

For Sale

# Approved Subdivision

56 Lots | \$37,500/Lot

21.57 Acres

## Fully Approved 56 Lot Subdivision with LDP

1301 Alcovy St  
Monroe, Georgia 30655

### Property Highlights

- 56 Approved Lots with LDP.
- Across from the Monroe Golf & Country Club.
- Under 3 miles to Downtown Monroe.
- On Water and Sewer
- Full Construction Drawings

### Property Description

Don't miss this opportunity to invest in the booming city of Monroe. Hambrick Station is 21+ acres and has 56 lots. This project is fully entitled and improved with Land Disturbance Permit (LDP) in hand. It sits just across the street from the Monroe Golf & Country Club and only 2.5 miles to Downtown Monroe. Minimum lot size of 10,000 SF. Minimum heated square footage of a 1-story home is 1,800 and 2,100 for 2-story home.

### OFFERING SUMMARY

<b>Sale Price</b>	\$2,100,000
<b>Parcel Size</b>	21.57 Acres
<b>Approved Lots</b>	56

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	446	\$76,089
<b>5 Miles</b>	15,426	\$65,907
<b>10 Miles</b>	82,087	\$62,383

### VIEW PROPERTY VIDEO

For more information

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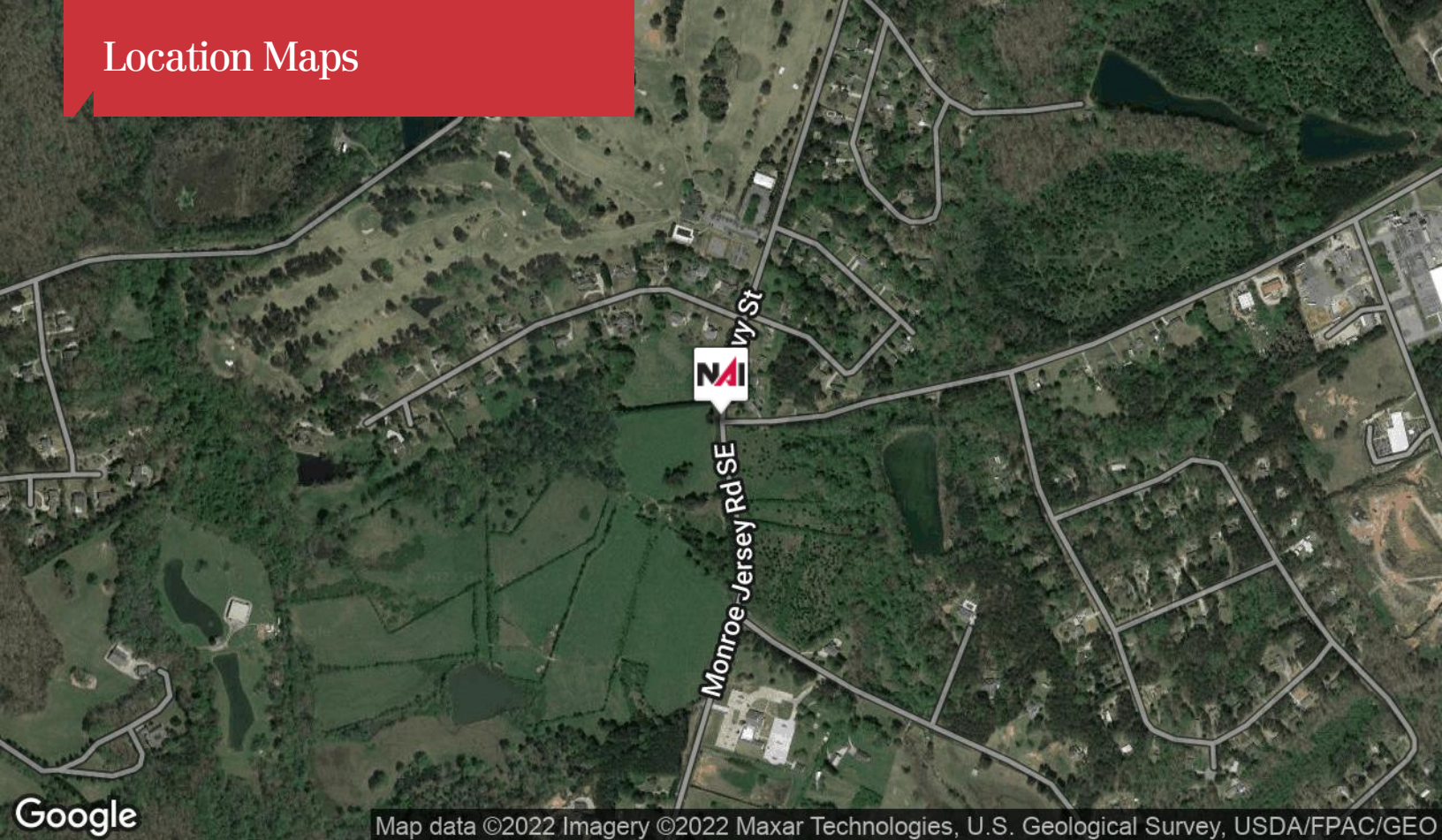


# Additional Photos

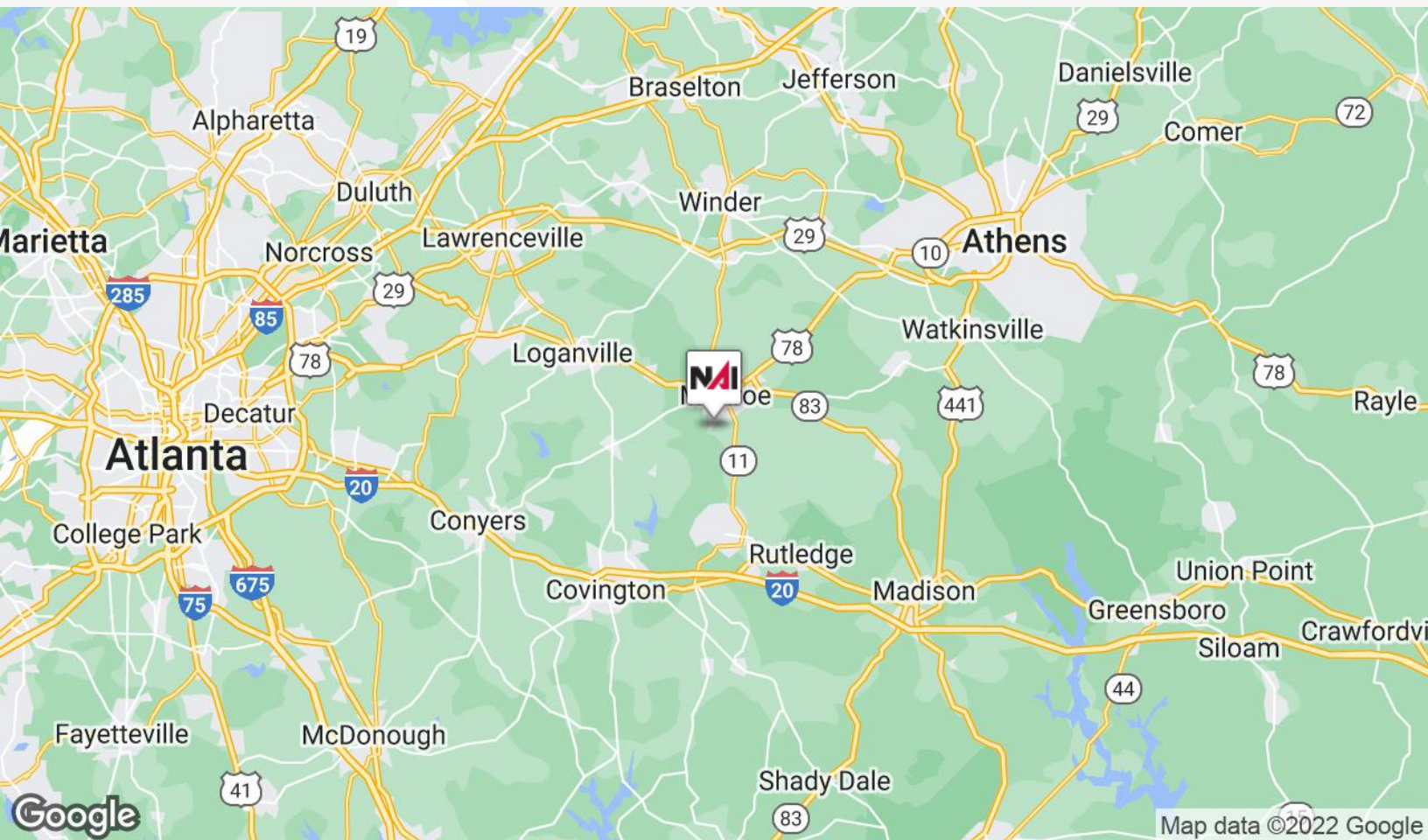




# Location Maps



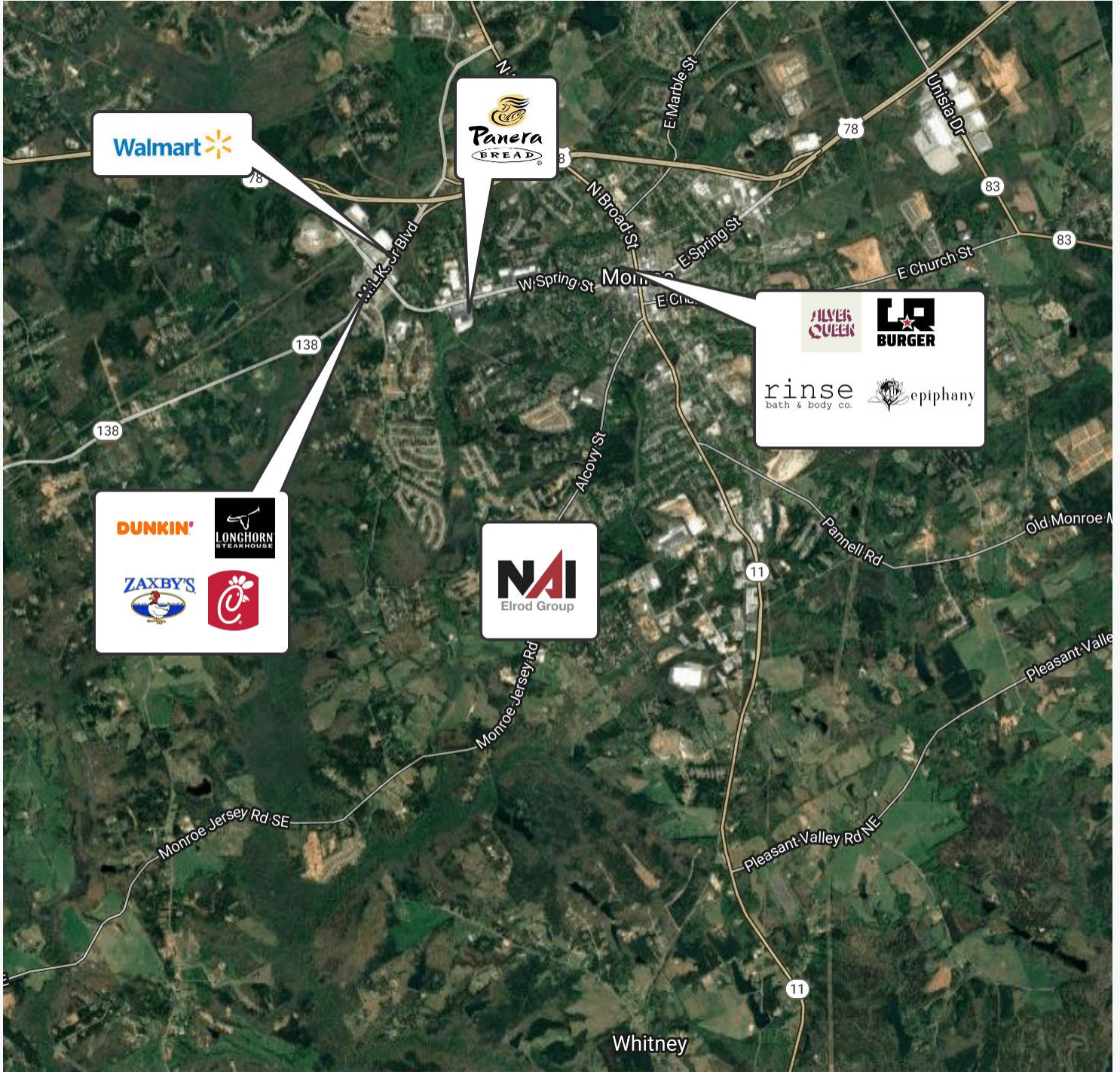
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Map data ©2022 Google



# Retailer Map



Google

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