



CANDLER

REAL ESTATE

4765 Warwick Dr | Gainesville, GA 30506
Land for Sale

31.66 Acres

LEE HEMMER, CCIM, SIOR

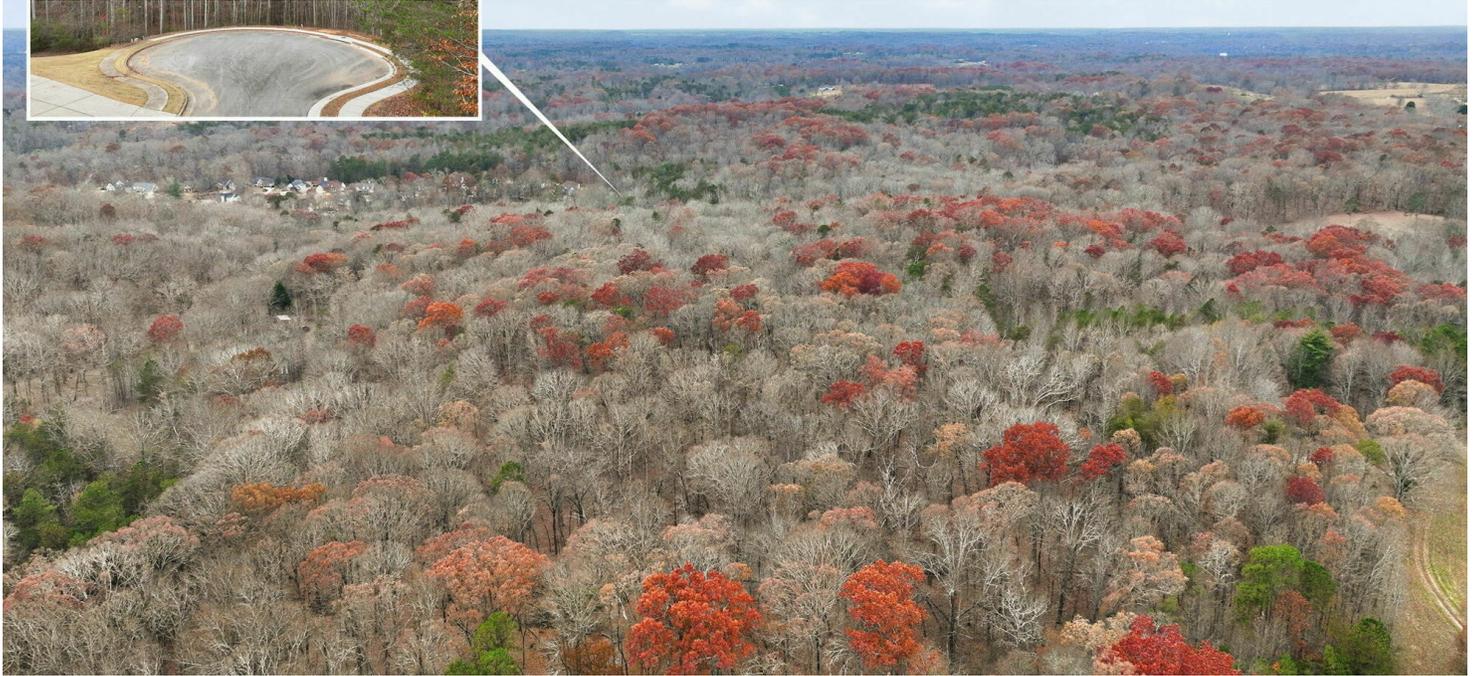
Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

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Property Description

Nestled in a private setting, this acreage can provide a backdrop for your most creative plans. The total acreage consists of two parcels, with a 1.23-acre residential lot located in Princeton Subdivision subject to covenants and bylaws.

The 30+/- acre tract could be combined with additional acreage to allow access from Sardis Road.

Conveniently located near Hwy 53 and Hwy 60, with nearby shopping, schools, and several parks for lake access.

Offering Summary

Sale Price:	\$1,123,930
Number of Lots:	2
Total Lot Size:	31.66 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	638	5,991	13,873
Total Population	1,732	15,650	35,553
Average HH Income	\$96,533	\$113,869	\$115,765

Presented By:

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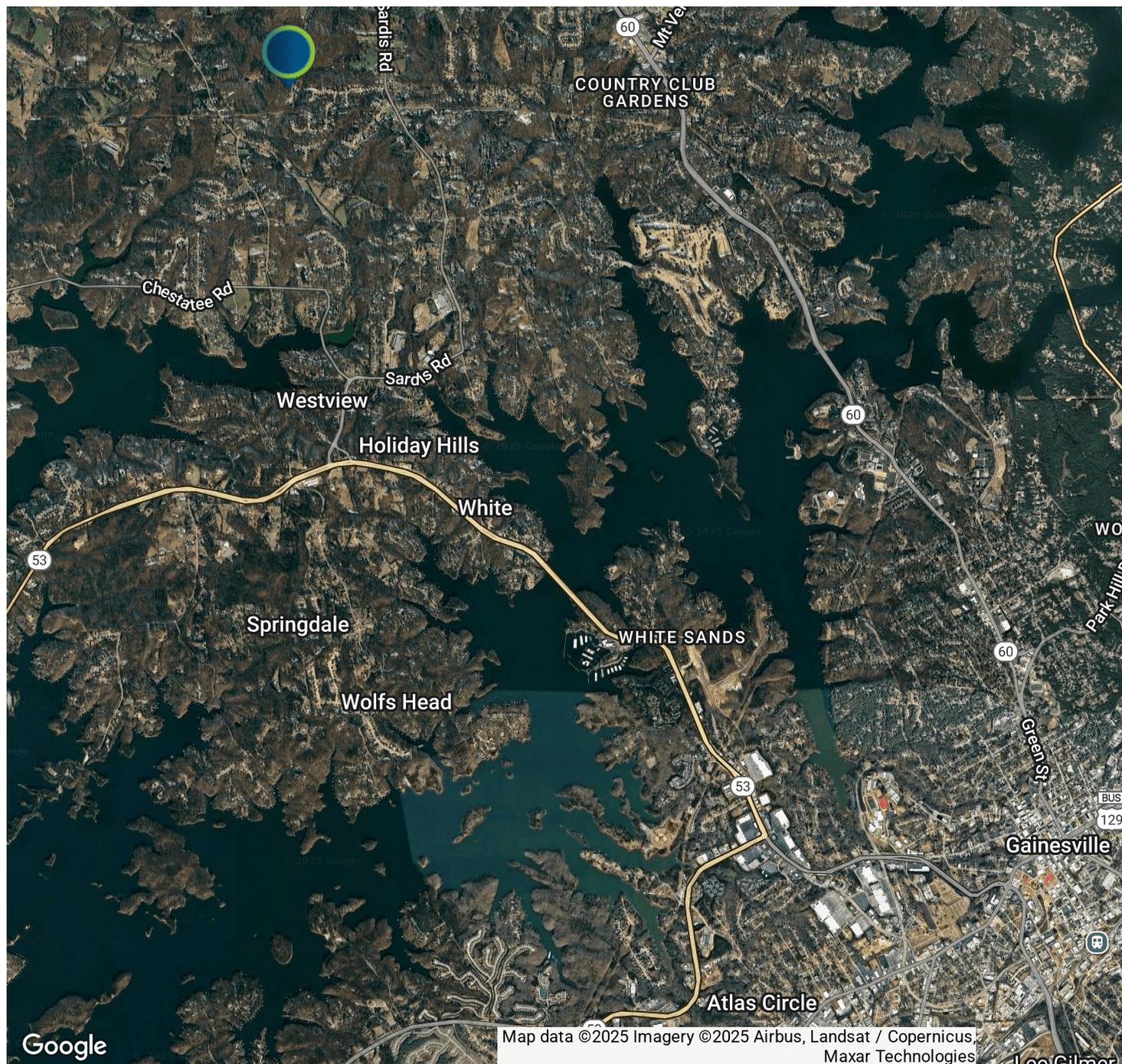
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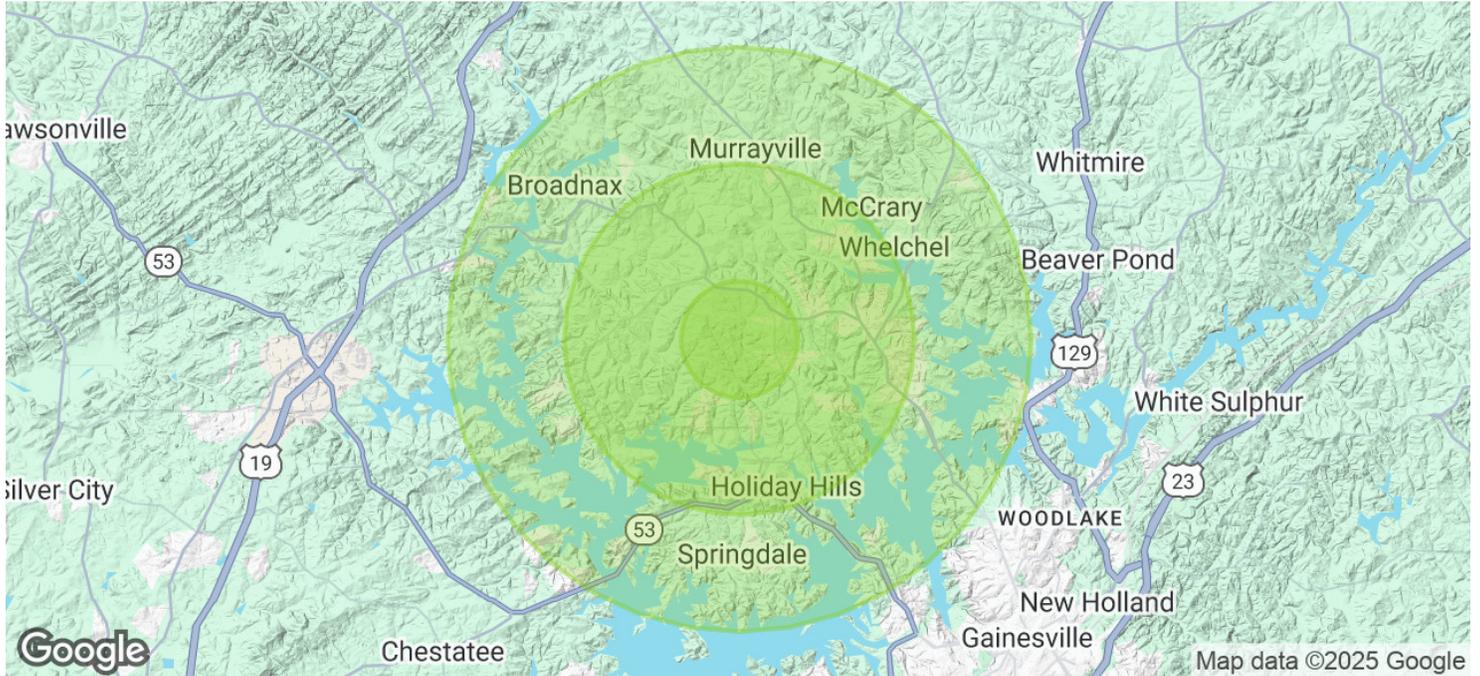
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,732	15,650	35,553
Average Age	40	43	43
Average Age (Male)	38	42	42
Average Age (Female)	41	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	638	5,991	13,873
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$96,533	\$113,869	\$115,765
Average House Value	\$366,507	\$497,773	\$542,141

Demographics data derived from AlphaMap

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