

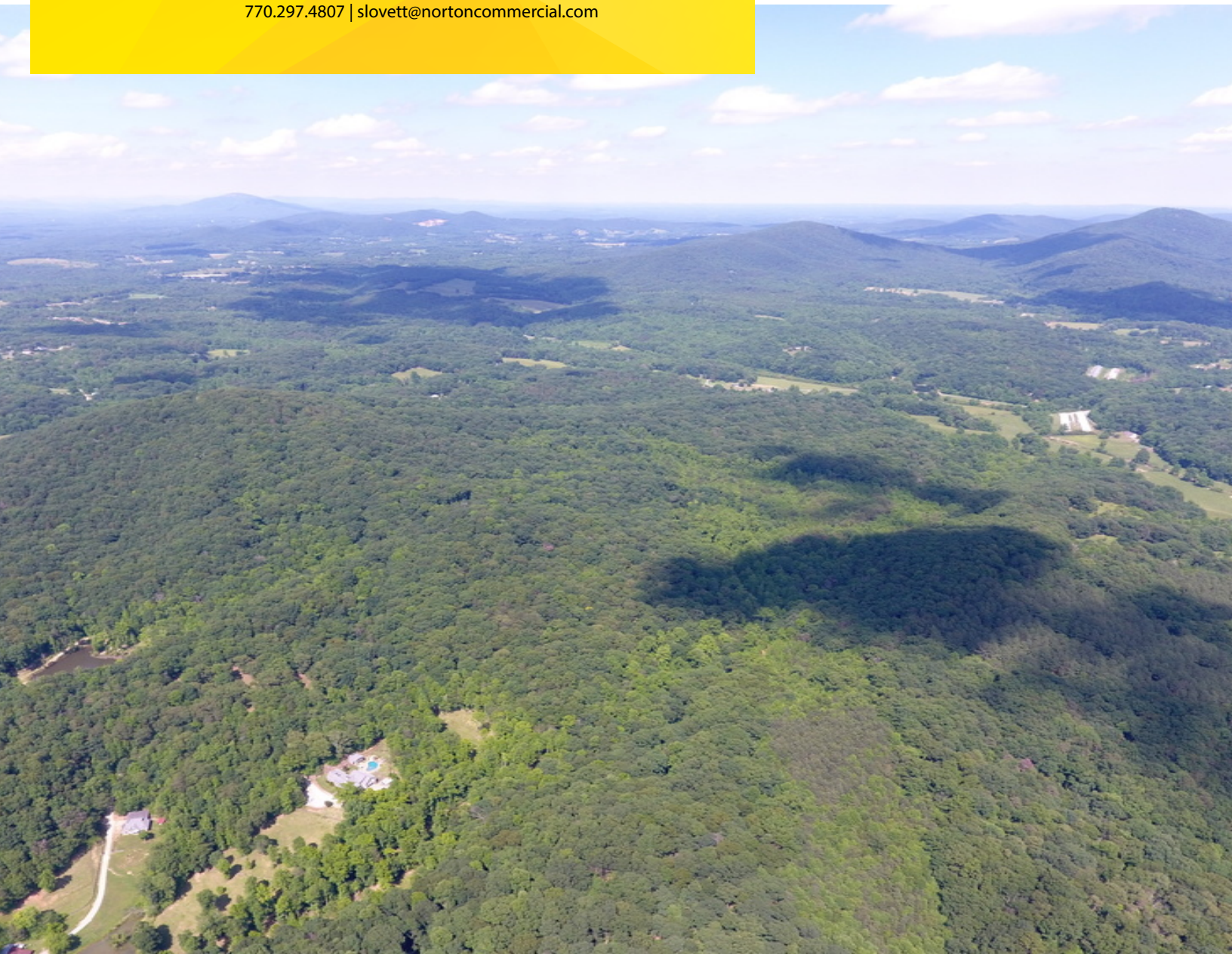
FOR SALE

216.32 +/- Acres - Mountain Top Real Estate - Lumpkin County

1500 Emory Stephens Road, Murrayville, GA 30564

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

216.32 +/- Acres - Mincie Mountain - Lumpkin County

1500 EMORY STEPHENS ROAD, MURRAYVILLE, GA 30564



OFFERING SUMMARY

Sale Price: \$1,900,000

Price / Acre: \$8,783

Lot Size: 216.32 Acres

Mincie Mountain Peak: 1,870'

PROPERTY OVERVIEW

The subject property consists of 216.32 +/- acres in Murrayville, GA in southern Lumpkin County. The topography is rolling to sloping, however, there are sections of the property that are level and ideal for development to a long-term minded investor. Site includes a portion of Mincie Mountain's Peak at an altitude of 1,870 feet. There is a network of roughed in roads throughout the tract that you can drive in a four wheel drive vehicle. The property offers long-range mountain views and potential 360 degree views of the Blue Ridge Mountains. The property is mostly surrounded by farm land, poultry facilities, and other wooded acreage tracts. The property is wooded with mostly hardwoods throughout.

LOCATION OVERVIEW

Site is located in the foothills of the Blue Ridge Mountains in beautiful southeastern Lumpkin County. The subject property is just a 20 minute drive to the Historic Dahlonega Square and the University of North Georgia. UNG has roughly 20,000 students enrolled and is continuing to grow. The announcement of a new NEGMC location tentatively set to open in 2023 near the intersection of Highway 60 and GA-400 is also a great sign for future growth in the immediate area. Site is just 25 minutes to Gainesville and 15 minutes to Cleveland, GA. Within the Long Branch ES, Lumpkin County MS and Lumpkin County HS districts.

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ADDITIONAL PHOTOS

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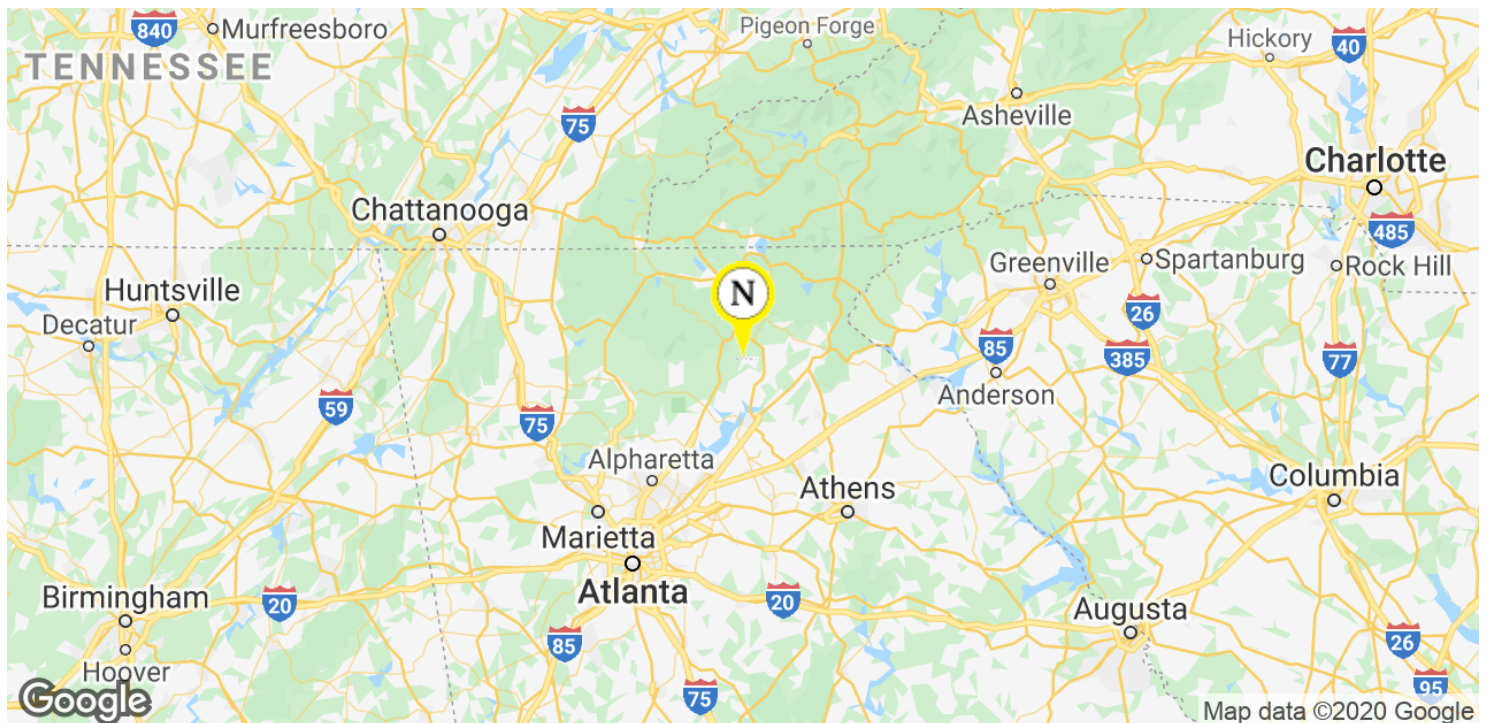
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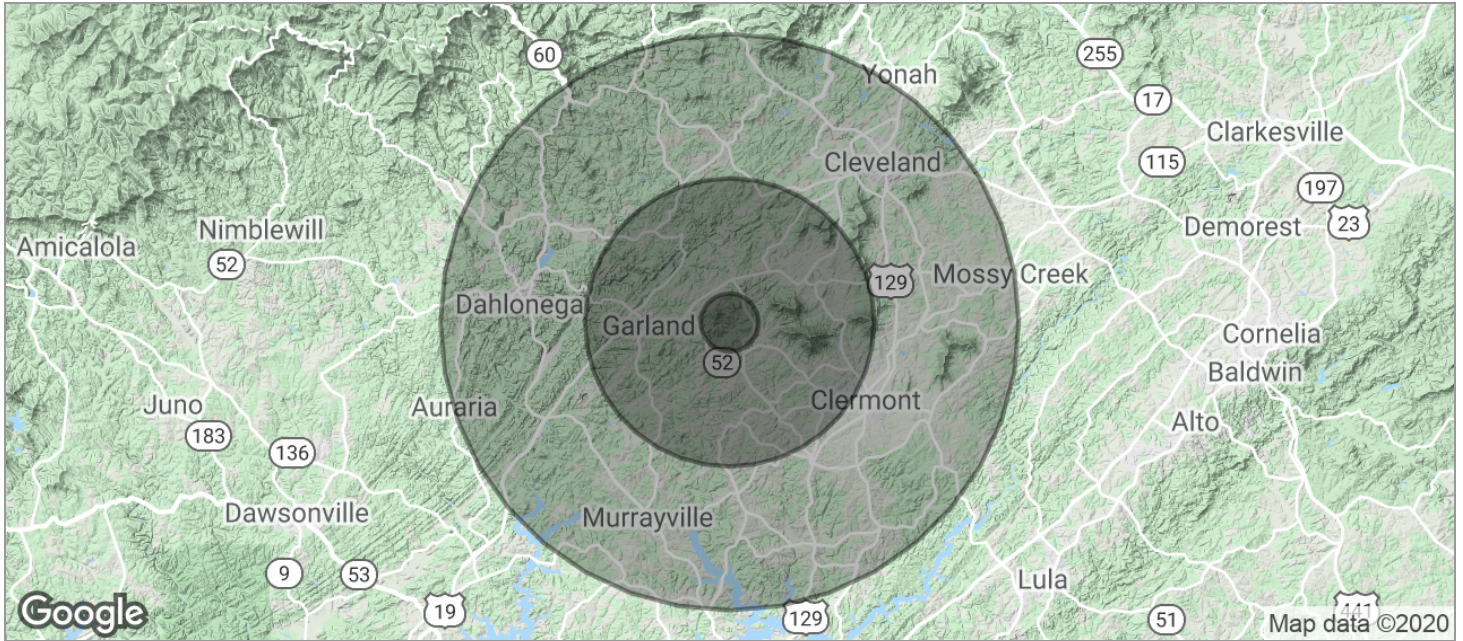
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	544	13,434	50,288
MEDIAN AGE	37.2	39.1	39.5
MEDIAN AGE (MALE)	35.6	38.0	38.3
MEDIAN AGE (FEMALE)	38.1	40.3	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	201	5,405	20,024
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$53,815	\$55,461	\$63,009
AVERAGE HOUSE VALUE		\$283,006	\$245,459

* Demographic data derived from 2010 US Census

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