



SINGLETON
REAL ESTATE

DEVELOPMENT OPPORTUNITY

MULTI-FAMILY MIXED USE DEVELOPMENT IN WOODSTOCK



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**MULTI FAMILY
MIXED USE
DEVELOPMENT
OPPORTUNITY**

Woodstock, GA

Opportunities in Woodstock, GA



Top school district
in Georgia



A 'Top 10' fastest-growing
suburb in America



One of the top four
family-friendly cities in
Metro Atlanta



Hub of 65 mile long
multi-use trail project



New 8,000 seat
downtown amphitheater



A rich cultural
arts community

CITY OF
 **- WOODSTOCK -** GA



Investment Overview

- A unique assemblage of contiguous properties **in the heart of Woodstock's highest density zoning category**
- **Unprecedented opportunity to create a highly visible, dense residential center** within 1 mile of some of highest traffic counts in Cherokee County (575, 92 and Main St)
- **Cherry-pick your proven retail, residential, office and commercial successes** to deploy on this centerpiece site
- **High visibility** of the site from all the major thoroughfares: 575, 92, and Main St/Hwy 5

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Woodstock, GA

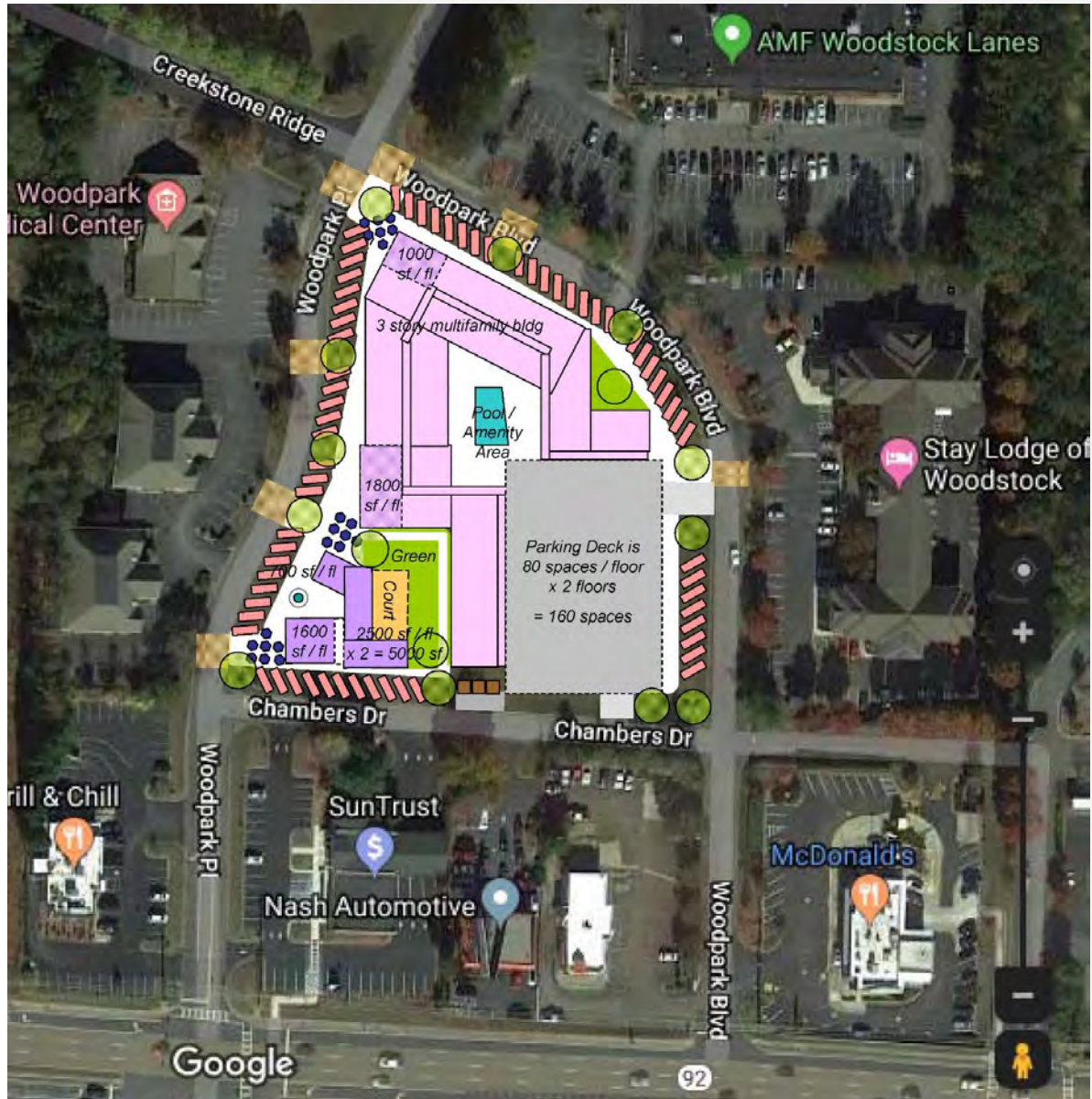
Location



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Woodstock, GA

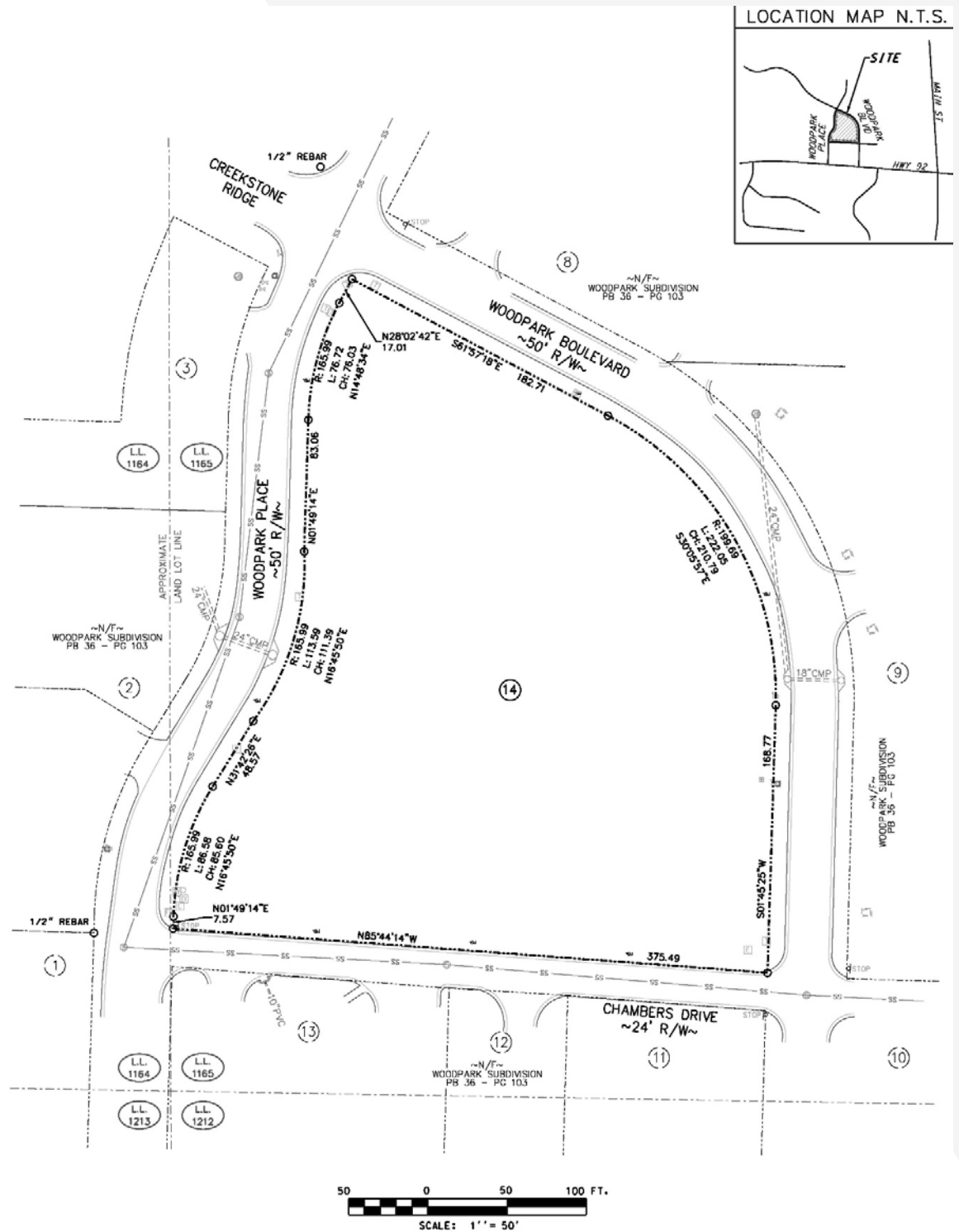
Aerial of Site



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Woodstock, GA

Survey



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Woodstock, GA

Demographic Summary



	1 mile	5 miles	7 miles
Population			
2000 Population	4,252	130,467	227,257
2010 Population	4,862	152,193	274,912
2019 Population	7,375	175,801	313,651
2024 Population	8,508	189,976	338,461
2000-2010 Annual Rate	1.35%	1.55%	1.92%
2010-2019 Annual Rate	4.61%	1.57%	1.44%
2019-2024 Annual Rate	2.90%	1.56%	1.53%
2019 Male Population	49.1%	48.9%	48.8%
2019 Female Population	50.9%	51.1%	51.2%
2019 Median Age	36.0	37.3	37.5

Households by Income

Current median household income is \$83,342 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$92,788 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$104,609 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$116,237 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$37,587 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,716 in five years, compared to \$36,530 for all U.S. households

Race and Ethnicity

2019 White Alone	72.2%	75.9%	74.7%
2019 Black Alone	11.5%	11.8%	13.0%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	3.4%	4.8%	5.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	8.8%	3.9%	3.4%
2019 Two or More Races	3.7%	3.2%	3.2%
2019 Hispanic Origin (Any Race)	19.0%	11.3%	10.1%

