

# PRICE REDUCED

## 1.98± ACRE DEVELOPMENT SITE SANDEFUR ROAD @ HOUSTON LAKE ROAD KATHLEEN, HOUSTON COUNTY, GA 31047



**REDUCED SALES PRICE:  
\$425,000**

### LOCATION OVERVIEW

- Located adjacent to Houston Lake Country Club
- Great visibility on this corner property
- Neighbors: Houston Lake Country Club, Circle K, Houston Lake Apartments, Dollar General, Cottages at Club Villa, Matt Arthur Elementary School

### PROPERTY OVERVIEW

- 1.98± Acre Corner Development Site  
Tax Assessor measurements used
- Conceptual Site Plan - See Page 2-3
- Site consists of three (3) lots
- 400'± frontage on Houston Lake Road
- 370'± frontage on Sandefur Road
- Zoned: C-2, General Commercial

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COMMERCIAL**

EBERHARDT & BARRY  
Revised 12/5/24

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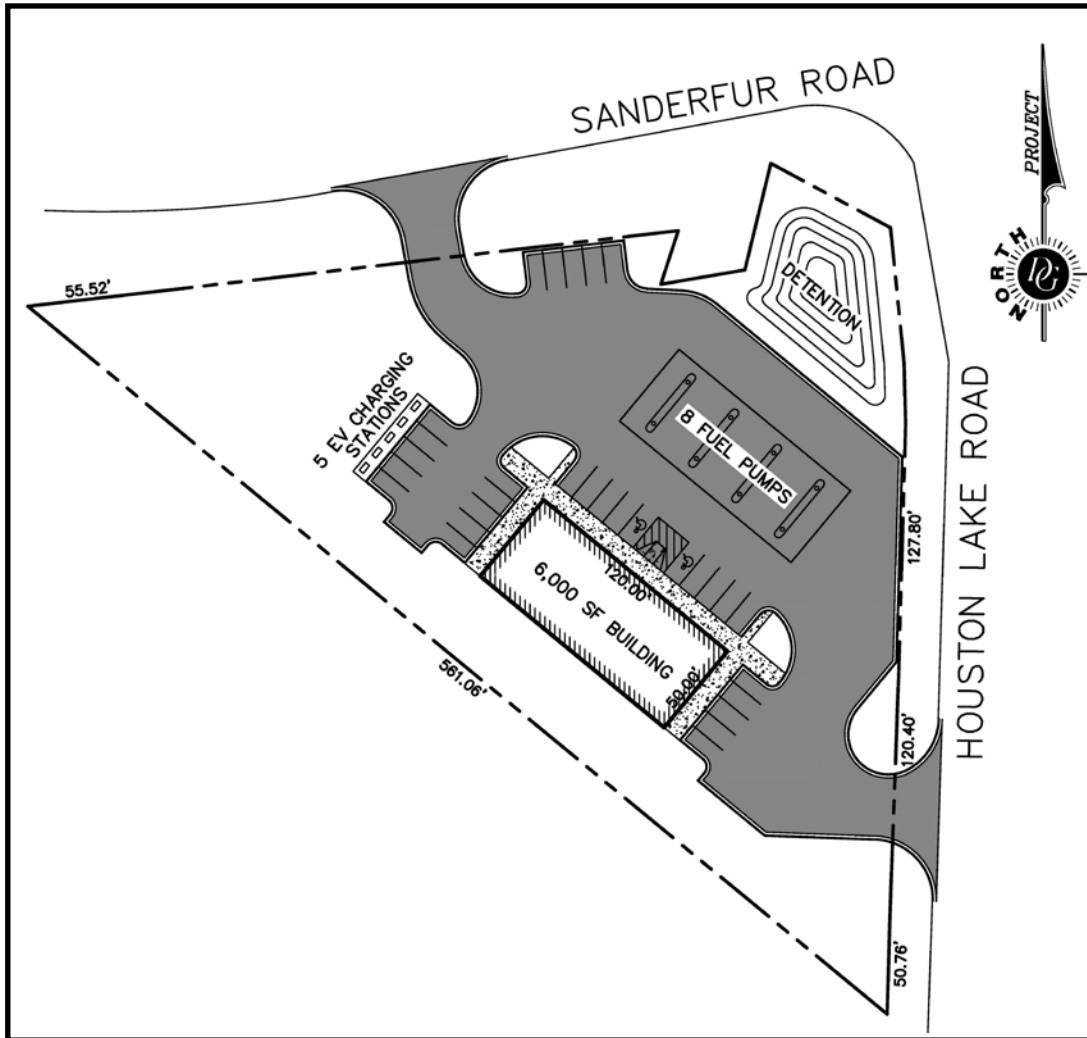
**CONCEPTUAL SITE PLAN**



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**AERIAL PARCEL MAP**



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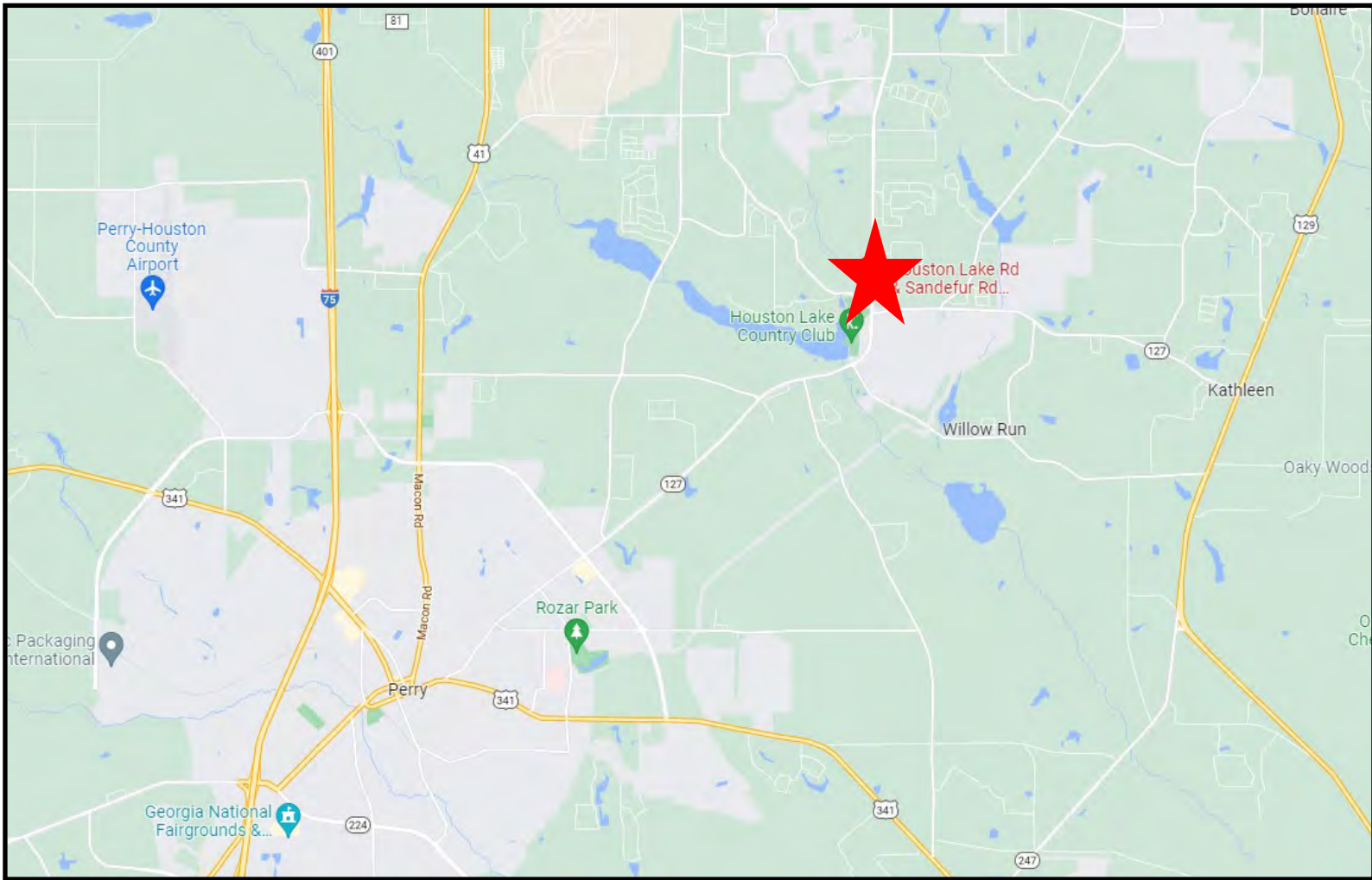
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**LOCATION MAP**



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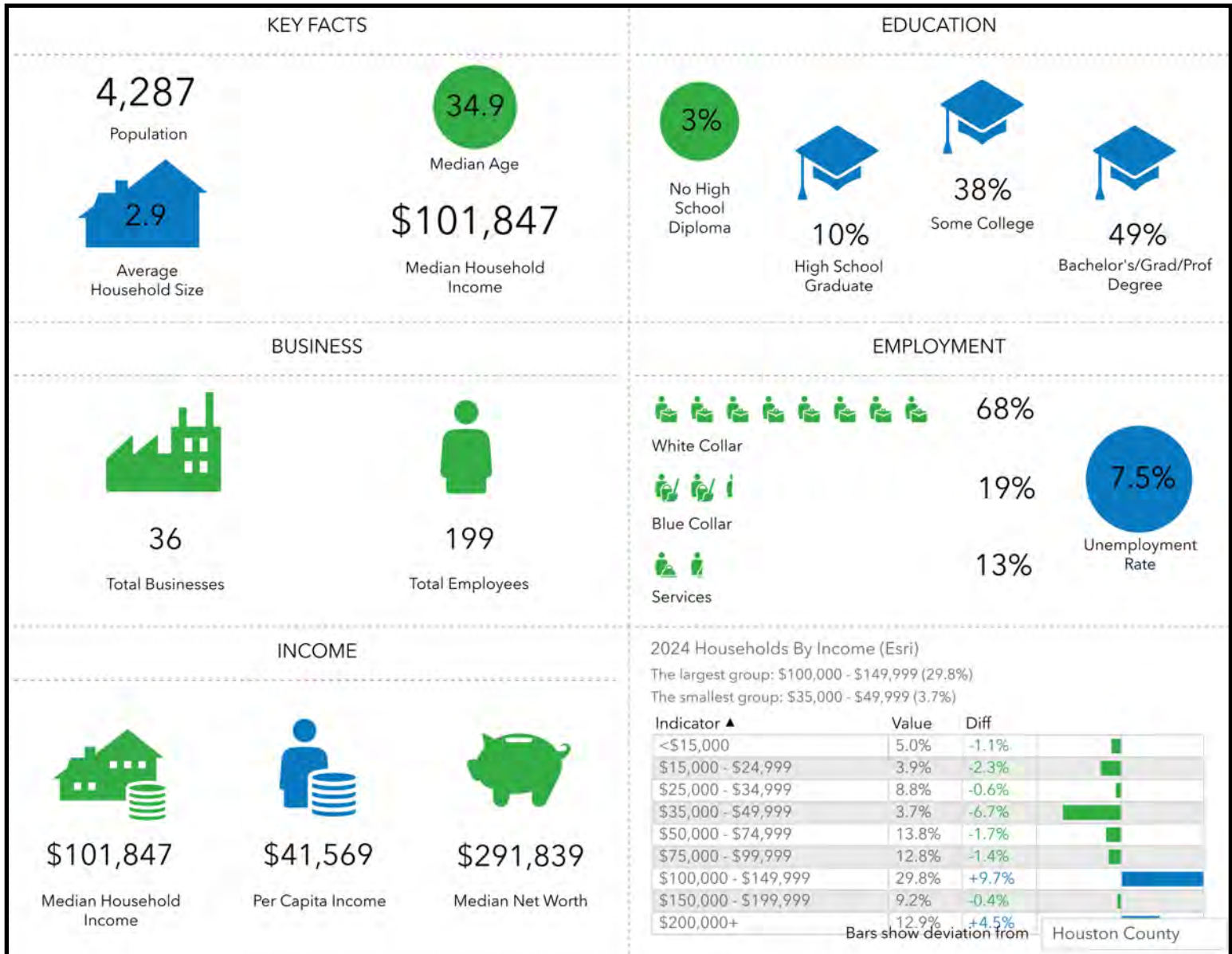


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## DEMOGRAPHICS - ONE MILE



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## DEMOGRAPHICS - THREE MILE

### KEY FACTS

22,201

Population



Average Household Size

36.1

Median Age

\$101,263

Median Household Income

### EDUCATION

4%

No High School Diploma



16%

High School Graduate



37%

Some College



43%

Bachelor's/Grad/Prof Degree

### BUSINESS



203

Total Businesses



4,078

Total Employees

### EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%



Unemployment Rate

### INCOME



\$101,263

Median Household Income



\$42,721

Per Capita Income



\$338,398

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (28.4%)

The smallest group: \$15,000 - \$24,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-2.2%	
\$15,000 - \$24,999	2.4%	-3.8%	
\$25,000 - \$34,999	4.6%	-4.8%	
\$35,000 - \$49,999	6.3%	-4.1%	
\$50,000 - \$74,999	13.8%	-1.7%	
\$75,000 - \$99,999	17.6%	+3.4%	
\$100,000 - \$149,999	28.4%	+8.3%	
\$150,000 - \$199,999	12.4%	+2.8%	
\$200,000+	10.5%	+2.1%	

Bars show deviation from Houston County

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## DEMOGRAPHICS - FIVE MILE

### KEY FACTS

68,484

Population



Average Household Size

36.6

Median Age

\$100,500

Median Household Income

### EDUCATION

4%

No High School Diploma



23%  
High School Graduate



32%  
Some College



41%  
Bachelor's/Grad/Prof Degree

### BUSINESS



895

Total Businesses



15,186

Total Employees

### EMPLOYMENT



66%  
White Collar



19%  
Blue Collar



15%  
Services



2.8%  
Unemployment Rate

### INCOME



\$100,500

Median Household Income



\$43,562

Per Capita Income



\$330,351

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (25.2%)

The smallest group: <\$15,000 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	3.8%	-2.3%	<div style="width: 3.8%;"></div>
\$15,000 - \$24,999	3.9%	-2.3%	<div style="width: 3.9%;"></div>
\$25,000 - \$34,999	6.6%	-2.8%	<div style="width: 6.6%;"></div>
\$35,000 - \$49,999	7.5%	-2.9%	<div style="width: 7.5%;"></div>
\$50,000 - \$74,999	12.7%	-2.8%	<div style="width: 12.7%;"></div>
\$75,000 - \$99,999	15.0%	+0.8%	<div style="width: 15.0%;"></div>
\$100,000 - \$149,999	25.2%	+5.1%	<div style="width: 25.2%;"></div>
\$150,000 - \$199,999	13.3%	+3.7%	<div style="width: 13.3%;"></div>
\$200,000+	12.0%	+3.6%	<div style="width: 12.0%;"></div>

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