



FOR SALE
±26.64 ACRES

1430 Yarbrough Ridgeway Road
Maysville, GA 30558

- » ±26.64 acres of land
- » Industrial / commercial potential
- » Dual road frontage
- » Gentle topography
- » Located just off I-85 Exit 147 & 149
- » Easy access to both north and southbound interstate travel
- » Water, electric, gas and sewer all available
- » Can be subdivided or assembled with adjoining parcels for ±170 acres total
- » Minutes from SK Battery and other significant industrial developments
- » Available for sale

J. OTIS RYLEE

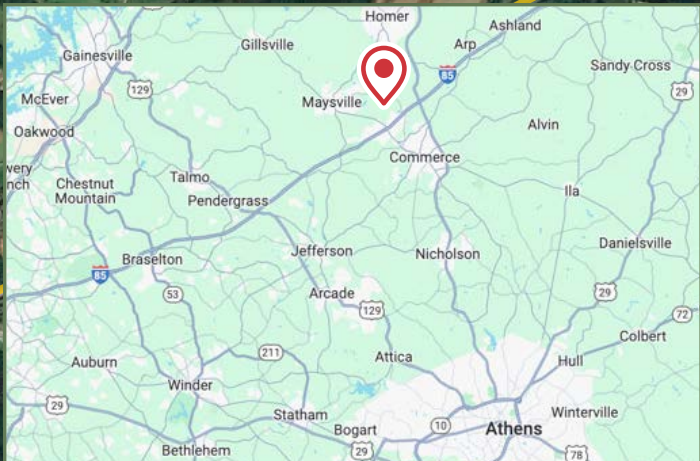
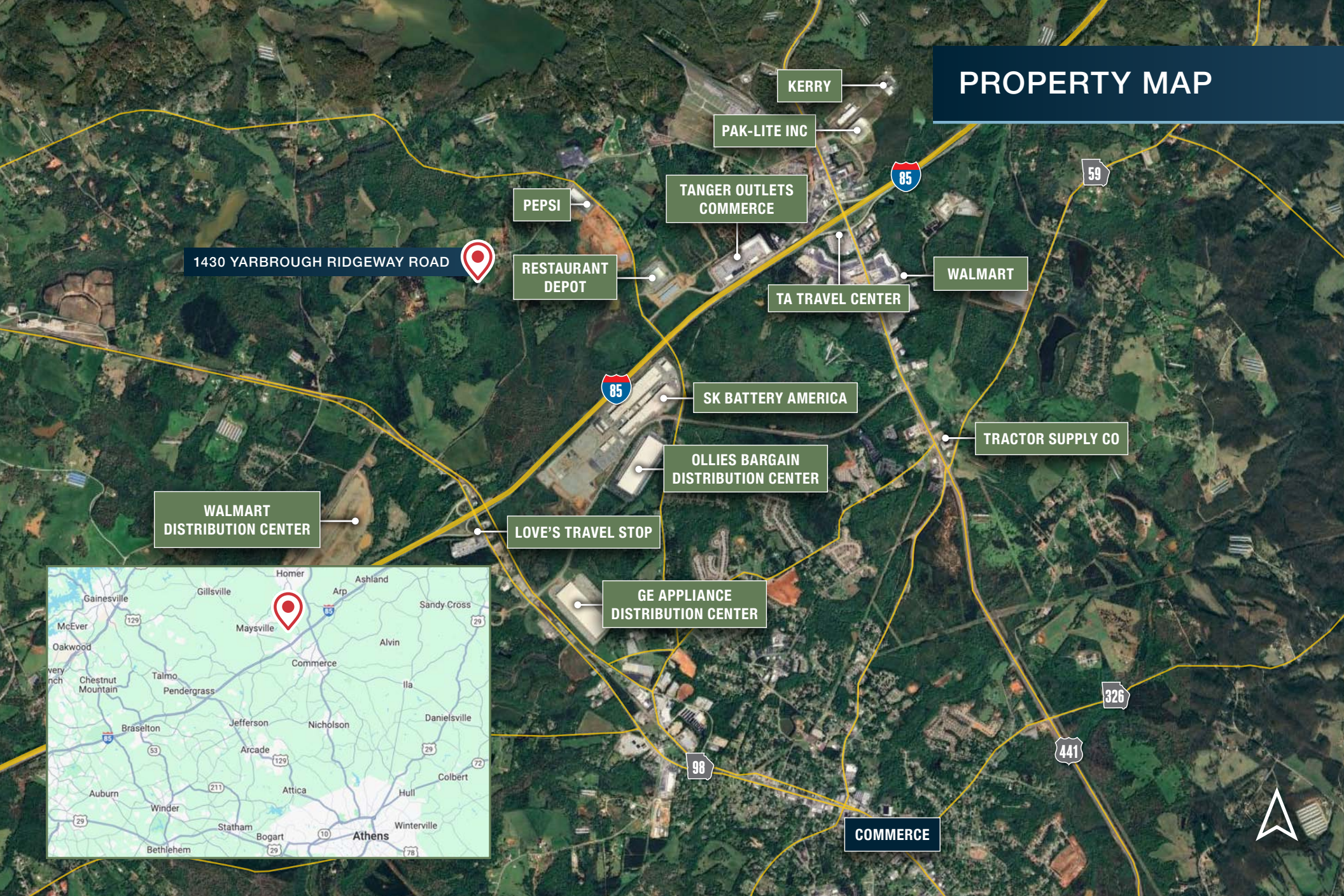
c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

NAI Brannen Goddard

PROPERTY MAP



J. OTIS RYLEE

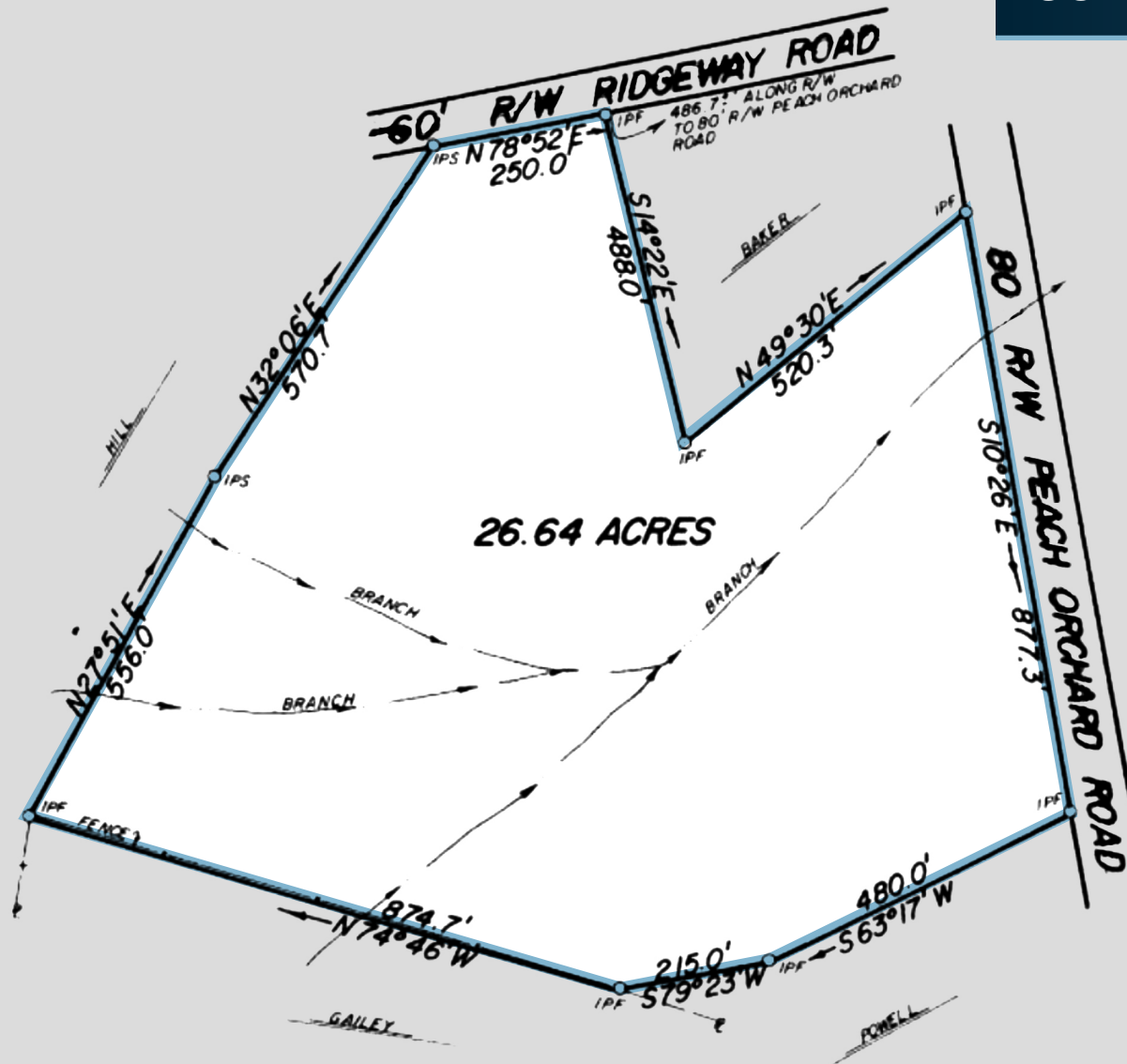
c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

NAI Brannen Goddard

SURVEY



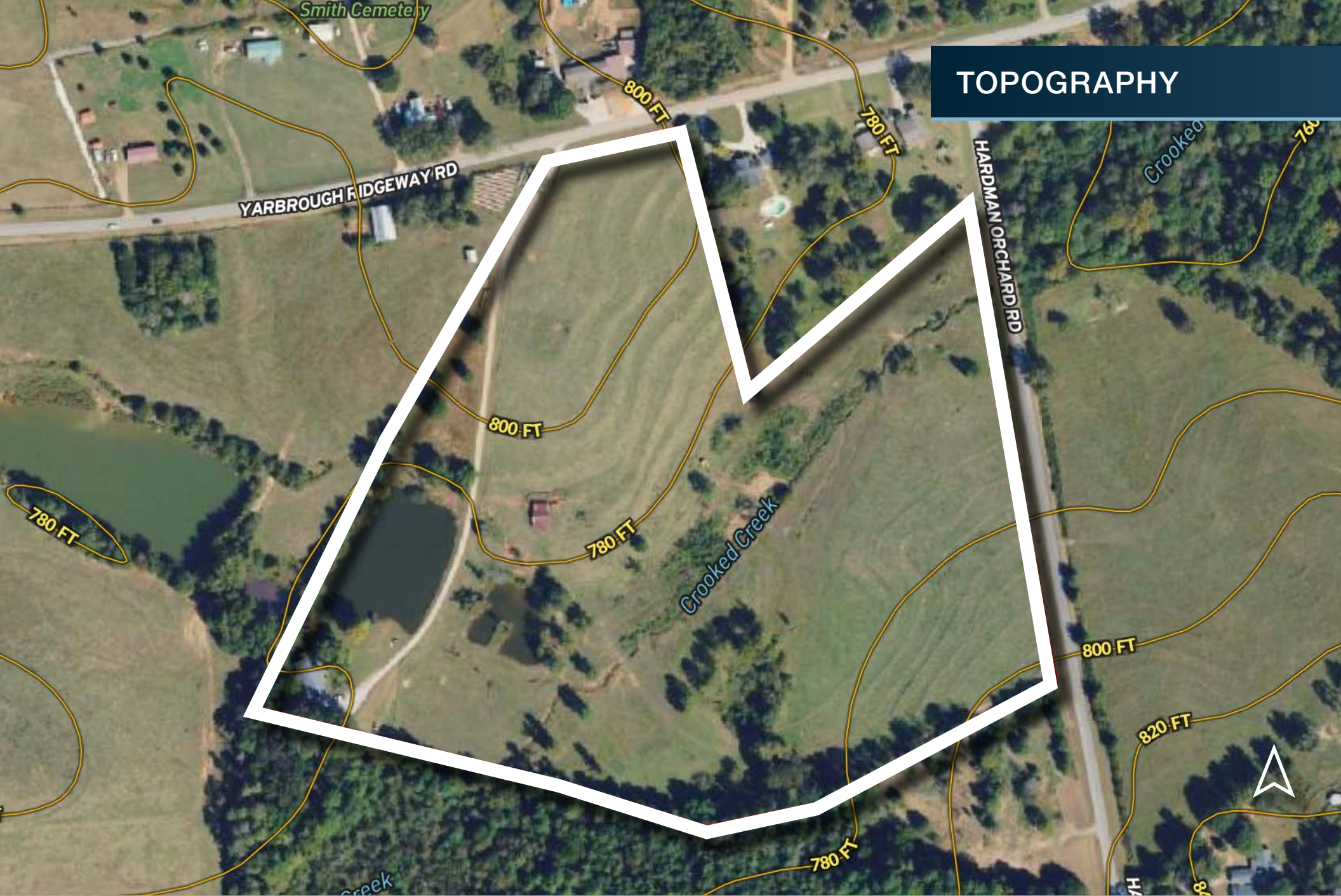
J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

TOPOGRAPHY



J. OTIS RYLEE

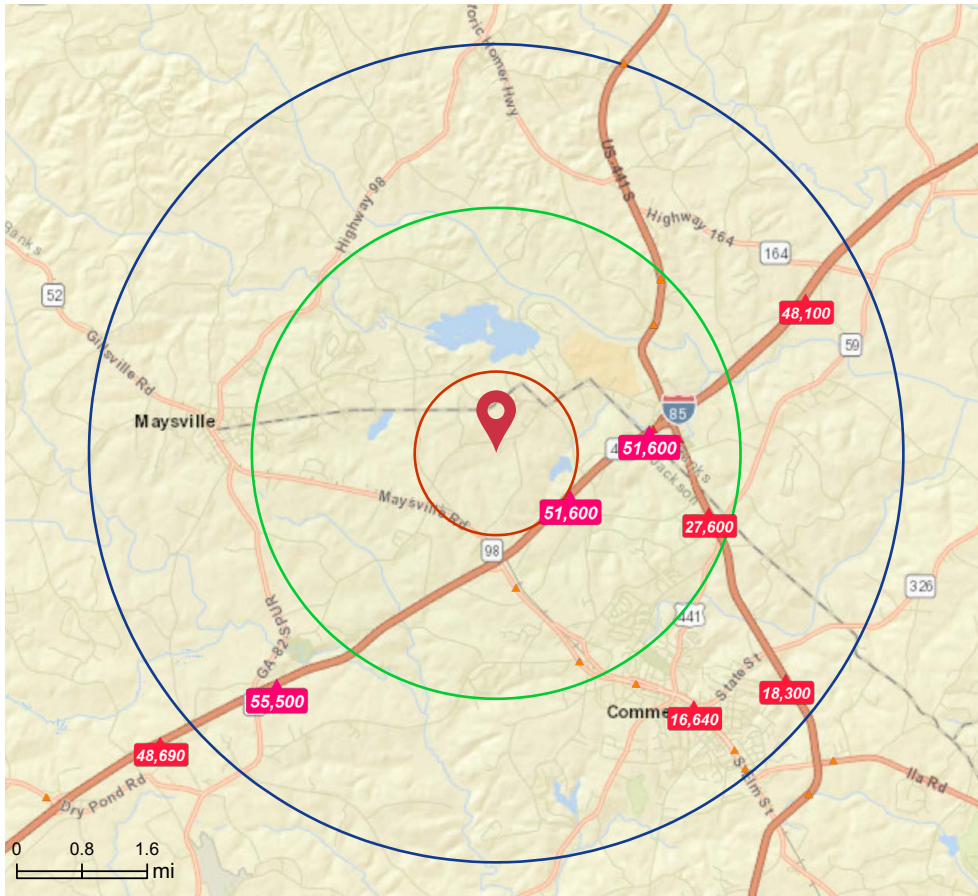
c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

NAI Brannen Goddard

DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	208	4,999	14,582
Households	66	1,831	5,420
Average Household Size	3.15	2.63	2.65
2024 Summary			
Population	215	5,647	15,958
Households	70	2,091	5,918
Families	50	1,463	4,106
Average Household Size	3.07	2.62	2.66
Owner Occupied Housing Units	49	1,313	4,089
Renter Occupied Housing Units	21	778	1,829
Median Age	42.5	39.3	39.4
Median Household Income	\$75,672	\$67,128	\$65,446
Average Household Income	\$78,346	\$80,493	\$77,333
2029 Summary			
Population	229	6,350	17,535
Households	74	2,360	6,489
Families	52	1,637	4,463
Average Household Size	3.09	2.61	2.67
Owner Occupied Housing Units	55	1,509	4,624
Renter Occupied Housing Units	19	851	1,865
Median Age	42.9	40.2	40.2
Median Household Income	\$82,057	\$75,904	\$75,522
Average Household Income	\$89,467	\$91,415	\$87,947
Trends: 2024-2029 Annual Rate			
Population	1.27%	2.37%	1.90%
Households	1.12%	2.45%	1.86%
Families	0.79%	2.27%	1.68%
Owner Households	2.34%	2.82%	2.49%
Median Household Income	1.63%	2.49%	2.91%

© 2024 ESRI

J. OTIS RYLEE

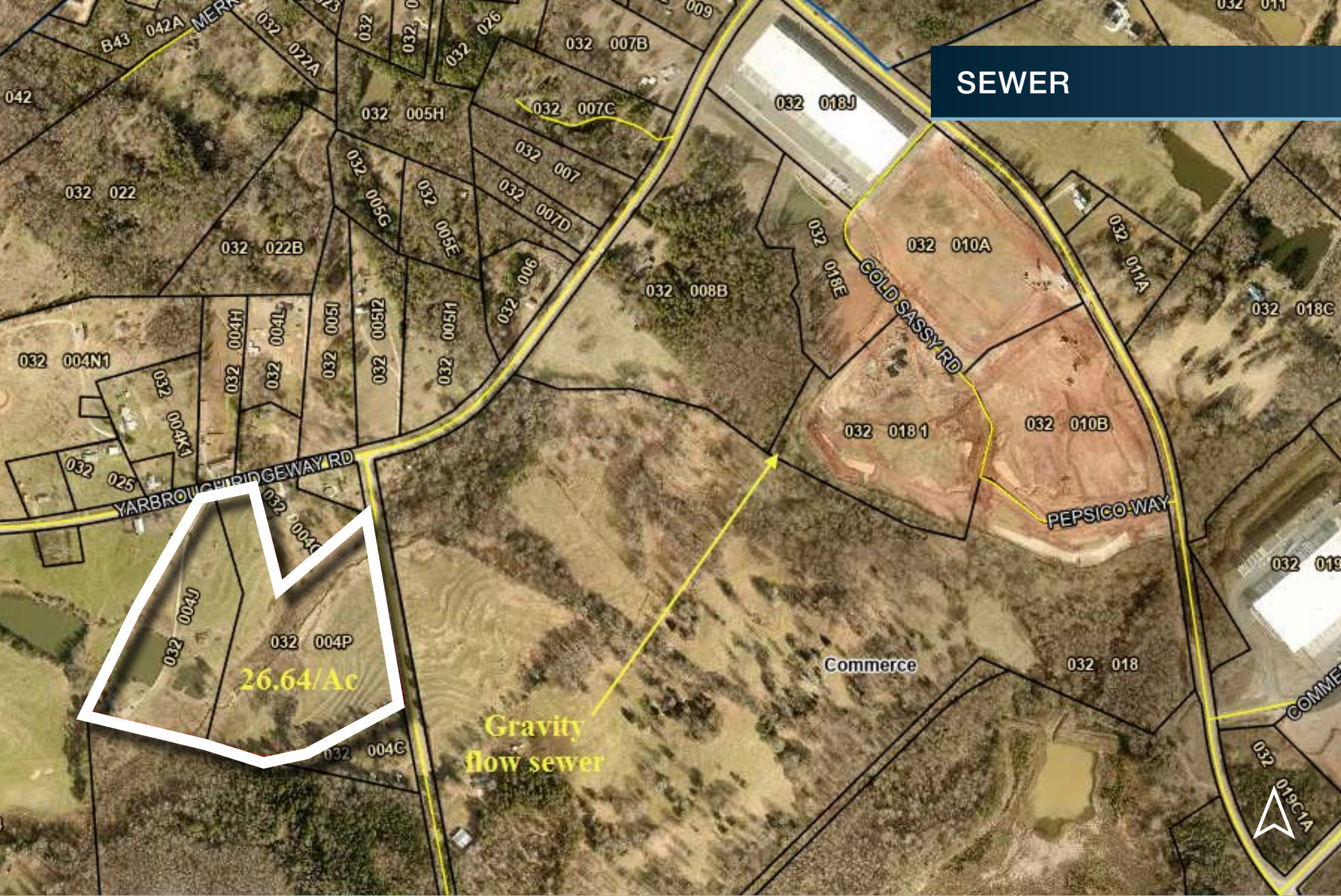
c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.



SEWER



26.64/Ac

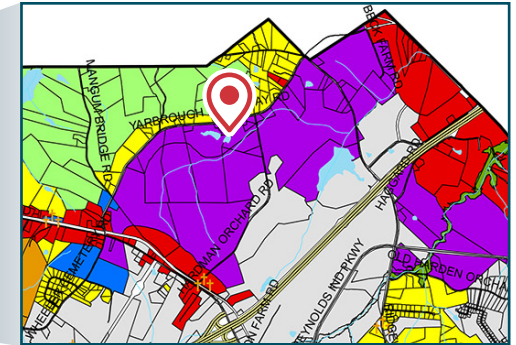
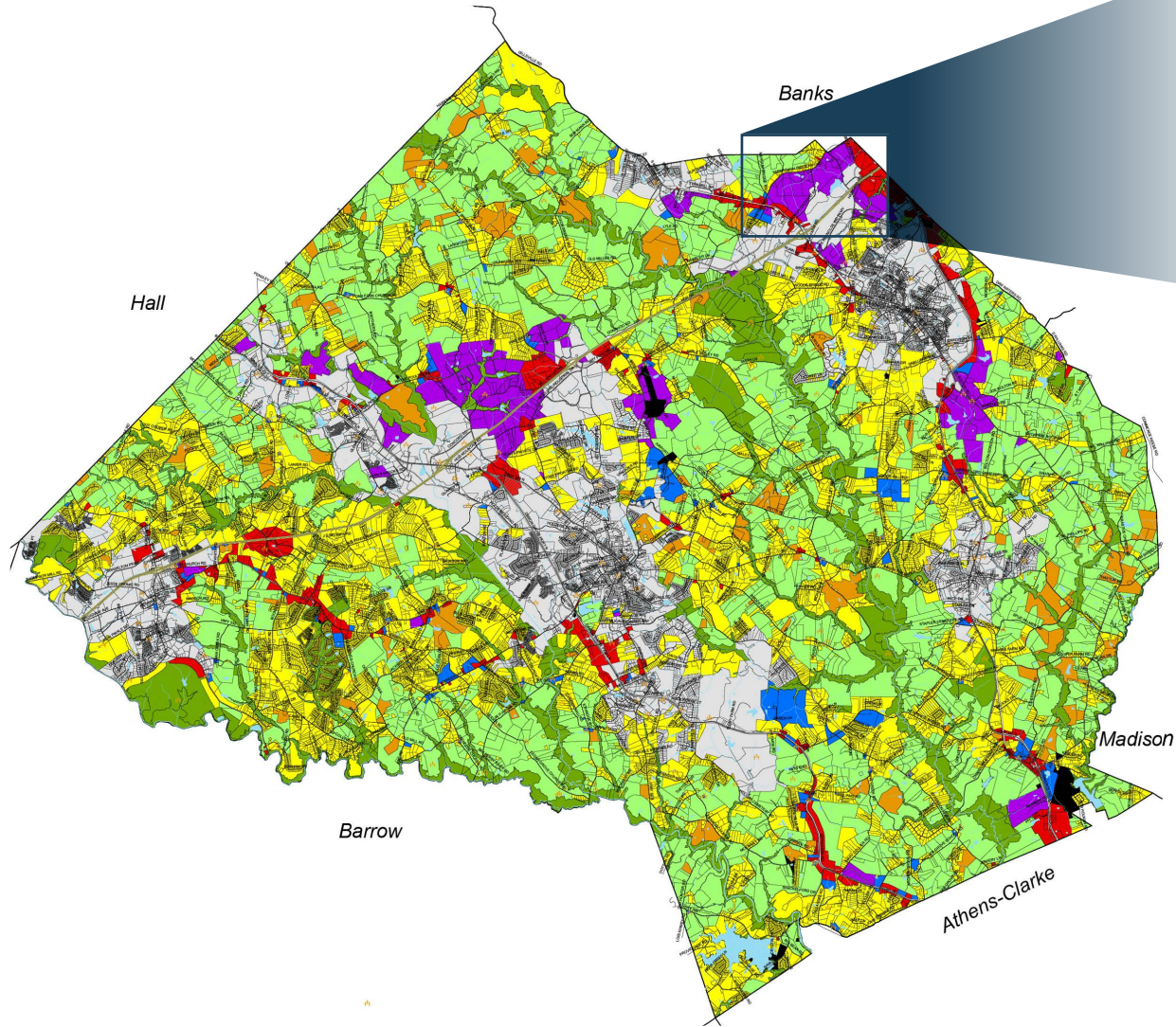
Gravity
flow sewer

J. OTIS RYLEE
c 706 870 0621 | o 404 812 4086
orylee@naibg.com













Information is deemed from reliable sources. No warranty is made as to its accuracy.



FUTURE LAND USE



Legend

-  Cemeteries
-  Water
-  Parks/Recreation/Conservation
-  Intensive Agriculture
-  Agricultural/Forestry
-  Residential
-  Public Institutional
-  Commercial
-  MU
-  Industrial
-  Transportation/Communications/Utilities
-  Cities



J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.



FOR SALE
±26.64 ACRES

1430 Yarbrough Ridgeway Road
Maysville, GA 30558

NAI Brannen Goddard

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

*Information is deemed from reliable sources.
No warranty is made as to its accuracy.*