

FOR SALE

460.51 +/- AC - Chattahoochee Riverfront Acreage with Large Recreational Lake

Webster Lake, Cleveland, GA 30528

For More Information: Stephen Lovett

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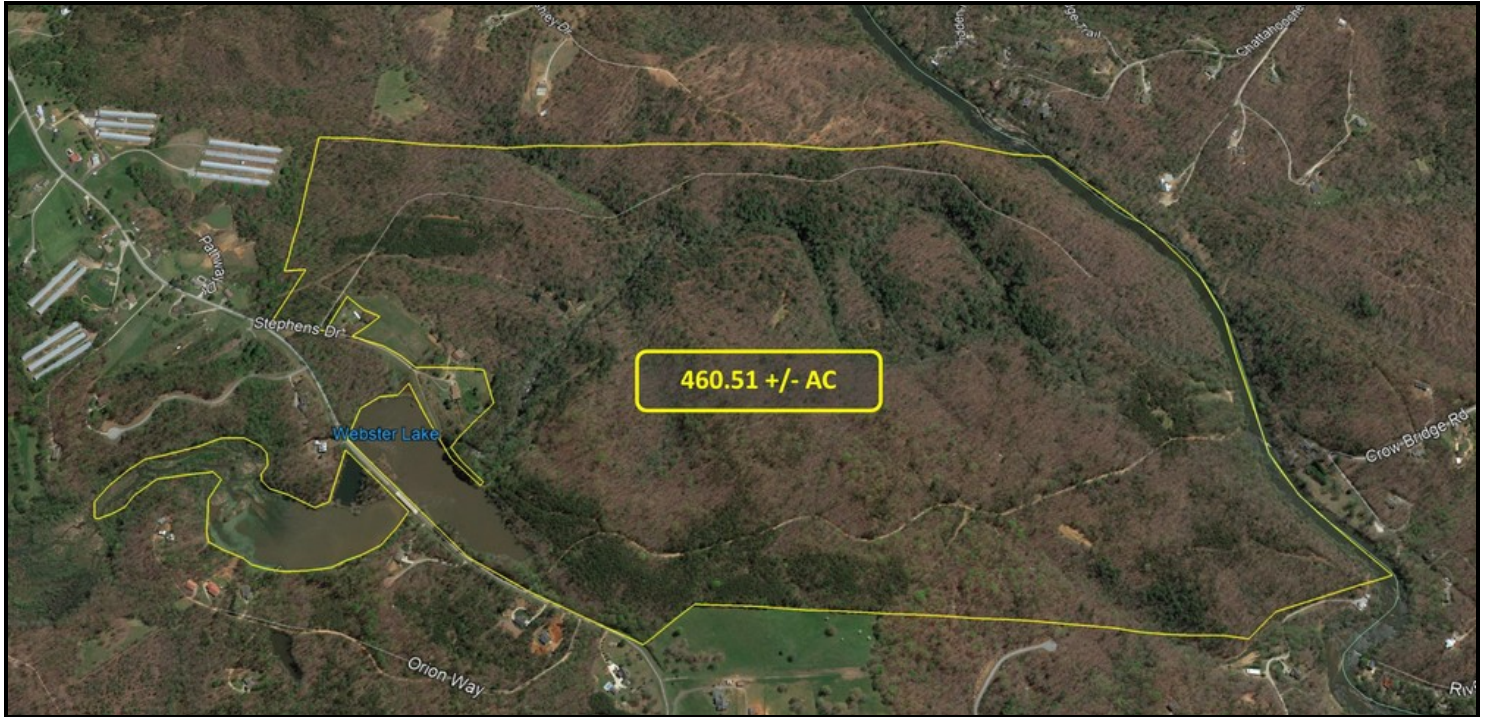
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

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EXECUTIVE SUMMARY

460.51 +/- AC - Chattahoochee Riverfront Acreage with Large Recreational Lake

WEBSTER LAKE AT STEPHENS DRIVE, CLEVELAND, GA 30528



OFFERING SUMMARY

Sale Price: \$3,679,475

Price / Acre: \$7,990

Lot Size: 460.51 Acres

Webster Lake Area: 21 Acres

Chattahoochee River Frontage: 3,350'

Zoning: A-1

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this beautiful riverfront acreage tract in southeast White County, GA. This is the perfect recreational or gentleman's estate tract with all the natural amenities to match. The offering consists of roughly 460 acres, mostly wooded and rolling land along with a 21 +/- acre lake at entrance of the property. Webster Lake was created by damming White Creek providing beautiful water features and a great recreational amenity. There is a total of 3,350' +/- of frontage on the scenic Chattahoochee River with open event space and river access. Totalling just over 460 acres, this tract is one of the largest privately held contiguous tracts left in all of White County. Excellent road infrastructure throughout the entire property allowing 4-wheel drive travel to most of the Chattahoochee River frontage and multiple access points on either side of White Creek. Several riverside, creek-side and waterfall viewing home sites throughout the property. Currently Zoned A-1. Electricity, Cable, Telephone, Well Water available. There is a 7,000 SF home with 5 acres on Webster lake that is not included in this offering but could potentially be packaged into a sale. You won't find an acre property with more features in one parcel! So much value with tremendous long term potential.

LOCATION OVERVIEW

Nestled in the foothills of the Blue Ridge mountains, on the Chattahoochee River, this one-of-a-kind property is located at the intersection of Webster Lake Rd and Stephens Dr. 1,150' of frontage on Webster Lake Rd and full access on Stephens Drive. Property has easy access to Cleveland, GA and is a quick hour drive from almost anywhere in Metro Atlanta.

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WEBSTER LAKE PHOTOS

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CHATTAHOOCHEE RIVER PHOTOS

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ADDITIONAL PHOTOS

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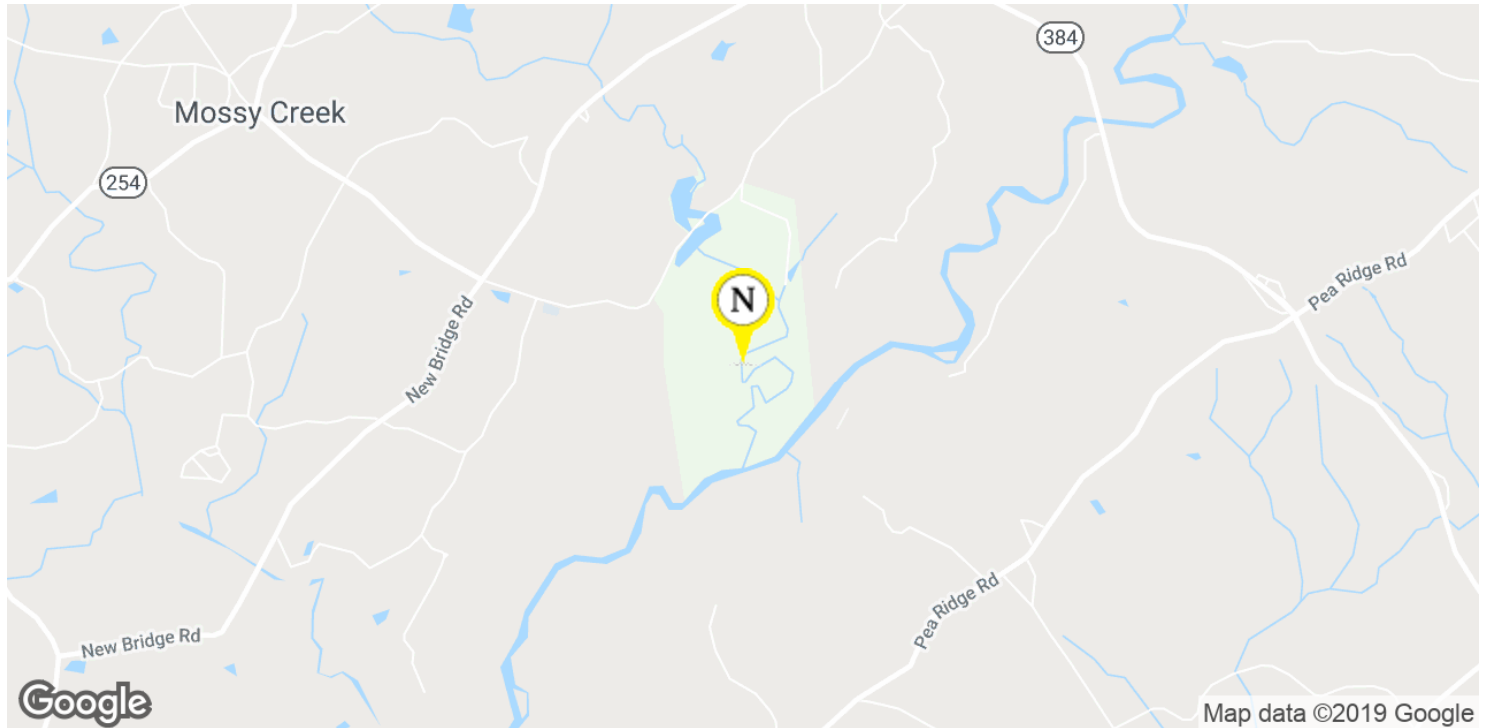
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LOCATION MAPS

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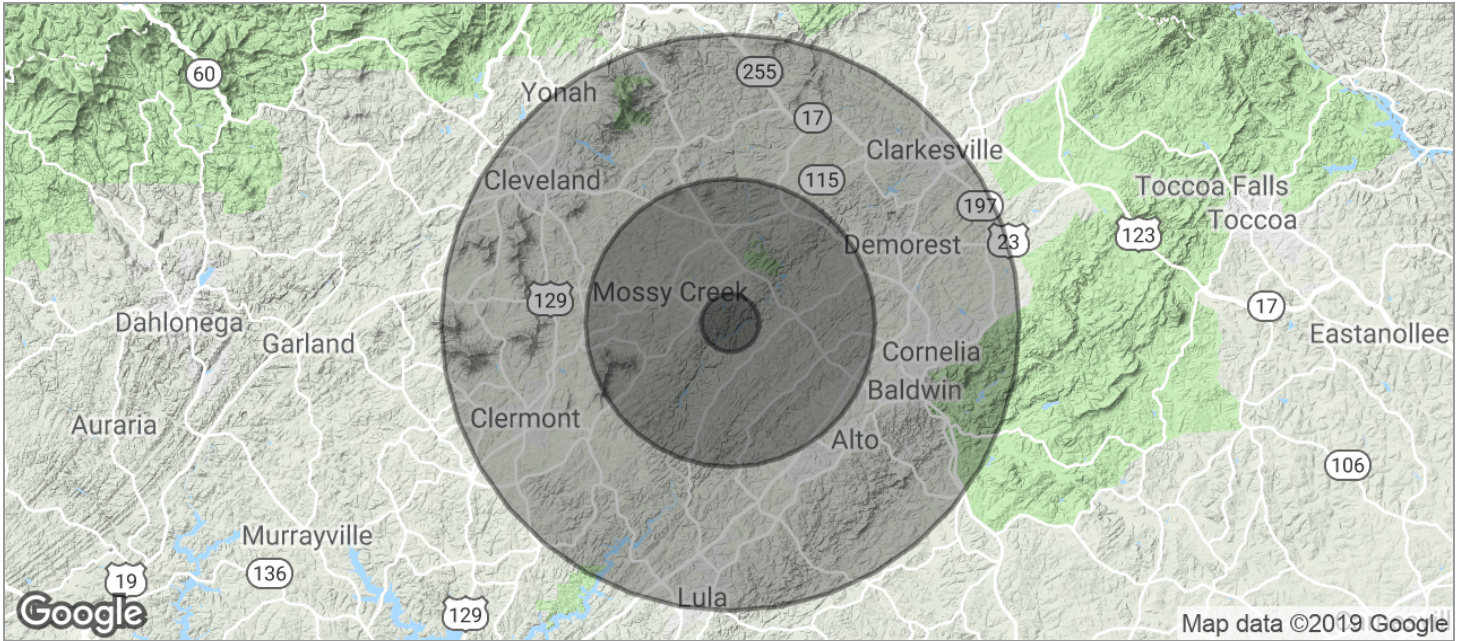
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	587	16,946	60,476
MEDIAN AGE	35.9	36.6	35.9
MEDIAN AGE (MALE)	35.2	34.2	35.4
MEDIAN AGE (FEMALE)	39.2	39.1	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	239	6,456	22,365
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$57,403	\$55,029	\$55,221
AVERAGE HOUSE VALUE		\$151,136	\$180,355

* Demographic data derived from 2010 US Census

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