

# WINNS MILL ROAD TRACT

WINNS MILL RD, ROYSTON, GA 30662



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$59,000
Lot Size:	9.44 Acres
Lot Frontage:	914 Winns Mill Rd
Zoning:	AG
Market:	Elbert County
Submarket:	Franklin County

### PROPERTY OVERVIEW

Great rural tract in the northern part of Elbert County. The property is located between Elberton and Royston with a beautiful rock shoals stream bordering. The property could be a possible quarry site.

### LOCATION OVERVIEW

Property is northwest of Elberton off of Hwy 17 on Winns Mill Road. It is .4 miles from Hwy 17 on the right.

### PROPERTY HIGHLIGHTS

- Between Elberton and Royston.
- Rural tract.
- Magnificent rock shoals stream bordering the property.
- Possible quarry site

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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Revised: 5-4-2021



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## LOCATION MAP



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## AERIAL MAP



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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AERIAL MAP **P4**

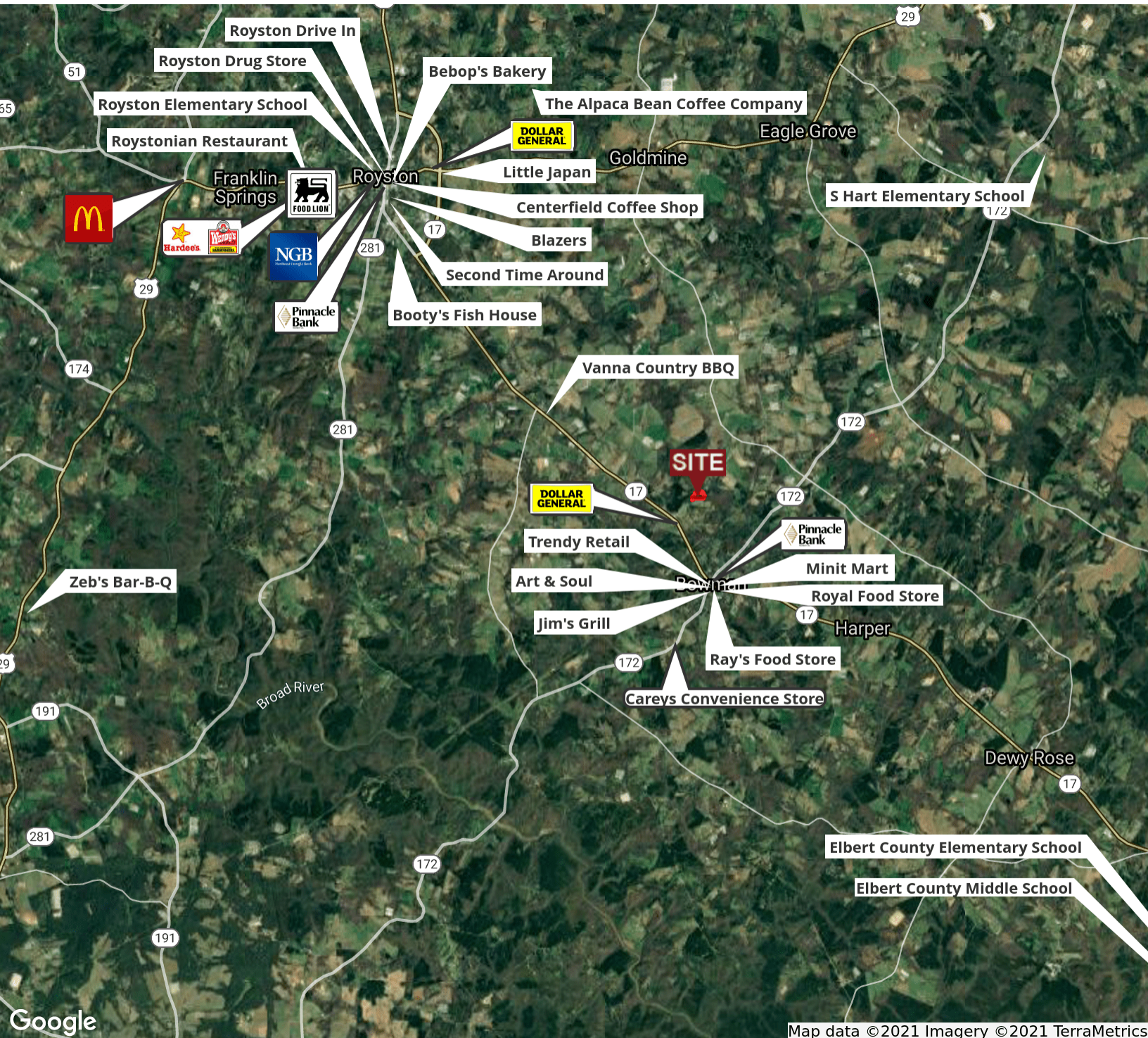


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## RETAILER MAP



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## SITE PLANS



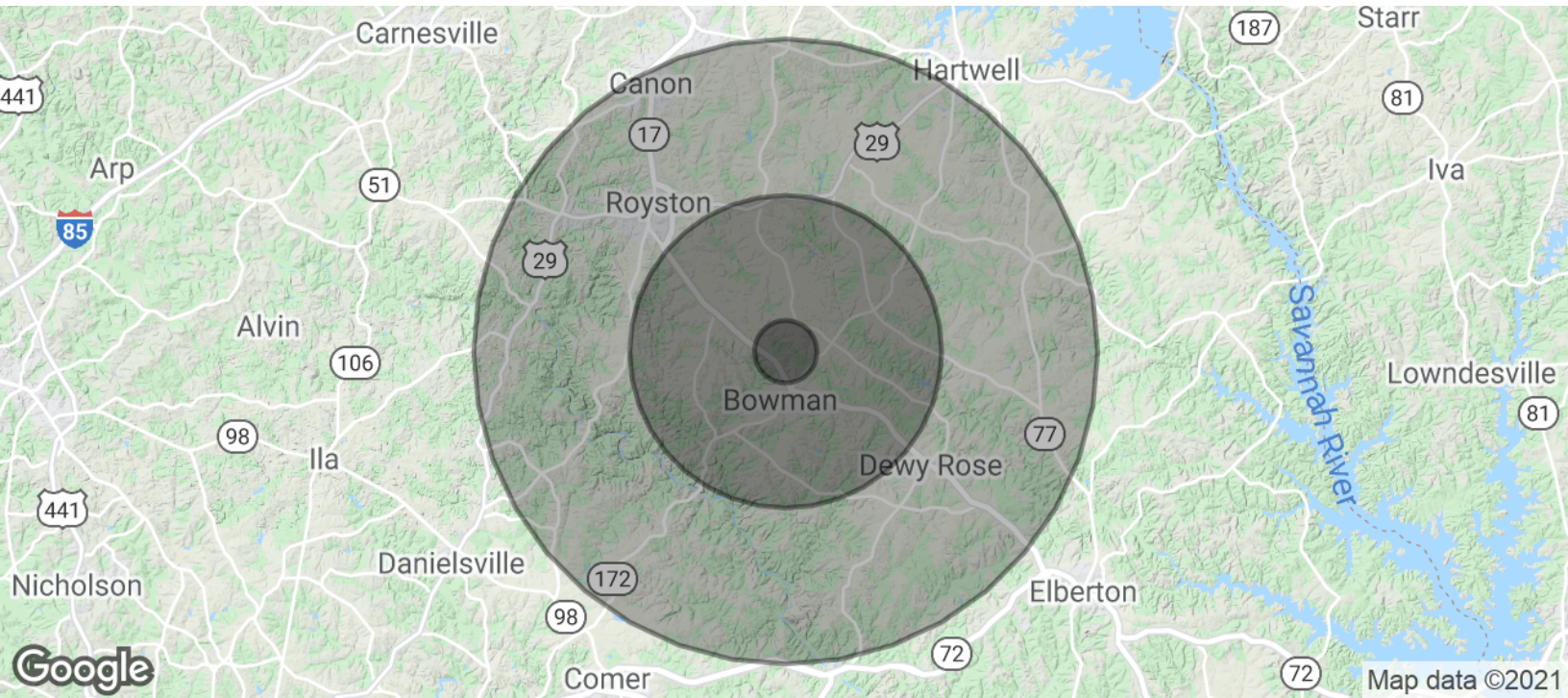
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	217	6,613	25,876
Average age	40.2	39.1	39.5
Average age (Male)	38.6	35.3	36.5
Average age (Female)	40.4	41.9	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	85	2,520	9,648
# of persons per HH	2.6	2.6	2.7
Average HH income	\$42,274	\$43,938	\$45,896
Average house value	\$117,754	\$127,014	\$144,438

\* Demographic data derived from 2010 US Census

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