



27.86 ACRES

STATE ROUTE 306 and JOT EM DOWN RD

- * GREAT CORNER PARCEL
- * LARGE WORKABLE SHAPE
- * 10,748 2012 HOUSEHOLDS (5MI RADIUS)
- * 5.0 MILES TO NEAREST PUBLIX
- * MEDIAN HH INCOME \$60,508.
- * 2010 TRAFFIC COUNT AADT 11,210
- * 1060 FEET HIGHWAY FRONTAGE
- * 1158 FEET JOT EM DOWN FRONTAGE
- * VERY ATTRACTIVE PARCEL

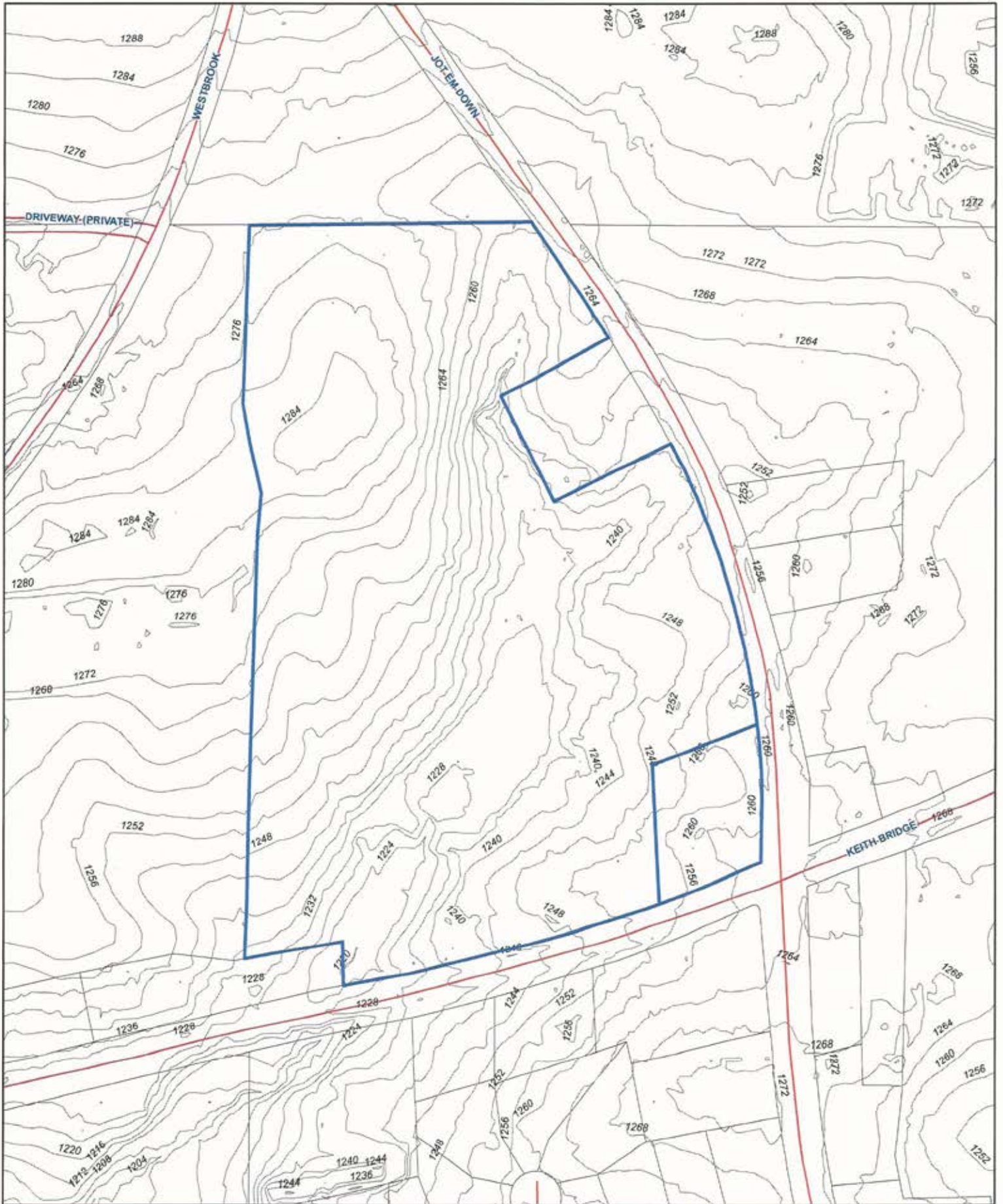
PRICE: \$ 150, 000 Per Acre

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WWW.WOLF-REALTY.COM



Legend	
	FOGS/PUB lines/Contours
	Tax Parcel
	Stream
	Lake/Lanet



1 inch = 250 feet

Forsyth County Georgia GIS Department

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SURVEY FOR
DANIEL J. FREEMAN
IANTHA GARRETT
 LAND LOTS 990 AND 991, 14th DIST., 1st SEC.
 FORSYTH COUNTY, GEORGIA

TOTAL AREA: 27.86 Ac.

THIS PLAT REPRESENTS THAT TRACT SHOWN IN PLAT BOOK 9 PAGE 214 FORSYTH COUNTY RECORDS.

REFERENCES:

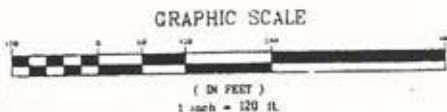
- (1) PLAT BOOK 37 PAGE 290
- (2) PLAT BOOK 7 PAGE 196
- (3) PLAT BOOK 15, PAGE 30
- (4) PLAT BOOK 33, PAGE 230
- (5) PLAT BOOK 47 PAGE 4

ACCORDING TO CURRENT F.I.W. MAPS THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE

BOUNDARY TRAVERSE BY TOPCON TOTAL STATION
 POSITION CLOSURE 1/13,000
 ANGLE ERROR 2" PER STA
 CRANBALL ADJUSTMENT
 PLAT CLOSURE EXCEEDS 1/30,000

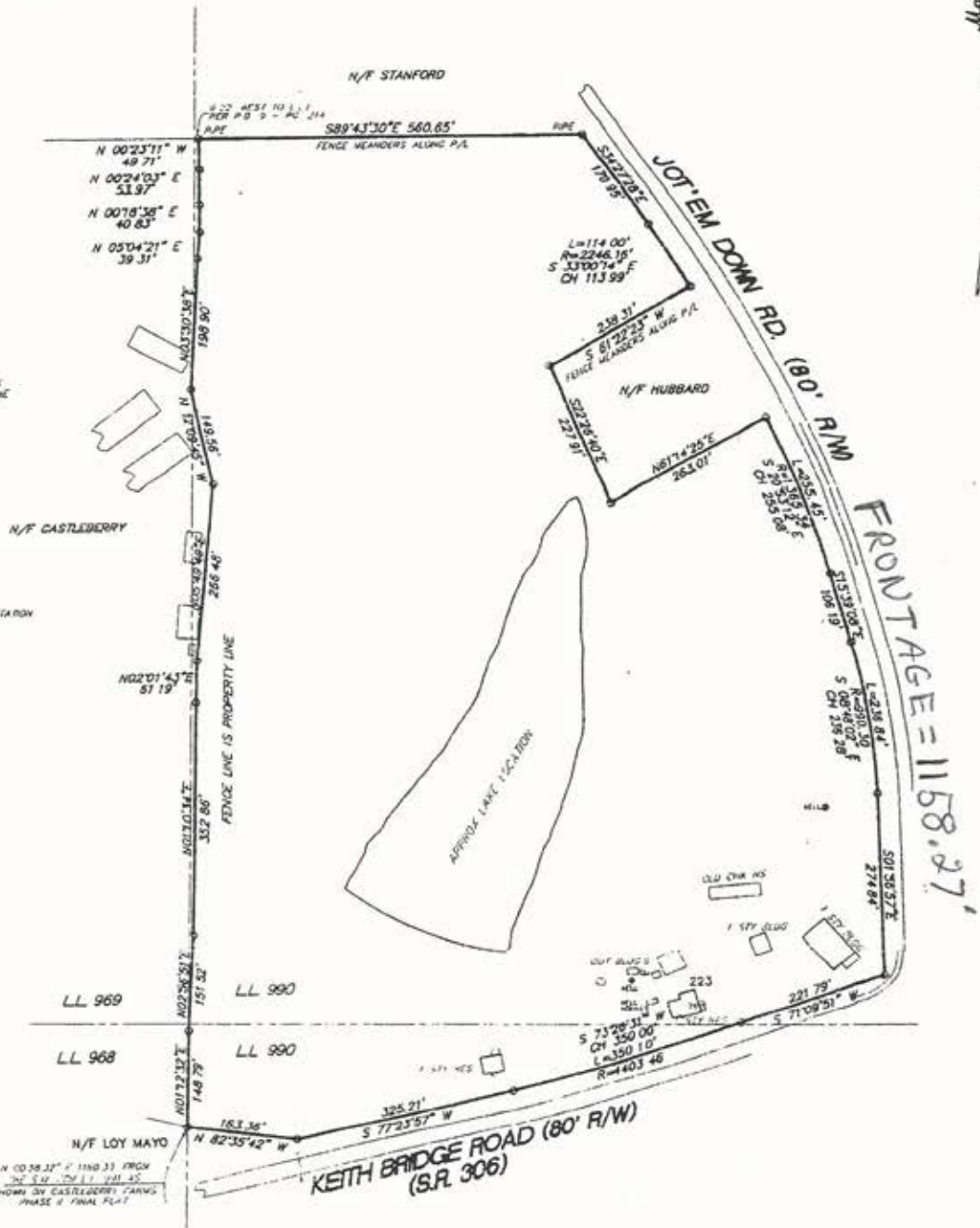
N INDICATES ANGLE WITH
 RB INDICATES BEARING
 CT INDICATES CHAINED TOP PIPE
 OF INDICATES OPEN TOP PIPE
 CM INDICATES CEMENT MON.
 T INDICATES POWER POLE
 P/W INDICATES RIGHT-OF-WAY
 P/L INDICATES PROPERTY LINE
 B/L INDICATES BUILDING LINE
 FC INDICATES FENCE
 CB INDICATES CATCH BASIN
 RM INDICATES RAISER VEE/STEP
 W INDICATES FIRE HYDRANT
 EP INDICATES EDGE OF PAVING
 BOC INDICATES BACK OF CURB
 LLL INDICATES LAND LOT LINE

FIELD DATE: JULY 3, 2003
 FIELD DATE: JULY 26, 2003



JA. PAGE and ASSOC
 5610 CROW ROAD
 CUMMING, GEORGIA
 PH: (770) 889-0281
 FAX: (770) 205-076

PROJ 12503/12503 DWG



SR306 FRONTAGE = 1060.46'

Area Map



KEITH BRIDGE RD AT JOT EM DOWN RD
 GAINESVILLE, GA 30506
 Coord: 34.294111, -83.999721
 Polygon - See Appendix for Points

Legend

- Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- ZIP Code
- Area Zip Codes

0 miles 1.15 2.3

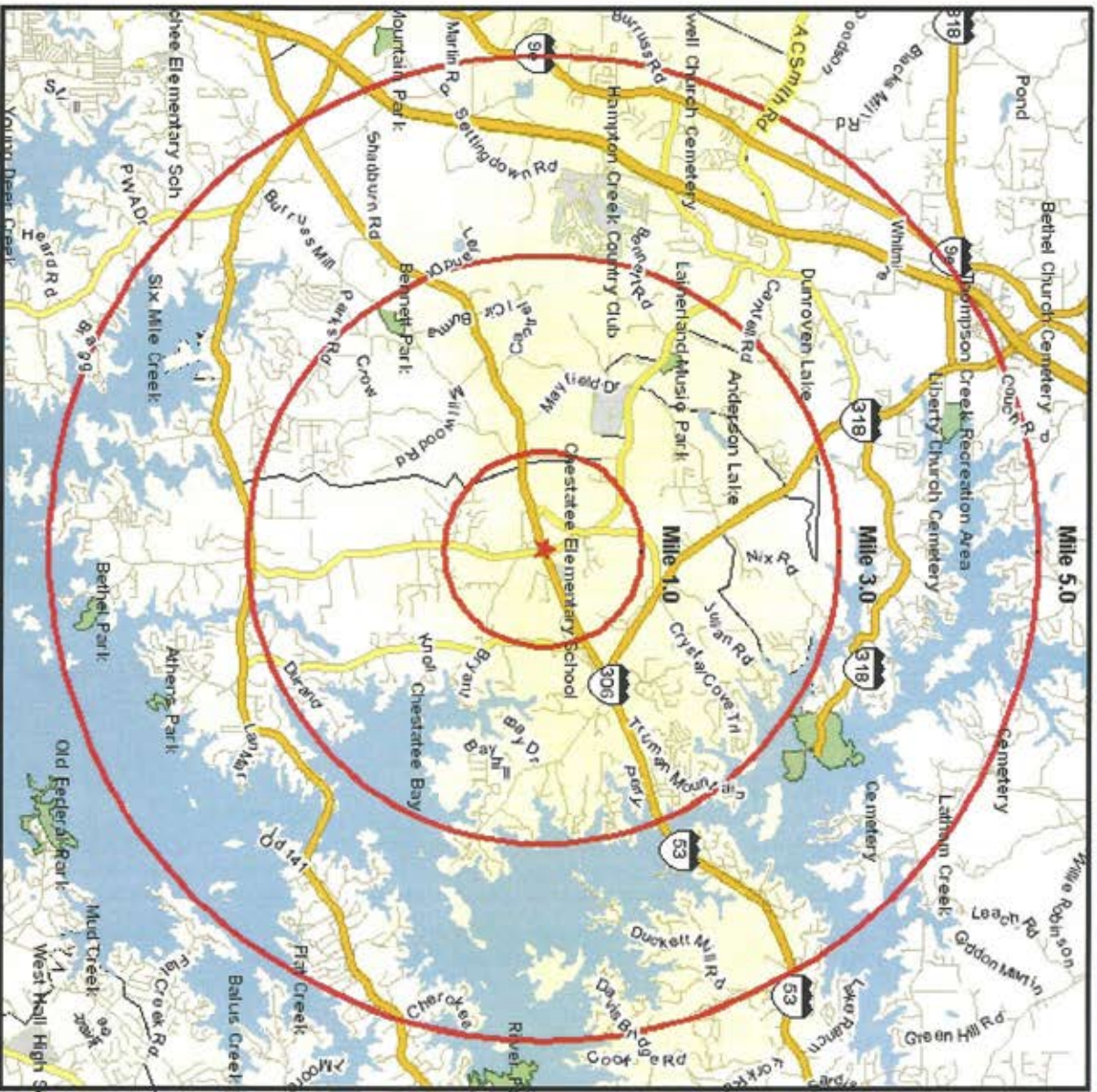
W N E S

Pop-Facts: Demographic Snapshot 2012 Report

Polygon 1: KEITH BRIDGE RD AT JOT EM DOWN RD, GAINESVILLE, GA 30506, aggregate

Description	Polygon 1	%
Households		
2017 Projection	9,707	
2012 Estimate	8,756	
2000 Census	5,942	
1990 Census	3,755	
Growth 2012-2017	10.86%	
Growth 2000-2012	47.36%	
Growth 1990-2000	58.24%	
2012 Est. Households by Household Type	8,756	
Family Households	6,856	78.30
Nonfamily Households	1,900	21.70
2012 Est. Group Quarters Population	0	
2012 HHs by Ethnicity, Hispanic/Latino	605	6.91
2012 Est. HHs by HH Income	8,756	
Income Less than \$15,000	609	6.96
Income \$15,000 - \$24,999	780	8.91
Income \$25,000 - \$34,999	802	9.16
Income \$35,000 - \$49,999	1,378	15.74
Income \$50,000 - \$74,999	2,003	22.88
Income \$75,000 - \$99,999	1,337	15.27
Income \$100,000 - \$124,999	825	9.42
Income \$125,000 - \$149,999	380	4.34
Income \$150,000 - \$199,999	269	3.07
Income \$200,000 - \$499,999	307	3.51
Income \$500,000 and more	65	0.74
2012 Est. Average Household Income	\$75,697	
2012 Est. Median Household Income	\$60,093	
2012 Est. Per Capita Income	\$26,848	

Area Map



KEITH BRIDGE RD AT JOT EM DOWN RD

GAINESVILLE GA 30506

Coord: 34.294111, -83.999721

Radius - See Appendix for Details

Legend	
	Point
	Interstate Highways
	US Highways
	State Highways
	Major Highways
	Major Roads
	Roads
	Railroads
	Landmarks
	Parks
	Hydrography
	Airports
	Zip Code
	Area Zip Codes



Pop-Facts: Demographic Snapshot 2012 Report

Radius 1: KEITH BRIDGE RD AT JOT EM DOWN RD, GAINESVILLE, GA 30506, aggregate

Radius 2: KEITH BRIDGE RD AT JOT EM DOWN RD, GAINESVILLE, GA 30506, aggregate

Radius 3: KEITH BRIDGE RD AT JOT EM DOWN RD, GAINESVILLE, GA 30506, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Households						
2017 Projection	432		4,987		12,039	
2012 Estimate	373		4,339		10,748	
2000 Census	209		2,504		7,023	
1990 Census	108		1,354		4,082	
Growth 2012-2017	15.82%		14.93%		12.01%	
Growth 2000-2012	78.47%		73.28%		53.04%	
Growth 1990-2000	93.52%		84.93%		72.05%	
2012 Est. Households by Household Type	373		4,339		10,748	
Family Households	293	78.55	3,406	78.50	8,329	77.49
Nonfamily Households	81	21.72	933	21.50	2,419	22.51
2012 Est. Group Quarters Population	0		0		1	
2012 HHs by Ethnicity, Hispanic/Latino	16	4.29	211	4.86	659	6.13
2012 Est. HHs by HHI Income	373		4,339		10,748	
Income Less than \$15,000	29	7.77	322	7.42	847	7.88
Income \$15,000 - \$24,999	36	9.65	391	9.01	924	8.60
Income \$25,000 - \$34,999	34	9.12	389	8.97	954	8.88
Income \$35,000 - \$49,999	57	15.28	617	14.22	1,594	14.83
Income \$50,000 - \$74,999	79	21.18	959	22.10	2,511	23.36
Income \$75,000 - \$99,999	62	16.62	726	16.73	1,599	14.88
Income \$100,000 - \$124,999	39	10.46	454	10.46	1,081	10.06
Income \$125,000 - \$149,999	14	3.75	197	4.54	517	4.81
Income \$150,000 - \$199,999	10	2.68	110	2.54	325	3.02
Income \$200,000 - \$499,999	12	3.22	141	3.25	330	3.07
Income \$500,000 and more	3	0.80	32	0.74	66	0.61
2012 Est. Average Household Income	\$74,147		\$75,598		\$74,536	
2012 Est. Median Household Income	\$59,849		\$61,724		\$60,508	
2012 Est. Per Capita Income	\$25,637		\$26,119		\$26,348	