

FOR SALE

159 South St

Keysville, GA 30816

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Patrick Cisco

770.718.5222 | pcisco@nortoncommercial.com



Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Sale Price: \$129,000

Price / SF: \$51.60

Lot Size: 0.45 Acres

Building Size: 2,500 SF

PROPERTY OVERVIEW

Norton Commercial is proud to present a +/- 0.45-acre church property located at 159 South Street in Keysville, Georgia. The +/- 2,500 square foot facility features a sanctuary seating approximately 120 people, two classrooms or offices, and two restrooms. The property also includes a large fellowship hall with an adjoining kitchen, offering space for gatherings, community meals, and events. With its efficient layout and welcoming atmosphere, this property is ideal for a small congregation, ministry expansion, or community-based organization seeking a functional and inviting space.

LOCATION OVERVIEW

Located in Burke County, the property sits in the heart of Keysville, Georgia, just 22 miles—or 30 minutes—from Augusta. The area offers a peaceful small-town setting with close-knit community charm while maintaining convenient access to the amenities and employment opportunities of the greater Augusta region.

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ADDITIONAL PHOTOS

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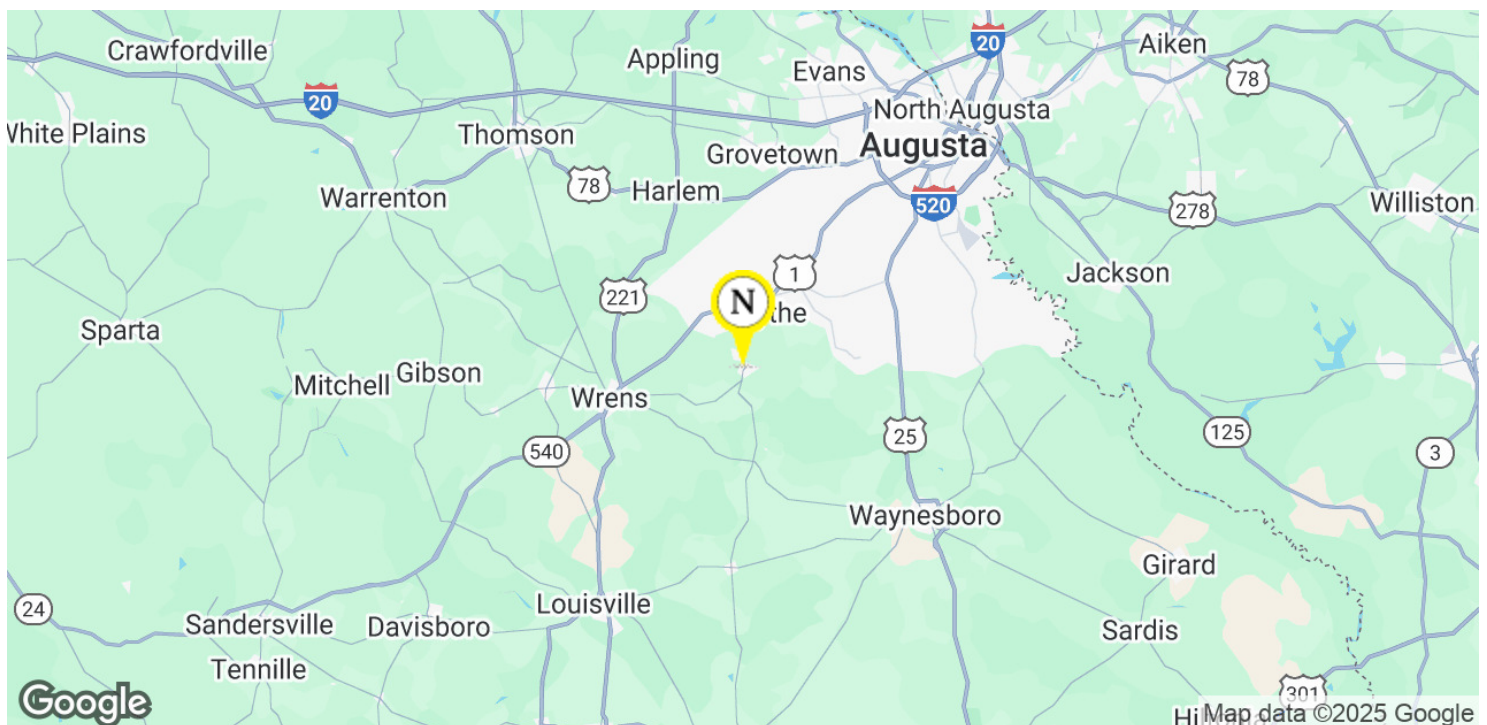
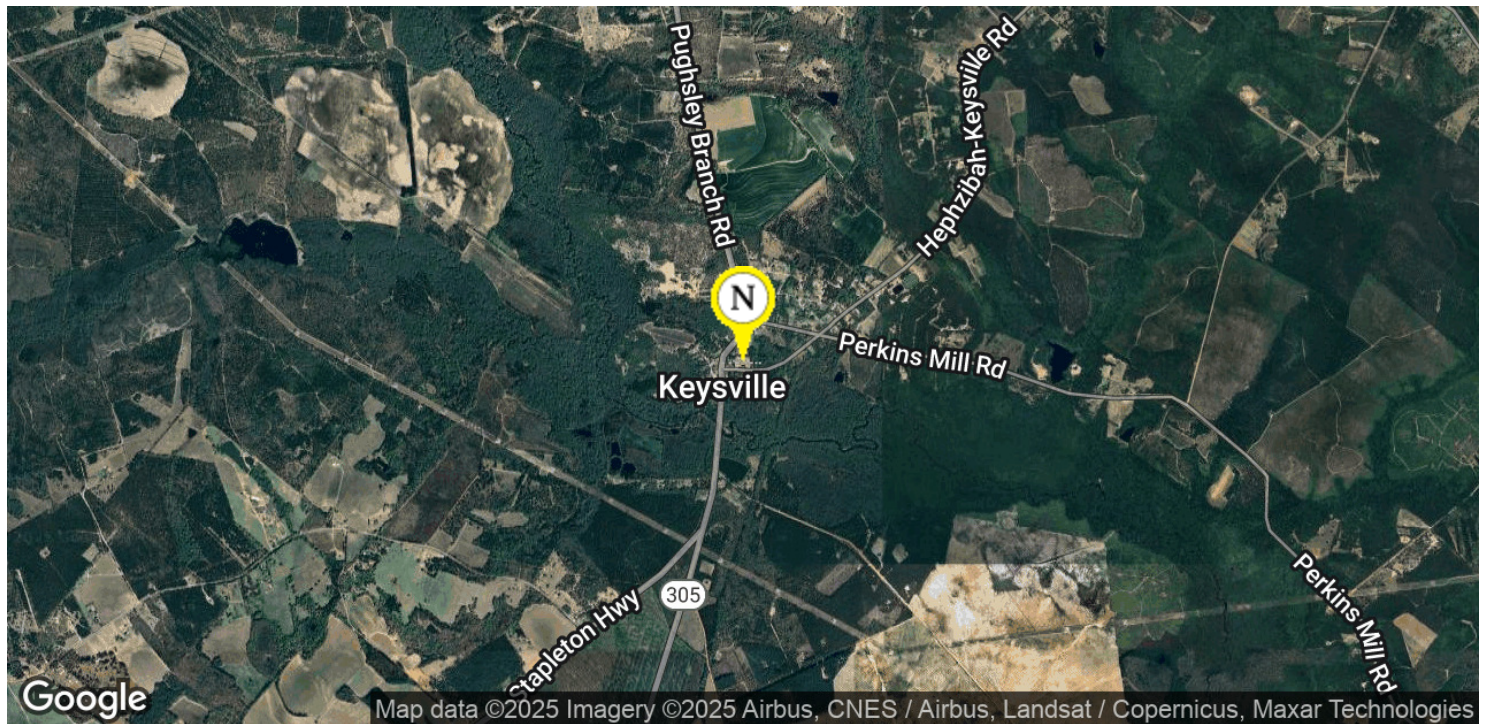
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Executive Summary

159 South St, Keysville, Georgia, 30816
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 33.23502
 Longitude: -82.23072

	3 miles	5 miles	10 miles
Population			
2010 Population	1,101	3,182	13,926
2020 Population	1,175	3,271	13,951
2025 Population	1,222	3,338	14,011
2030 Population	1,246	3,376	13,969
2010-2020 Annual Rate	0.65%	0.28%	0.02%
2020-2025 Annual Rate	0.75%	0.39%	0.08%
2025-2030 Annual Rate	0.39%	0.23%	-0.06%
2020 Male Population	48.9%	49.0%	48.5%
2020 Female Population	51.1%	51.0%	51.5%
2020 Median Age	42.6	43.3	42.9
2025 Male Population	49.6%	49.6%	49.1%
2025 Female Population	50.4%	50.4%	50.9%
2025 Median Age	43.1	43.5	42.9

In the identified area, the current year population is 14,011. In 2020, the Census count in the area was 13,951. The rate of change since 2020 was 0.08% annually. The five-year projection for the population in the area is 13,969 representing a change of -0.06% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	59.5%	61.2%	56.8%
2025 Black Alone	30.2%	28.2%	33.9%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2025 Asian Alone	0.7%	0.7%	0.6%
2025 Pacific Islander Alone	0.2%	0.2%	0.1%
2025 Other Race	2.0%	2.3%	2.2%
2025 Two or More Races	7.0%	7.1%	6.0%
2025 Hispanic Origin (Any Race)	6.1%	6.4%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	58	60	59
2010 Households	382	1,132	5,085
2020 Households	436	1,249	5,396
2025 Households	453	1,293	5,497
2030 Households	466	1,321	5,553
2010-2020 Annual Rate	1.33%	0.99%	0.60%
2020-2025 Annual Rate	0.73%	0.66%	0.35%
2025-2030 Annual Rate	0.57%	0.43%	0.20%
2025 Average Household Size	2.64	2.55	2.54

The household count in this area has changed from 5,396 in 2020 to 5,497 in the current year, a change of 0.35% annually. The five-year projection of households is 5,553, a change of 0.20% annually from the current year total. Average household size is currently 2.54, compared to 2.57 in the year 2020. The number of families in the current year is 3,716 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	10.3%	14.8%	21.2%
Median Household Income			
2025 Median Household Income	\$54,596	\$56,449	\$57,993
2030 Median Household Income	\$62,234	\$62,665	\$66,825
2025-2030 Annual Rate	2.65%	2.11%	2.88%
Average Household Income			
2025 Average Household Income	\$72,802	\$74,824	\$77,062
2030 Average Household Income	\$83,694	\$86,270	\$87,637
2025-2030 Annual Rate	2.83%	2.89%	2.61%
Per Capita Income			
2025 Per Capita Income	\$27,405	\$29,007	\$30,211
2030 Per Capita Income	\$31,766	\$33,777	\$34,814
2025-2030 Annual Rate	3.00%	3.09%	2.88%
GINI Index			
2025 Gini Index	47.0	45.8	44.0
Households by Income			

Current median household income is \$57,993 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$66,825 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$77,062 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$87,637 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,211 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$34,814 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	212	148	104
2010 Total Housing Units	455	1,288	5,806
2010 Owner Occupied Housing Units	291	878	3,753
2010 Renter Occupied Housing Units	92	254	1,332
2010 Vacant Housing Units	73	156	721
2020 Total Housing Units	498	1,367	5,939
2020 Owner Occupied Housing Units	343	988	3,970
2020 Renter Occupied Housing Units	93	261	1,426
2020 Vacant Housing Units	50	121	539
2025 Total Housing Units	520	1,422	6,065
2025 Owner Occupied Housing Units	366	1,048	4,167
2025 Renter Occupied Housing Units	87	245	1,330
2025 Vacant Housing Units	67	129	568
2030 Total Housing Units	534	1,444	6,061
2030 Owner Occupied Housing Units	380	1,083	4,290
2030 Renter Occupied Housing Units	86	238	1,264
2030 Vacant Housing Units	68	123	508
Socioeconomic Status Index			
2025 Socioeconomic Status Index	47.4	47.1	44.7

Currently, 68.7% of the 6,065 housing units in the area are owner occupied; 21.9% are renter occupied; and 9.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 5,939 housing units in the area and 9.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$196,318, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.67% annually to \$271,142.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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October 22, 2025