



LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

# 91 Almetie Drive

Toccoa, GA 30577

# Who We Are

Reedy Land Co

## LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

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## Property Summary

Welcome to 91 Almetie Dr, a captivating property that doubles as a remarkable investment and a spacious family estate. As you enter, you're greeted by a serene driveway leading to two charming farm homes, each including three comfortable bedrooms, a bathroom, and ample living space, all nestled within rolling pastures.

Stepping out, you're no more than a 12-minute drive from an array of shopping and recreational spots, including Lake Hartwell and popular eateries such as Chick-fil-a, Whataburger, and Zaxby's, not to mention quick access to Highway 85. The vibrant downtown areas of Lavonia and Toccoa are just a 15-minute hop away.

This is an opportunity not to be missed, offering affordable acreage with exceptional proximity to all life's conveniences. The homes come as-is with the property purchase. All details, including square footage, property condition, and acreage, should be verified by the buyer or their agent.

## Property Details

- **Road Frontage:** ± 740 ft on Tower Rd, ± 550 feet on Almetie Dr.
- **Deeded Acres:** ± 36.38.
- **Topography:** Gently rolling.
- **Zoning:** AR.
- **Water Features:** ± 950 linear feet of a wet weather creek runoff.
- **Tree Makeup:** Mature mixed Hardwoods and Pine.
- Located 12 minutes from Chick-fil-a, Whataburger, Zaxby's, Starbucks, Cracker Barrel.
- Very peaceful surrounding area while being well located to any necessities.
- Buyer has an opportunity for an affordable dream homesite with plenty of land for recreational opportunities.
- *\*\*Acreage and utility to be verified by Buyer and/or Buyer's Agent.*



**Sale Price:**  
\$499,000



**Lot Sizes:**  
±36.38 Acres



± 15 minutes from  
Lavonia, GA



± 1 hour from  
Greenville, SC



± 15 minutes from  
Downtown Toccoa, GA



± 1 hour from  
Athens, GA

# Parcel Overview

91 Almetie Drive

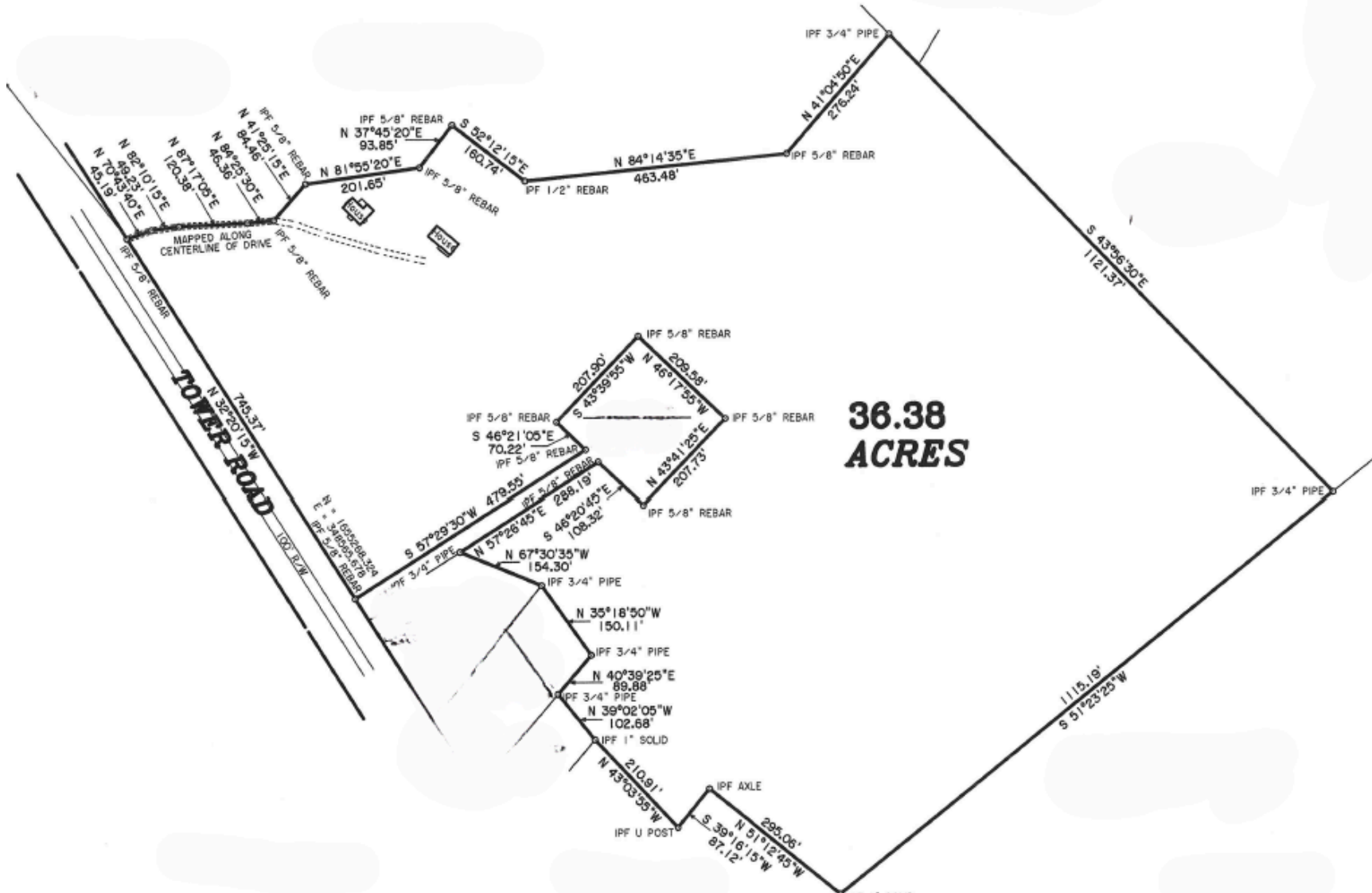
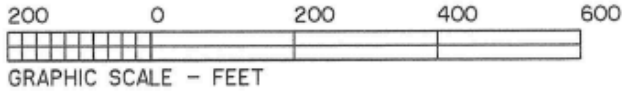
REEDY



# Survey

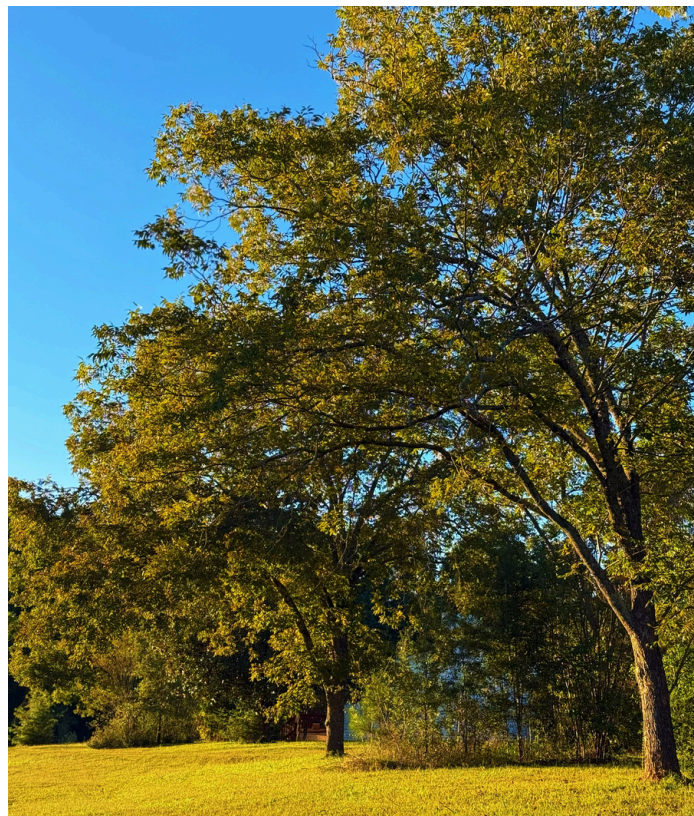
91 Almetie Drive

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# Property Photos



# Municipality Map

Toccoa, GA

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# Market Insights

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

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**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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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

