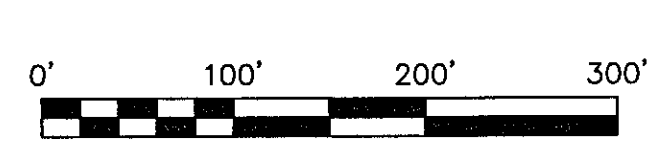
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	795.17'	199.35'	188.83'	S 34°52'57\"	14°21'51\"
C2	473.46'	484.97'	464.05'	S 34°51'24\"	38°41'19\"
C3	227.86'	105.70'	104.75'	N 62°58'24\"	26°34'44\"
C4	215.32'	266.88'	260.57'	N 08°02'19\"	70°02'30\"
C5	425.68'	120.68'	120.28'	N 10°27'31\"	16°14'56\"
C6	285.22'	193.21'	186.61'	N 24°56'10\"	38°24'30\"
C7	75.63'	98.78'	91.94'	N 72°58'47\"	74°37'58\"
C8	69.55'	54.61'	53.22'	S 07°58'40\"	44°59'06\"
C9	233.78'	162.64'	159.36'	S 25°09'24\"	39°51'53\"
C10	446.46'	127.07'	126.65'	S 10°33'30\"	16°18'29\"
C11	162.44'	203.26'	190.26'	S 05°13'30\"	71°41'39\"
C12	170.37'	76.12'	75.49'	S 61°13'49\"	20°33'58\"
C13	280.47'	259.05'	249.84'	S 54°38'48\"	52°55'14\"

AREA

4856063.9 SQ. FT.
111.48 ACRES

REFERENCES:
P.B. 40 PG. 73
P.B. 24 PG. 2
SURVEY FOR DAVID KELLY PREPARED BY MZE BROTHERS, INC.
SURVEY FOR BOBBY GARRETT PREPARED BY NORTH CENTRAL LAND SURVEYING CO.
SURVEY FOR JOHN T O'NEILL PREPARED BY APPALACHIAN SURVEYING CO.
EQUIPMENT USED:
TOPCON TOTAL STATION, HP 48 DATA COLLECTOR, 100' CLOTH TAPE

DRAWING # 4921		DATE 6-27-03		SCALE 1" = 100'		GA. LAND SURVEYING CO., INC.	
PLAT PREPARED FOR: CHARLES C. ANDERSON J.R.		14TH DISTRICT		1SY SECTION		155 CUFFWOOD DRIVE ATLANTA GEORGIA 30328 TELEPHONE (404) 255-4671, FAX (404) 255-6607	
LAND LOT 1130, 1061, 1062, 1131, 1063		LOT		BLOCK		UNIT	
SUBDIVISION		SURVEYED		PLOTTED		APPROVED	
DRAFTED		DISC #		BY		DATE	
PLAT BOOK		PAGE		DEED BOOK		PAGE	



I HAVE THIS DATE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCELS (B) (B NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID 13117c0075 c EFFECTIVE DATE: JULY 4, 1989