

TOCCOA

stephens county, georgia



Amtrak's Crescent Line serves passengers from New York City to New Orleans through Toccoa-Stephens County, Gainesville and Atlanta.

Beautiful Opportunities Await



"Toccoa-Stephens County seems to have it all going for them," according to the Norton Native Intelligence Report. "Lake Hartwell shoreline, reasonable and abundant land prices, a thriving regional retail market, quality healthcare services and the most affordable housing market we have chronicled in the last 10 years."

Conveniently located between the I-985/ Highway 441 Corridor and I-85, a network of state highways converge upon the area. Road expansion projects on State Route 17 will soon make the drive from Atlanta four lanes all the way.

Retail Snapshot

2006 Total Retail Sales reached \$370.8 million, according to the Georgia County Guide. The community's retail pull factor is up 22 points to 1.45, which shows that Stephens County retailers exert a regional influence and are pulling from a wider market area than just the local population.

In addition, the housing market is growing significantly. There are two major developments under way that will add more than 1,100 new homes to Stephens County. One is the Currahee Club, an exclusive lakefront golf community with high-end homes, and the other is a master-planned community on the campus of Toccoa Falls College. Also, the new Imperial Place Senior Apartment Community is now leasing to persons 55 and older.

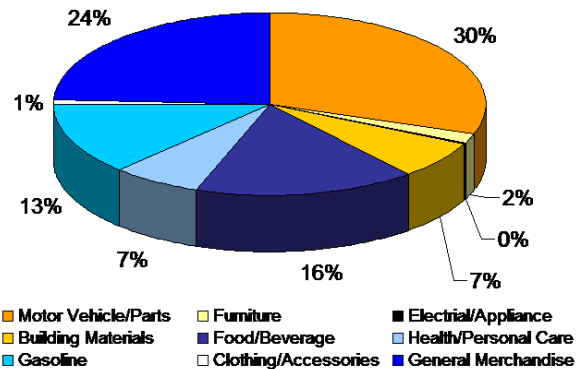
Toccoa-Stephens County draws visitors with its abundant natural beauty, including Lake Hartwell, Lake Yonah, a newly renovated, shop-filled, historic downtown and Toccoa Falls. Discovered by the Cherokee Indians at the foothills of the Appalachian Mountains, "Toccoah", meaning beautiful, was rightfully named.

Demographic Overview

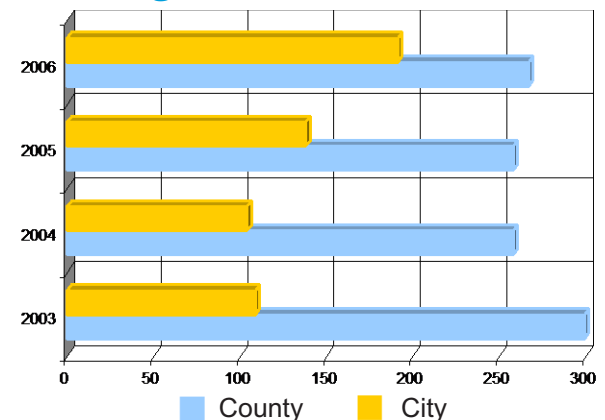
	Stephens County	Toccoa 35-mile radius
Est. 2008 Population	25,045	454,863
Est. Households	10,447	169,499
Avg. Household Income	\$44,451	\$52,398
Disposable Income	\$573,573	\$6,733,197

Source: Editor & Publisher, Market Guide 2008; US Census Bureau

County Retail Sales by Segment

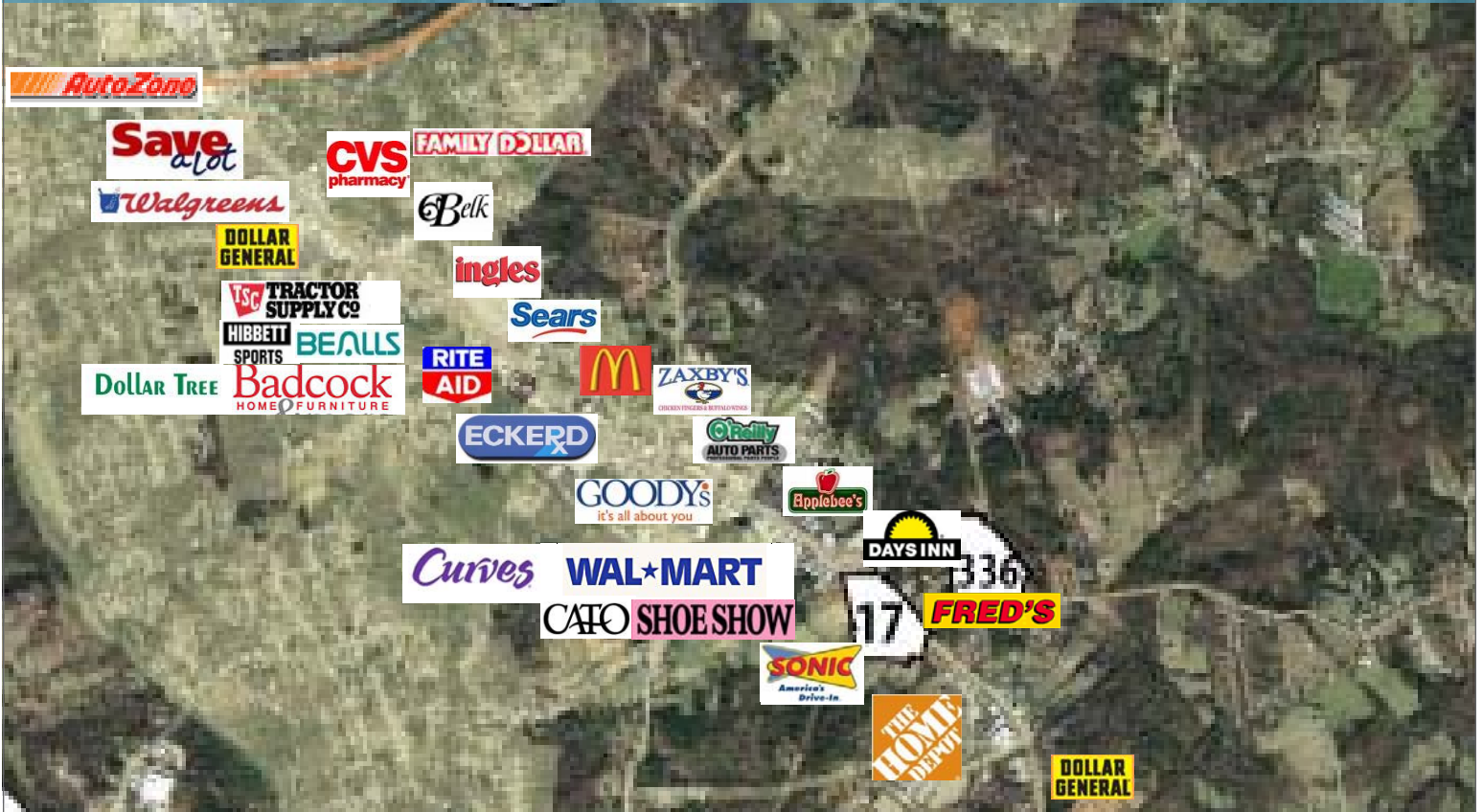


Building Permits



Signature Community
Creating a Climate for Success





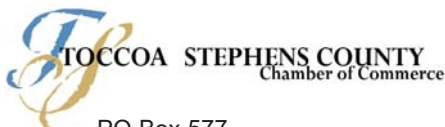
Community Overview

Toccoa is a community that celebrates its people, resoures, heritage and future while creating oportunities for growth and preserveing our extraordinary quality of life. North Georgia Technical College is fully accredited and has a campus in Stephens County and Toccoa Falls College was named one of the region's best by the Princeton Review. We have outstanding cultural activities including the North Georgia Community Concert Association series, a Community Theater, Artist's Guild and our Toccoa Symphony Orchestra. Annually, we have the Taste of Toccoa, Harvest Festival, Camp Toccoa Reunion and Military Weekend, Christmas Parade and Arts Tour.

Toccoa Traffic Counts



Private flights are offered at our recently expanded airport. One of the runways totals 5,008 feet.



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