

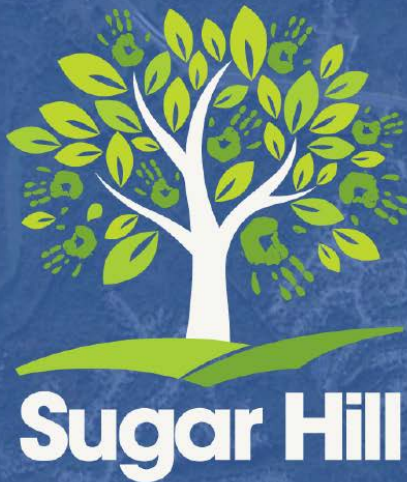
# CHATTAHOOCHEE RIVER DISTRICT PUBLIC MEETING FOLLOW-UP



# July 14 – Public Information/Open House

## CHATTAHOOCHEE RIVER DISTRICT PUBLIC INFORMATION/ OPEN HOUSE

### REAL ESTATE SUPPLY & DEMAND MARKET UPDATE



July 14, 2020

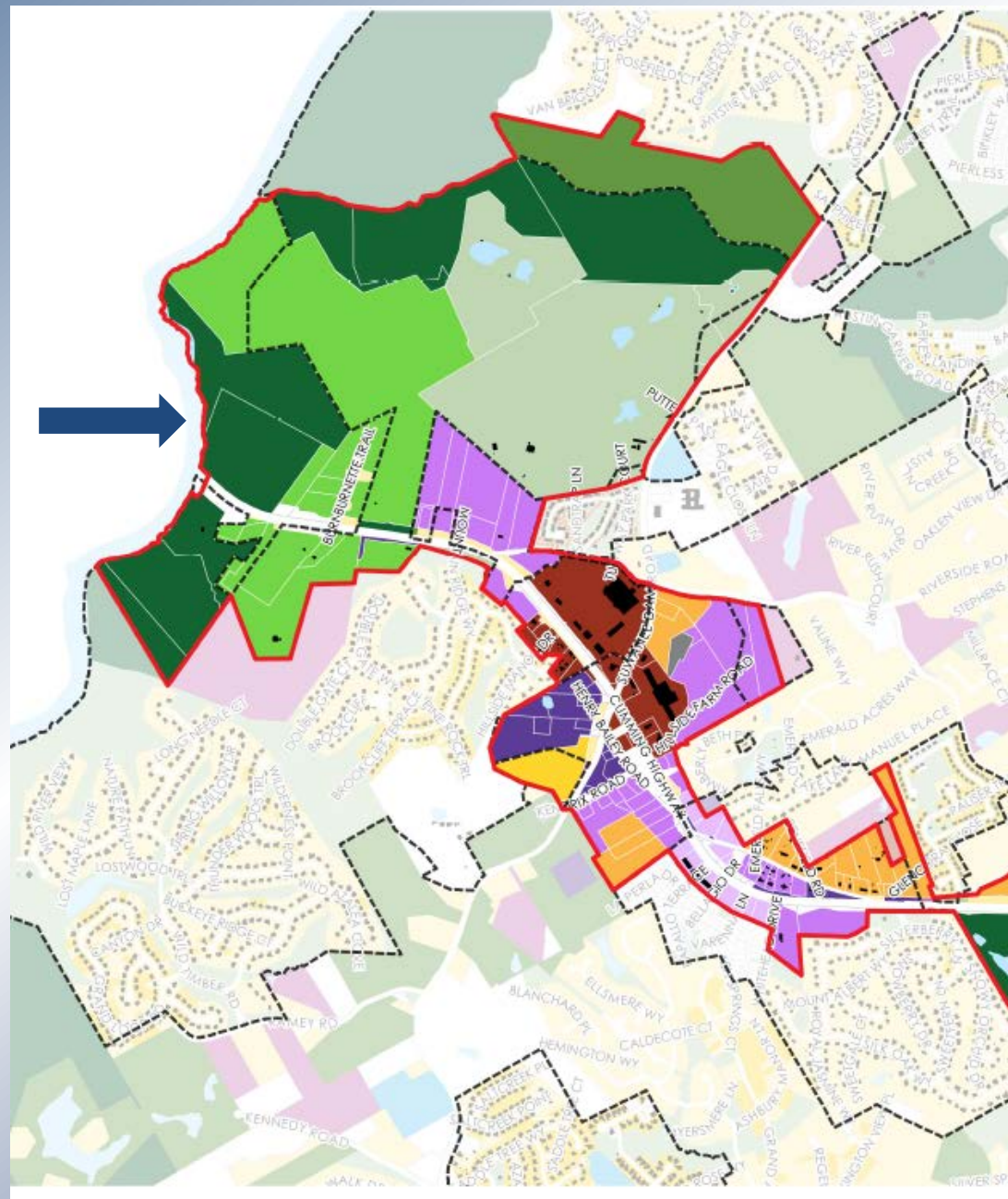


**Bleakly**AdvisoryGroup

## Proposed Land Uses

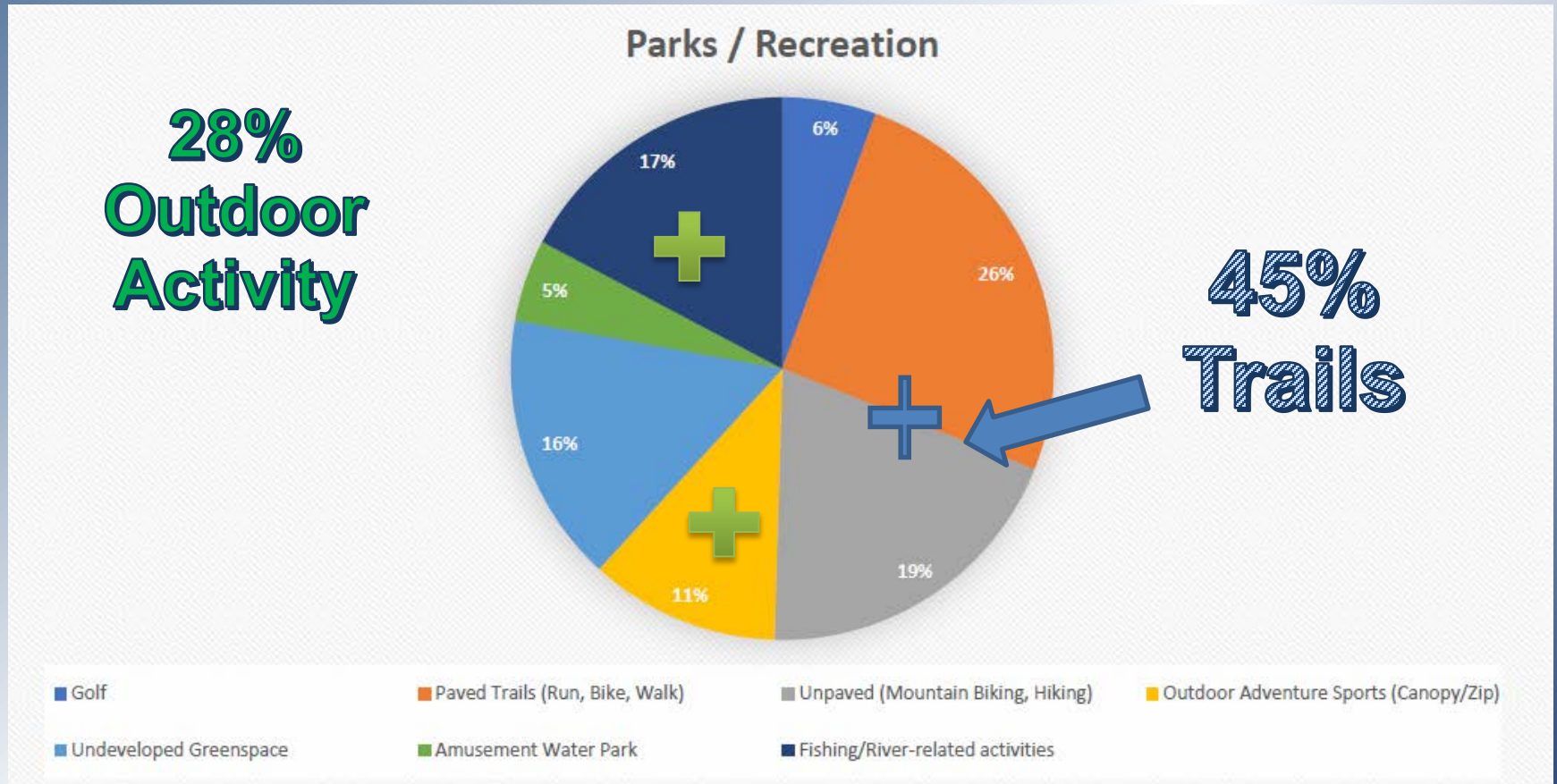
- Agriculture
- Estate Residential
- Commercial/Retail
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed Use
- Institutional/Public
- Public Recreation
- Private Recreation
- Chattahoochee River District
- Utility

- Study Area Boundary
- Sugar Hill Boundary





# July 14 – August 3 Public Comment

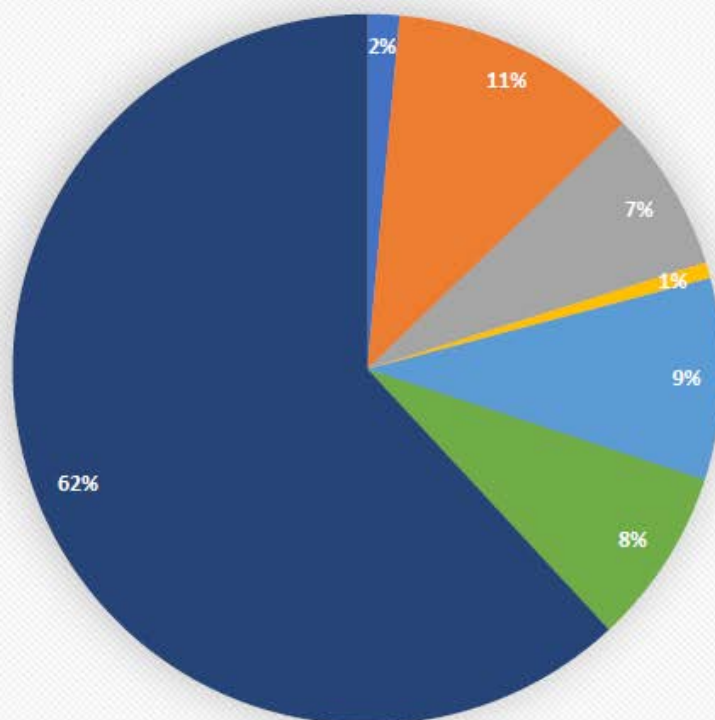


July 14

Comment

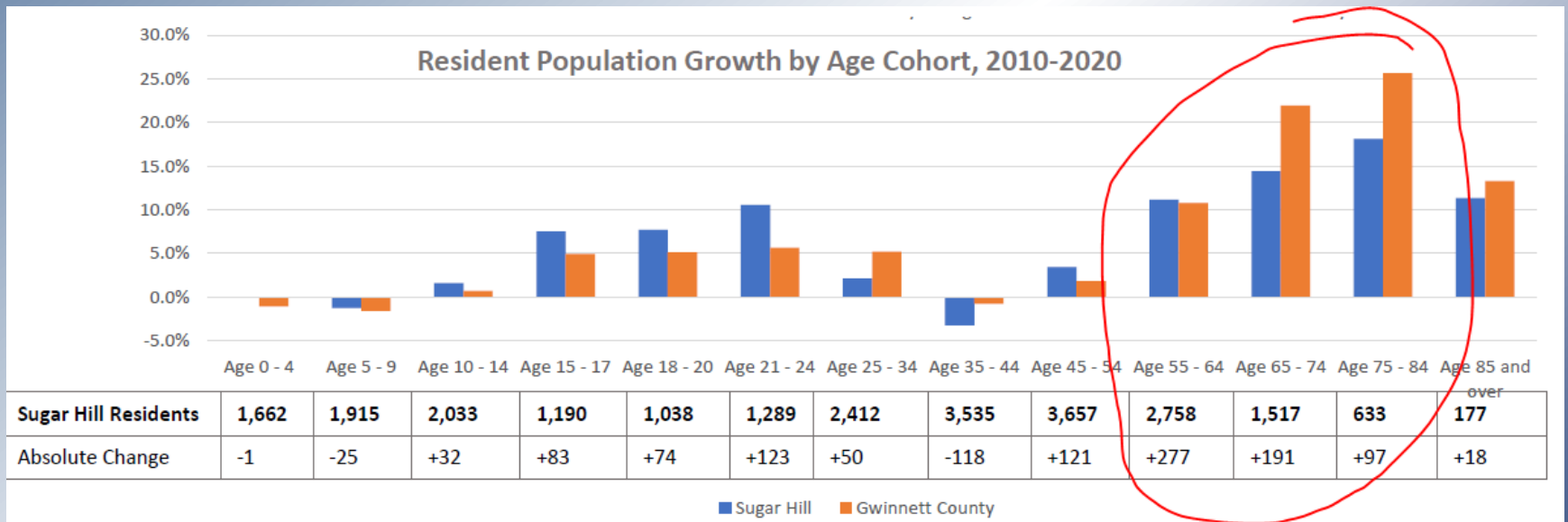
- Of Sugar Hill's 7,589 existing housing units:
  - Half have been built since the year 2000
  - 18% have been built in the last nine years, with 800 new permits since 2017
  - 89% are detached, single family homes

Residential



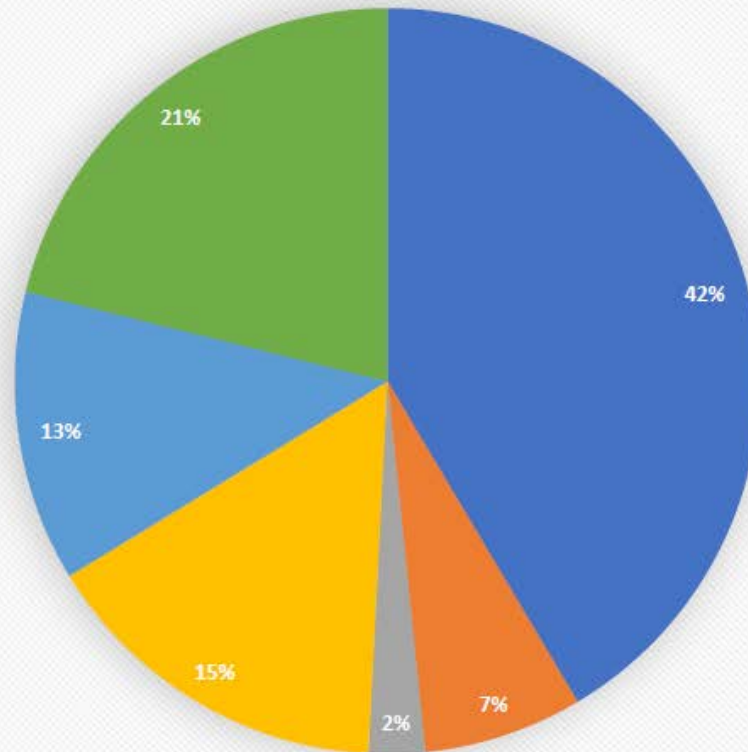
■ Apartment (rental) ■ Townhouse (own) ■ Condo (own) ■ Duplex ■ Bungalow ■ Cottage Court ■ Single Family Detached

# July 14 – Market Recap



# July 14 – August 3 Public Comment

Commercial



■ Service Retail ■ Retail Sales Warehouse ■ Small Appliance Repair ■ Business School/College ■ Office Building ■ Medical Office



# July 14 – Market Recap

## CONSUMER DEMAND

Retail Demand Patterns: Pre-Covid

	Sugar Hill 2016	Sugar Hill 2020	Annual Growth Rate	5 Year Growth
<b>Overall Demand</b>	<b>\$465,071,222</b>	<b>\$470,729,306</b>	0.2%	1.2%
Cars & Parts	\$93,923,052	\$118,385,473	5.2%	26.0%
Furniture & Home Furnishing	\$9,740,845	\$8,237,193	-3.1%	-15.4%
Electronics & Appliances	\$9,007,607	\$7,172,708	-4.1%	-20.4%
Building Materials & Garden	\$52,393,936	\$30,329,596	-8.4%	-42.1%
Food & Beverage Stores	\$62,693,807	\$55,794,856	-2.2%	-11.0%
Restaurant & Bar	\$56,204,775	\$59,242,246	1.1%	5.4%
Gas Station	\$35,599,004	\$39,270,748	2.1%	10.3%
Clothing	\$23,458,204	\$22,427,354	-0.9%	-4.4%
Hobby & Sports	\$9,248,134	\$5,807,564	-7.4%	-37.2%
General Merchandise	\$56,794,733	\$54,846,616	-0.7%	-3.4%
Misc. Store Retail	\$13,220,125	\$9,677,124	-5.4%	-26.8%
Non-Store (Online) Retail	\$42,786,999	\$59,537,828	7.8%	39.1%

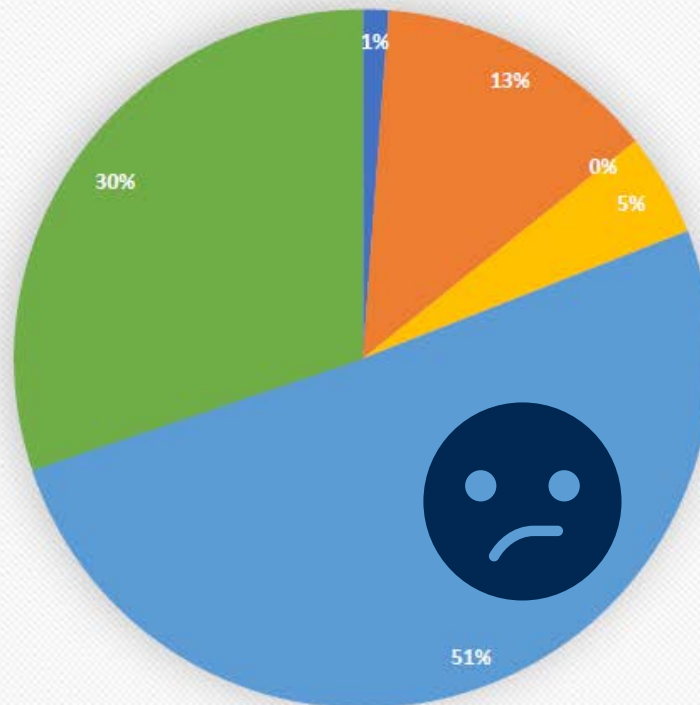
Source: Environics Analytics, Claritas, Bleakly





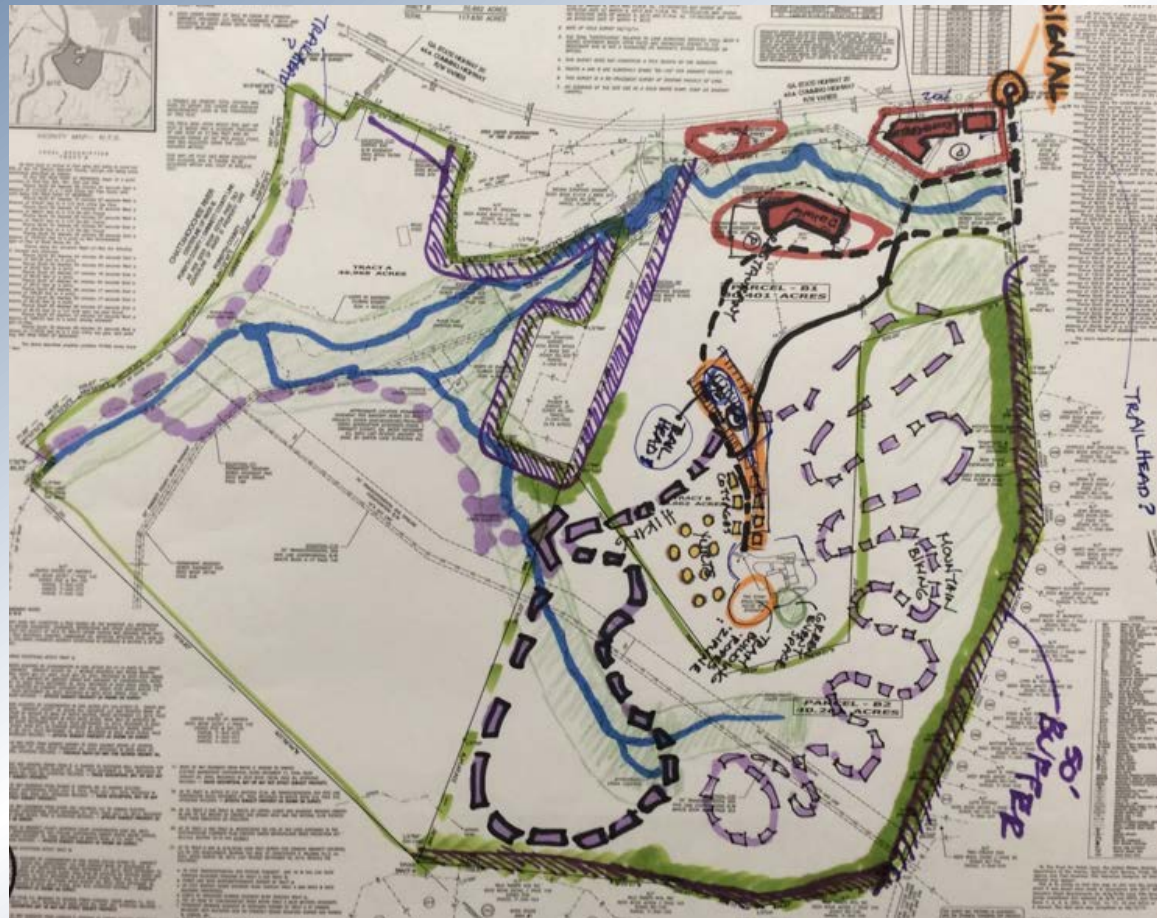
# July 14 – August 3 Public Comment

Industrial Uses

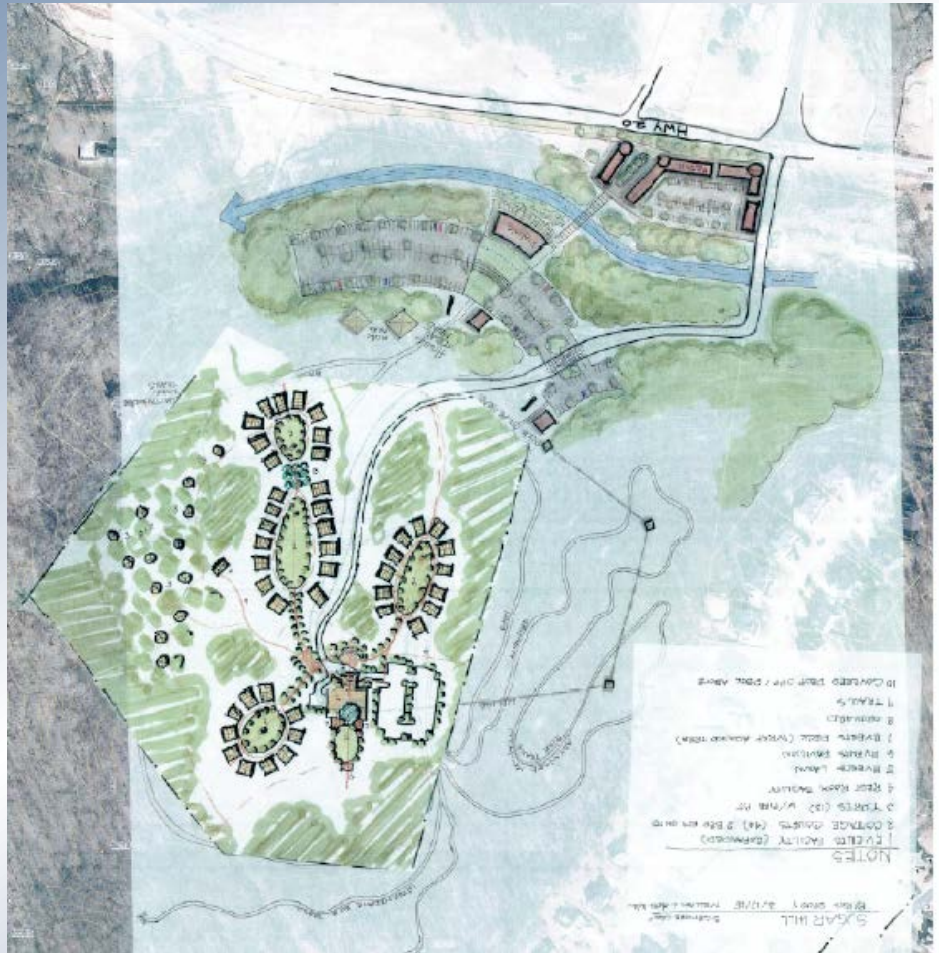


■ Automotive Repair   ■ Trade School   ■ Concrete / Asphalt Plant   ■ Sugar Refinery   ■ Garden Center / Plant Nursery   ■ Movie Studio

# July 14 – Market Response Sample Plan



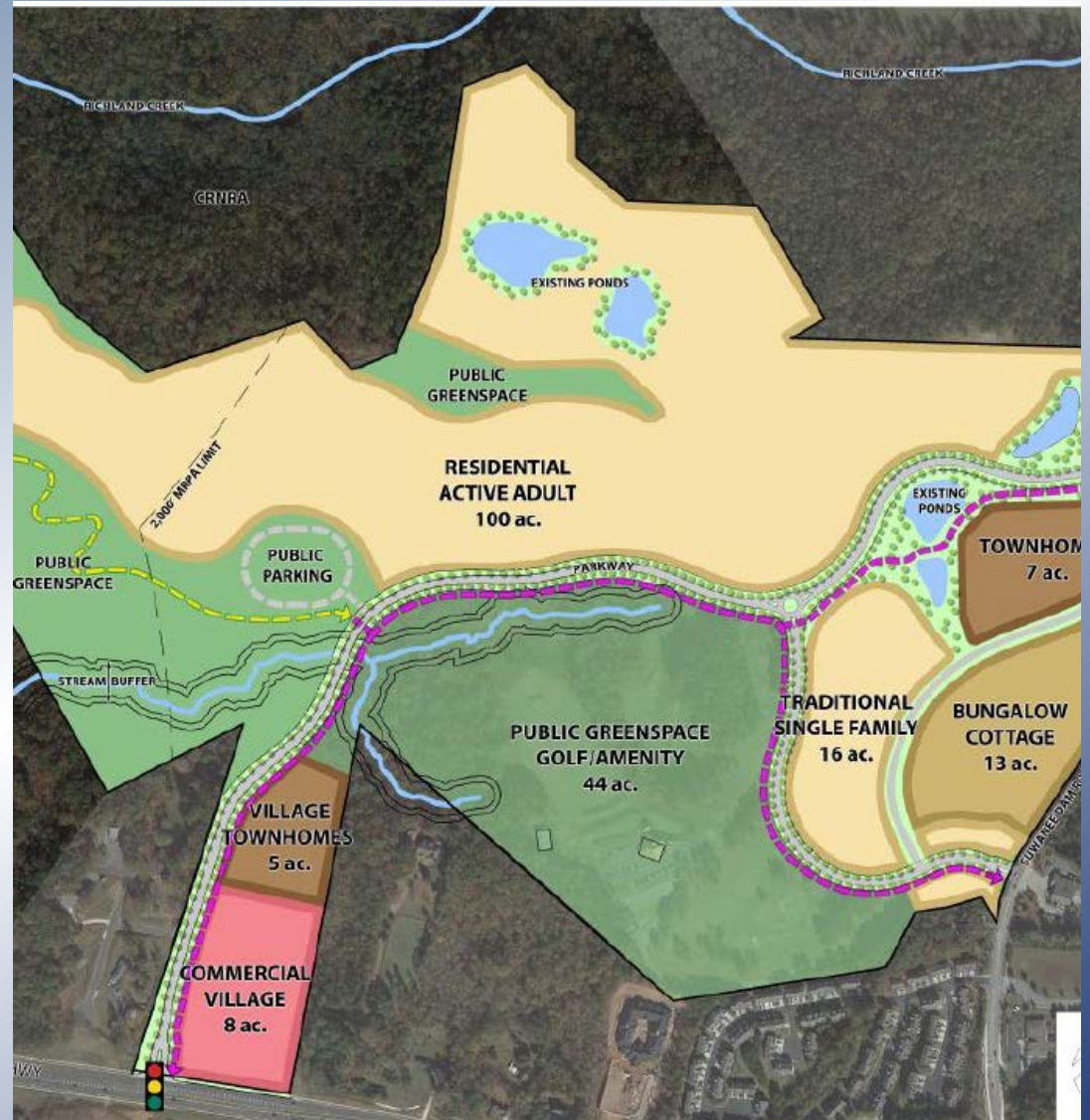
# July 14 – Market Response Sample Plan





# July 14 – Market Response Sample Plan

ESTIMATED PROJECT YIELD		
Character Areas	Acreage	Area Mix
RESIDENTIAL ACTIVE ADULT	100 ac	40.0%
TRADITIONAL SINGLE FAMILY	16 ac	6.4%
BUNGALOW COTTAGES	14 ac	5.6%
TOWNHOMES	12 ac	4.8%
COMMERCIAL VILLAGE	8 ac	3.2%
GREEN SPACE	100 ac	40.0%
total acreage	250 ac	100%





# 2021 & Beyond

