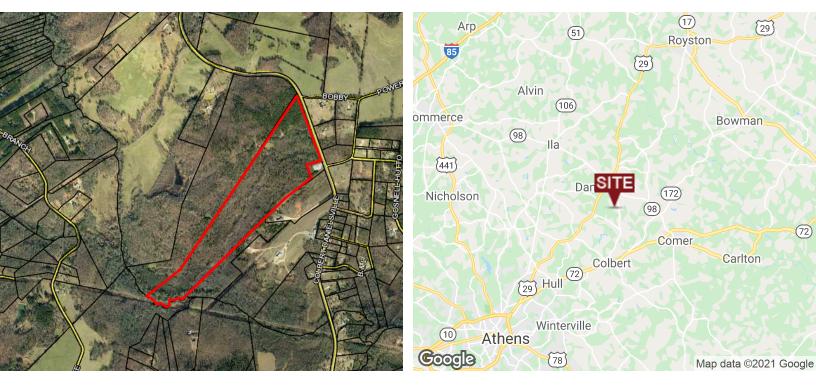
0 COLBERT DANIELSVILLE RD, DANIELSVILLE, GA 30633



EXECUTIVE SUMMARY



OFFERING SUMMARY		PROPERTY OVERVIEW		
Sale Price:	\$430,425	Undeveloped land near city of Danielsville with 1,448 ft of frontage on the Colbert-Danielsville Rd. Tract borders south fork of Broad River. Property would be excellent for a subdivision development site or home site. The land is gently		
Price / Acre	\$4,500	rolling terrain with open land for a pasture. The property is mostly wooded with a mix of hardwood and pine trees. County water and natural gas are available on the site.		
Lot Size:	95.65 Acres	LOCATION OVERVIEW		
Lot Frontage:	1448 ft	From Colbert, take Fourth Street which turns on to Colbert-Danielsville Rd. Go approximately 5 miles and the property is located on the left side.		
	Colbert-Danielsville Rd	PROPERTY HIGHLIGHTS		
		Excellent subdivision development or home sites. •		
Zoning:	Agriculture	Gently rolling terrain with some open land for pasture.		
		Located between Colbert and Danielsville		
Market:	Madison County	• Tract is mostly wooded with a mix of pine and hardwood.		
		County water & natural gas are available on 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.

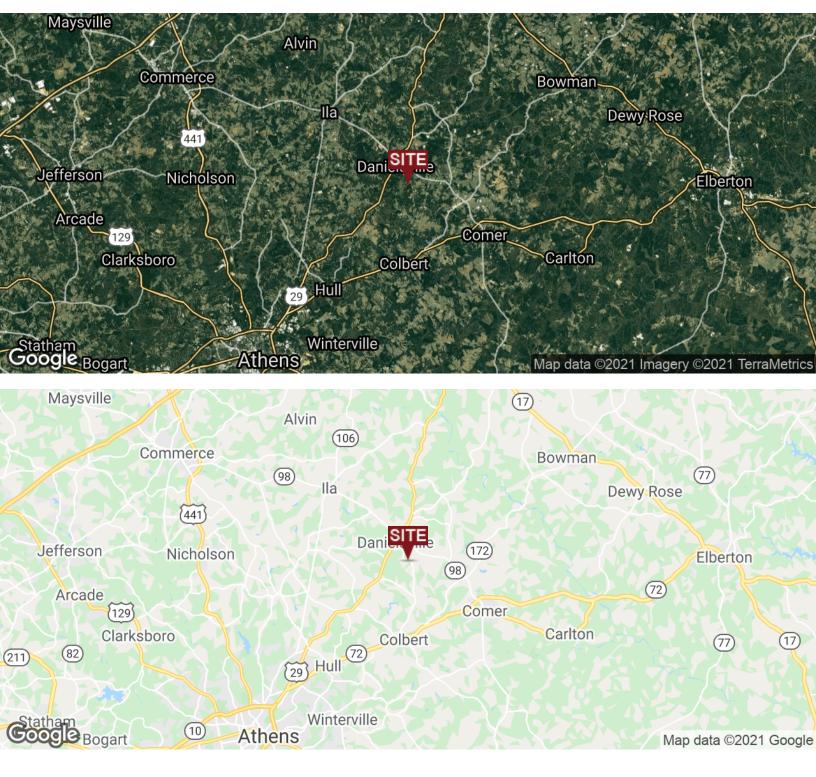
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LOCATION MAPS



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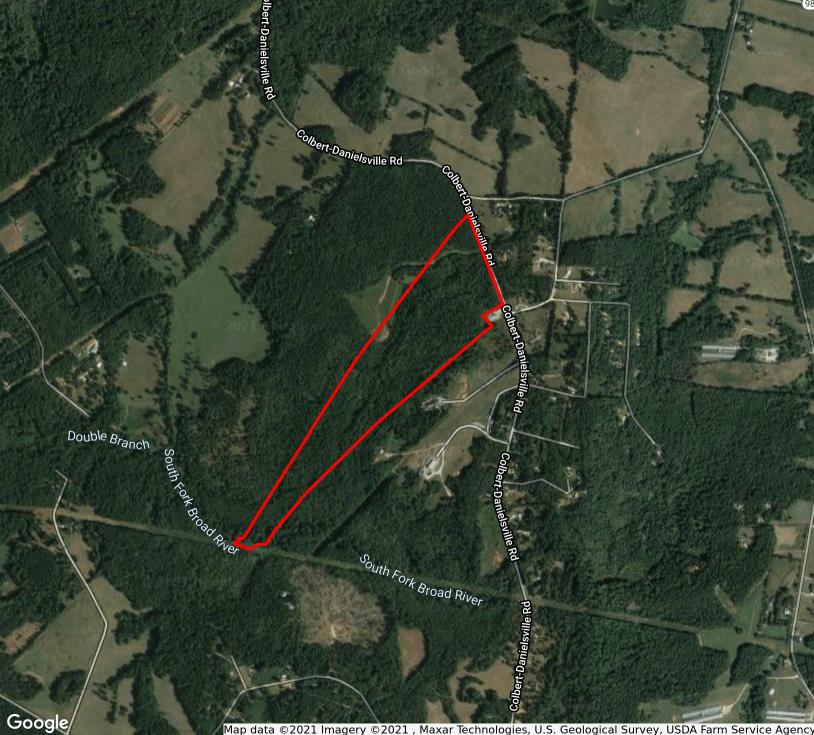
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SCOGGINS TRACT

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AERIAL MAP



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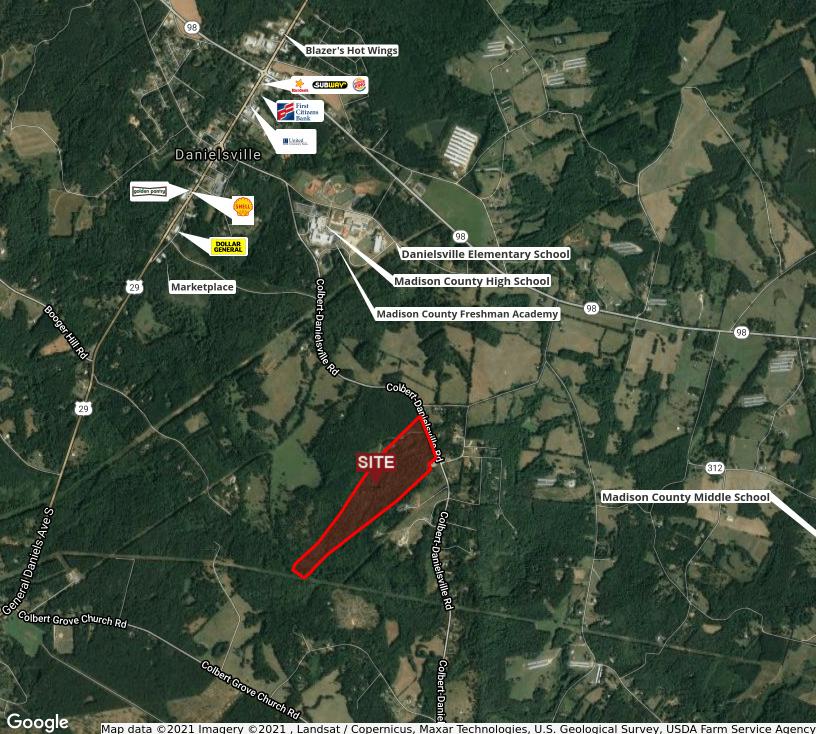
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RETAILER MAP



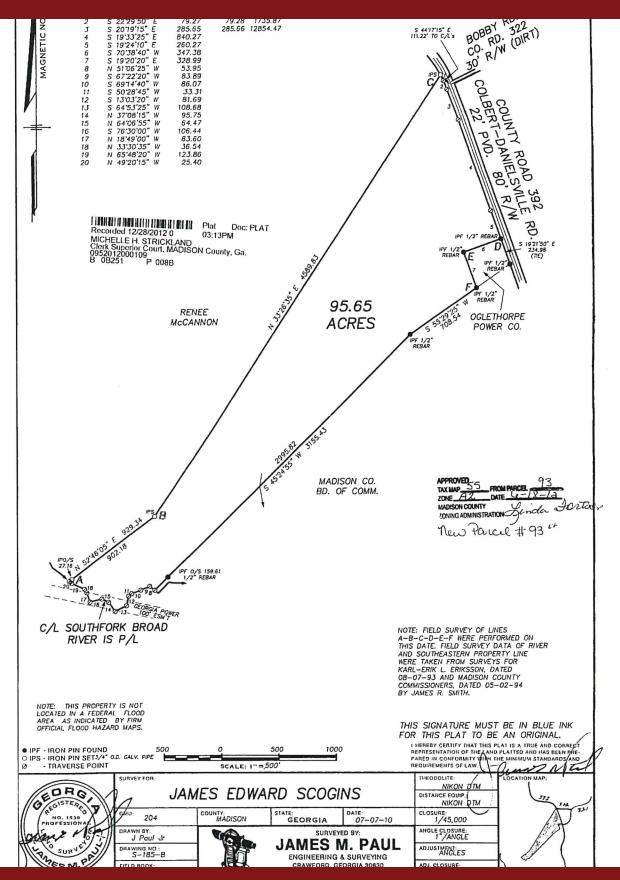
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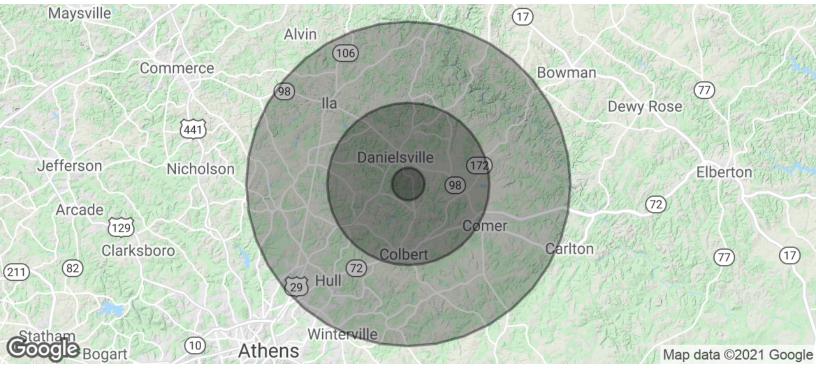


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	235	8,319	31,808
Median age	41.8	38.6	38.2
Median age (Male)	41.0	38.9	38.0
Median age (Female)	42.4	37.7	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	82	2,845	10,853
# of persons per HH	2.9	2.9	2.9
Average HH income	\$53,930	\$51,090	\$51,860
Average house value	\$128,836	\$140,178	\$156,879

* Demographic data derived from 2010 US Census

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