



REEDY LAND CO.

Champion Farms

Phase II | Tower Road Toccoa, GA 30577

Property Summary

Champion Farms offers premium real estate for you and your family. These lots are build ready with septic permits in hand. The southern border of each lot brings you near the Eastanollee Creek. Leaving your new property, there are limitless retail and recreational opportunities within a 10 minute's drive. In this short trip, you can be on Lake Hartwell, at Chick-fil-a, Whataburger, Zaxby's, Highway 85, and much more. Downtown Lavonia and Downtown Toccoa are 15-minutes or less away. Don't miss this opportunity to purchase affordable acreage with exceptional proximity to life's finer things.

Property Details

- Topography: Gently rolling
- Zoning: AR (Agricultural Residential)
- Located $\pm$ 9 minutes from Interstate 85 and any desired restaurants like Chick-fil-a, Whataburger, Zaxby's, and more!
- You can have your boat in Lake Hartwell in less than 10 minutes
- Buyer has an opportunity for an affordable dream homesite with water feature and unbelievable location
- ***Acreage and utility to be verified by Buyer and/or Buyer's Agent*



Sale Price:
\$35,000 - \$55,000



Lot Sizes:
 $\pm$ 1 - 2 Acres



$\pm$ 13 minutes from
Lavonia, GA



$\pm$ 1 hour from
Greenville, SC



$\pm$ 15 minutes from
Downtown Toccoa, GA



$\pm$ 1.5 hours from
Atlanta, GA

Parcel Overview

Champion Farms | Phase II

REEDY

Tract 6 ±1 Acre | \$35,000

Tract 7 ±2 Acres | \$55,000

Tract 8 ±1 Acre | \$35,000

Tract 9 ±1.16 Acres | \$35,000

Tract 10 ±1.15 Acres | \$35,000



Parcel Overview

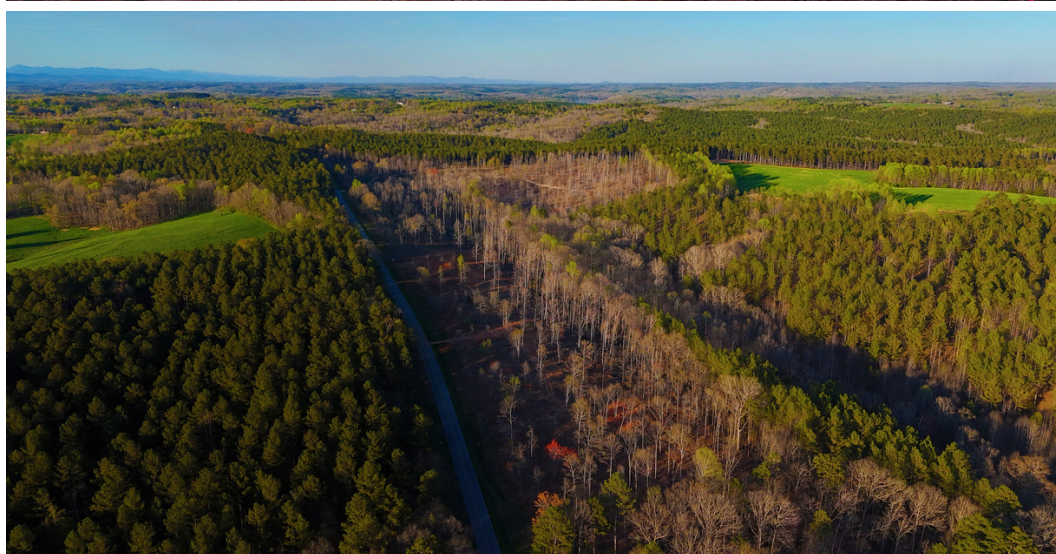
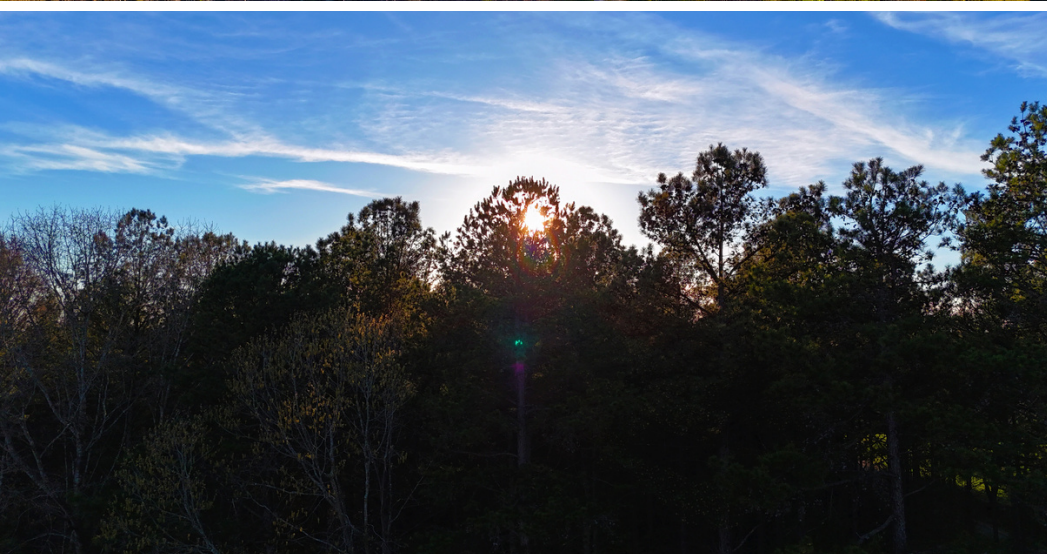
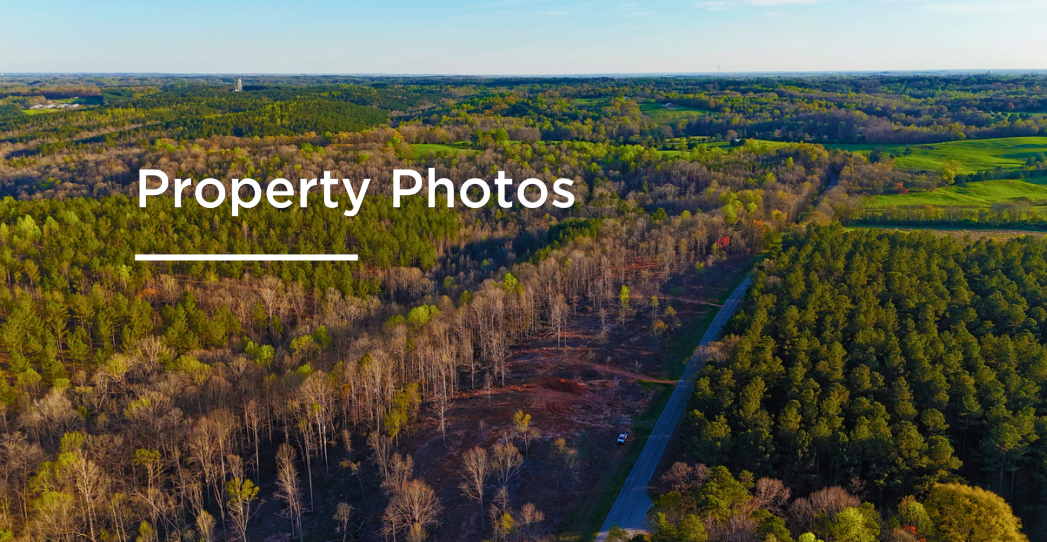
Champion Farms | Phase II

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Tract 1B

±1 Acre | \$35,000



Municipality Map

Toccoa, GA

REEDY



Market Insights

Toccoa Chamber of Commerce, U.S. Census Bureau, and Data USA



32.1%

Projected job growth



26k+

County Population



\$625B

2020 value in Georgia



60+

Industries



12.3k+

Housing units in 2022



4.8%

Median property value
increase in 2021



400+

Business and retail outlets



7.4%

Industry growth in 2020



67.7%

Percentage of homeowners with
mortgage

Confidentiality & Disclaimer

REEDY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

