

FOR SALE

Family Estate or Residential Development Opportunity
3804 Tanners Mill Road , Gainesville , GA 30507

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

Family Compound or Residential Development Opportunity

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OFFERING SUMMARY

Sale Price: \$900,000

Price / Acre: \$30,000

Lot Size: 30.06 Acres

Road Frontage: 300 ft Tanners Mill Rd

Zoning: AR-IV

Utilities: All available

School District: Chestnut Mtn ES
Cherokee Bluff MS
Cherokee Bluff HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this ultra rare 30-acre estate lot located in south Hall County. Currently zoned AR-IV (Agricultural-Residential) the property has rolling topography with a mix of pasture and wooded areas, making it suitable for a wonderful family estate/compound. Alternatively, residential developers and builders looking to emulate nearby subdivisions will find this site offers great value – houses in nearby Georgian Acres have been selling in the high \$400s to mid \$500s over the past year. All public utilities are available to the site, other than public sewer. There is one structure on the property, a 40' x 260' poultry house now vacated and being used for storage. The subject property has easy access to the Kroger center, major retail and restaurant developments. Located within the highly desirable and newly created Cherokee Bluff school district (Chestnut Mountain ES and Cherokee Bluff MS). Driven by the area's quality of life, employment opportunities and affordability, along with the significant increase in Hall County's housing demand, this is a superb development opportunity.

LOCATION OVERVIEW

Located less than 20 mins from downtown Gainesville, Oakwood and Braselton, this area will continue to have strong growth and be a desirable location for homebuyers due to great access via Hwy 53, I-85, and I-985. **Site is centrally located between both the Braselton and Gainesville NEGMC Campuses.** Gainesville/Hall County is one of the fastest-growing MSAs in the state with several major corporations have announced major expansions of their business operations within the county (Greater Hall Chamber of Commerce).

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ADDITIONAL PHOTOS

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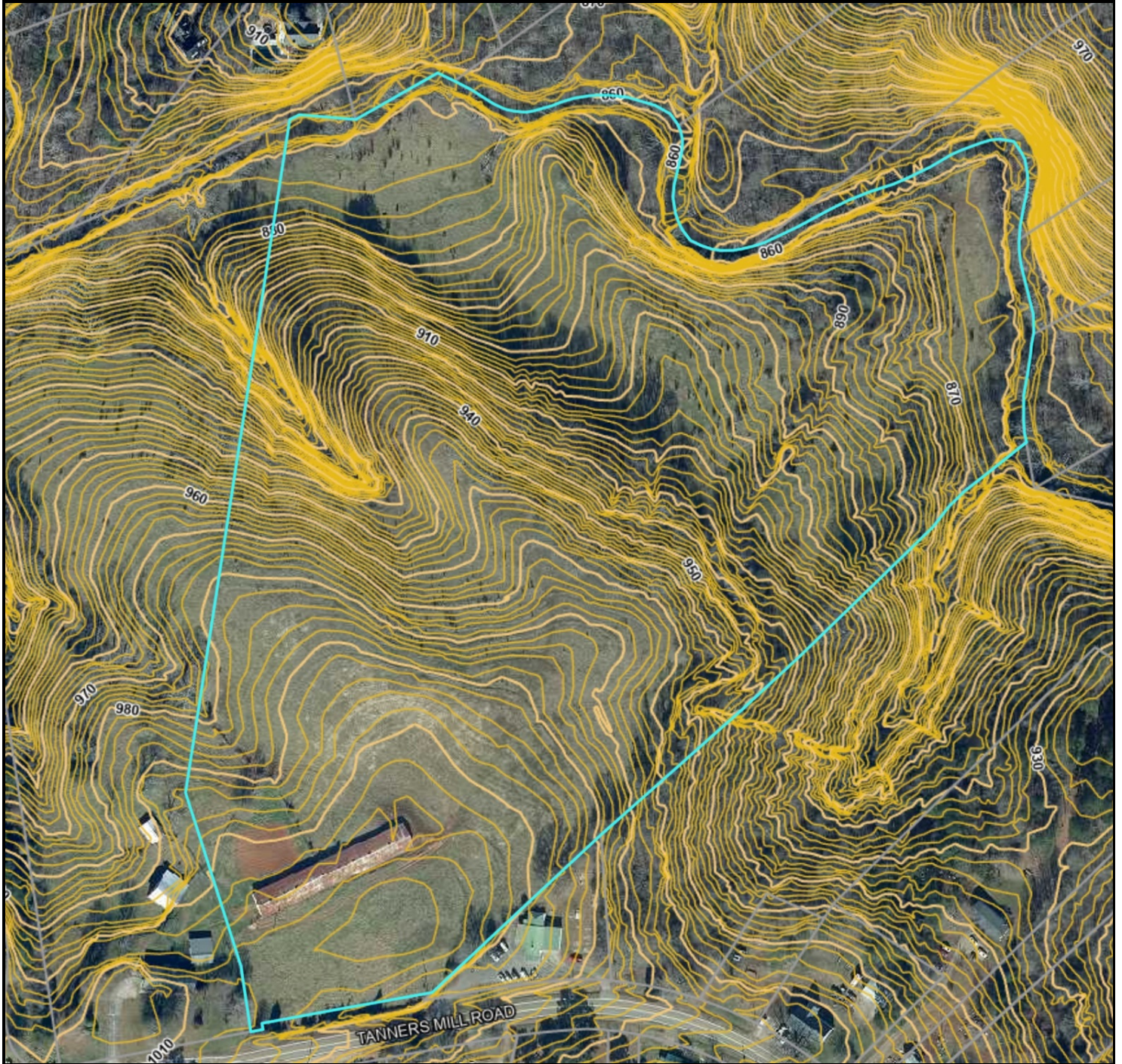
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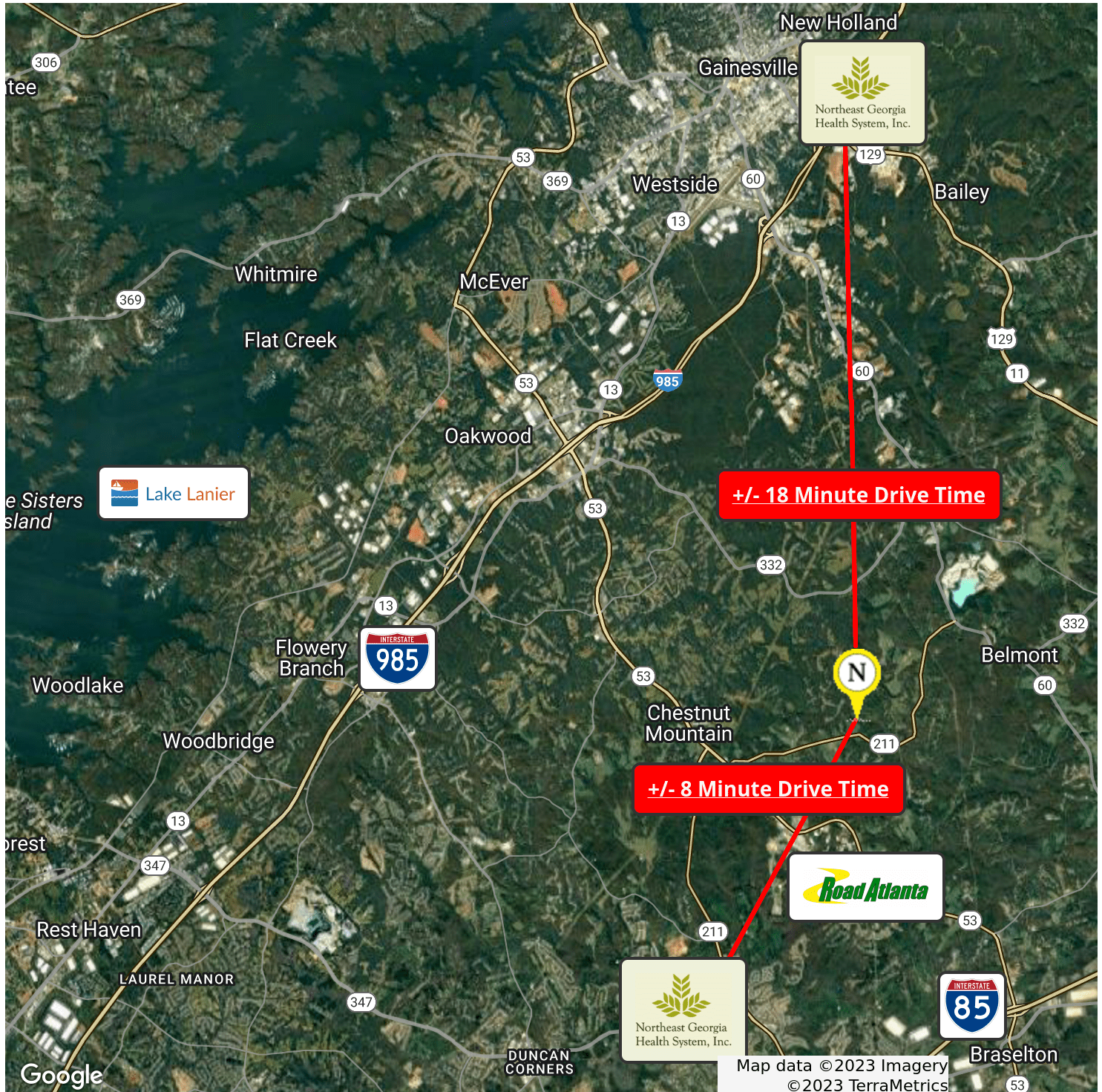
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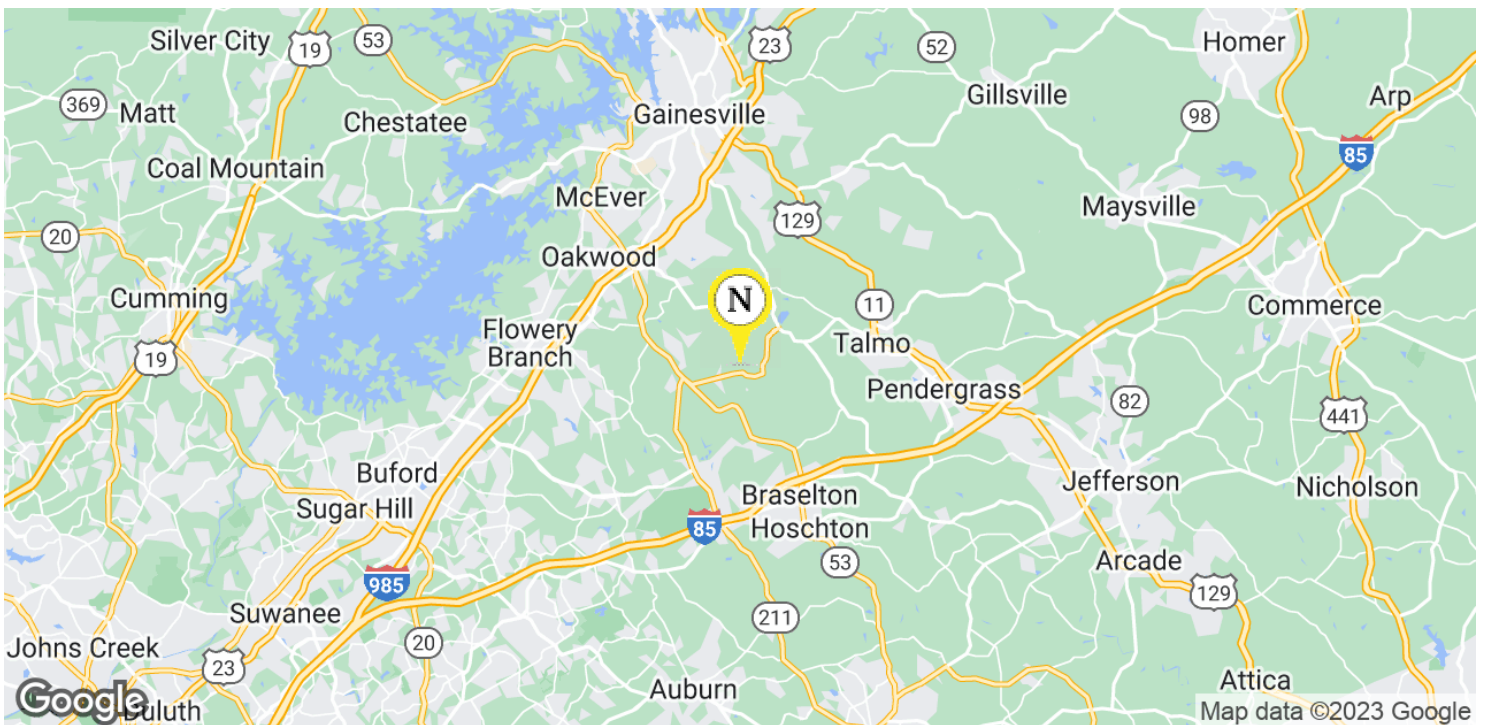
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Executive Summary

3804 Tanners Mill Rd
3804 Tanners Mill Rd, Gainesville, Georgia, 30507
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.17072
Longitude: -83.79979

	1 mile	3 miles	5 miles
Population			
2010 Population	1,918	11,116	37,935
2020 Population	2,248	12,724	46,908
2022 Population	2,348	12,807	47,873
2027 Population	2,468	13,412	50,523
2010-2020 Annual Rate	1.60%	1.36%	2.15%
2020-2022 Annual Rate	1.95%	0.29%	0.91%
2022-2027 Annual Rate	1.00%	0.93%	1.08%
2022 Male Population	49.5%	49.7%	50.0%
2022 Female Population	50.5%	50.3%	50.0%
2022 Median Age	40.9	39.4	37.7

In the identified area, the current year population is 47,873. In 2020, the Census count in the area was 46,908. The rate of change since 2020 was 0.91% annually. The five-year projection for the population in the area is 50,523 representing a change of 1.08% annually from 2022 to 2027. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	79.1%	74.1%	68.7%
2022 Black Alone	4.3%	4.5%	6.9%
2022 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2022 Asian Alone	0.7%	1.9%	2.7%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	6.0%	9.0%	10.8%
2022 Two or More Races	9.5%	10.0%	10.4%
2022 Hispanic Origin (Any Race)	15.0%	19.5%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 19.0% 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 67.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	93	119	129
2010 Households	687	3,791	12,288
2020 Households	779	4,304	15,658
2022 Households	812	4,338	15,991
2027 Households	855	4,549	16,932
2010-2020 Annual Rate	1.26%	1.28%	2.45%
2020-2022 Annual Rate	1.86%	0.35%	0.94%
2022-2027 Annual Rate	1.04%	0.95%	1.15%
2022 Average Household Size	2.89	2.95	2.96

The household count in this area has changed from 15,658 in 2020 to 15,991 in the current year, a change of 0.94% annually. The five-year projection of households is 16,932, a change of 1.15% annually from the current year total. Average household size is currently 2.96, compared to 2.96 in the year 2020. The number of families in the current year is 12,635 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 09, 2023



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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	13.5%	13.4%	15.8%
Median Household Income			
2022 Median Household Income	\$98,663	\$92,859	\$93,720
2027 Median Household Income	\$111,999	\$106,569	\$104,140
2022-2027 Annual Rate	2.57%	2.79%	2.13%
Average Household Income			
2022 Average Household Income	\$105,637	\$112,743	\$119,465
2027 Average Household Income	\$125,477	\$133,459	\$138,275
2022-2027 Annual Rate	3.50%	3.43%	2.97%
Per Capita Income			
2022 Per Capita Income	\$35,037	\$37,945	\$40,054
2027 Per Capita Income	\$41,699	\$45,028	\$46,512
2022-2027 Annual Rate	3.54%	3.48%	3.03%
Households by Income			

Current median household income is \$93,720 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$104,140 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$119,465 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$138,275 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,054 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,512 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	179	177	151
2010 Total Housing Units	730	4,076	13,501
2010 Owner Occupied Housing Units	604	3,349	10,411
2010 Renter Occupied Housing Units	83	442	1,877
2010 Vacant Housing Units	43	285	1,213
2020 Total Housing Units	792	4,437	16,275
2020 Vacant Housing Units	13	133	617
2022 Total Housing Units	827	4,486	16,684
2022 Owner Occupied Housing Units	794	4,073	13,944
2022 Renter Occupied Housing Units	18	265	2,047
2022 Vacant Housing Units	15	148	693
2027 Total Housing Units	878	4,742	17,767
2027 Owner Occupied Housing Units	838	4,291	14,730
2027 Renter Occupied Housing Units	17	258	2,202
2027 Vacant Housing Units	23	193	835

Currently, 83.6% of the 16,684 housing units in the area are owner occupied; 12.3%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 16,275 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.11%. Median home value in the area is \$280,971, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.16% annually to \$312,643.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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