

# 1191 Blair Road

Mount Airy, GA 30563

LAND FOR SALE



## PROPERTY DESCRIPTION

The Norton Commercial Acreage Group is proud to present this 42.13+/- acre partial lot for sale in charming Mount Airy, southeastern Habersham County, where the fast and consistent growth of new residents over the past 5 years is driving significant demand for residential development. This is a terrific opportunity to secure a beautiful site! The property is currently zoned AG and will likely need rezoning to LI in Habersham County to achieve roughly 1 unit per acre. The county has the property's future land use listed as 'Developing Residential'. With just over 780 feet of road frontage on Blair Road, the site has level to gently rolling topography and is bordered by Little Hazel Creek to its west. This location offers privacy for a residential development while being close to modern conveniences. With the average new home sales price in this area on the rise, the market is solid for a new development on a tract as desirable as this one!

## LOCATION DESCRIPTION

With its close proximity to Atlanta, Mount Airy provides all the amenities of a big city while retaining the charm and tranquility of a small-town community. The town is surrounded by lush forests and mountain views, making for beautiful scenery year-round.

## OFFERING SUMMARY

Sale Price:	\$890,000
Lot Size:	42.13 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	495	2,229	7,097
Total Population	1,427	6,248	20,119
Average HH Income	\$88,862	\$94,350	\$87,274

**Patrick Cisco**

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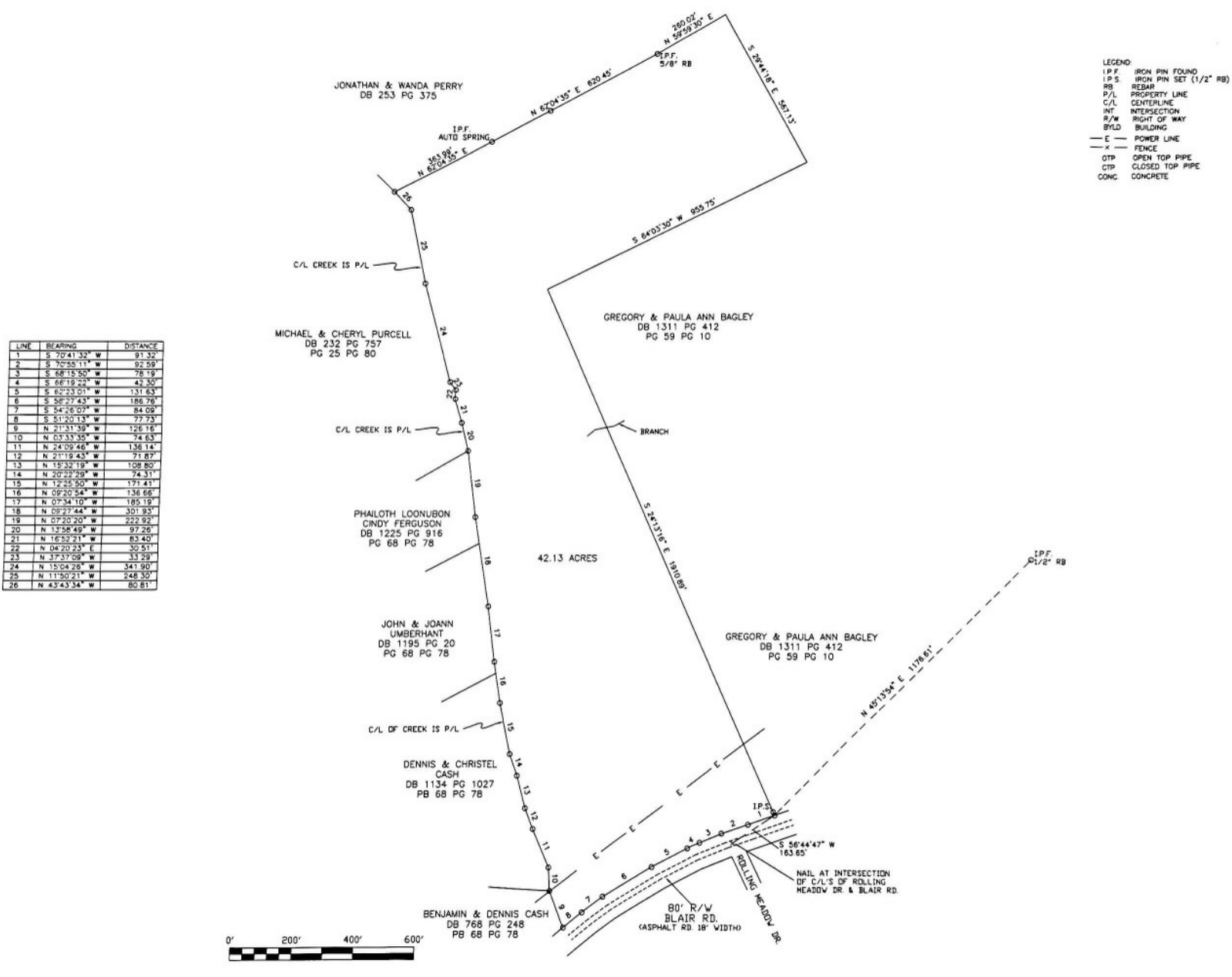
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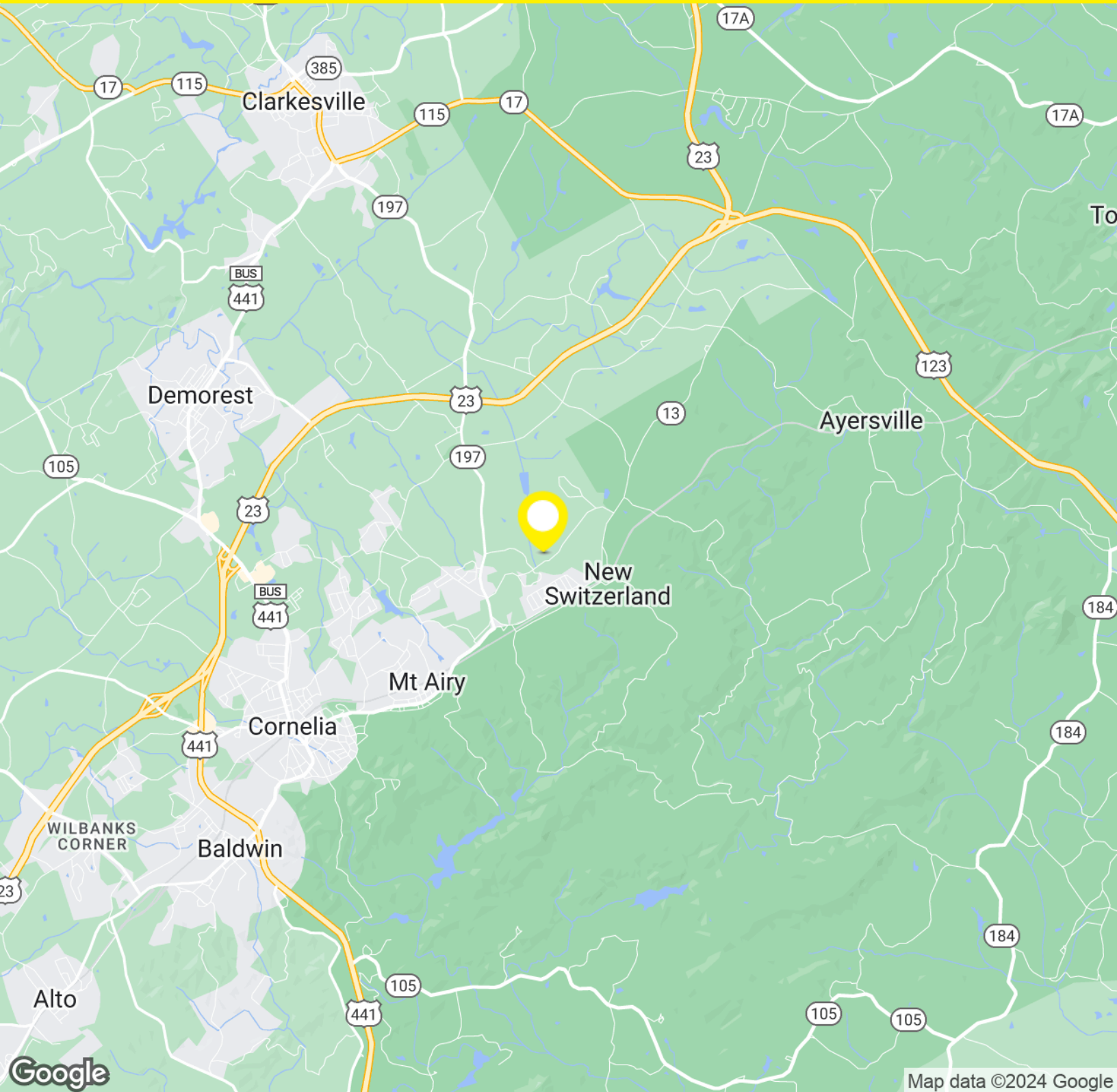
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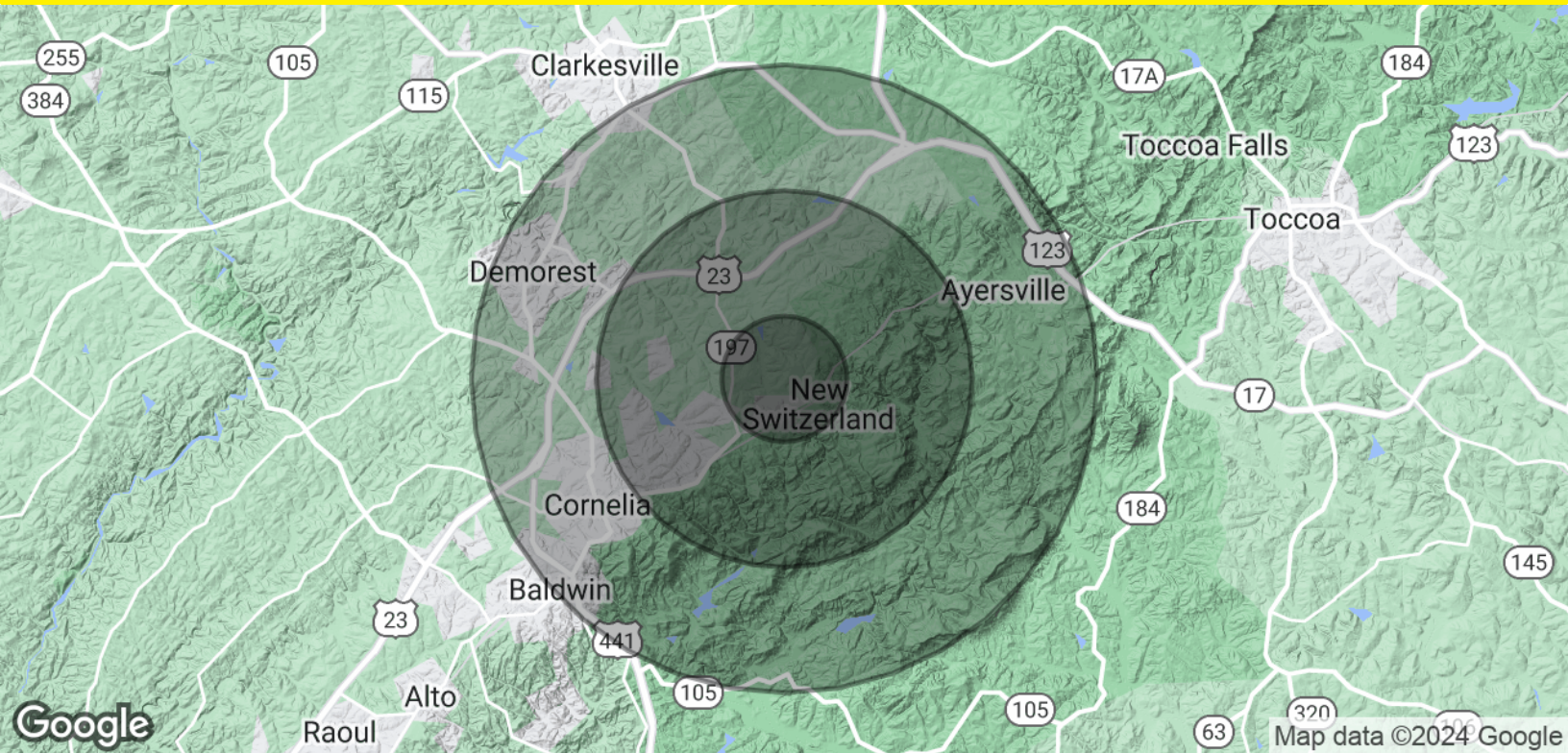
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,427	6,248	20,119
Average Age	38	40	39
Average Age (Male)	37	38	37
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	495	2,229	7,097
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$88,862	\$94,350	\$87,274
Average House Value	\$197,731	\$220,659	\$208,960

Demographics data derived from AlphaMap

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