

FOR SALE

33.58 +/- Acres - Carson Segars Road - Maysville, GA
0 Carson Segars Road, Maysville, GA 30558

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$180,000

Price / Acre: \$5,360

Lot Size: 33.58 Acres

Zoning: ARR – Agricultural/
Rural Residential

PROPERTY OVERVIEW

This 33.58 +/- acre tract is in western Banks County close to the the tri-county border with Jackson and Hall counties. The subject property is located about 20 minutes from both Gainesville and Jefferson. The property is zoned ARR and is mostly wooded. Topography is gently rolling. Over 3,100 ft of frontage on Carson Segars Road. With the ample road frontage, this site is well suited for a subdivision into 10 - 12 residential estate lots anywhere from 1.75 - 4 acres acres. The site would also make a great large estate with hunting and recreation potential. 10.3 miles to I-985/365 (13 mins), 12.4 miles to Hwy 129 (17 mins) and 9.4 miles to I-85 (16 mins). Make an Offer!

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ADDITIONAL PHOTOS

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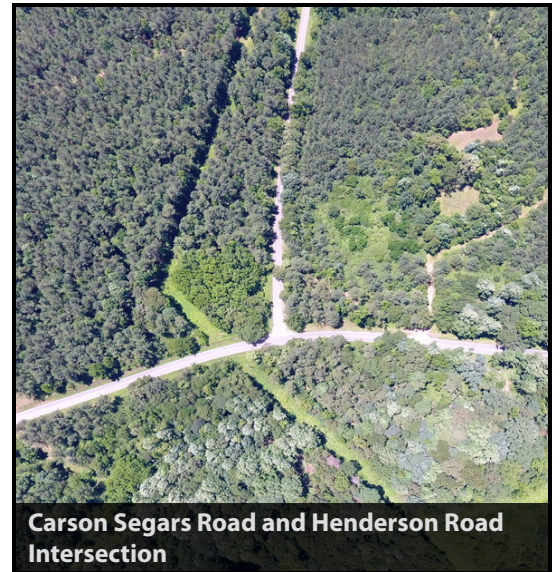
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Topography



Proximity to Gillsville, GA



Carson Segars Road and Henderson Road Intersection

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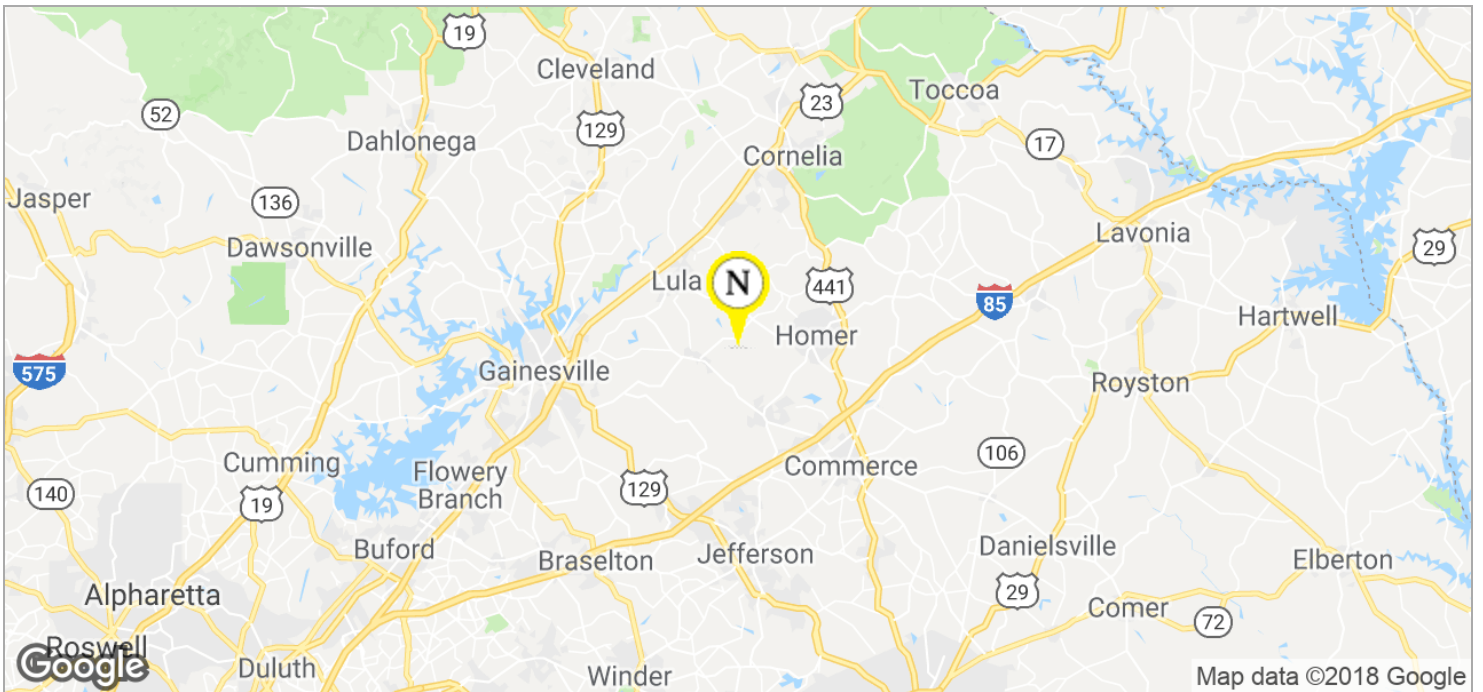
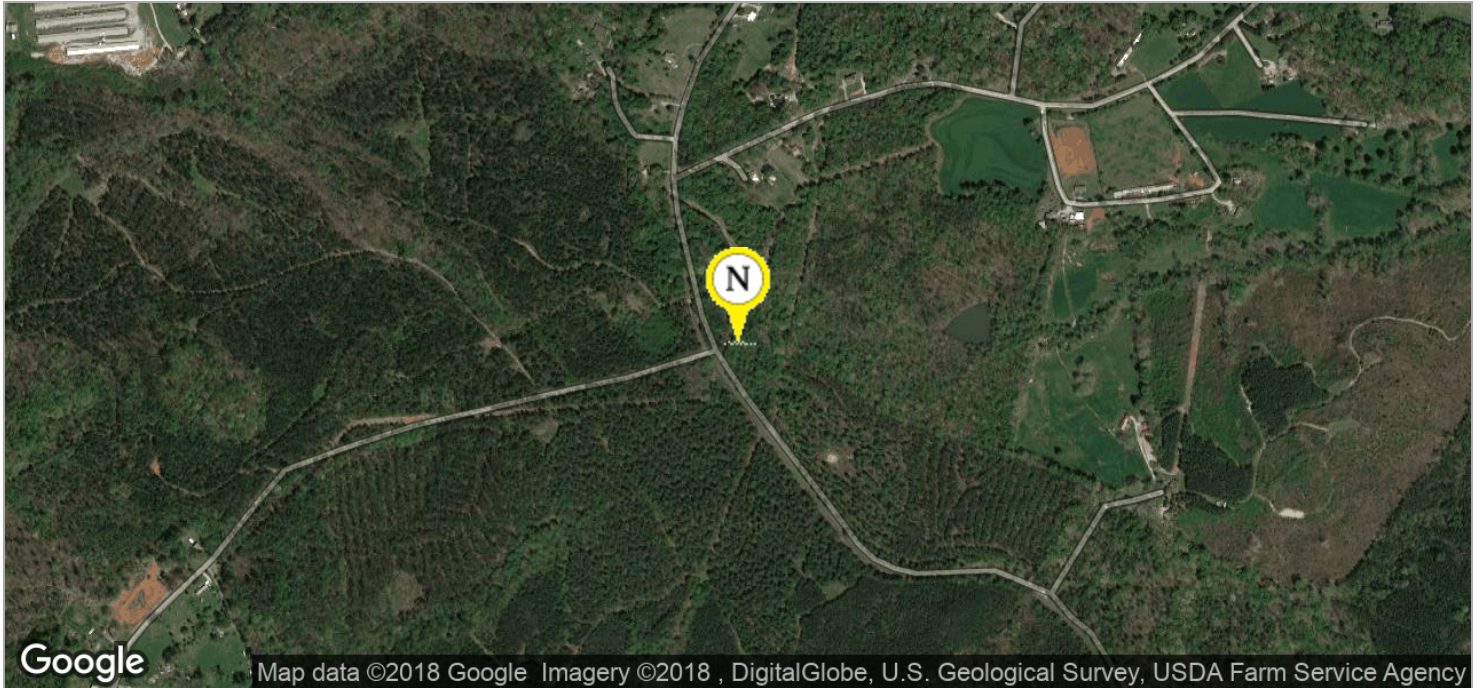
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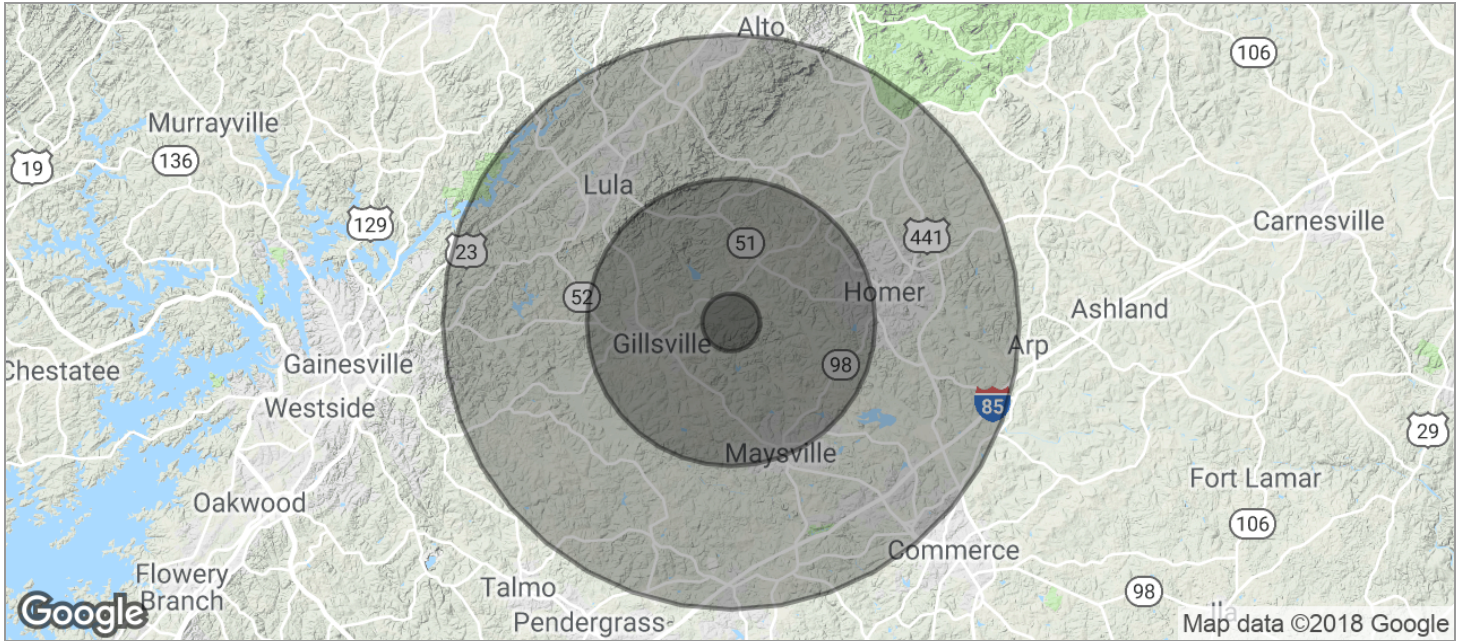
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	283	6,932	38,093
MEDIAN AGE	38.8	38.5	36.5
MEDIAN AGE (MALE)	37.5	37.0	35.2
MEDIAN AGE (FEMALE)	39.9	40.1	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	101	2,474	13,225
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$49,201	\$52,691	\$53,566
AVERAGE HOUSE VALUE		\$180,995	\$164,604

* Demographic data derived from 2010 US Census

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