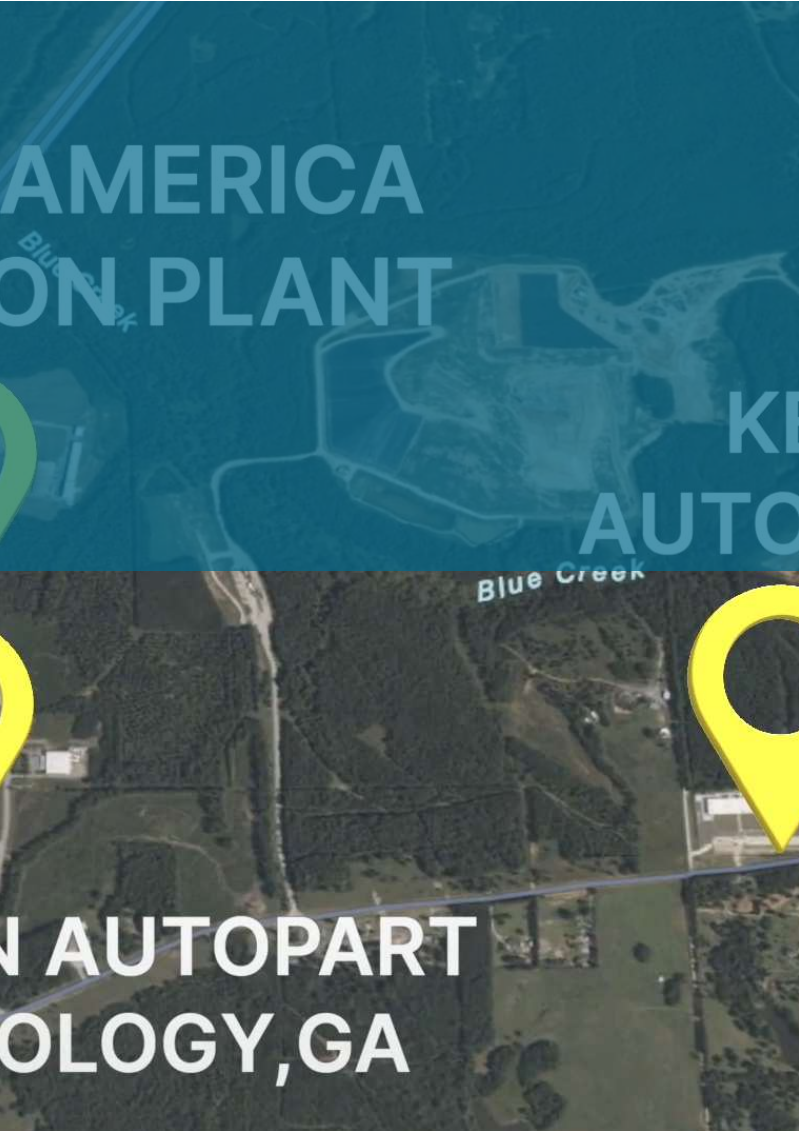




LAND FOR SALE

# BLUE CREEK DEVELOPMENT

LONE OAK ROAD LUTHERSVILLE, GA 30230



AMERICA  
ON PLANT

KE  
AUTO

Blue Creek

N AUTOPART  
OLOGY, GA

JJ THOMASSON IV

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

[75JACKSON.COM](http://75JACKSON.COM)

## EXECUTIVE SUMMARY

# BLUE CREEK DEVELOPMENT



### OFFERING SUMMARY

Sale Price:	\$12,000,000
Available SF:	
Lot Size:	120.6 Acres
Price / Acre:	\$99,502
Zoning:	LDR (Low Density Residential)

### PROPERTY OVERVIEW

Prime industrial opportunity with 5 parcels totaling 120± acres. It features road frontage, nearby utilities, and excellent access to I-85. Ideal for manufacturing and/or distribution.

Parcel ID's

1. 026 002 001OUT
2. 003 052 001
3. 004 015 002
4. 004 015 005
5. 004 016 002



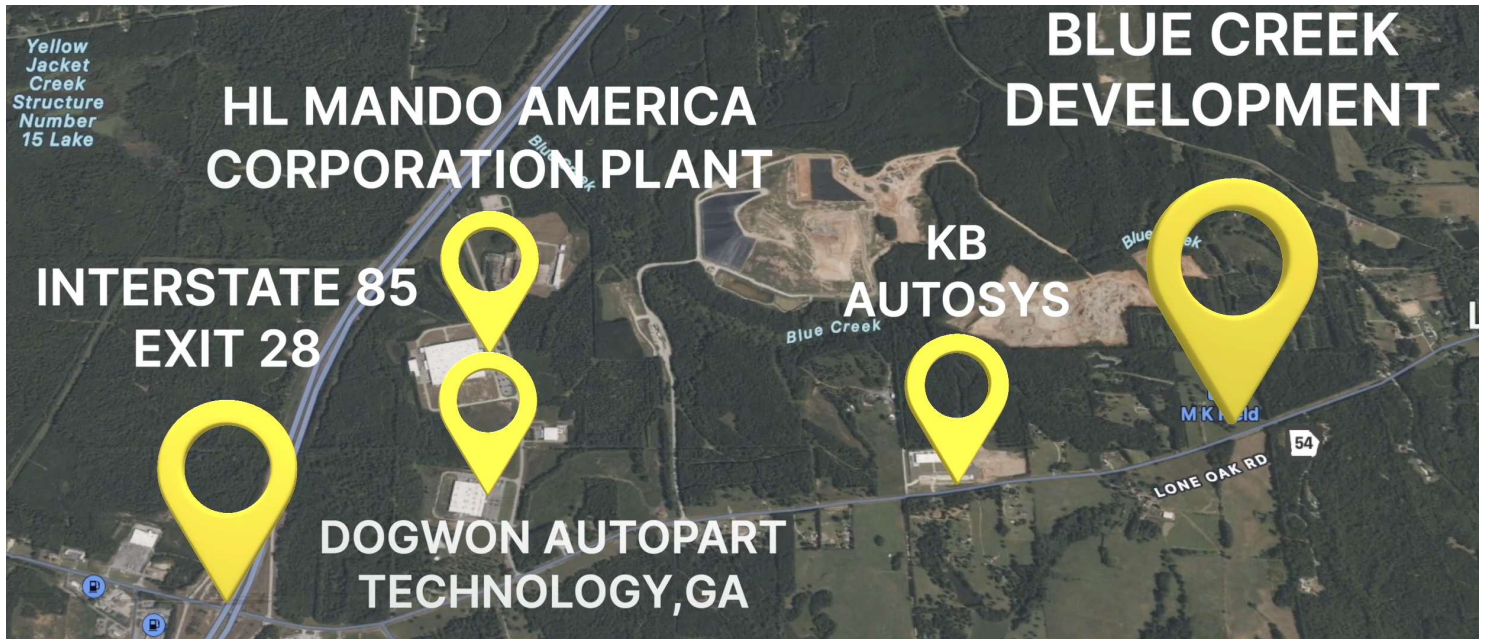
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ADDITIONAL PHOTOS

# BLUE CREEK DEVELOPMENT



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## PROPERTY DESCRIPTION

# BLUE CREEK DEVELOPMENT



### PROPERTY DESCRIPTION

Prime industrial opportunity with 5 parcels totaling 120± acres. It features road frontage, nearby utilities, and excellent access to I-85. Ideal for manufacturing and/or distribution.

Parcel ID's

1. 026 002 001OUT
2. 003 052 001
3. 004 015 002
4. 004 015 005
5. 004 016 002

### LOCATION DESCRIPTION

Lone Oak Road, Meriwether County, GA



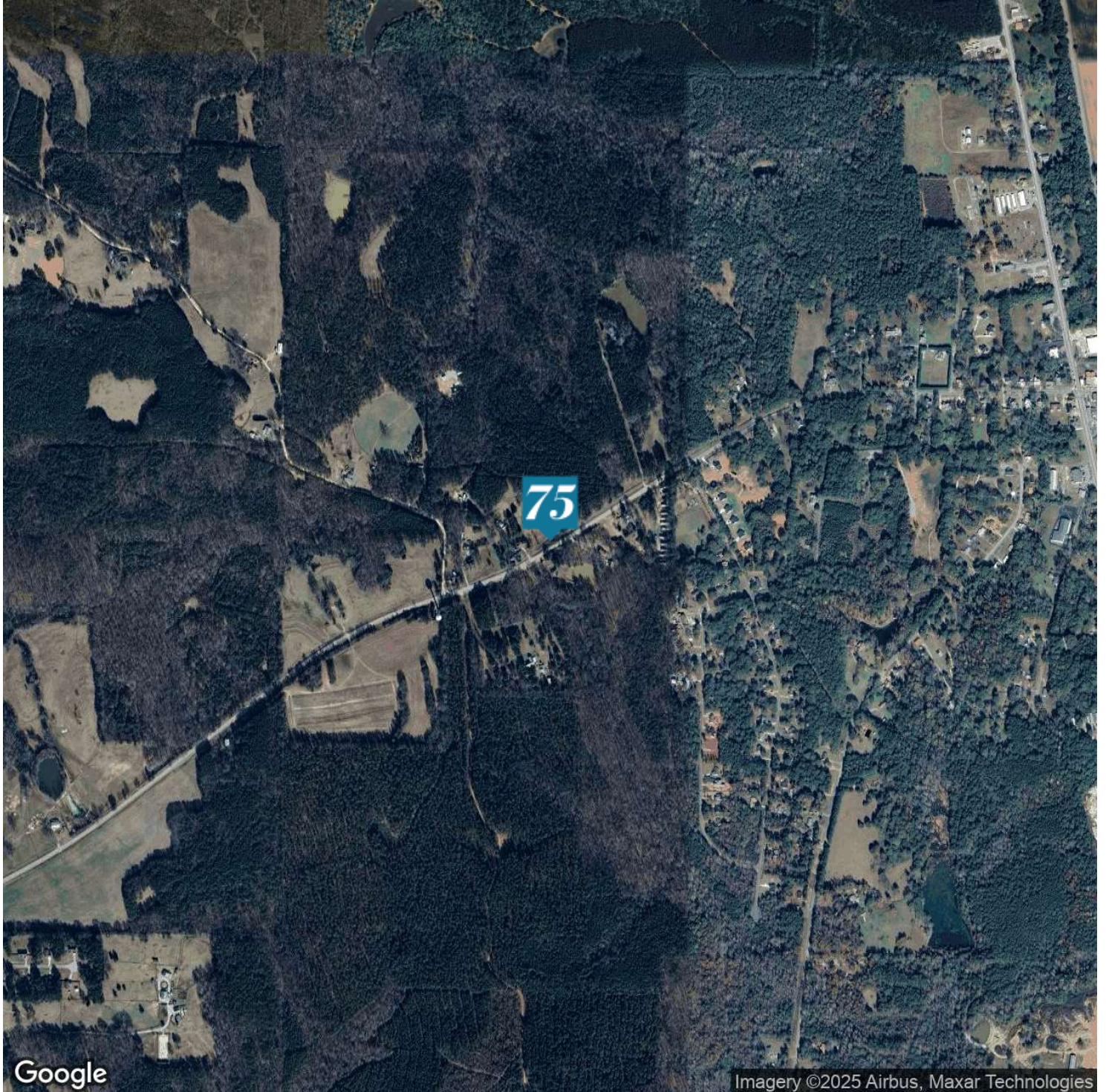
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AERIAL MAP

# BLUE CREEK DEVELOPMENT

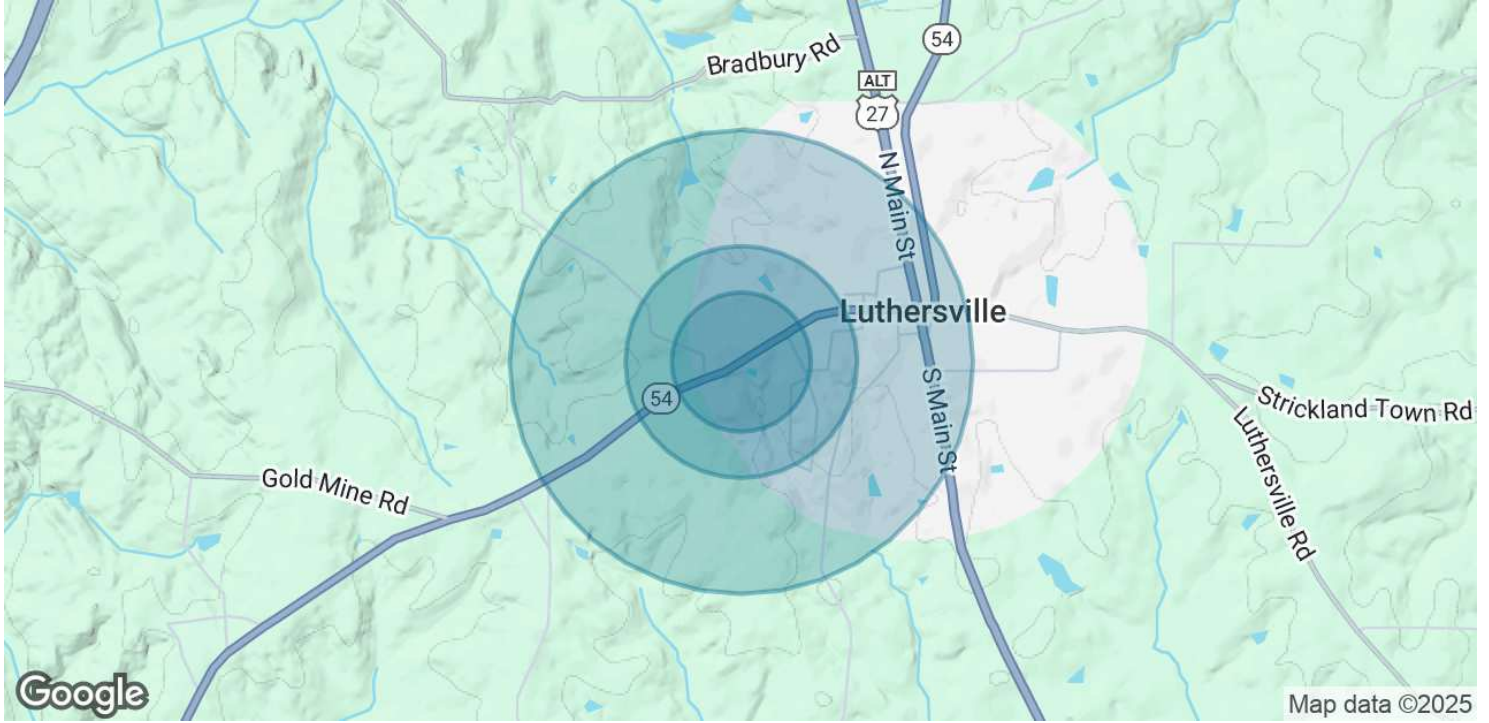


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# BLUE CREEK DEVELOPMENT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	58	228	608
Average Age	42	42	43
Average Age (Male)	40	40	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	89	243
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$56,609	\$56,642	\$65,332
Average House Value	\$210,285	\$210,259	\$203,218

Demographics data derived from AlphaMap



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## ADVISOR BIOS



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ADVISOR BIO 1

# BLUE CREEK DEVELOPMENT



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Principle Broker

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