

COMMERCIAL LAND

Zoned C-2 In the Growth Corridor
Hwy 101 & W 1st St, Aragon, GA 30104



SALE PRICE: \$65,000

PRICE PER ACRE: \$27,778

LOT SIZE: 2.34 Acres

ZONING: C-1 Commercial

APN: A01-001, A01-002

TOPO: Level to Rolling

HOUSE/BUILDING: No

UTILITIES: All Available Including Sewer

COUNTY: Polk

PROPERTY FEATURES

2.34 Commercial Acres in the middle of the growth corridor in the City of Aragon, GA. The property has 800 +/- feet of frontage along Hwy 101 and 61 +/- feet on W 1st Street. 2 driveways are in place along the Hwy 101 frontage. All utilities are available including sewer. 2 parcels are included in the acreage and property taxes are \$281.02. Zoned C-1 Commercial. The property is located in the city of Aragon.

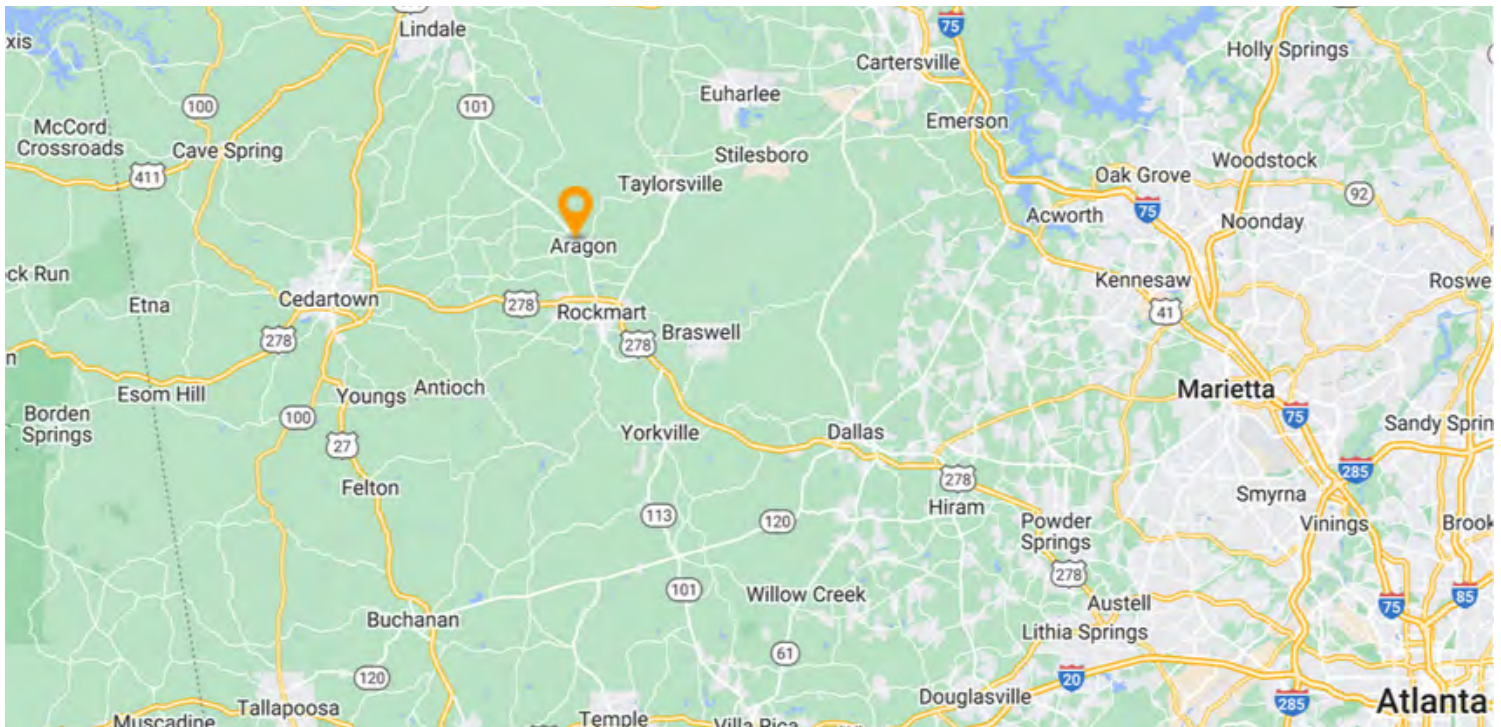
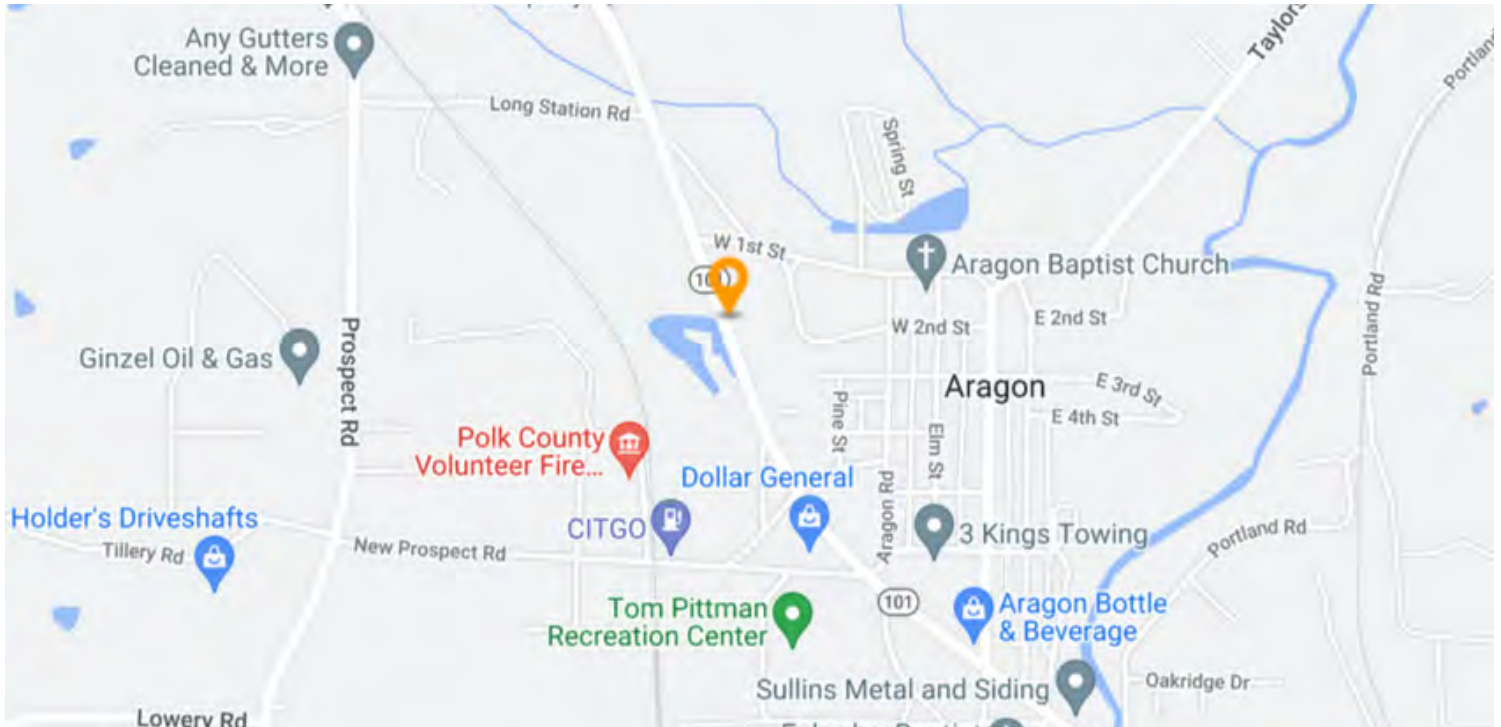
- 2.34 Commercial Acres currently zoned C-1
- 800' +/- Frontage Along Hwy 101 with 2 driveways
- 61' +/- Frontage Along W 1st Street
- All Utilities with Sewer Available
- Low Property Taxes of \$281.02

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Demographic and Income Profile

Latitude: -85.0616, Longitude: 34.0468
Ring: 5 mile radius

Latitude: 34.0468
Longitude: -85.0616

Summary	Census 2010	Census 2020	2023	2028				
Population	14,689	15,254	15,420	15,495				
Households	5,501	5,843	5,940	6,020				
Families	4,017	-	4,193	4,231				
Average Household Size	2.67	2.60	2.59	2.57				
Owner Occupied Housing Units	3,769	-	3,937	4,051				
Renter Occupied Housing Units	1,731	-	2,003	1,969				
Median Age	37.3	-	39.5	40.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.10%	0.51%	0.30%					
Households	0.27%	0.65%	0.49%					
Families	0.18%	0.59%	0.44%					
Owner HHs	0.57%	0.82%	0.66%					
Median Household Income	2.26%	3.01%	2.57%					
Households by Income		2023	2028					
		Number	Percent	Number				
<\$15,000		870	14.6%	782				
\$15,000 - \$24,999		390	6.6%	356				
\$25,000 - \$34,999		660	11.1%	606				
\$35,000 - \$49,999		851	14.3%	788				
\$50,000 - \$74,999		1,091	18.4%	1,013				
\$75,000 - \$99,999		736	12.4%	795				
\$100,000 - \$149,999		797	13.4%	960				
\$150,000 - \$199,999		382	6.4%	521				
\$200,000+		163	2.7%	199				
Median Household Income		\$53,215		\$59,514				
Average Household Income		\$73,565		\$84,223				
Per Capita Income		\$28,249		\$32,614				
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,005	6.8%	911	5.9%	901	5.8%		
5 - 9	1,117	7.6%	1,020	6.6%	987	6.4%		
10 - 14	1,121	7.6%	1,036	6.7%	1,059	6.8%		
15 - 19	951	6.5%	939	6.1%	947	6.1%		
20 - 24	867	5.9%	852	5.5%	820	5.3%		
25 - 34	1,846	12.6%	1,989	12.9%	1,764	11.4%		
35 - 44	1,985	13.5%	2,048	13.3%	2,133	13.8%		
45 - 54	2,199	15.0%	1,909	12.4%	1,895	12.2%		
55 - 64	1,725	11.7%	2,096	13.6%	2,005	12.9%		
65 - 74	1,089	7.4%	1,604	10.4%	1,731	11.2%		
75 - 84	607	4.1%	793	5.1%	983	6.3%		
85+	176	1.2%	222	1.4%	269	1.7%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,986	81.6%	11,864	77.8%	11,768	76.3%	11,537	74.5%
Black Alone	2,130	14.5%	2,218	14.5%	2,377	15.4%	2,537	16.4%
American Indian Alone	31	0.2%	46	0.3%	47	0.3%	51	0.3%
Asian Alone	89	0.6%	100	0.7%	111	0.7%	124	0.8%
Pacific Islander Alone	1	0.0%	7	0.0%	7	0.0%	8	0.1%
Some Other Race Alone	215	1.5%	264	1.7%	287	1.9%	316	2.0%
Two or More Races	236	1.6%	755	4.9%	823	5.3%	921	5.9%
Hispanic Origin (Any Race)	393	2.7%	498	3.3%	553	3.6%	618	4.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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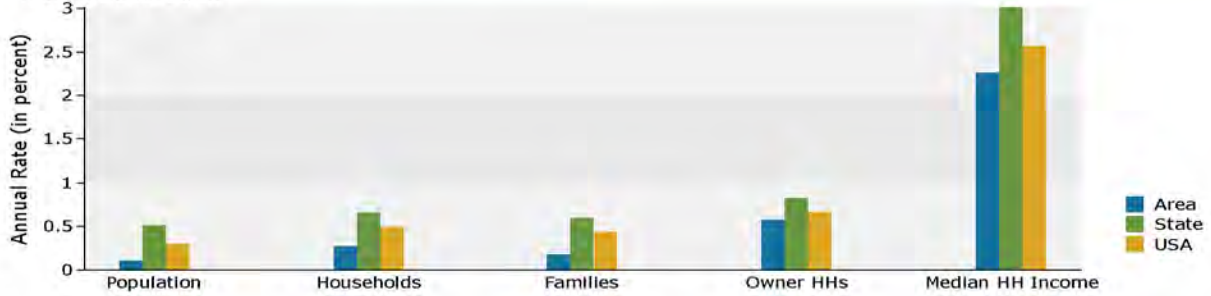


Demographic and Income Profile

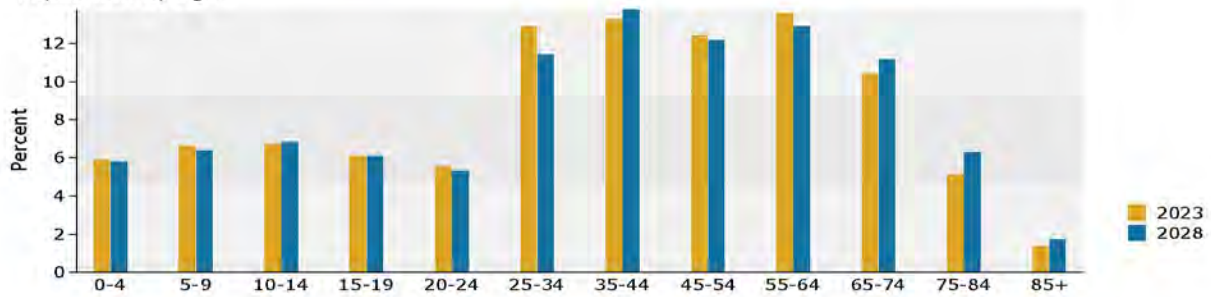
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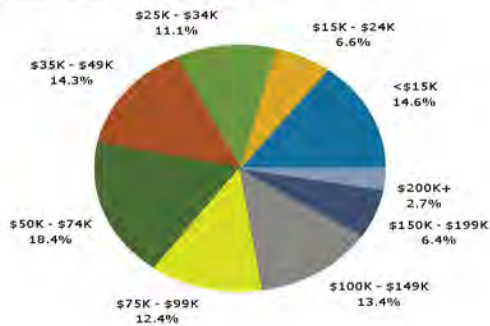
Trends 2023-2028



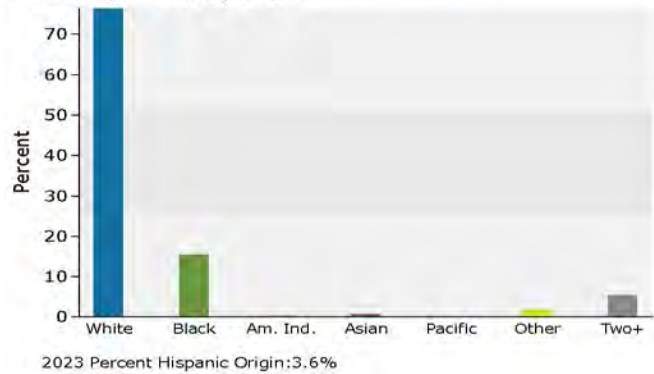
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Summary	Census 2010	Census 2020	2023	2028		
Population	38,072	39,436	39,907	40,164		
Households	13,695	14,638	14,874	15,099		
Families	10,472	-	11,058	11,186		
Average Household Size	2.78	2.69	2.67	2.65		
Owner Occupied Housing Units	10,273	-	11,087	11,408		
Renter Occupied Housing Units	3,422	-	3,787	3,691		
Median Age	37.2	-	39.8	41.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.13%	0.51%	0.30%			
Households	0.30%	0.65%	0.49%			
Families	0.23%	0.59%	0.44%			
Owner HHs	0.57%	0.82%	0.66%			
Median Household Income	3.22%	3.01%	2.57%			
Households by Income		2023	2028			
		Number	Percent	Number	Percent	
<\$15,000		1,502	10.1%	1,301	8.6%	
\$15,000 - \$24,999		1,065	7.2%	902	6.0%	
\$25,000 - \$34,999		1,373	9.2%	1,241	8.2%	
\$35,000 - \$49,999		2,055	13.8%	1,836	12.2%	
\$50,000 - \$74,999		2,782	18.7%	2,580	17.1%	
\$75,000 - \$99,999		2,226	15.0%	2,369	15.7%	
\$100,000 - \$149,999		2,407	16.2%	2,905	19.2%	
\$150,000 - \$199,999		950	6.4%	1,318	8.7%	
\$200,000+		514	3.5%	647	4.3%	
Median Household Income		\$60,533		\$70,925		
Average Household Income		\$80,829		\$93,230		
Per Capita Income		\$30,340		\$35,297		
Population by Age	Census 2010	Census 2020	2023	2028		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,566	6.7%	2,297	5.8%	2,285	5.7%
5 - 9	2,899	7.6%	2,567	6.4%	2,493	6.2%
10 - 14	2,955	7.8%	2,678	6.7%	2,727	6.8%
15 - 19	2,616	6.9%	2,478	6.2%	2,471	6.2%
20 - 24	2,212	5.8%	2,155	5.4%	2,031	5.1%
25 - 34	4,617	12.1%	5,198	13.0%	4,636	11.5%
35 - 44	5,506	14.5%	5,312	13.3%	5,552	13.8%
45 - 54	5,848	15.4%	5,202	13.0%	5,108	12.7%
55 - 64	4,465	11.7%	5,440	13.6%	5,224	13.0%
65 - 74	2,729	7.2%	4,226	10.6%	4,508	11.2%
75 - 84	1,316	3.5%	1,896	4.8%	2,534	6.3%
85+	344	0.9%	459	1.2%	594	1.5%
Race and Ethnicity	Census 2010	Census 2020	2023	2028		
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,771	86.1%	32,279	81.9%	32,117	80.5%
Black Alone	3,694	9.7%	3,865	9.8%	4,170	10.4%
American Indian Alone	94	0.2%	140	0.4%	147	0.4%
Asian Alone	188	0.5%	185	0.5%	207	0.5%
Pacific Islander Alone	5	0.0%	20	0.1%	20	0.1%
Some Other Race Alone	759	2.0%	839	2.1%	941	2.4%
Two or More Races	561	1.5%	2,109	5.3%	2,306	5.8%
Hispanic Origin (Any Race)	1,474	3.9%	1,761	4.5%	1,975	4.9%
2,246	5.6%					

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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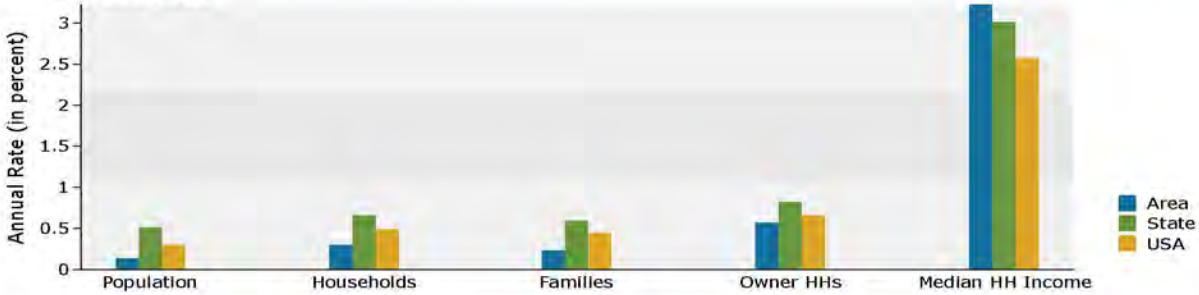


Demographic and Income Profile

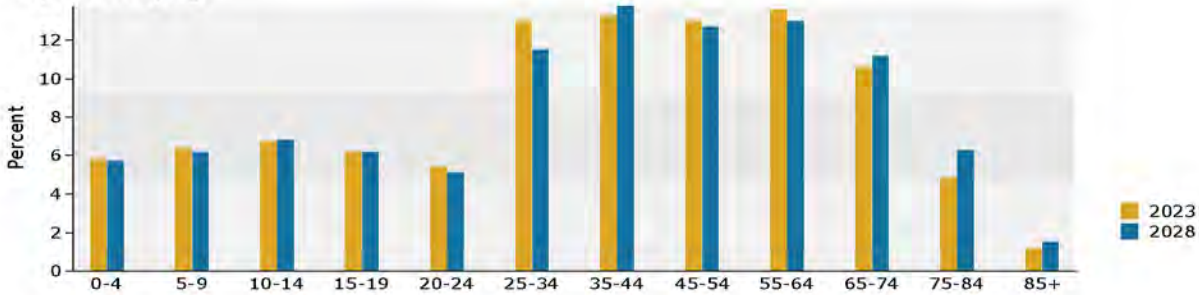
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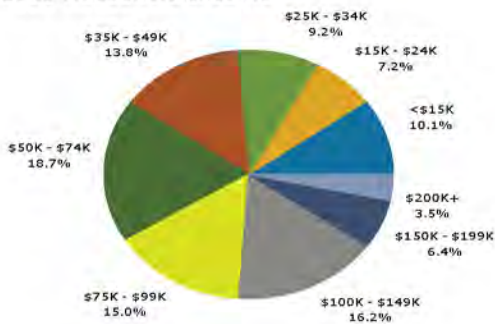
Trends 2023-2028



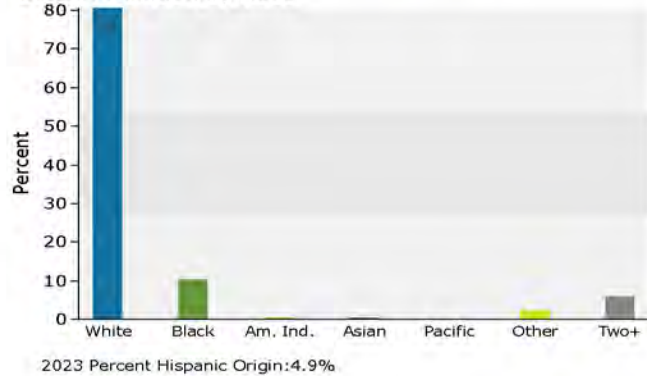
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028, U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Summary	Census 2010	Census 2020	2023	2028				
Population	116,879	125,280	128,919	139,074				
Households	41,857	45,344	46,867	50,646				
Families	31,218	-	34,165	36,970				
Average Household Size	2.76	2.72	2.71	2.71				
Owner Occupied Housing Units	30,273	-	33,738	37,706				
Renter Occupied Housing Units	11,584	-	13,129	12,940				
Median Age	36.3	-	38.7	39.7				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	1.53%	0.51%	0.30%					
Households	1.56%	0.65%	0.49%					
Families	1.59%	0.59%	0.44%					
Owner HHs	2.25%	0.82%	0.66%					
Median Household Income	3.31%	3.01%	2.57%					
Households by Income	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	4,364	9.3%	3,813	7.5%				
\$15,000 - \$24,999	3,716	7.9%	3,214	6.3%				
\$25,000 - \$34,999	3,698	7.9%	3,439	6.8%				
\$35,000 - \$49,999	5,517	11.8%	5,147	10.2%				
\$50,000 - \$74,999	8,494	18.1%	8,564	16.9%				
\$75,000 - \$99,999	7,011	15.0%	7,914	15.6%				
\$100,000 - \$149,999	8,723	18.6%	10,982	21.7%				
\$150,000 - \$199,999	3,059	6.5%	4,554	9.0%				
\$200,000+	2,284	4.9%	3,019	6.0%				
Median Household Income		\$66,063		\$77,737				
Average Household Income		\$87,385		\$101,249				
Per Capita Income		\$31,907		\$37,057				
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	8,628	7.4%	8,095	6.3%	8,718	6.3%		
5 - 9	8,927	7.6%	8,808	6.8%	9,105	6.5%		
10 - 14	8,911	7.6%	8,964	7.0%	9,838	7.1%		
15 - 19	8,062	6.9%	8,074	6.3%	8,831	6.3%		
20 - 24	6,943	5.9%	7,114	5.5%	7,251	5.2%		
25 - 34	14,871	12.7%	16,953	13.2%	16,679	12.0%		
35 - 44	16,800	14.4%	17,397	13.5%	19,220	13.8%		
45 - 54	16,822	14.4%	16,479	12.8%	17,474	12.6%		
55 - 64	13,097	11.2%	16,149	12.5%	16,787	12.1%		
65 - 74	8,083	6.9%	12,976	10.1%	14,516	10.4%		
75 - 84	4,245	3.6%	6,097	4.7%	8,366	6.0%		
85+	1,491	1.3%	1,812	1.4%	2,288	1.6%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	95,426	81.6%	95,459	76.2%	96,291	74.7%	100,712	72.4%
Black Alone	13,600	11.6%	15,120	12.1%	16,404	12.7%	18,985	13.7%
American Indian Alone	347	0.3%	665	0.5%	716	0.6%	801	0.6%
Asian Alone	753	0.6%	869	0.7%	951	0.7%	1,224	0.9%
Pacific Islander Alone	82	0.1%	53	0.0%	58	0.0%	71	0.1%
Some Other Race Alone	4,629	4.0%	5,521	4.4%	6,076	4.7%	7,019	5.0%
Two or More Races	2,043	1.7%	7,592	6.1%	8,423	6.5%	10,263	7.4%
Hispanic Origin (Any Race)	8,344	7.1%	10,452	8.3%	11,604	9.0%	13,630	9.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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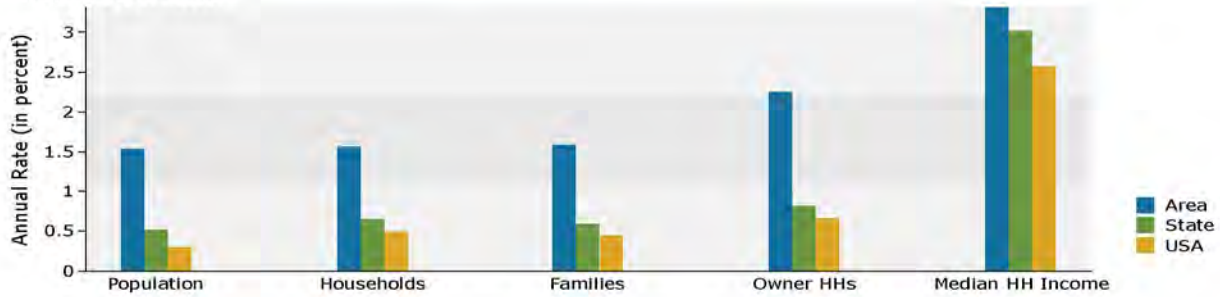


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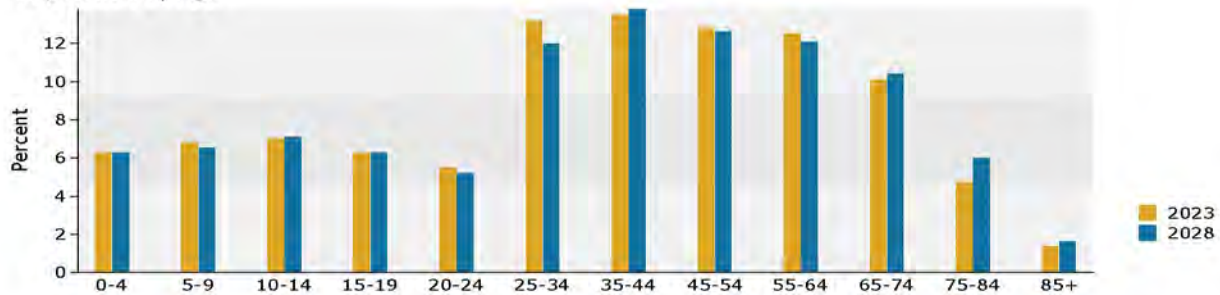
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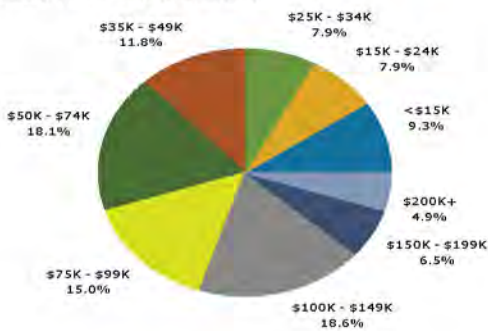
Trends 2023-2028



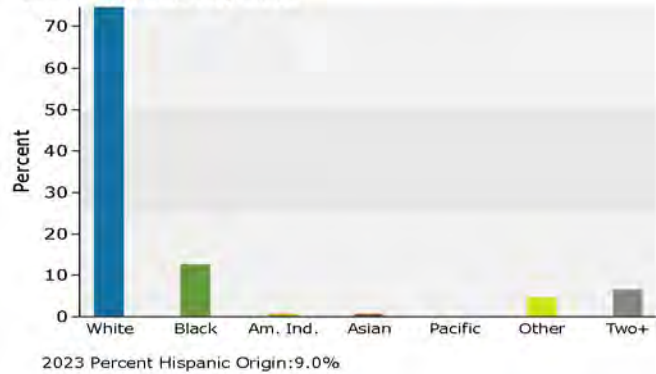
Population by Age



2023 Household Income



2023 Population by Race



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