

**FOR SALE**

**GA Highway 53/108, Tate, GA 30177**

**20.97 +/- Acres**

**Commercial/ HB**

**PRICE: \$1,400,000**

**COUNTY: Pickens**

**APN: 052D 162**

**Commercial Outparcels  
Available**

*Pristine commercial tract on the corner  
of Highway 108 and Highway 53 in the  
commerce area of Tate, Ga!*



**CJ Harman**

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**John Drew**

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## PROPERTY FEATURES

- Located 2 miles off Highway 515
- Commercial outparcels available
- Larger lot (1) has industrial, assisted living, or residential potential
- 592' of frontage on Hwy 108
- 6,450 +/- VPD

## PRICING

**LOT 1: \$750,000**  
**LOT 2: \$100,000**  
**LOT 3: \$225,000**  
**LOT 4: \$190,000**  
**LOT 5: \$175,000**



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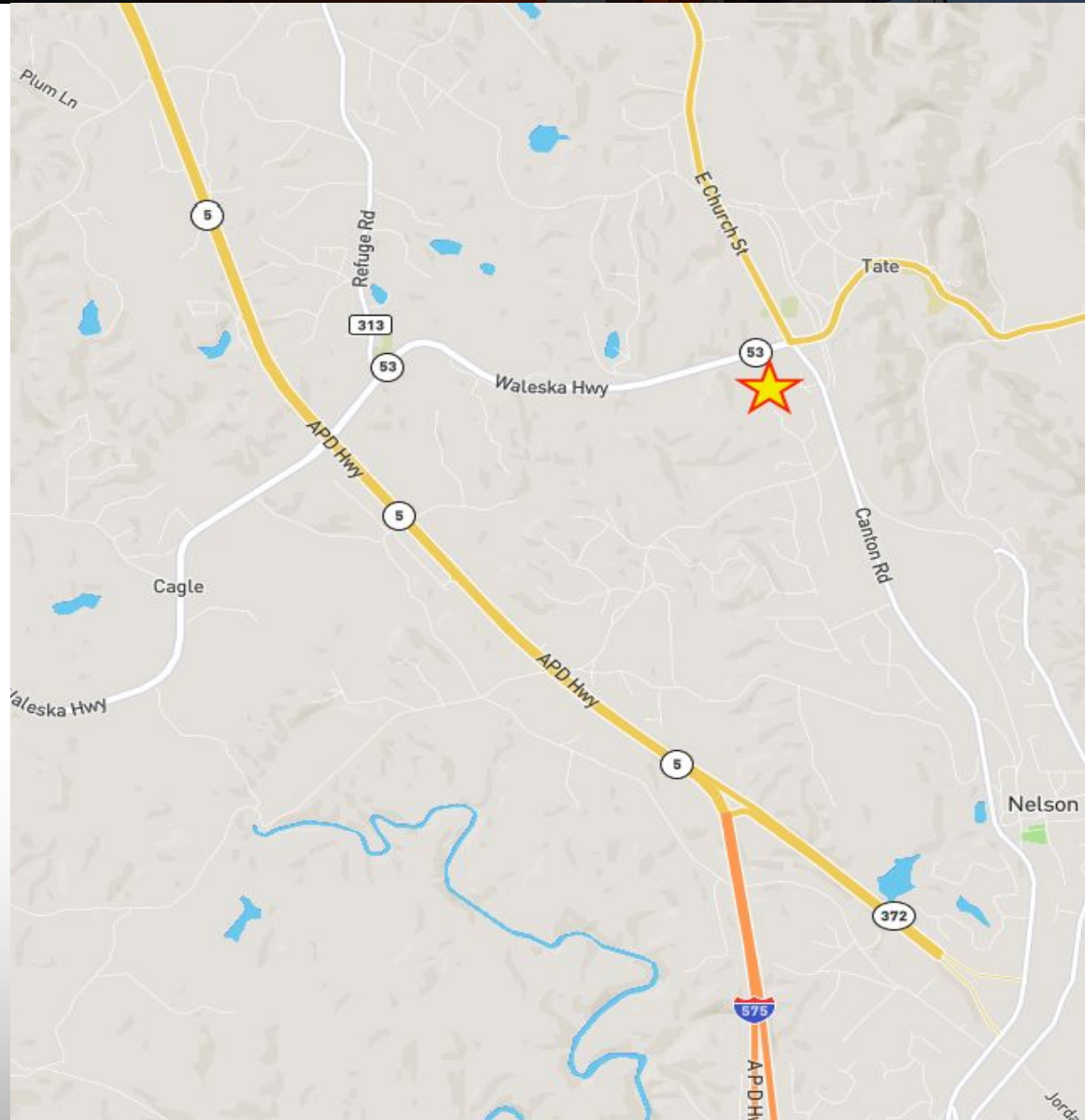
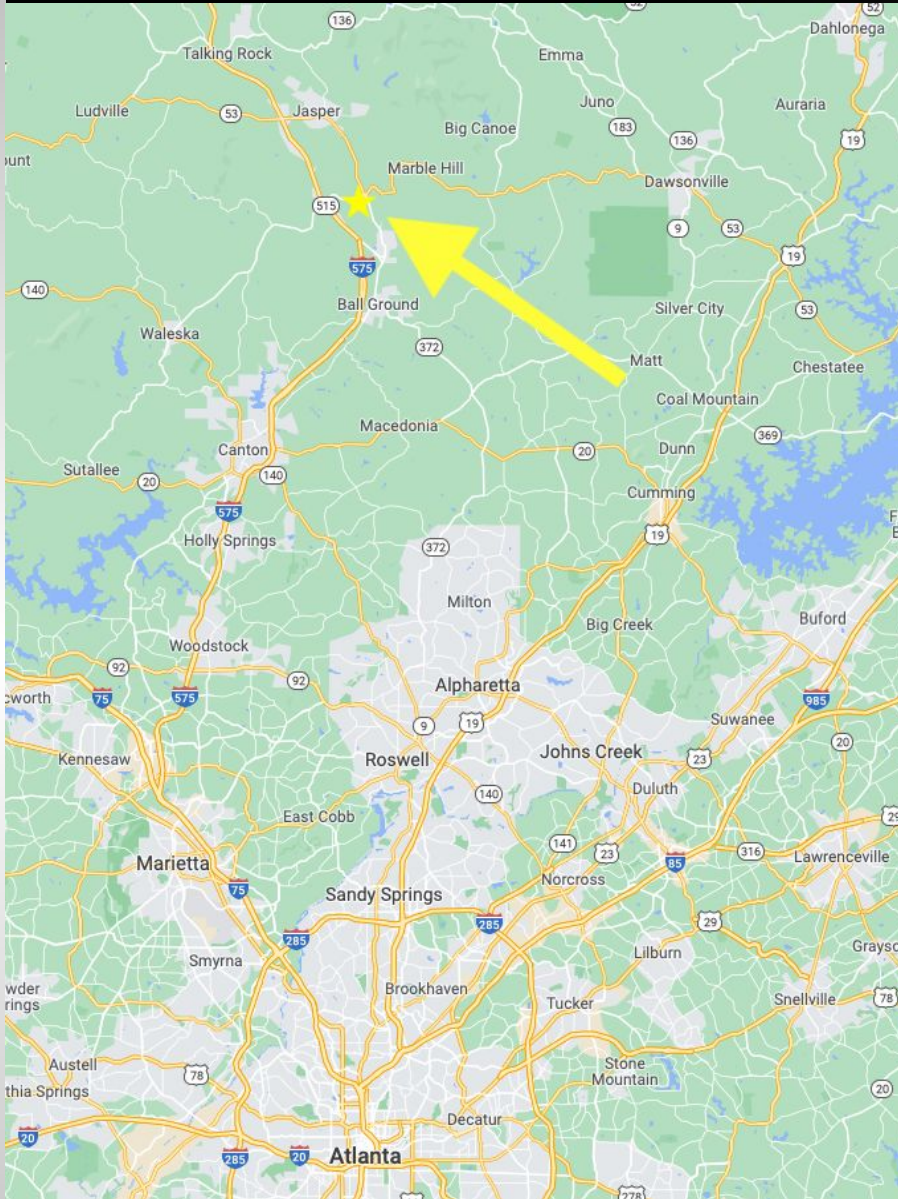
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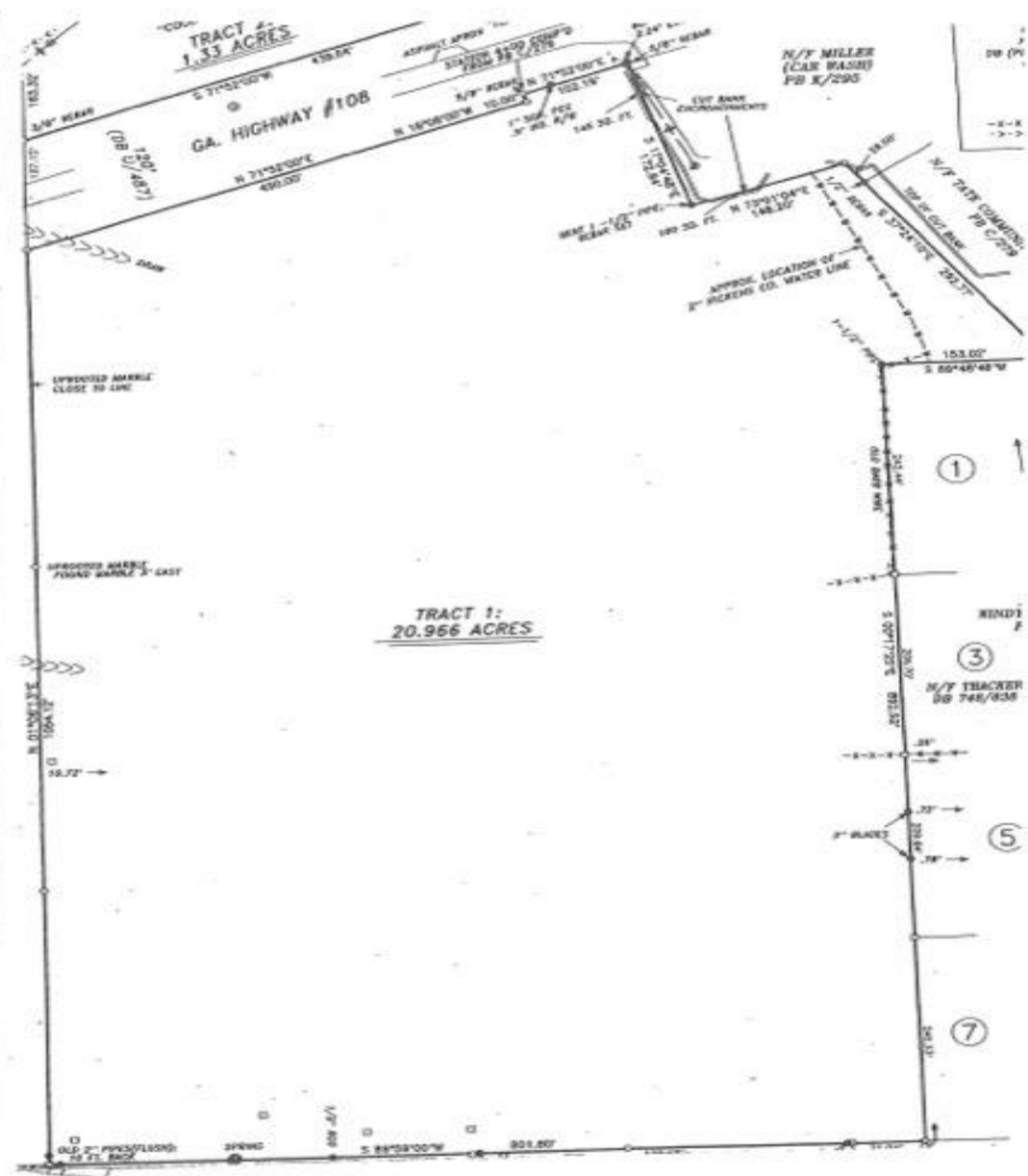
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## Executive Summary

20 Canton Rd, Tate, Georgia, 30177  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 34.41287  
Longitude: -84.38914

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	4,366	10,642	29,135
2010 Population	5,541	13,791	39,543
2021 Population	6,316	15,966	47,525
2026 Population	6,772	17,097	51,542
2000-2010 Annual Rate	2.41%	2.63%	3.10%
2010-2021 Annual Rate	1.17%	1.31%	1.65%
2021-2026 Annual Rate	1.40%	1.38%	1.64%
2021 Male Population	49.6%	49.2%	49.4%
2021 Female Population	50.4%	50.8%	50.6%
2021 Median Age	40.9	42.4	44.7

In the identified area, the current year population is 47,525. In 2010, the Census count in the area was 39,543. The rate of change since 2010 was 1.65% annually. The five-year projection for the population in the area is 51,542 representing a change of 1.64% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	93.6%	93.9%	93.8%
2021 Black Alone	2.2%	1.9%	1.7%
2021 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2021 Asian Alone	1.2%	1.1%	0.9%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.0%	1.3%	1.6%
2021 Two or More Races	1.8%	1.5%	1.5%
2021 Hispanic Origin (Any Race)	2.6%	3.0%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.9% 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 18.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	79	76	108
2000 Households	1,633	4,124	11,254
2010 Households	2,023	5,244	15,124
2021 Total Households	2,300	6,068	18,148
2026 Total Households	2,463	6,492	19,656
2000-2010 Annual Rate	2.16%	2.43%	3.00%
2010-2021 Annual Rate	1.15%	1.31%	1.63%
2021-2026 Annual Rate	1.38%	1.36%	1.61%
2021 Average Household Size	2.74	2.60	2.59

The household count in this area has changed from 15,124 in 2010 to 18,148 in the current year, a change of 1.63% annually. The five-year projection of households is 19,656, a change of 1.61% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2010. The number of families in the current year is 13,633 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 14, 2021



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	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.4%	15.6%	16.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$65,102	\$63,959	\$70,256
2026 Median Household Income	\$73,720	\$73,000	\$78,630
2021-2026 Annual Rate	2.52%	2.68%	2.28%
<b>Average Household Income</b>			
2021 Average Household Income	\$81,649	\$79,032	\$90,238
2026 Average Household Income	\$92,681	\$89,506	\$101,749
2021-2026 Annual Rate	2.57%	2.52%	2.43%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$29,958	\$29,948	\$34,234
2026 Per Capita Income	\$33,962	\$33,897	\$38,545
2021-2026 Annual Rate	2.54%	2.51%	2.40%

### Households by Income

Current median household income is \$70,256 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$78,630 in five years, compared to \$72,932 for all U.S. households.

Current average household income is \$90,238 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,749 in five years, compared to \$103,679 for all U.S. households.

Current per capita income is \$34,234 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,545 in five years, compared to \$39,378 for all U.S. households.

<b>Housing</b>			
2021 Housing Affordability Index	177	152	141
2000 Total Housing Units	1,750	4,489	13,283
2000 Owner Occupied Housing Units	1,342	3,233	9,322
2000 Renter Occupied Housing Units	291	891	1,933
2000 Vacant Housing Units	117	365	2,028
2010 Total Housing Units	2,213	5,847	18,429
2010 Owner Occupied Housing Units	1,584	3,909	12,178
2010 Renter Occupied Housing Units	439	1,335	2,946
2010 Vacant Housing Units	190	603	3,305
2021 Total Housing Units	2,512	6,719	21,779
2021 Owner Occupied Housing Units	1,747	4,414	14,515
2021 Renter Occupied Housing Units	552	1,653	3,633
2021 Vacant Housing Units	212	651	3,631
2026 Total Housing Units	2,686	7,178	23,519
2026 Owner Occupied Housing Units	1,905	4,799	15,900
2026 Renter Occupied Housing Units	558	1,694	3,755
2026 Vacant Housing Units	223	686	3,863

Currently, 66.6% of the 21,779 housing units in the area are owner occupied; 16.7% are renter occupied; and 16.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 18,429 housing units in the area - 66.1% owner occupied, 16.0% renter occupied, and 17.9% vacant. The annual rate of change in housing units since 2010 is 7.71%. Median home value in the area is \$282,468, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.58% annually to \$320,821.

**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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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