

LDP Approved Self-Storage Development Site

410 Crescent Dr NE Gainesville, GA 30501

LAND FOR SALE



Chase Unger, CCIM
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Property Summary

410 Crescent Dr NE Gainesville, GA 30501

LAND FOR SALE



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present 410 Crescent Drive NE, a prime Class A self-storage development site featuring fully approved LDP and complete municipal entitlements. Situated on a strategically positioned 2.74-acre parcel in Hall County, this asset represents an exceptional, de-risked opportunity for builders and developers seeking immediate speed-to-market execution. With horizontal civil site work and mass grading complete, active City of Gainesville site development and primary building permits are fully issued for a modern 3-story, 81,000 SF GBA climate-controlled facility. The property boasts unmatched exposure along the I-985 / US-129 transit line split (Exit 24), operating within a high-demand submarket characterized by robust population growth, tight barriers to entry, and strong Class A street rates.

PROPERTY HIGHLIGHTS

- LDP approved for 601 Class A climate-controlled units.
- Ready for immediate vertical construction.
- Prime 2.74-acre location at high-traffic I-985/US-129 Exit 24.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	2.7 Acres
APN:	15033C000011

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Building Rendering

410 Crescent Dr NE Gainesville, GA 30501

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ARTIST RENDERING – FOR ILLUSTRATIVE PURPOSES ONLY

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Additional Photos

410 Crescent Dr NE Gainesville, GA 30501

AERIAL PHOTOS



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AERIAL RETAIL MAP



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Executive Summary

410 Crescent Dr, Gainesville, Georgia, 30501



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	1,972	25,173	59,697
2020 Male Population	47.2%	47.0%	49.0%
2020 Female Population	52.8%	53.0%	51.0%
2026 Population	3,420	29,641	65,917
2026 Male Population	48.4%	48.1%	49.7%
2026 Female Population	51.6%	51.9%	50.3%
2031 Population	3,805	33,515	71,935
2031 Male Population	48.4%	48.2%	49.7%
2031 Female Population	51.6%	51.8%	50.3%
2010-2020 Annual Rate	2.85%	0.68%	0.52%
2020-2026 Annual Rate	9.21%	2.65%	1.60%
2026-2031 Annual Rate	2.16%	2.49%	1.76%

In the identified area, the current year population is **65,917**. In 2020, the Census count in the area was **59,697**. The rate of change since 2020 was **1.60%** annually. The five-year projection for the population in the area is **71,935** representing a change of **1.76%** annually from 2026 to 2031. Currently, the population is **49.7%** male and **50.3%** female.

Median Age

2026 Median Age	37.9	34.9	33.5
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The median age in this area is **33.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	63.2%	46.3%	43.7%
2026 Black Alone	12.6%	17.6%	13.1%
2026 American Indian Alone	0.8%	1.1%	1.4%
2026 Asian Alone	2.2%	1.9%	2.0%
2026 Pacific Islander Alone	0.0%	0.1%	0.1%
2026 Some Other Race Alone	11.6%	20.9%	25.8%
2026 Two or More Races	9.5%	12.2%	13.9%
2026 Hispanic Origin	21.4%	36.9%	45.4%
2026 Diversity Index	70.9	83.7	85.1

Persons of Hispanic origin represent **45.4%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **85.1** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	70	69	72
2010 Total Households	525	7,985	18,294
2020 Total Households	693	9,248	20,416
2026 Total Households	1,245	10,971	22,781
2031 Total Households	1,388	12,368	24,840
2010-2020 Annual Rate	2.82%	1.48%	1.10%
2020-2026 Annual Rate	9.83%	2.77%	1.77%
2026-2031 Annual Rate	2.20%	2.43%	1.75%
2026 Average Household Size	2.61	2.61	2.83

The household count in this area has changed from **20,416** in 2020 to **22,781** in the current year, a change of **1.77%** annually. The five-year projection of households is **24,840**, a change of **1.75%** annually from the current year total. Average household size is currently **2.83**, compared to **2.85** in the year 2020. The number of families in the current year is **14,839** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	22.9%	29.1%	28.3%

Median Household Income			
2026 Median Household Income	\$91,349	\$70,935	\$73,836
2031 Median Household Income	\$104,085	\$83,174	\$84,925
2026-2031 Annual Rate	2.64%	3.23%	2.84%

Average Household Income			
2026 Average Household Income	\$111,942	\$98,399	\$99,292
2031 Average Household Income	\$125,785	\$113,224	\$114,088
2026-2031 Annual Rate	2.36%	2.85%	2.82%

Per Capita Income			
2026 Per Capita Income	\$44,712	\$36,739	\$34,514
2031 Per Capita Income	\$50,151	\$42,060	\$39,581
2026-2031 Annual Rate	2.32%	2.74%	2.78%

Income Equality			
2026 Gini Index	40.6	47.2	45.1

Households by Income

Current median household income is **\$73,836** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$84,925** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$99,292** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$114,088** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$34,514** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$39,581** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	101	80	82
2010 Total Housing Units	698	9,316	20,991
2010 Owner Occupied	277	3,816	8,796
2010 Renter Occupied	248	4,170	9,498
2010 Vacant	173	1,331	2,697
2020 Housing Units	1,008	10,343	22,450
2020 Owner Occupied	288	4,059	9,507
2020 Renter Occupied	405	5,189	10,909
2020 Vacant	218	1,094	1,989
2026 Housing Units	1,549	12,328	25,419
2026 Owner Occupied	358	4,629	10,585
2026 Renter Occupied	887	6,342	12,196
2026 Vacant	304	1,357	2,638
2031 Total Housing Units	1,746	14,122	28,012
2031 Owner Occupied	425	5,738	12,099
2031 Renter Occupied	963	6,630	12,741
2031 Vacant	358	1,754	3,172

Socioeconomic Status

2026 Socioeconomic Status Index	47.5	38.8	38.9
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Currently, **23.1%** of the **25,419** housing units in the area are owner occupied; **57.3%** renter occupied; and **19.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **22,450** housing units in the area and **218** vacant housing units. The annual rate of change in housing units since 2020 is **2.01%**. Median home value in the area is **\$355,377**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.46%** annually to **\$442,578**.