

EAGLE DRIVE

Woodstock, Georgia



Presented by:

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Site Summary

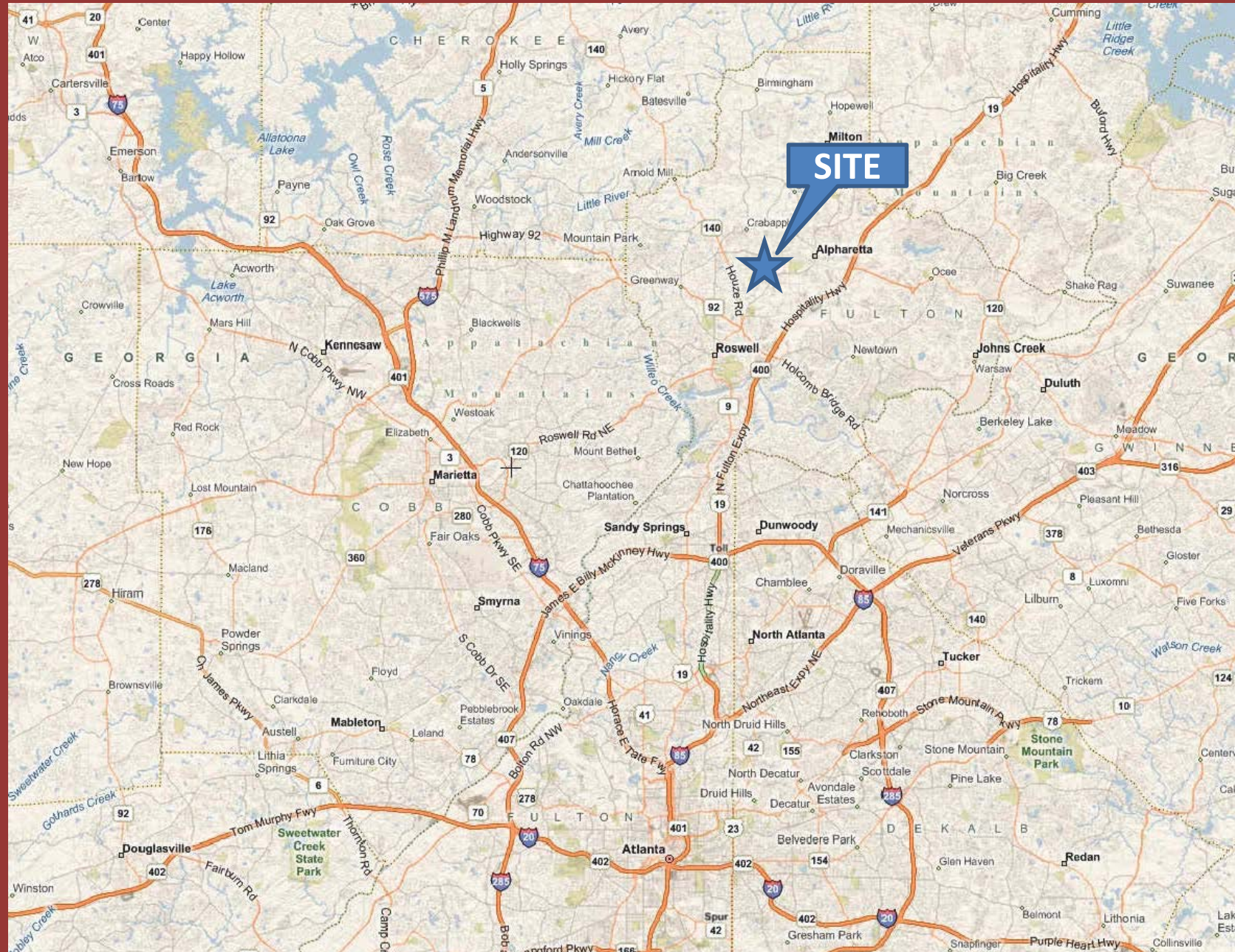
PROPERTY: 32 +/- Acres
Graded Sites Available
All Off-Site Detention in Place

LOCATION: Eagle Drive, Woodstock, GA
Cherokee County
Land Lots 935-938, 972, 15th & 21st District

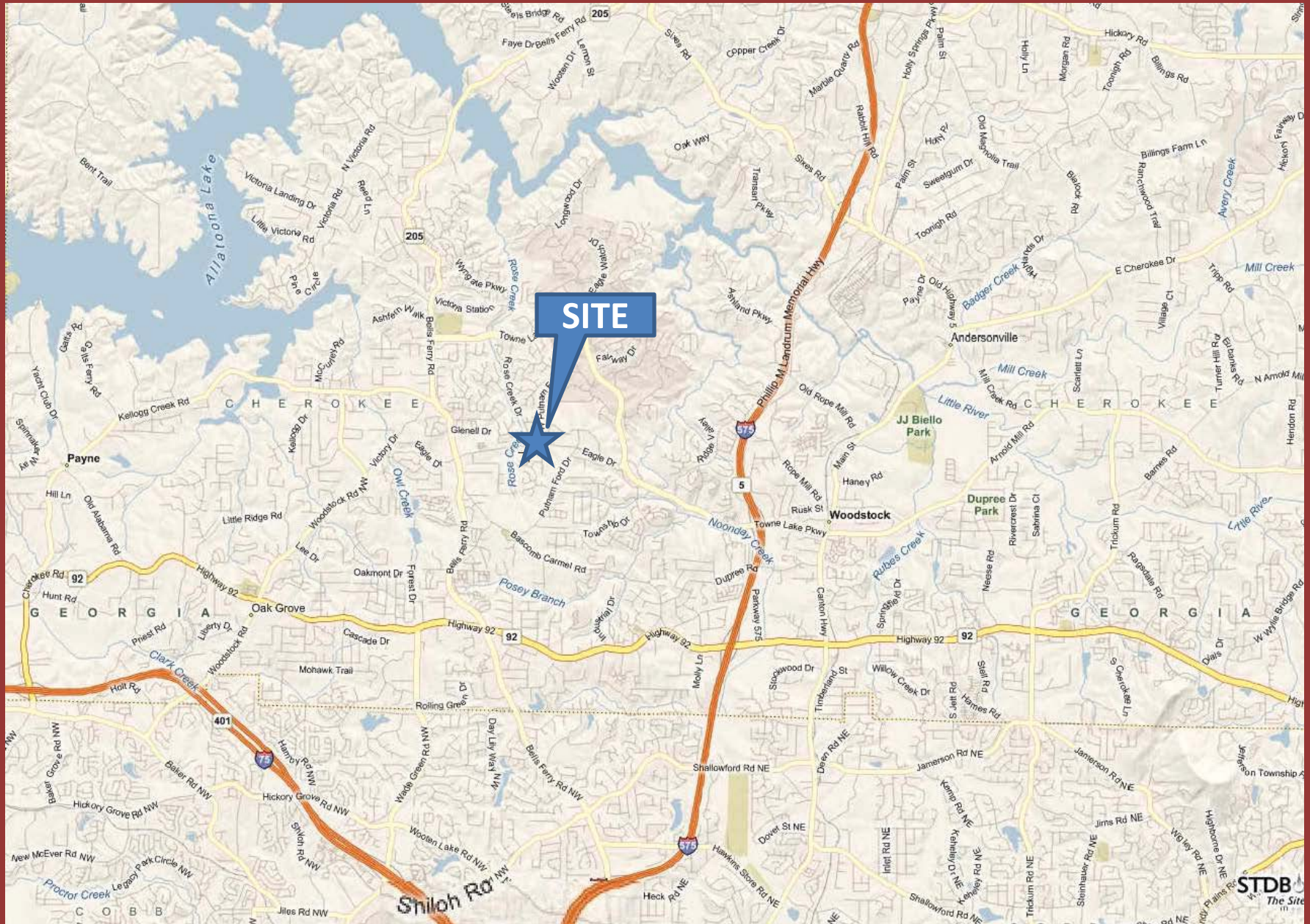
**SURROUNDING
TRAFFIC GENERATORS:** Wal-Mart Supercenter
Kroger Anchored Shopping Center
LA Fitness
Aldi Expected Opening Spring 2011
Etowah High School
Towne Lake Hills Golf Club & Community

DEMOGRAPHICS:	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Median HH Income	\$90,939	\$90,601	\$88,122
Residential Population	12,375	57,756	135,317
Total Employees	2,979	19,625	38,461

Eagle Drive - Woodstock, Georgia - Location Map



Eagle Drive - Woodstock, Georgia - Area Map



Aerial



Aerial





Executive Summary

Prepared by Shannon Mullinax

Woodstock
1,3,5 mile rings
Ring: 1, 3, 5 Miles

Latitude: 34.112574
Longitude: -84.569531

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	12,375	57,756	135,317
Male Population	49.9%	49.9%	49.8%
Female Population	50.1%	50.1%	50.2%
Median Age	33.0	33.6	34.3
2010 Income			
Median HH Income	\$90,939	\$90,601	\$88,122
Per Capita Income	\$37,593	\$37,759	\$36,651
Average HH Income	\$109,978	\$110,354	\$104,697
2010 Households			
Total Households	4,256	19,750	47,228
Average Household Size	2.90	2.92	2.85
2010 Housing			
Owner Occupied Housing Units	74.4%	73.3%	73.3%
Renter Occupied Housing Units	17.7%	17.8%	18.4%
Vacant Housing Units	7.9%	8.9%	8.3%
Population			
1990 Population	2,521	21,648	59,822
2000 Population	11,045	46,015	105,425
2010 Population	12,375	57,756	135,317
2015 Population	12,635	62,353	146,929
1990-2000 Annual Rate	15.92%	7.83%	5.83%
2000-2010 Annual Rate	1.12%	2.24%	2.47%
2010-2015 Annual Rate	0.42%	1.54%	1.66%

In the identified market area, the current year population is 135,317. In 2000, the Census count in the market area was 105,425. The rate of change since 2000 was 2.47 percent annually. The five-year projection for the population in the market area is 146,929, representing a change of 1.66 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	878	7,357	20,319
2000 Households	3,791	15,697	36,573
2010 Households	4,256	19,750	47,228
2015 Households	4,345	21,282	51,292
1990-2000 Annual Rate	15.75%	7.87%	6.05%
2000-2010 Annual Rate	1.14%	2.27%	2.53%
2010-2015 Annual Rate	0.41%	1.51%	1.66%

The household count in this market area has changed from 36,573 in 2000 to 47,228 in the current year, a change of 2.53 percent annually. The five-year projection of households is 51,292, a change of 1.66 percent annually from the current year total. Average household size is currently 2.85, compared to 2.87 in the year 2000. The number of families in the current year is 36,037 in the market area.

Housing

Currently, 73.3 percent of the 51,522 housing units in the market area are owner occupied; 18.4 percent, renter occupied; and 8.3 percent are vacant. In 2000, there were 38,275 housing units - 78.1 percent owner occupied, 17.4 percent renter occupied and 4.5 percent vacant. The rate of change in housing units since 2000 is 2.94 percent. Median home value in the market area is \$166,595, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.53 percent annually to \$179,775. From 2000 to the current year, median home value changed by 1.7 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Woodstock
1,3,5 mile rings
Ring: 1, 3, 5 Miles

Latitude: 34.112574
Longitude: -84.569531

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$40,042	\$43,036	\$45,635
2000 Median HH Income	\$69,997	\$68,188	\$65,641
2010 Median HH Income	\$90,939	\$90,601	\$88,122
2015 Median HH Income	\$103,218	\$103,617	\$101,370
1990-2000 Annual Rate	5.74%	4.71%	3.7%
2000-2010 Annual Rate	2.59%	2.81%	2.92%
2010-2015 Annual Rate	2.57%	2.72%	2.84%
Per Capita Income			
1990 Per Capita Income	\$15,596	\$15,987	\$16,752
2000 Per Capita Income	\$27,583	\$27,019	\$26,151
2010 Per Capita Income	\$37,593	\$37,759	\$36,651
2015 Per Capita Income	\$42,327	\$42,228	\$40,725
1990-2000 Annual Rate	5.87%	5.39%	4.55%
2000-2010 Annual Rate	3.07%	3.32%	3.35%
2010-2015 Annual Rate	2.4%	2.26%	2.13%
Average Household Income			
1990 Average Household Income	\$43,800	\$46,748	\$49,059
2000 Average Household Income	\$80,538	\$79,217	\$74,906
2010 Average HH Income	\$109,978	\$110,354	\$104,697
2015 Average HH Income	\$123,823	\$123,665	\$116,331
1990-2000 Annual Rate	6.28%	5.42%	4.32%
2000-2010 Annual Rate	3.09%	3.29%	3.32%
2010-2015 Annual Rate	2.4%	2.3%	2.13%

Households by Income

Current median household income is \$88,122 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$101,370 in five years. In 2000, median household income was \$65,641, compared to \$45,635 in 1990.

Current average household income is \$104,697 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$116,331 in five years. In 2000, average household income was \$74,906, compared to \$49,059 in 1990.

Current per capita income is \$36,651 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$40,725 in five years. In 2000, the per capita income was \$26,151, compared to \$16,752 in 1990.

Population by Employment

Total Businesses	368	1,927	4,239
Total Employees	2,979	19,625	38,461

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 76.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 12.5 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.5 percent of the market area population drove alone to work, and 4.7 percent worked at home. The average travel time to work in 2000 was 34.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 23.0 percent were high school graduates only (29.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 28.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

