

# SALE

## 12.67 AC HWY 84

12.67 AC Hwy 84 Flemington, GA 31313



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity featuring a prominent 12.67-acre property located on Highway 84 in Flemington, GA. With ample space for potential expansion and development, this property presents an ideal canvas for prospective office or office building investors looking to establish a strong presence in the area. Zoned A1/R2, the property offers versatility and potential for a range of office development projects. Strategically located in Flemington, this parcel provides an excellent foundation for creating a prominent office complex tailored to meet the diverse needs of the area. The property benefits from its strategic position near a high-traffic area, with approximately 30,400 cars passing by daily, presenting an enticing prospect for office building investors looking to capitalize on the area's vibrant traffic flow.

### PROPERTY HIGHLIGHTS

- Expansive 12.67-acre property

### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	12.67 Acres
Building Size:	12 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	41	102
Total Population	76	114	281
Average HH Income	\$73,643	\$75,212	\$78,496

**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040

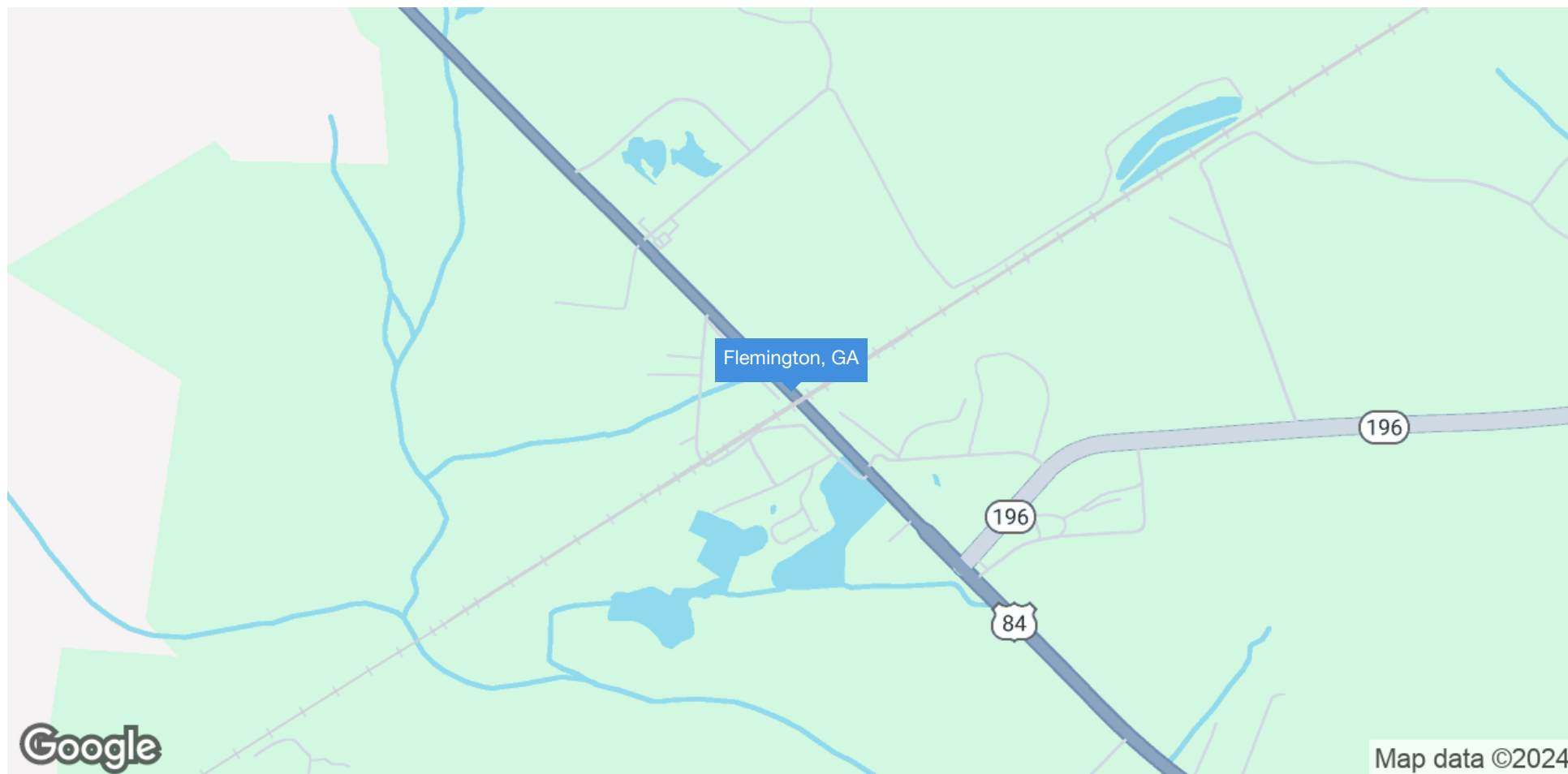


**COLDWELL BANKER  
COMMERCIAL**  
SOUTHERN COAST

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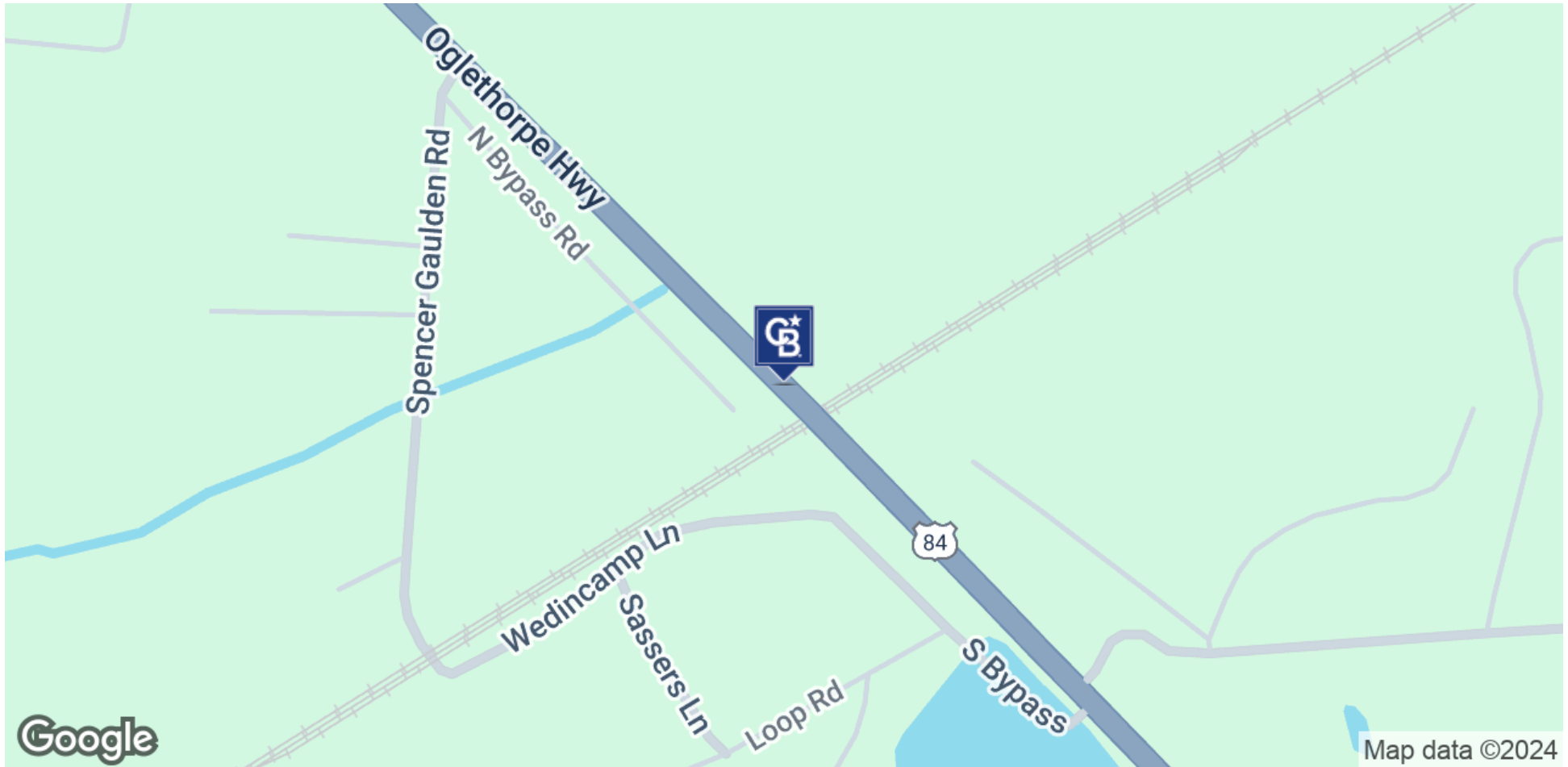


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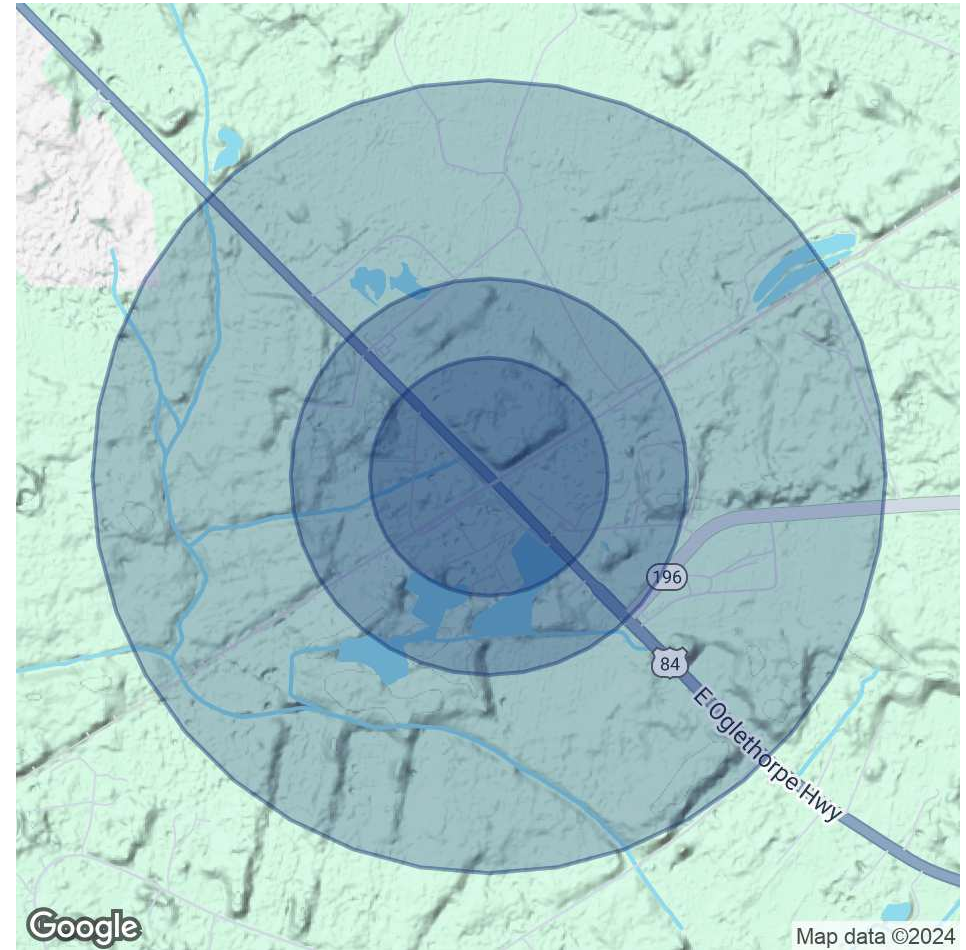
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	76	114	281
Average Age	37	38	38
Average Age (Male)	36	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	41	102
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$73,643	\$75,212	\$78,496
Average House Value	\$160,227	\$162,999	\$169,805

Demographics data derived from AlphaMap



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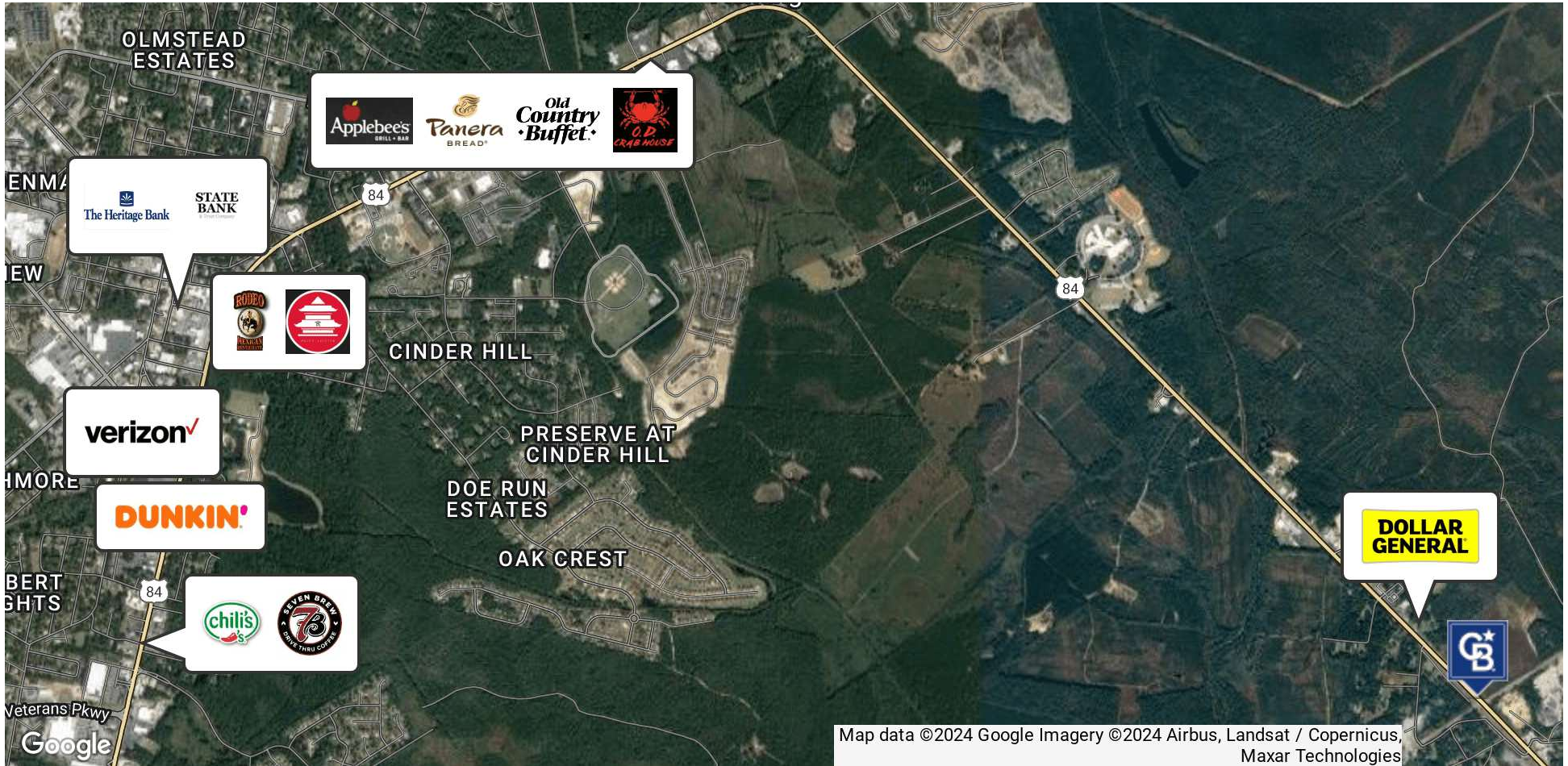
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