

Capital Commercial Real Estate

www.CapComRE.com

2.60 Acres Commercial Site

Highway 53 and Pearl Industrial Ave
Hoschton, Georgia



- Located in the historic City of Hoschton
- Across from 2,600 home development
- Potential for retail, office or mixed-use
- All utilities on site or nearby
- High-growth corridor
- Great visibility/easy access



Great development opportunity! The 2.6 acres corner parcel is on the area's main commercial corridor, Highway 53, and located directly across from Twin Lakes, a master-planned community approved for 2,600 single-family homes and 400,000 sf of retail and up to 100,000 sf of mixed-use development.

The 2.6 acres has great visibility and easy access. All of the present and future growth in this area highlights the great potential afforded by this strategically located property.



Buy and develop now or invest in the dynamic growth in the area with one of the best parcels available. The uses for this site are limitless as the housing boom will drive the high demand for retail, office, mixed-use and light industrial in the surrounding area for years to come.

Stephen W. Storms

Office (770) 614-8685

Cell (770) 653-8383

Fax (678) 835-9016

sstorms@capcomre.com



Josh Storms

Office (678) 614-8685

Cell (678) 314-3434

Fax (678) 835-9016

jstorms@capcomre.com

EXECUTIVE SUMMARY

2.6 ACRES

LOCATION: The property is situated in the southwest section of Jackson County, Georgia, less than 3 miles from I-85. The site has great visibility with over 400 feet of frontage on Hwy 53 and over 250 feet of frontage on Pearl Industrial Avenue. The 2.6 acres is located directly across from Twin Lakes, a 2,600 single-family home community that is currently under construction.

ZONING: The 2.6 acres is currently zoned M-1, Light Industrial but the highest and best use may be as retail, office or mixed-use.

UTILITIES: All utilities are available at or near the property line except for sanitary sewer, which is available within the Twin Lakes development, across Highway 53.

TOPOGRAPHY: The property is higher along Highway 53 and Pearl Industrial, and then drops to a fairly level topography for the balance.

'19 TRAFFIC

AADT COUNTS: Highway 53 8,610 (count taken 500 feet southeast of site).

PRICING: \$1,200,000 / \$461,538 per acre

DEMOGRAPHICS

	<u>1 MILE RADIUS</u>	<u>3 MILE RADIUS</u>	<u>5 MILE RADIUS</u>	<u>7 MILE RADIUS</u>
POPULATION: (2021 EST.)	252	10,722	34,099	82,647
POPULATION: (2026 EST.)	330	13,644	41,481	97,573
INCOME 2021: (AVG. HH)	\$77,776	\$85,079	\$93,084	\$90,458

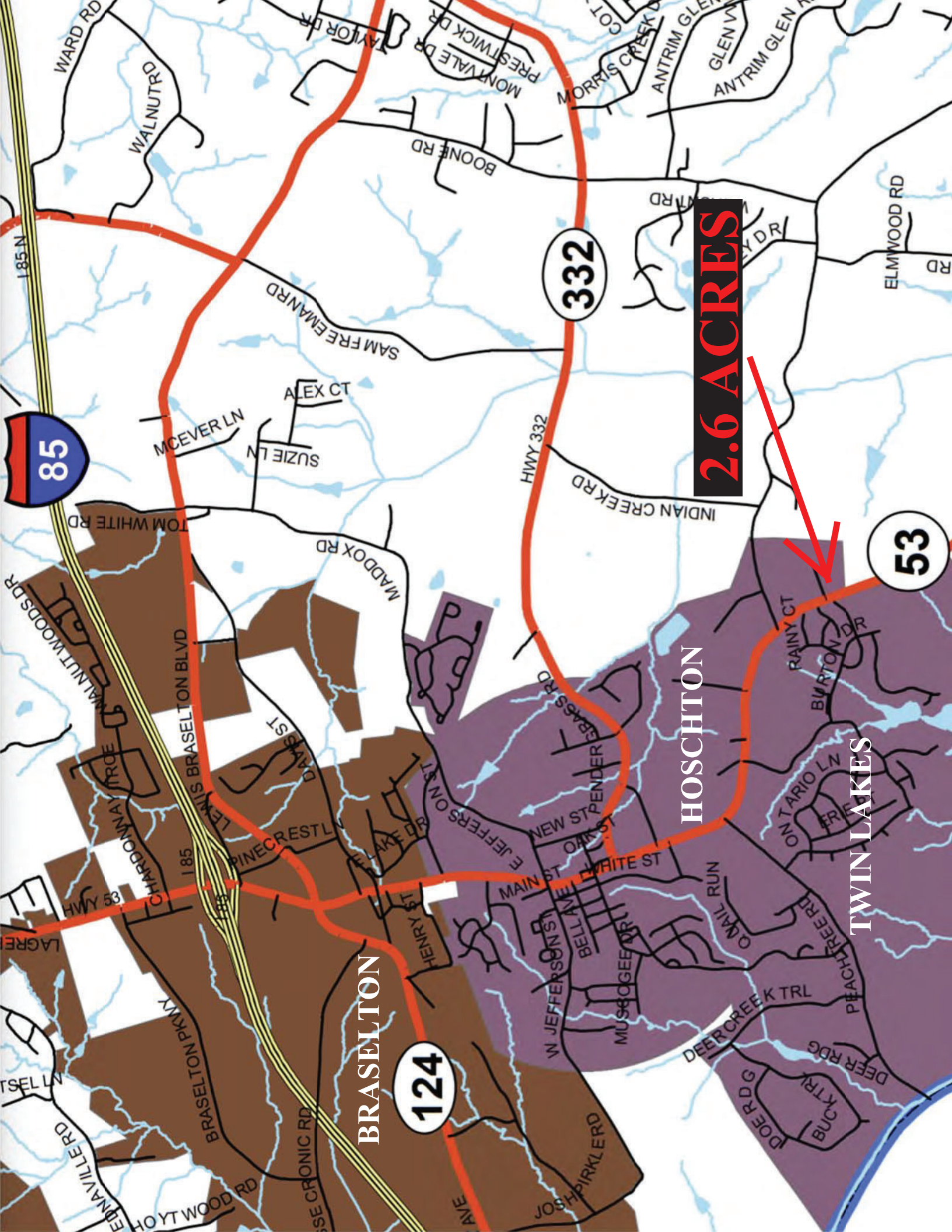
AREA INFORMATION

The 2.6 acres are located on Georgia Highway 53 at its intersection with Pearl Industrial Avenue. Highway 53 is the main commercial corridor for the cities of Hoschton and Braselton. This is a prime commercial site in a very rapidly growing area with all utilities available at or close to the property, including sewer which has been extended to the residential community across Highway 53.

Hoschton is located only about 40 miles northeast of Atlanta and the site is less than 3 miles from Interstate 85, making it easily accessible from any direction. This area is experiencing a housing boom with many new subdivisions. However, the major new development impacting the area and the 2.6 acres is Twin Lakes, a 2,600 single-family home development currently under construction directly across Highway 53 from the site.

Kolter Homes purchased 1,422 acres, which doubled the land area of Hoschton, and is developing the property into several master-planned communities called Twin Lakes. So far, D.R. Horton, Fischer Homes and Eastwood Homes have traditional neighborhoods under construction. Kolter, under its Cresswind banner, is building an active-adult gated community called Cresswind Georgia at Twin Lakes which will consist of 1,300 homes at build-out. Collectively, all four builders at Twin Lakes sold 266 homes in the first six months of sales.

As part of its master-planned development, Kolter also has received approval for up to 400,000 sf of retail development and 100,000 sf of mixed-use buildings. The residential and commercial components of Twin Lakes are already having a dramatic impact on the surrounding area. The 2.6 acres is strategically located to capitalize on the dynamic growth happening in this area.



2.6 ACRES

53

HOSCHTON

TWIN LAKES

BRASELTON

124

332

85

Twin Lakes 2,600 New Homes



2.6 Acres

HWY 53

PEARL INDUSTRIAL AVE

RAINY CT

SHAFFER WAY

CHELAN CT

MEAD CT

CONROE CT

BURTON DR

SINGAIR CIR

MICHIGAN CIR

VIEW DR



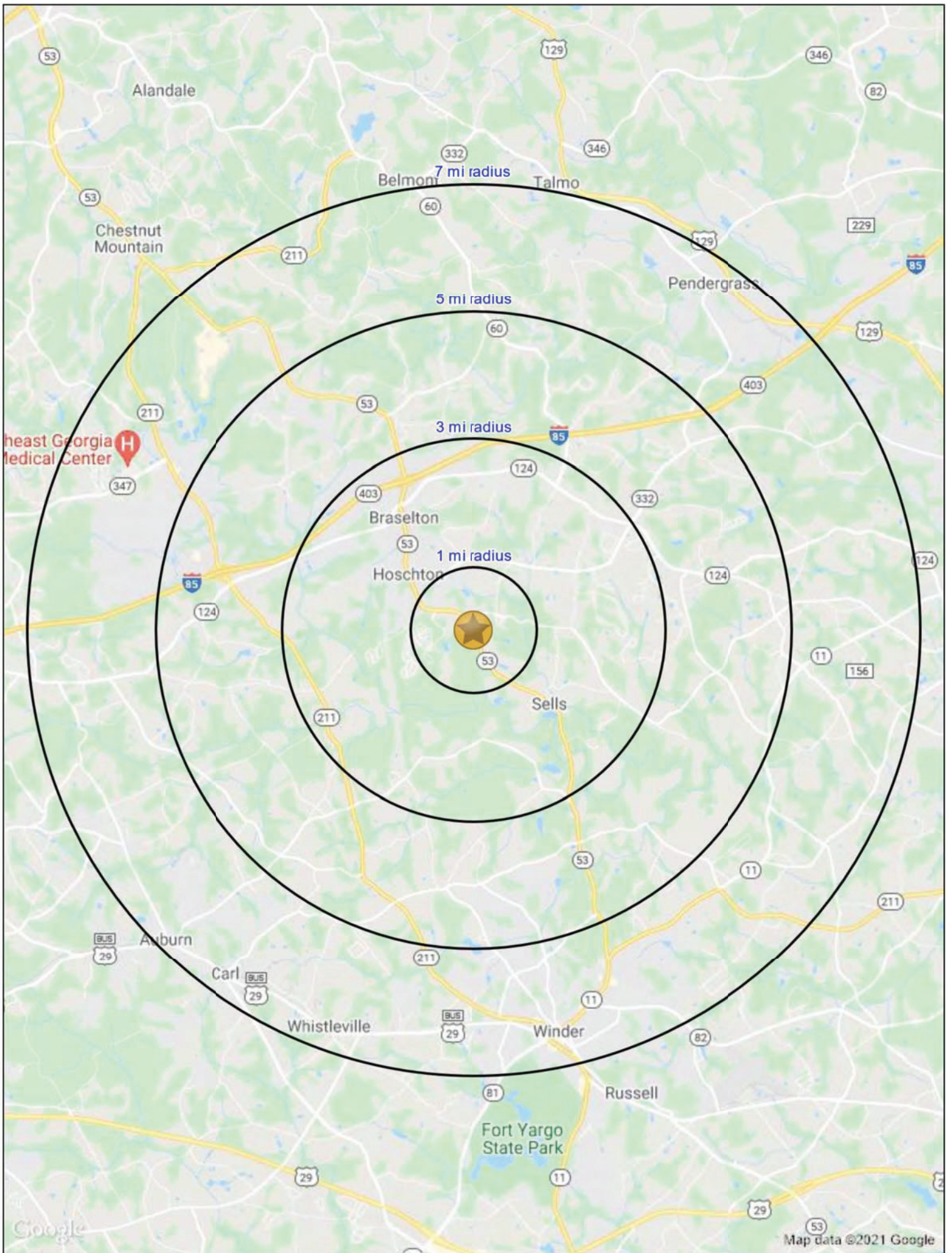
2.6 Acres
For Sale



CRESSWIND
Twin Lakes
KOLTER



USE	NAME	COLOR
Single Family Traditional	Preserve	Light Green
Single Family Age-Restricted	Cresswind	Yellow
Midrise U/I	Enclave	Orange
Commercial	Shoppes	Red
Amenities	N/A	Blue
Storm Water Management	N/A	Light Blue
Streams	N/A	Dark Blue



COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave Hoschton, GA 30548	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Population								
Estimated Population (2021)	252		10,722		34,099		82,647	
Projected Population (2026)	330		13,644		41,481		97,573	
Census Population (2010)	211		6,839		24,460		61,177	
Census Population (2000)	162		3,718		13,589		36,662	
Projected Annual Growth (2021-2026)	78	6.2%	2,922	5.5%	7,382	4.3%	14,926	3.6%
Historical Annual Growth (2010-2021)	41	1.8%	3,883	5.2%	9,639	3.6%	21,470	3.2%
Historical Annual Growth (2000-2010)	49	3.0%	3,121	8.4%	10,872	8.0%	24,516	6.7%
Estimated Population Density (2021)	80	psm	379	psm	434	psm	537	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	153.9	sq mi
Households								
Estimated Households (2021)	96		3,706		11,636		28,469	
Projected Households (2026)	114		4,338		13,140		31,883	
Census Households (2010)	78		2,377		8,395		21,197	
Census Households (2000)	58		1,332		4,847		12,993	
Projected Annual Growth (2021-2026)	18	3.8%	632	3.4%	1,503	2.6%	3,414	2.4%
Historical Annual Change (2000-2021)	37	3.0%	2,375	8.5%	6,789	6.7%	15,476	5.7%
Average Household Income								
Estimated Average Household Income (2021)	\$77,776		\$85,079		\$93,084		\$90,458	
Projected Average Household Income (2026)	\$75,143		\$84,523		\$95,946		\$93,931	
Census Average Household Income (2010)	\$67,792		\$74,758		\$72,289		\$68,976	
Census Average Household Income (2000)	\$56,781		\$55,822		\$55,519		\$53,926	
Projected Annual Change (2021-2026)	-\$2,633	-0.7%	-\$556	-0.1%	\$2,861	0.6%	\$3,472	0.8%
Historical Annual Change (2000-2021)	\$20,995	1.8%	\$29,257	2.5%	\$37,565	3.2%	\$36,532	3.2%
Median Household Income								
Estimated Median Household Income (2021)	\$65,043		\$81,455		\$84,311		\$79,264	
Projected Median Household Income (2026)	\$74,035		\$93,527		\$97,048		\$91,432	
Census Median Household Income (2010)	\$55,624		\$67,104		\$62,268		\$57,284	
Census Median Household Income (2000)	\$49,694		\$49,119		\$47,482		\$46,295	
Projected Annual Change (2021-2026)	\$8,992	2.8%	\$12,072	3.0%	\$12,737	3.0%	\$12,168	3.1%
Historical Annual Change (2000-2021)	\$15,349	1.5%	\$32,336	3.1%	\$36,829	3.7%	\$32,970	3.4%
Per Capita Income								
Estimated Per Capita Income (2021)	\$29,457		\$29,413		\$31,769		\$31,187	
Projected Per Capita Income (2026)	\$25,892		\$26,875		\$30,395		\$30,716	
Census Per Capita Income (2010)	\$24,899		\$25,984		\$24,812		\$23,899	
Census Per Capita Income (2000)	\$20,286		\$20,011		\$19,912		\$19,103	
Projected Annual Change (2021-2026)	-\$3,565	-2.4%	-\$2,537	-1.7%	-\$1,374	-0.9%	-\$471	-0.3%
Historical Annual Change (2000-2021)	\$9,171	2.2%	\$9,401	2.2%	\$11,857	2.8%	\$12,084	3.0%
Estimated Average Household Net Worth (2021)	\$601,177		\$795,913		\$688,384		\$647,700	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

Race and Ethnicity

	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Total Population (2021)	252		10,722		34,099		82,647	
White (2021)	226	89.5%	9,476	88.4%	29,377	86.2%	66,253	80.2%
Black or African American (2021)	10	4.0%	391	3.6%	1,526	4.5%	7,138	8.6%
American Indian or Alaska Native (2021)	1	0.5%	34	0.3%	89	0.3%	243	0.3%
Asian (2021)	6	2.3%	367	3.4%	1,373	4.0%	3,565	4.3%
Hawaiian or Pacific Islander (2021)	-	-	2	-	12	-	51	-
Other Race (2021)	5	2.1%	228	2.1%	925	2.7%	3,202	3.9%
Two or More Races (2021)	4	1.6%	223	2.1%	796	2.3%	2,196	2.7%
Population < 18 (2021)	57	22.7%	2,642	24.6%	8,460	24.8%	20,581	24.9%
White Not Hispanic	44	76.9%	2,058	77.9%	6,380	75.4%	13,926	67.7%
Black or African American	2	4.2%	108	4.1%	427	5.0%	1,952	9.5%
Asian	1	2.1%	91	3.4%	358	4.2%	951	4.6%
Other Race Not Hispanic	2	3.4%	85	3.2%	296	3.5%	842	4.1%
Hispanic	8	13.3%	300	11.4%	1,000	11.8%	2,910	14.1%
Not Hispanic or Latino Population (2021)	230	91.2%	9,798	91.4%	30,992	90.9%	73,905	89.4%
Not Hispanic White	210	91.3%	8,868	90.5%	27,530	88.8%	61,763	83.6%
Not Hispanic Black or African American	10	4.2%	368	3.8%	1,459	4.7%	6,865	9.3%
Not Hispanic American Indian or Alaska Native	1	0.6%	28	0.3%	62	0.2%	175	0.2%
Not Hispanic Asian	6	2.4%	357	3.6%	1,323	4.3%	3,433	4.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	2	-	12	-	38	-
Not Hispanic Other Race	-	-	2	-	8	-	21	-
Not Hispanic Two or More Races	3	1.5%	172	1.8%	599	1.9%	1,610	2.2%
Hispanic or Latino Population (2021)	22	8.8%	924	8.6%	3,107	9.1%	8,742	10.6%
Hispanic White	16	70.4%	608	65.8%	1,847	59.5%	4,490	51.4%
Hispanic Black or African American	-	-	24	2.6%	68	2.2%	273	3.1%
Hispanic American Indian or Alaska Native	-	-	6	0.7%	27	0.9%	68	0.8%
Hispanic Asian	-	-	10	1.1%	50	1.6%	132	1.5%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-	13	0.1%
Hispanic Other Race	5	24.4%	225	24.4%	917	29.5%	3,180	36.4%
Hispanic Two or More Races	-	-	51	5.5%	197	6.3%	586	6.7%
Not Hispanic or Latino Population (2010)	197	93.3%	6,442	94.2%	22,884	93.6%	56,543	92.4%
Hispanic or Latino Population (2010)	14	6.7%	397	5.8%	1,576	6.4%	4,634	7.6%
Not Hispanic or Latino Population (2000)	157	97.1%	3,608	97.0%	13,160	96.8%	35,316	96.3%
Hispanic or Latino Population (2000)	5	2.9%	110	3.0%	429	3.2%	1,345	3.7%
Not Hispanic or Latino Population (2026)	301	91.3%	12,461	91.3%	37,698	90.9%	87,100	89.3%
Hispanic or Latino Population (2026)	29	8.7%	1,183	8.7%	3,782	9.1%	10,473	10.7%
Projected Annual Growth (2021-2026)	7	5.9%	258	5.6%	675	4.3%	1,731	4.0%
Historical Annual Growth (2000-2010)	9	20.0%	287	26.1%	1,147	26.7%	3,289	24.4%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

Total Age Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Total Population	252		10,722		34,099		82,647	
Age Under 5 Years	14	5.5%	634	5.9%	2,147	6.3%	5,121	6.2%
Age 5 to 9 Years	17	6.7%	768	7.2%	2,388	7.0%	5,758	7.0%
Age 10 to 14 Years	16	6.5%	781	7.3%	2,525	7.4%	6,200	7.5%
Age 15 to 19 Years	16	6.5%	704	6.6%	2,156	6.3%	5,432	6.6%
Age 20 to 24 Years	13	5.3%	522	4.9%	1,717	5.0%	4,406	5.3%
Age 25 to 29 Years	14	5.5%	547	5.1%	1,867	5.5%	4,787	5.8%
Age 30 to 34 Years	13	5.3%	623	5.8%	2,216	6.5%	5,504	6.7%
Age 35 to 39 Years	16	6.3%	745	6.9%	2,499	7.3%	5,945	7.2%
Age 40 to 44 Years	16	6.4%	776	7.2%	2,449	7.2%	5,689	6.9%
Age 45 to 49 Years	18	7.1%	778	7.3%	2,309	6.8%	5,495	6.6%
Age 50 to 54 Years	18	7.2%	781	7.3%	2,435	7.1%	5,612	6.8%
Age 55 to 59 Years	18	7.0%	748	7.0%	2,339	6.9%	5,398	6.5%
Age 60 to 64 Years	17	6.7%	678	6.3%	2,098	6.2%	4,994	6.0%
Age 65 to 69 Years	15	6.1%	597	5.6%	1,780	5.2%	4,269	5.2%
Age 70 to 74 Years	12	4.6%	444	4.1%	1,361	4.0%	3,436	4.2%
Age 75 to 79 Years	10	4.1%	312	2.9%	932	2.7%	2,281	2.8%
Age 80 to 84 Years	5	2.0%	158	1.5%	528	1.5%	1,323	1.6%
Age 85 Years or Over	4	1.4%	127	1.2%	354	1.0%	998	1.2%
Median Age	41.0		39.3		38.2		37.6	
Age 19 Years or Less	63	25.1%	2,887	26.9%	9,216	27.0%	22,511	27.2%
Age 20 to 64 Years	143	56.7%	6,196	57.8%	19,929	58.4%	47,830	57.9%
Age 65 Years or Over	46	18.2%	1,639	15.3%	4,954	14.5%	12,307	14.9%

Female Age Distribution (2021)

Female Population	131	51.8%	5,439	50.7%	17,223	50.5%	42,216	51.1%
Age Under 5 Years	6	5.0%	318	5.8%	1,086	6.3%	2,534	6.0%
Age 5 to 9 Years	8	6.4%	364	6.7%	1,168	6.8%	2,794	6.6%
Age 10 to 14 Years	8	6.5%	377	6.9%	1,214	7.1%	3,055	7.2%
Age 15 to 19 Years	9	6.7%	355	6.5%	1,034	6.0%	2,667	6.3%
Age 20 to 24 Years	7	5.0%	253	4.6%	817	4.7%	2,107	5.0%
Age 25 to 29 Years	7	5.2%	281	5.2%	977	5.7%	2,540	6.0%
Age 30 to 34 Years	7	5.6%	332	6.1%	1,133	6.6%	2,804	6.6%
Age 35 to 39 Years	8	6.3%	390	7.2%	1,254	7.3%	2,996	7.1%
Age 40 to 44 Years	8	6.2%	380	7.0%	1,211	7.0%	2,818	6.7%
Age 45 to 49 Years	10	7.4%	406	7.5%	1,165	6.8%	2,761	6.5%
Age 50 to 54 Years	8	6.2%	357	6.6%	1,205	7.0%	2,828	6.7%
Age 55 to 59 Years	10	7.7%	409	7.5%	1,206	7.0%	2,814	6.7%
Age 60 to 64 Years	9	6.8%	346	6.4%	1,077	6.3%	2,583	6.1%
Age 65 to 69 Years	8	5.8%	286	5.3%	889	5.2%	2,228	5.3%
Age 70 to 74 Years	6	4.8%	228	4.2%	702	4.1%	1,875	4.4%
Age 75 to 79 Years	5	4.2%	169	3.1%	521	3.0%	1,294	3.1%
Age 80 to 84 Years	3	2.6%	101	1.9%	338	2.0%	850	2.0%
Age 85 Years or Over	2	1.7%	86	1.6%	226	1.3%	667	1.6%
Female Median Age	41.7		39.8		38.8		38.6	
Age 19 Years or Less	32	24.6%	1,414	26.0%	4,502	26.1%	11,050	26.2%
Age 20 to 64 Years	74	56.4%	3,155	58.0%	10,046	58.3%	24,252	57.4%
Age 65 Years or Over	25	19.1%	870	16.0%	2,675	15.5%	6,915	16.4%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

1 mi radius 3 mi radius 5 mi radius 7 mi radius

Male Age Distribution (2021)

Male Population	122	48.2%	5,283	49.3%	16,876	49.5%	40,431	48.9%
Age Under 5 Years	7	6.0%	316	6.0%	1,061	6.3%	2,587	6.4%
Age 5 to 9 Years	8	7.0%	404	7.6%	1,219	7.2%	2,964	7.3%
Age 10 to 14 Years	8	6.4%	404	7.6%	1,311	7.8%	3,145	7.8%
Age 15 to 19 Years	8	6.2%	349	6.6%	1,122	6.7%	2,765	6.8%
Age 20 to 24 Years	7	5.6%	269	5.1%	900	5.3%	2,299	5.7%
Age 25 to 29 Years	7	5.9%	266	5.0%	890	5.3%	2,247	5.6%
Age 30 to 34 Years	6	5.0%	290	5.5%	1,083	6.4%	2,700	6.7%
Age 35 to 39 Years	8	6.3%	354	6.7%	1,245	7.4%	2,948	7.3%
Age 40 to 44 Years	8	6.6%	396	7.5%	1,238	7.3%	2,871	7.1%
Age 45 to 49 Years	8	6.7%	372	7.0%	1,144	6.8%	2,734	6.8%
Age 50 to 54 Years	10	8.3%	423	8.0%	1,230	7.3%	2,784	6.9%
Age 55 to 59 Years	8	6.3%	339	6.4%	1,133	6.7%	2,583	6.4%
Age 60 to 64 Years	8	6.6%	332	6.3%	1,021	6.1%	2,411	6.0%
Age 65 to 69 Years	8	6.5%	311	5.9%	891	5.3%	2,041	5.0%
Age 70 to 74 Years	5	4.3%	216	4.1%	659	3.9%	1,561	3.9%
Age 75 to 79 Years	5	4.0%	143	2.7%	411	2.4%	987	2.4%
Age 80 to 84 Years	2	1.3%	57	1.1%	190	1.1%	473	1.2%
Age 85 Years or Over	1	1.1%	42	0.8%	128	0.8%	331	0.8%
Male Median Age	40.3		38.9		37.5		36.7	
Age 19 Years or Less	31	25.7%	1,473	27.9%	4,714	27.9%	11,461	28.3%
Age 20 to 64 Years	69	57.0%	3,041	57.6%	9,883	58.6%	23,577	58.3%
Age 65 Years or Over	21	17.3%	769	14.6%	2,279	13.5%	5,392	13.3%

Males per 100 Females (2021)

Overall Comparison	93		97		98		96	
Age Under 5 Years	113	53.1%	99	49.9%	98	49.4%	102	50.5%
Age 5 to 9 Years	102	50.4%	111	52.6%	104	51.1%	106	51.5%
Age 10 to 14 Years	92	48.0%	107	51.7%	108	51.9%	103	51.9%
Age 15 to 19 Years	86	46.3%	98	49.6%	109	52.1%	104	50.9%
Age 20 to 24 Years	103	50.8%	106	51.5%	110	52.4%	109	52.2%
Age 25 to 29 Years	105	51.3%	95	48.7%	91	47.7%	88	46.9%
Age 30 to 34 Years	83	45.2%	87	46.6%	96	48.9%	96	49.1%
Age 35 to 39 Years	92	48.0%	91	47.6%	99	49.8%	98	49.6%
Age 40 to 44 Years	99	49.8%	104	51.0%	102	50.5%	102	50.5%
Age 45 to 49 Years	84	45.6%	92	47.8%	98	49.5%	99	49.8%
Age 50 to 54 Years	125	55.5%	118	54.2%	102	50.5%	98	49.6%
Age 55 to 59 Years	76	43.1%	83	45.3%	94	48.4%	92	47.9%
Age 60 to 64 Years	90	47.5%	96	49.0%	95	48.7%	93	48.3%
Age 65 to 69 Years	105	51.2%	109	52.1%	100	50.0%	92	47.8%
Age 70 to 74 Years	84	45.7%	95	48.7%	94	48.4%	83	45.4%
Age 75 to 79 Years	90	47.3%	85	45.8%	79	44.1%	76	43.3%
Age 80 to 84 Years	47	31.9%	56	36.1%	56	36.0%	56	35.7%
Age 85 Years or Over	61	38.0%	49	32.9%	57	36.3%	50	33.1%
Age 19 Years or Less	97	49.3%	104	51.0%	105	51.1%	104	50.9%
Age 20 to 39 Years	95	48.8%	94	48.4%	98	49.6%	98	49.4%
Age 40 to 64 Years	93	48.3%	98	49.5%	98	49.6%	97	49.2%
Age 65 Years or Over	85	45.8%	88	46.9%	85	46.0%	78	43.8%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave Hoschton, GA 30548	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Household Type (2021)								
Total Households	96		3,706		11,636		28,469	
Households with Children	31	32.8%	1,356	36.6%	4,386	37.7%	10,949	38.5%
Average Household Size	2.6		2.9		2.9		2.9	
Household Density per Square Mile	30		131		148		185	
Population Family	223	88.5%	9,852	91.9%	31,332	91.9%	74,823	90.5%
Population Non-Family	29	11.5%	868	8.1%	2,753	8.1%	7,526	9.1%
Population Group Quarters	-	-	2	-	14	-	299	0.4%
Family Households	72	74.9%	3,004	81.0%	9,453	81.2%	22,442	78.8%
Married Couple Households	61	85.6%	2,617	87.1%	8,003	84.7%	18,158	80.9%
Other Family Households with Children	10	14.4%	388	12.9%	1,449	15.3%	4,284	19.1%
Family Households with Children	31	43.6%	1,347	44.8%	4,351	46.0%	10,861	48.4%
Married Couple with Children	24	78.3%	1,104	81.9%	3,452	79.3%	8,116	74.7%
Other Family Households with Children	7	21.7%	243	18.1%	899	20.7%	2,745	25.3%
Family Households No Children	40	56.4%	1,657	55.2%	5,102	54.0%	11,582	51.6%
Married Couple No Children	37	91.2%	1,513	91.3%	4,552	89.2%	10,043	86.7%
Other Family Households No Children	4	8.8%	144	8.7%	550	10.8%	1,539	13.3%
Non-Family Households	24	25.1%	702	19.0%	2,184	18.8%	6,026	21.2%
Non-Family Households with Children	-	-	9	1.3%	36	1.6%	88	1.5%
Non-Family Households No Children	24	99.4%	693	98.7%	2,148	98.4%	5,938	98.5%
Average Family Household Size	3.1		3.3		3.3		3.3	
Average Family Income	\$89,871		\$93,732		\$103,341		\$101,883	
Median Family Income	\$82,142		\$94,626		\$93,918		\$90,500	
Average Non-Family Household Size	1.2		1.2		1.3		1.2	
Marital Status (2021)								
Population Age 15 Years or Over	205		8,539		27,039		65,569	
Never Married	59	28.7%	1,902	22.3%	5,916	21.9%	16,083	24.5%
Currently Married	105	51.0%	5,168	60.5%	16,610	61.4%	37,685	57.5%
Previously Married	42	20.3%	1,469	17.2%	4,513	16.7%	11,801	18.0%
Separated	14	33.8%	314	21.4%	818	18.1%	2,200	18.6%
Widowed	8	18.3%	346	23.5%	1,034	22.9%	3,456	29.3%
Divorced	20	47.9%	809	55.1%	2,661	59.0%	6,144	52.1%
Educational Attainment (2021)								
Adult Population Age 25 Years or Over	176		7,313		23,166		55,730	
Elementary (Grade Level 0 to 8)	6	3.5%	189	2.6%	760	3.3%	1,948	3.5%
Some High School (Grade Level 9 to 11)	11	6.1%	437	6.0%	1,783	7.7%	4,376	7.9%
High School Graduate	61	34.7%	2,389	32.7%	7,315	31.6%	16,827	30.2%
Some College	46	26.4%	1,739	23.8%	5,143	22.2%	12,151	21.8%
Associate Degree Only	11	6.1%	711	9.7%	2,089	9.0%	4,557	8.2%
Bachelor Degree Only	26	14.8%	1,205	16.5%	3,927	17.0%	10,076	18.1%
Graduate Degree	15	8.4%	642	8.8%	2,148	9.3%	5,795	10.4%
Any College (Some College or Higher)	98	55.7%	4,297	58.8%	13,308	57.4%	32,579	58.5%
College Degree + (Bachelor Degree or Higher)	41	23.2%	1,847	25.2%	6,075	26.2%	15,871	28.5%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Housing								
Total Housing Units (2021)	101		3,891		12,244		30,037	
Total Housing Units (2010)	66		2,653		9,241		23,477	
Historical Annual Growth (2010-2021)	35	4.8%	1,238	4.2%	3,003	3.0%	6,560	2.5%
Housing Units Occupied (2021)	96	94.4%	3,706	95.2%	11,636	95.0%	28,469	94.8%
Housing Units Owner-Occupied	78	81.2%	3,281	88.5%	10,115	86.9%	23,459	82.4%
Housing Units Renter-Occupied	18	18.8%	425	11.5%	1,521	13.1%	5,009	17.6%
Housing Units Vacant (2021)	6	5.6%	185	4.8%	608	5.0%	1,568	5.2%
Household Size (2021)								
Total Households	96		3,706		11,636		28,469	
1 Person Households	21	21.9%	585	15.8%	1,747	15.0%	4,869	17.1%
2 Person Households	35	37.1%	1,286	34.7%	3,901	33.5%	9,174	32.2%
3 Person Households	16	17.2%	668	18.0%	2,210	19.0%	5,306	18.6%
4 Person Households	13	13.7%	687	18.5%	2,156	18.5%	5,104	17.9%
5 Person Households	5	5.2%	274	7.4%	957	8.2%	2,374	8.3%
6 Person Households	3	2.9%	121	3.3%	401	3.4%	1,022	3.6%
7 or More Person Households	2	2.0%	86	2.3%	265	2.3%	619	2.2%
Household Income Distribution (2021)								
HH Income \$200,000 or More	8	8.4%	412	11.1%	946	8.1%	2,148	7.5%
HH Income \$150,000 to \$199,999	3	3.5%	288	7.8%	837	7.2%	1,977	6.9%
HH Income \$125,000 to \$149,999	7	7.3%	313	8.5%	1,151	9.9%	2,344	8.2%
HH Income \$100,000 to \$124,999	10	10.3%	393	10.6%	1,540	13.2%	3,350	11.8%
HH Income \$75,000 to \$99,999	14	14.9%	631	17.0%	2,155	18.5%	5,132	18.0%
HH Income \$50,000 to \$74,999	16	16.4%	648	17.5%	1,990	17.1%	5,082	17.9%
HH Income \$35,000 to \$49,999	9	9.0%	250	6.8%	904	7.8%	2,597	9.1%
HH Income \$25,000 to \$34,999	10	10.5%	314	8.5%	751	6.5%	2,004	7.0%
HH Income \$15,000 to \$24,999	4	4.2%	185	5.0%	656	5.6%	1,745	6.1%
HH Income \$10,000 to \$14,999	7	7.6%	131	3.5%	317	2.7%	881	3.1%
HH Income Under \$10,000	7	7.8%	142	3.8%	388	3.3%	1,209	4.2%
Household Vehicles (2021)								
Households 0 Vehicles Available	4	4.0%	65	1.8%	258	2.2%	757	2.7%
Households 1 Vehicle Available	20	21.2%	547	14.8%	1,845	15.9%	5,871	20.6%
Households 2 Vehicles Available	38	39.6%	1,525	41.1%	4,852	41.7%	12,192	42.8%
Households 3 or More Vehicles Available	34	35.3%	1,570	42.4%	4,681	40.2%	9,648	33.9%
Total Vehicles Available	213		9,038		27,749		63,411	
Average Vehicles per Household	2.2		2.4		2.4		2.2	
Owner-Occupied Household Vehicles	188	87.9%	8,310	91.9%	24,939	89.9%	54,740	86.3%
Average Vehicles per Owner-Occupied Household	2.4		2.5		2.5		2.3	
Renter-Occupied Household Vehicles	26	12.1%	728	8.1%	2,809	10.1%	8,671	13.7%
Average Vehicles per Renter-Occupied Household	1.4		1.7		1.8		1.7	
Travel Time (2021)								
Worker Base Age 16 years or Over	120		5,063		16,031		39,150	
Travel to Work in 14 Minutes or Less	12	10.1%	507	10.0%	1,842	11.5%	4,857	12.4%
Travel to Work in 15 to 29 Minutes	34	28.7%	1,091	21.6%	3,262	20.3%	8,813	22.5%
Travel to Work in 30 to 59 Minutes	42	35.3%	2,228	44.0%	7,482	46.7%	16,339	41.7%
Travel to Work in 60 Minutes or More	26	21.7%	935	18.5%	2,791	17.4%	5,940	15.2%
Work at Home	8	6.8%	344	6.8%	1,025	6.4%	2,898	7.4%
Average Minutes Travel to Work	31.3		34.4		34.5		32.2	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Transportation To Work (2021)				
Worker Base Age 16 years or Over	120	5,063	16,031	39,150
Drive to Work Alone	91 76.1%	4,184 82.6%	13,310 83.0%	31,685 80.9%
Drive to Work in Carpool	15 12.7%	402 7.9%	1,441 9.0%	3,937 10.1%
Travel to Work by Public Transportation	4 3.4%	58 1.1%	62 0.4%	133 0.3%
Drive to Work on Motorcycle	- -	4 -	20 0.1%	81 0.2%
Bicycle to Work	- -	- -	12 -	30 -
Walk to Work	- -	52 1.0%	100 0.6%	221 0.6%
Other Means	- -	20 0.4%	62 0.4%	164 0.4%
Work at Home	8 6.8%	344 6.8%	1,025 6.4%	2,898 7.4%
Daytime Demographics (2021)				
Total Businesses	52	566	1,190	2,944
Total Employees	422	3,797	7,530	23,193
Company Headquarter Businesses	2 3.2%	14 2.4%	21 1.8%	73 2.5%
Company Headquarter Employees	28 6.7%	315 8.3%	1,158 15.4%	4,712 20.3%
Employee Population per Business	8.1 to 1	6.7 to 1	6.3 to 1	7.9 to 1
Residential Population per Business	4.8 to 1	18.9 to 1	28.7 to 1	28.1 to 1
Adj. Daytime Demographics Age 16 Years or Over	499	7,051	17,657	48,767
Labor Force				
Labor Population Age 16 Years or Over (2021)	202	8,380	26,572	64,369
Labor Force Total Males (2021)	96 47.8%	4,087 48.8%	13,052 49.1%	31,121 48.3%
Male Civilian Employed	66 68.1%	2,752 67.3%	8,978 68.8%	20,916 67.2%
Male Civilian Unemployed	2 2.3%	94 2.3%	300 2.3%	815 2.6%
Males in Armed Forces	- -	5 0.1%	5 -	11 -
Males Not in Labor Force	28 29.3%	1,236 30.2%	3,769 28.9%	9,378 30.1%
Labor Force Total Females (2021)	105 52.2%	4,293 51.2%	13,520 50.9%	33,249 51.7%
Female Civilian Employed	57 54.6%	2,358 54.9%	7,451 55.1%	17,857 53.7%
Female Civilian Unemployed	1 1.4%	71 1.6%	248 1.8%	580 1.7%
Females in Armed Forces	- -	10 0.2%	10 -	10 -
Females Not in Labor Force	46 43.3%	1,854 43.2%	5,811 43.0%	14,801 44.5%
Unemployment Rate	4 1.8%	165 2.0%	548 2.1%	1,395 2.2%
Occupation (2021)				
Occupation Population Age 16 Years or Over	123	5,110	16,430	38,774
Occupation Total Males	66 53.3%	2,752 53.9%	8,978 54.6%	20,916 53.9%
Occupation Total Females	57 46.7%	2,358 46.1%	7,451 45.4%	17,857 46.1%
Management, Business, Financial Operations	15 -	947 18.5%	3,057 18.6%	6,619 17.1%
Professional, Related	34 27.9%	1,456 28.5%	4,432 27.0%	9,521 24.6%
Service	16 12.9%	594 11.6%	1,900 11.6%	4,706 12.1%
Sales, Office	32 26.1%	971 19.0%	2,754 16.8%	7,681 19.8%
Farming, Fishing, Forestry	- 0.2%	4 -	6 -	30 -
Construction, Extraction, Maintenance	11 9.3%	395 7.7%	1,615 9.8%	3,804 9.8%
Production, Transport, Material Moving	14 11.2%	743 14.5%	2,666 16.2%	6,413 16.5%
White Collar Workers	82 66.4%	3,375 66.0%	10,244 62.3%	23,821 61.4%
Blue Collar Workers	41 33.6%	1,736 34.0%	6,186 37.7%	14,953 38.6%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Total Units	78		2,377		8,395		21,197	
1 Detached Unit	84	108.3%	3,404	143.2%	10,305	122.8%	24,398	115.1%
1 Attached Unit	-	-	30	1.2%	264	3.1%	864	4.1%
2 Units	3	4.0%	47	2.0%	80	0.9%	467	2.2%
3 to 4 Units	-	-	14	0.6%	76	0.9%	257	1.2%
5 to 9 Units	2	2.7%	31	1.3%	95	1.1%	368	1.7%
10 to 19 Units	-	-	6	0.2%	52	0.6%	159	0.8%
20 to 49 Units	1	1.4%	17	0.7%	63	0.8%	175	0.8%
50 or More Units	-	-	5	0.2%	42	0.5%	95	0.4%
Mobile Home or Trailer	4	5.0%	148	6.2%	653	7.8%	1,676	7.9%
Other Structure	-	-	5	0.2%	6	-	10	-

Homes Built By Year (2021)

Homes Built 2014 or later	19	18.6%	714	18.3%	1,881	15.4%	3,870	12.9%
Homes Built 2010 to 2013	2	1.7%	65	1.7%	350	2.9%	770	2.6%
Homes Built 2000 to 2009	22	21.4%	1,437	36.9%	4,415	36.1%	10,386	34.6%
Homes Built 1990 to 1999	20	19.6%	603	15.5%	2,246	18.3%	5,504	18.3%
Homes Built 1980 to 1989	17	16.5%	447	11.5%	1,397	11.4%	3,685	12.3%
Homes Built 1970 to 1979	3	2.6%	184	4.7%	637	5.2%	1,732	5.8%
Homes Built 1960 to 1969	6	6.4%	115	3.0%	289	2.4%	934	3.1%
Homes Built 1950 to 1959	3	3.0%	59	1.5%	184	1.5%	640	2.1%
Homes Built 1940 to 1949	2	1.9%	35	0.9%	80	0.7%	219	0.7%
Homes Built Before 1939	3	2.7%	47	1.2%	158	1.3%	729	2.4%
Median Age of Homes	23.1	yrs	18.2	yrs	18.6	yrs	20.6	yrs

Home Values (2021)

Owner Specified Housing Units	78		3,281		10,115		23,459	
Home Values \$1,000,000 or More	2	3.0%	34	1.0%	50	0.5%	249	1.1%
Home Values \$750,000 to \$999,999	-	-	10	0.3%	42	0.4%	304	1.3%
Home Values \$500,000 to \$749,999	1	1.5%	260	7.9%	597	5.9%	1,424	6.1%
Home Values \$400,000 to \$499,999	9	11.5%	396	12.1%	763	7.5%	1,952	8.3%
Home Values \$300,000 to \$399,999	13	16.4%	558	17.0%	1,502	14.8%	3,552	15.1%
Home Values \$250,000 to \$299,999	20	25.7%	641	19.5%	1,867	18.5%	3,266	13.9%
Home Values \$200,000 to \$249,999	16	21.0%	672	20.5%	2,376	23.5%	4,855	20.7%
Home Values \$175,000 to \$199,999	3	4.4%	201	6.1%	882	8.7%	2,023	8.6%
Home Values \$150,000 to \$174,999	2	2.9%	199	6.1%	814	8.1%	2,341	10.0%
Home Values \$125,000 to \$149,999	3	4.4%	101	3.1%	386	3.8%	1,296	5.5%
Home Values \$100,000 to \$124,999	1	1.9%	47	1.4%	254	2.5%	633	2.7%
Home Values \$90,000 to \$99,999	-	-	7	0.2%	38	0.4%	107	0.5%
Home Values \$80,000 to \$89,999	3	3.3%	58	1.8%	148	1.5%	350	1.5%
Home Values \$70,000 to \$79,999	-	-	23	0.7%	69	0.7%	247	1.1%
Home Values \$60,000 to \$69,999	-	-	5	0.2%	33	0.3%	90	0.4%
Home Values \$50,000 to \$59,999	-	-	14	0.4%	34	0.3%	96	0.4%
Home Values \$35,000 to \$49,999	-	-	10	0.3%	105	1.0%	317	1.3%
Home Values \$25,000 to \$34,999	-	-	23	0.7%	72	0.7%	141	0.6%
Home Values \$10,000 to \$24,999	-	-	22	0.7%	81	0.8%	199	0.8%
Home Values Under \$10,000	-	-	-	-	-	-	17	-
Owner-Occupied Median Home Value	\$267,320		\$275,880		\$249,747		\$254,114	
Renter-Occupied Median Rent	\$584		\$686		\$761		\$786	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0837/-83.7435

RFULL9

Hwy 53 & Pearl Industrial Ave

Hoschton, GA 30548

Total Annual Consumer Expenditure (2021)

	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Total Household Expenditure	\$5.68 M	\$234.86 M	\$784.95 M	\$1.87 B
Total Non-Retail Expenditure	\$2.99 M	\$123.62 M	\$412.01 M	\$982.02 M
Total Retail Expenditure	\$2.69 M	\$111.24 M	\$372.94 M	\$887.07 M
Apparel	\$198.55 K	\$8.31 M	\$27.75 M	\$66.12 M
Contributions	\$185.51 K	\$7.83 M	\$25.68 M	\$61.05 M
Education	\$167.16 K	\$7.2 M	\$23.39 M	\$55.75 M
Entertainment	\$321.11 K	\$13.48 M	\$44.95 M	\$106.75 M
Food and Beverages	\$838.54 K	\$34.45 M	\$115.66 M	\$275.57 M
Furnishings and Equipment	\$199.34 K	\$8.35 M	\$27.9 M	\$66.24 M
Gifts	\$139.71 K	\$5.87 M	\$19.19 M	\$45.57 M
Health Care	\$486.16 K	\$19.8 M	\$66.47 M	\$158.19 M
Household Operations	\$222.76 K	\$9.28 M	\$30.83 M	\$73.41 M
Miscellaneous Expenses	\$107.03 K	\$4.43 M	\$14.8 M	\$35.22 M
Personal Care	\$76.14 K	\$3.15 M	\$10.55 M	\$25.1 M
Personal Insurance	\$40.14 K	\$1.72 M	\$5.68 M	\$13.44 M
Reading	\$12.38 K	\$511.49 K	\$1.7 M	\$4.05 M
Shelter	\$1.19 M	\$49 M	\$163.52 M	\$390.17 M
Tobacco	\$35.02 K	\$1.35 M	\$4.56 M	\$10.98 M
Transportation	\$1.04 M	\$43.08 M	\$144.93 M	\$344.3 M
Utilities	\$423.5 K	\$17.06 M	\$57.41 M	\$137.19 M

Monthly Household Consumer Expenditure (2021)

	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Total Household Expenditure	\$4,956	\$5,280	\$5,621	\$5,471
Total Non-Retail Expenditure	\$2,611 52.7%	\$2,779 52.6%	\$2,951 52.5%	\$2,875 52.5%
Total Retail Expenditures	\$2,345 47.3%	\$2,501 47.4%	\$2,671 47.5%	\$2,597 47.5%
Apparel	\$173 3.5%	\$187 3.5%	\$199 3.5%	\$194 3.5%
Contributions	\$162 3.3%	\$176 3.3%	\$184 3.3%	\$179 3.3%
Education	\$146 2.9%	\$162 3.1%	\$168 3.0%	\$163 3.0%
Entertainment	\$280 5.7%	\$303 5.7%	\$322 5.7%	\$312 5.7%
Food and Beverages	\$731 14.8%	\$775 14.7%	\$828 14.7%	\$807 14.7%
Furnishings and Equipment	\$174 3.5%	\$188 3.6%	\$200 3.6%	\$194 3.5%
Gifts	\$122 2.5%	\$132 2.5%	\$137 2.4%	\$133 2.4%
Health Care	\$424 8.6%	\$445 8.4%	\$476 8.5%	\$463 8.5%
Household Operations	\$194 3.9%	\$209 4.0%	\$221 3.9%	\$215 3.9%
Miscellaneous Expenses	\$93 1.9%	\$100 1.9%	\$106 1.9%	\$103 1.9%
Personal Care	\$66 1.3%	\$71 1.3%	\$76 1.3%	\$73 1.3%
Personal Insurance	\$35 0.7%	\$39 0.7%	\$41 0.7%	\$39 0.7%
Reading	\$11 0.2%	\$11 0.2%	\$12 0.2%	\$12 0.2%
Shelter	\$1,040 21.0%	\$1,102 20.9%	\$1,171 20.8%	\$1,142 20.9%
Tobacco	\$31 0.6%	\$30 0.6%	\$33 0.6%	\$32 0.6%
Transportation	\$905 18.3%	\$969 18.3%	\$1,038 18.5%	\$1,008 18.4%
Utilities	\$369 7.5%	\$384 7.3%	\$411 7.3%	\$402 7.3%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.