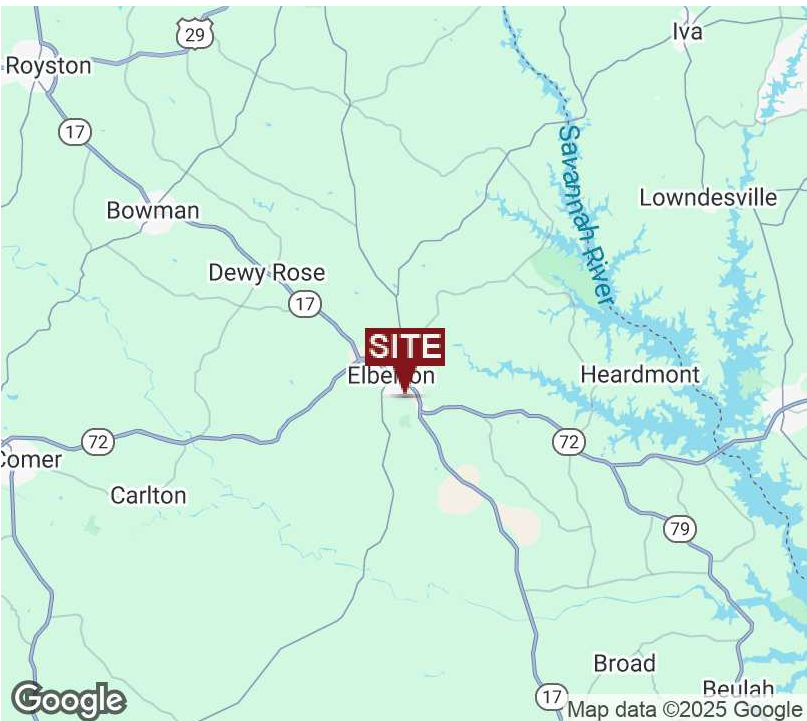
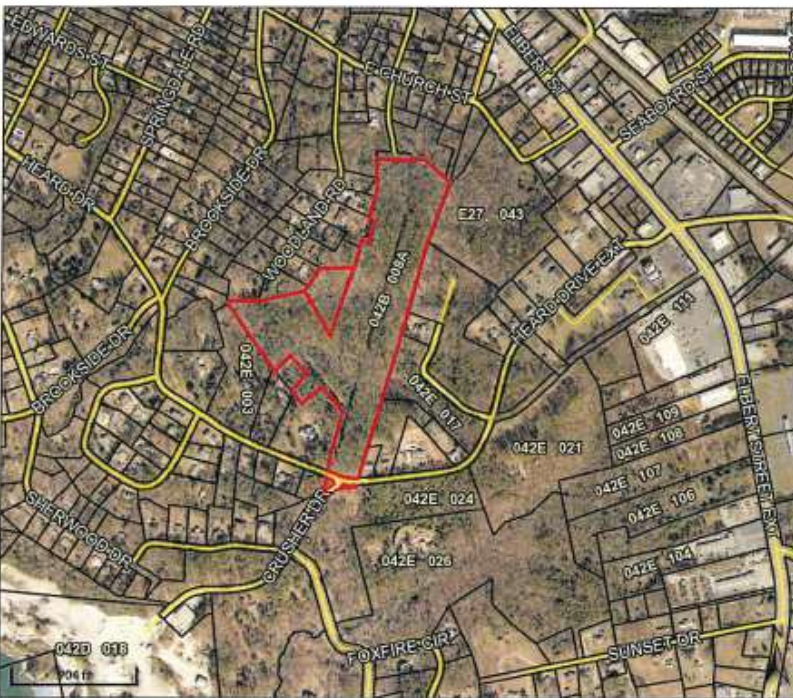


HEARD DRIVE TRACT

0 HEARD DRIVE, ELBERTON, GA 30635



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$216,600
Lot Size:	28.88 ± Acres
Lot Frontage:	230 ft Heard Dr
Zoning:	R-1
Market:	Elberton
Traffic Count	16,100 Hwy 72

PROPERTY OVERVIEW

Partial developed wooded tract located in the prime area of the county and in a highly desirable neighborhood. Property could be a single family home or multiple homes. Pre-cut roads on the tract. Property is close to shopping, restaurants, and downtown Elberton.

LOCATION OVERVIEW

Travel through Elberton on Hwy 72 East for approximately one mile. Turn right onto Heard Dr Ext. Go approx .5 mile and the property is on the right.

PROPERTY HIGHLIGHTS

- Prime residential location.
- Pre-cut roads on the tract.
- Partially developed.
- All wooded pine and hardwood mix
- Access to all utilities

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
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Revised: 7-25-2025

HEARD DRIVE TRACT

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LOCATION MAP



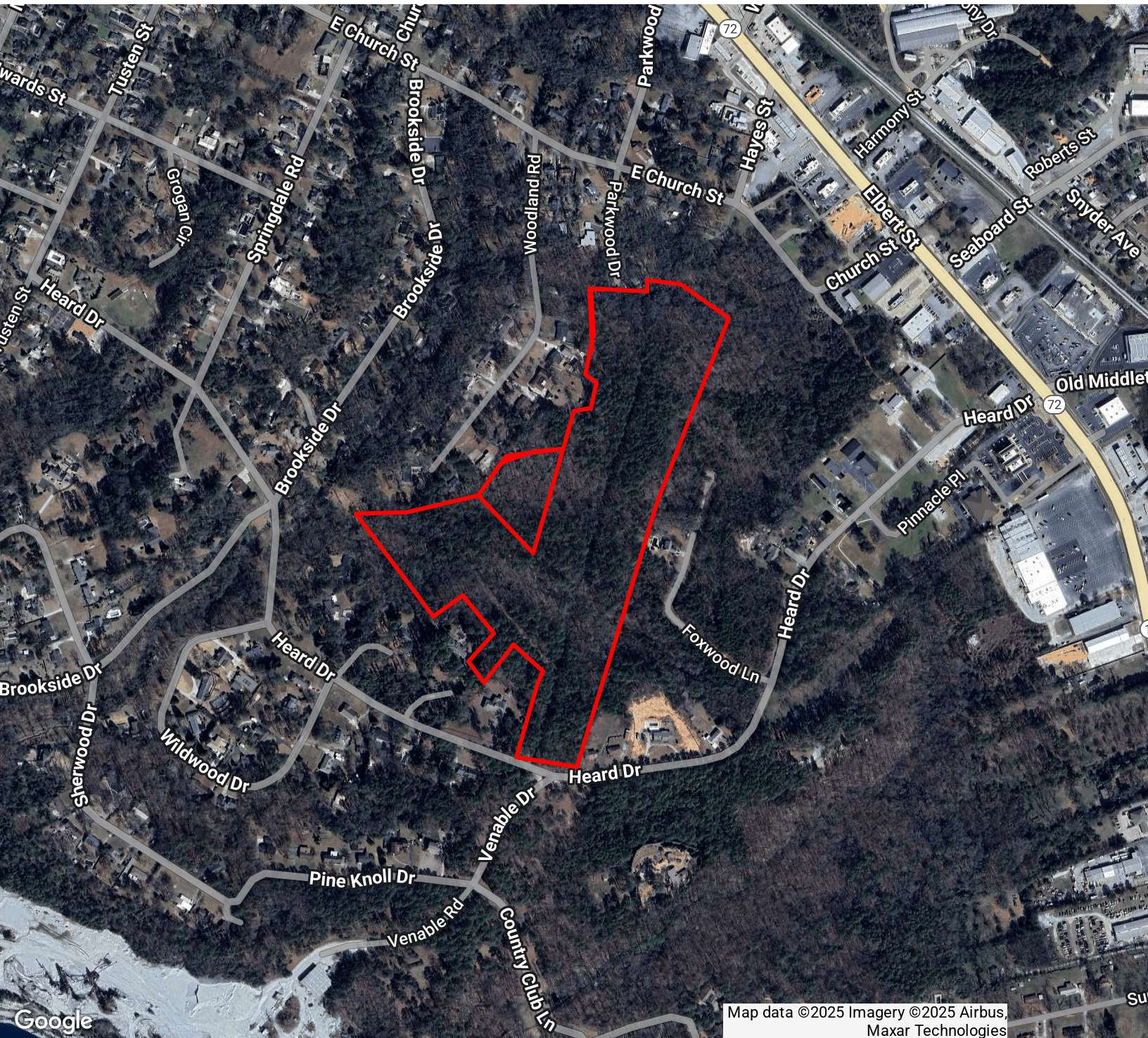
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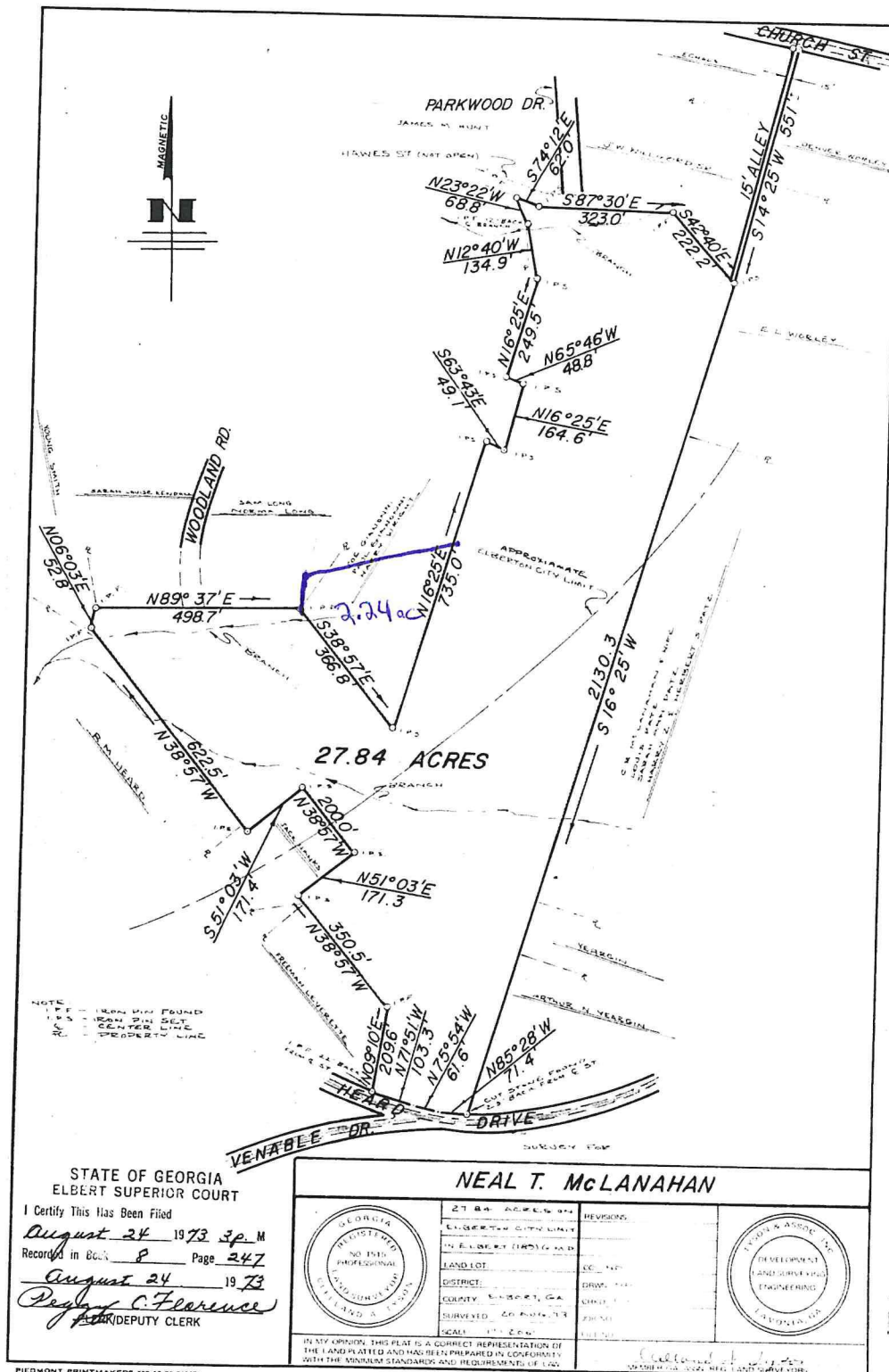
AERIAL MAP



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AERIAL MAP P3

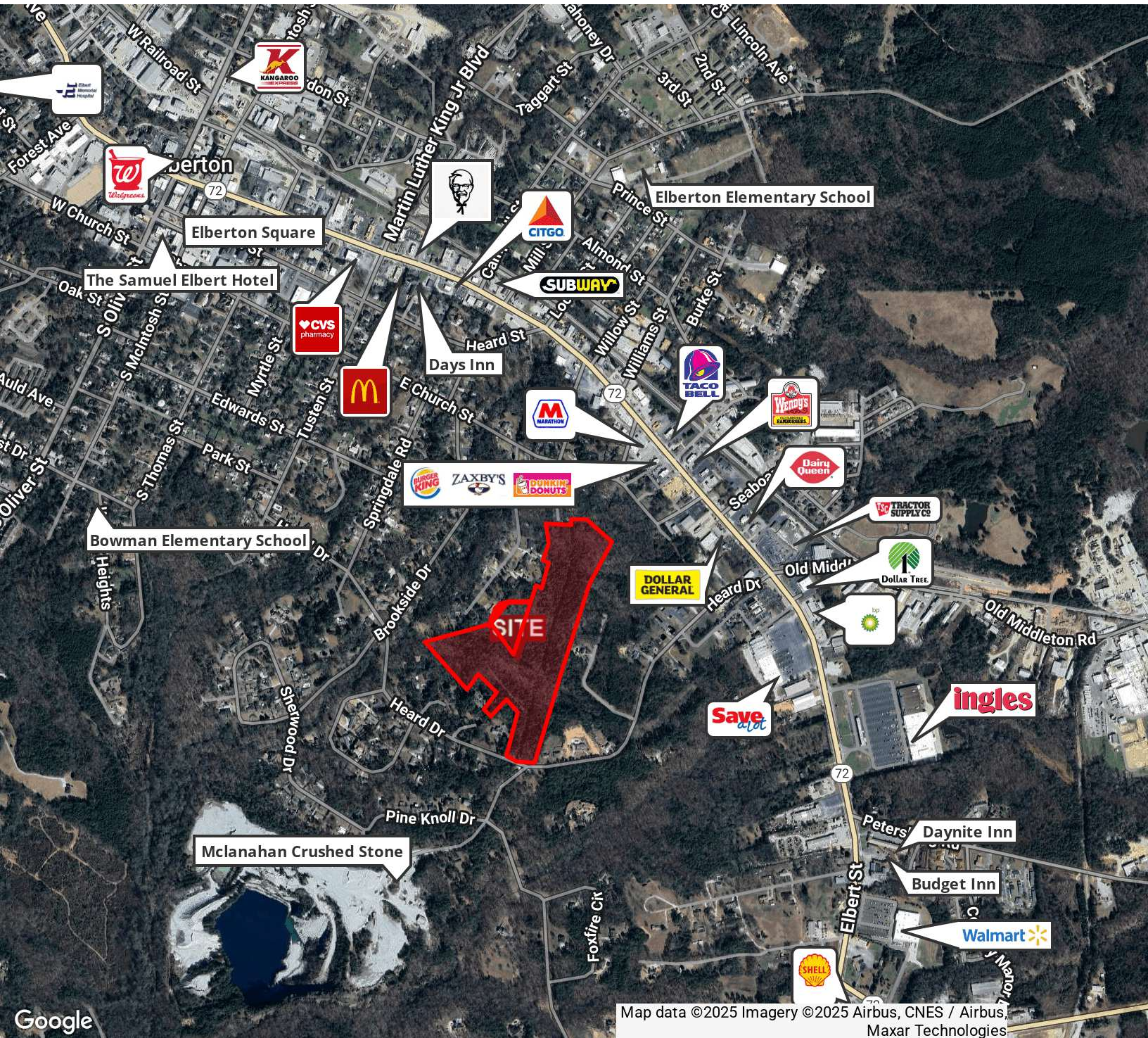


HEARD DRIVE TRACT

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RETAILER MAP



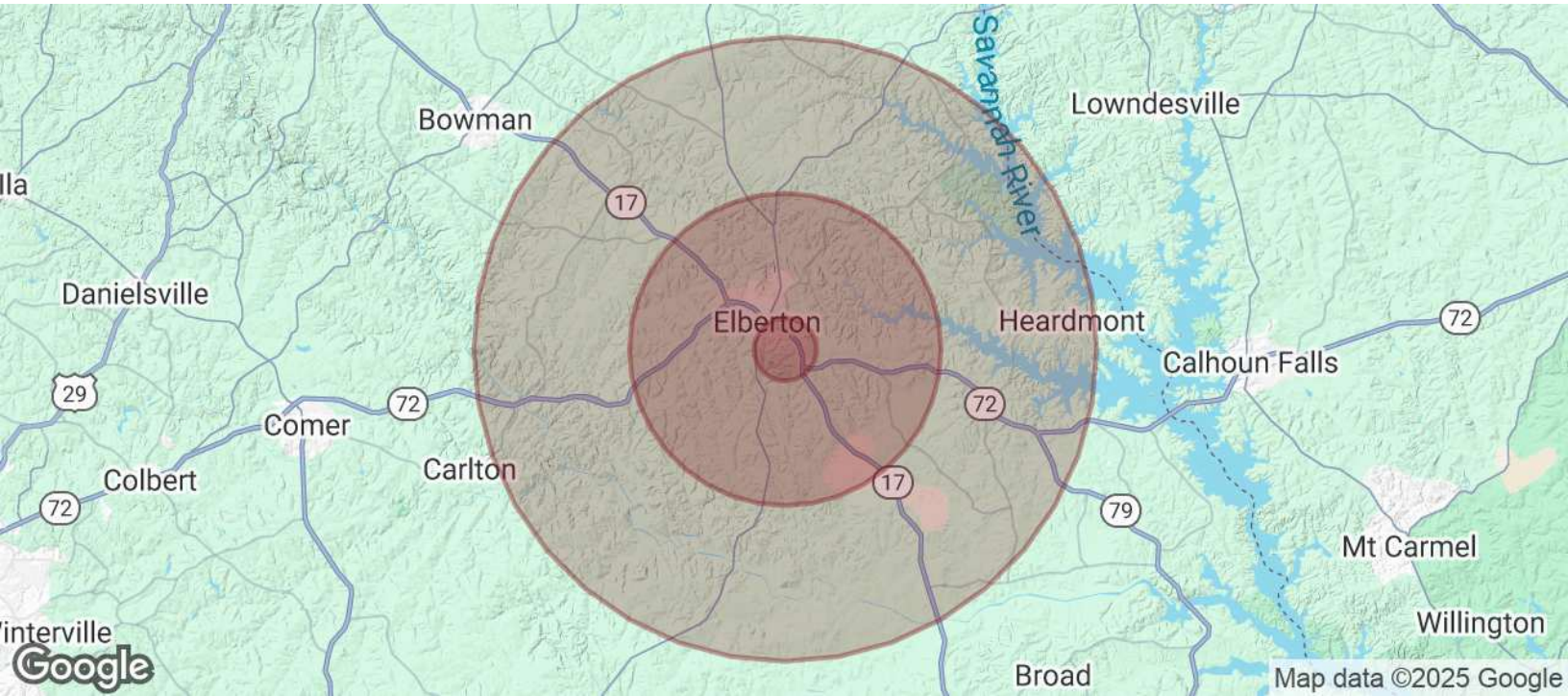
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HEARD DRIVE TRACT

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	786	27,395	125,975
Average age	36.8	35.2	32.8
Average age (Male)	33.7	34.4	31.9
Average age (Female)	37.9	35.5	33.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	282	10,475	46,430
# of persons per HH	2.8	2.6	2.7
Average HH income	\$92,943	\$77,914	\$66,954
Average house value	\$241,306	\$228,174	\$233,027

* Demographic data derived from 2020 ACS - US Census

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