

# LAND FOR SALE

## APX 45.05 ACRES

5 Kelley Highlands Drive, Talking Rock, GA 30175



### OFFERING SUMMARY

|                     |                  |
|---------------------|------------------|
| <b>SALE PRICE:</b>  | Subject To Offer |
| <b>LOTS:</b>        | 26               |
| <b>LOT SIZE:</b>    | 45.05 Acres      |
| <b>SUBDIVISION:</b> | Kelley Highlands |

### PROPERTY OVERVIEW

26 residential lots located in Kelley Highlands subdivision in Talking Rock, GA. Approximately 45.05 acres.

### PROPERTY HIGHLIGHTS

- Gated subdivision.
- Partial mountain views.
- Close proximity to 515 and downtown Ellijay.
- Underground telephone and power.
- Gated entrance with paved roads through the entire subdivision.
- Nearby restaurants and shopping.

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**ROCKY KAUFMANN**  
Broker/ Director  
O: 770.992.3356  
rockyk@kw.com  
GA #248712

**ZACHARY HULSEY**  
Agent  
O: 678.298.1600  
C: 404.539.1411  
zhulsey@kw.com

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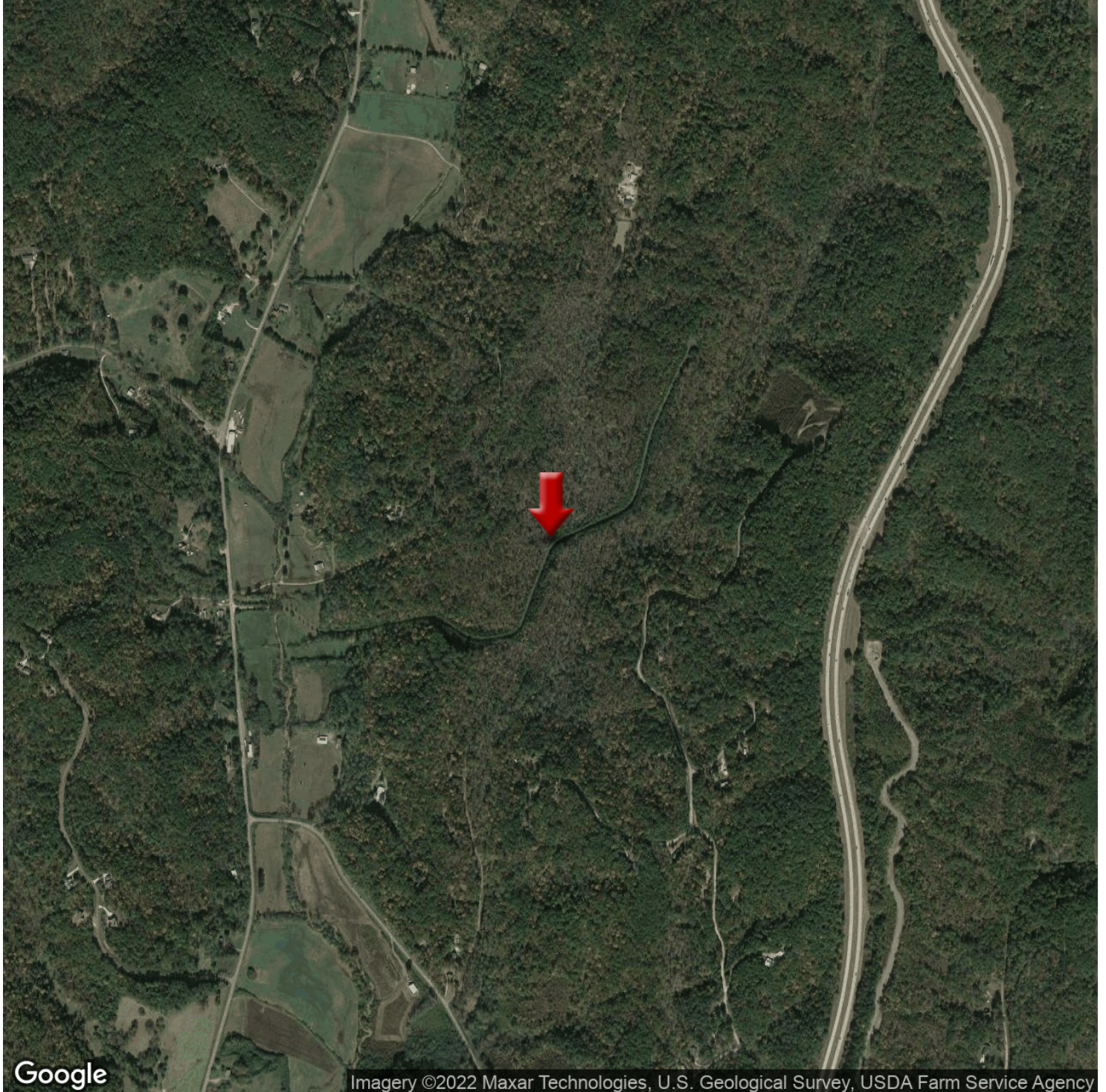
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# AERIAL MAP

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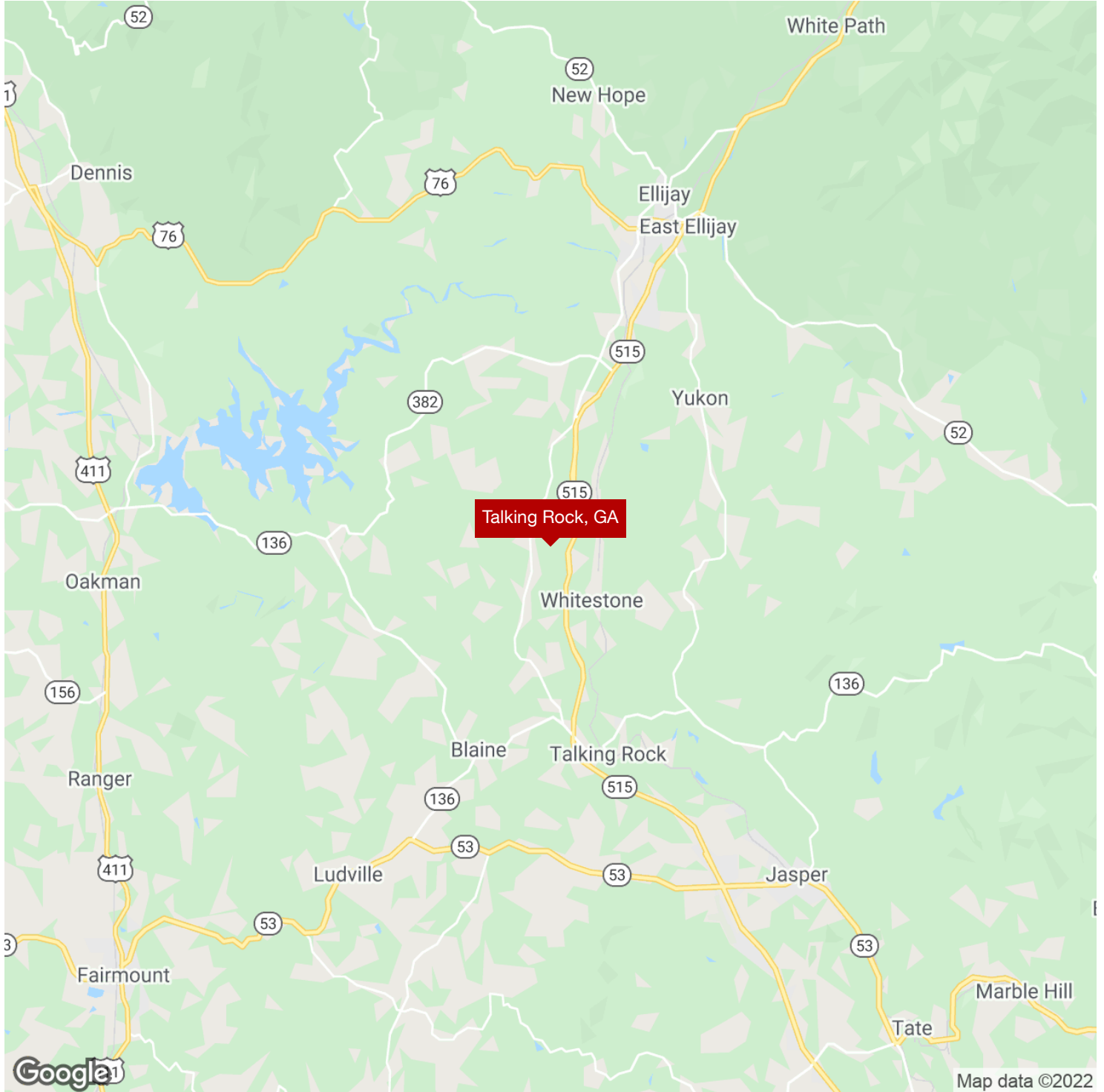
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# REGIONAL MAP

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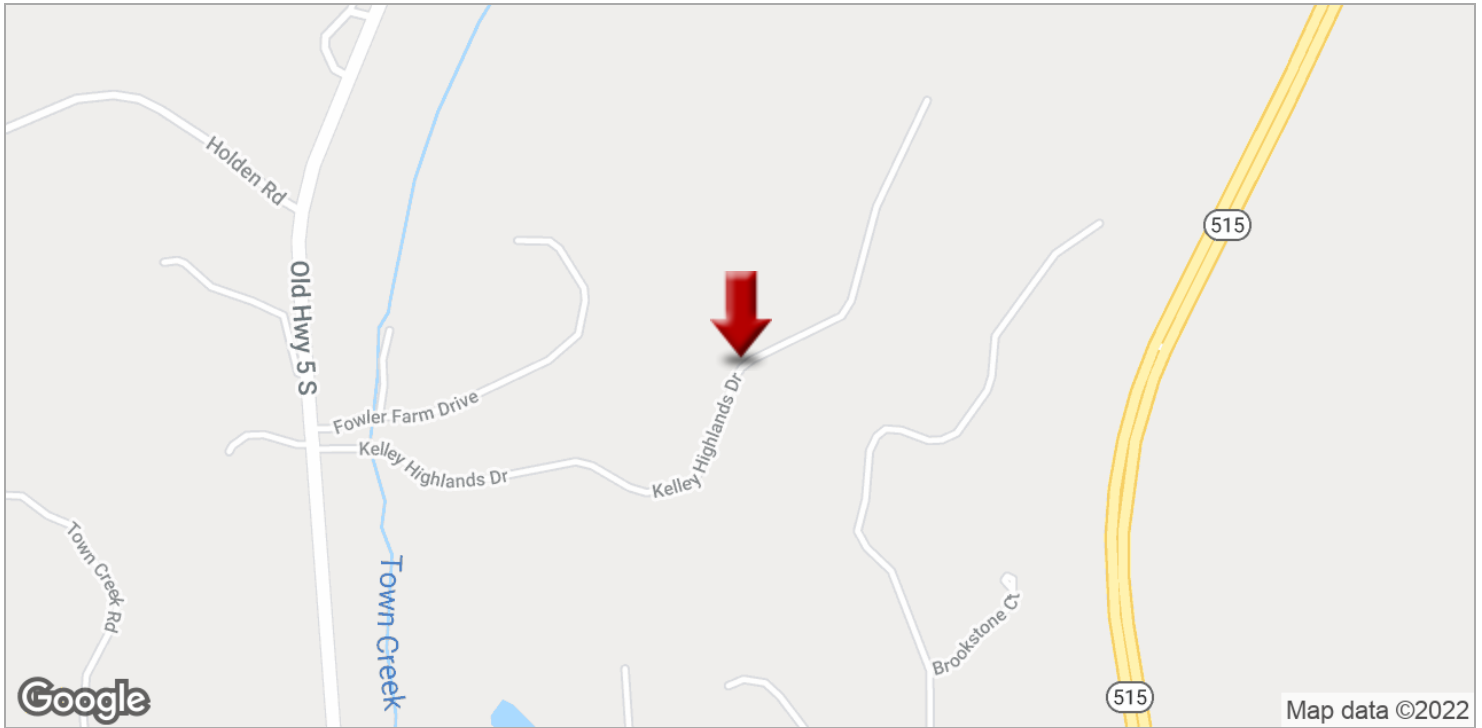
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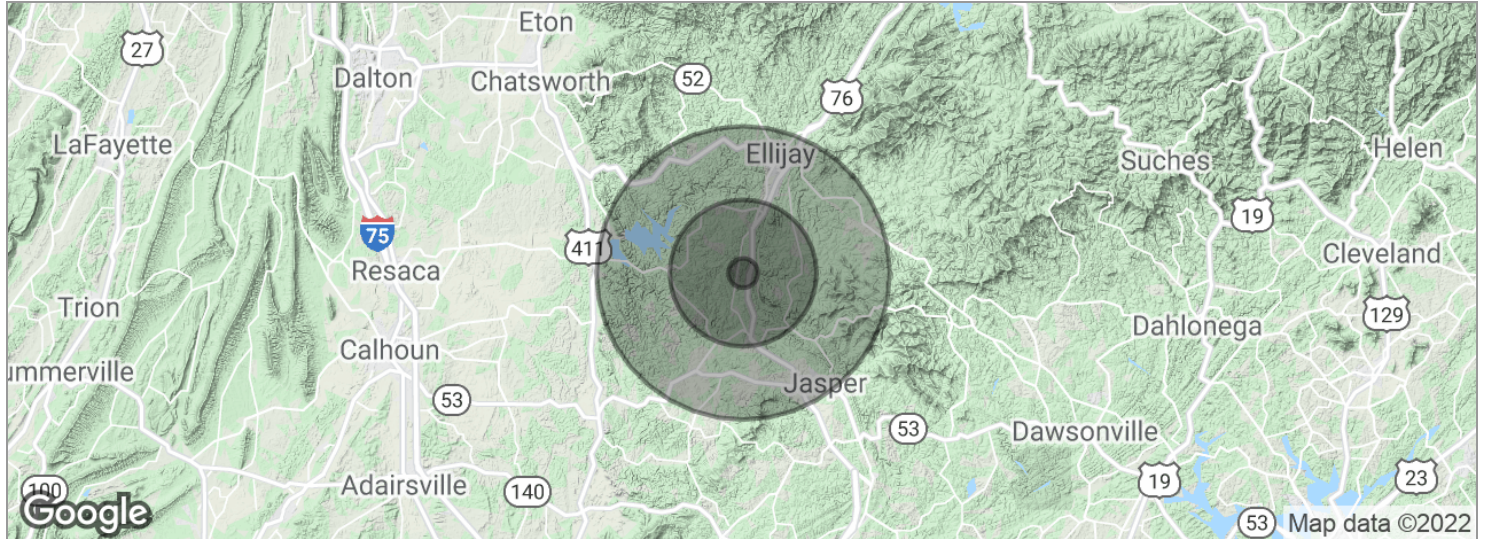
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| <b>POPULATION</b>   | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|---------------------|---------------|----------------|-----------------|
| Total population    | 305           | 7,844          | 34,970          |
| Median age          | 38.2          | 37.0           | 38.2            |
| Median age (male)   | 37.9          | 36.3           | 37.0            |
| Median age (Female) | 38.8          | 38.2           | 39.9            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total households               | 120           | 3,076          | 13,744          |
| # of persons per HH            | 2.5           | 2.6            | 2.5             |
| Average HH income              | \$50,262      | \$51,769       | \$52,023        |
| Average house value            | \$161,506     | \$173,920      | \$191,458       |

\* Demographic data derived from 2010 US Census

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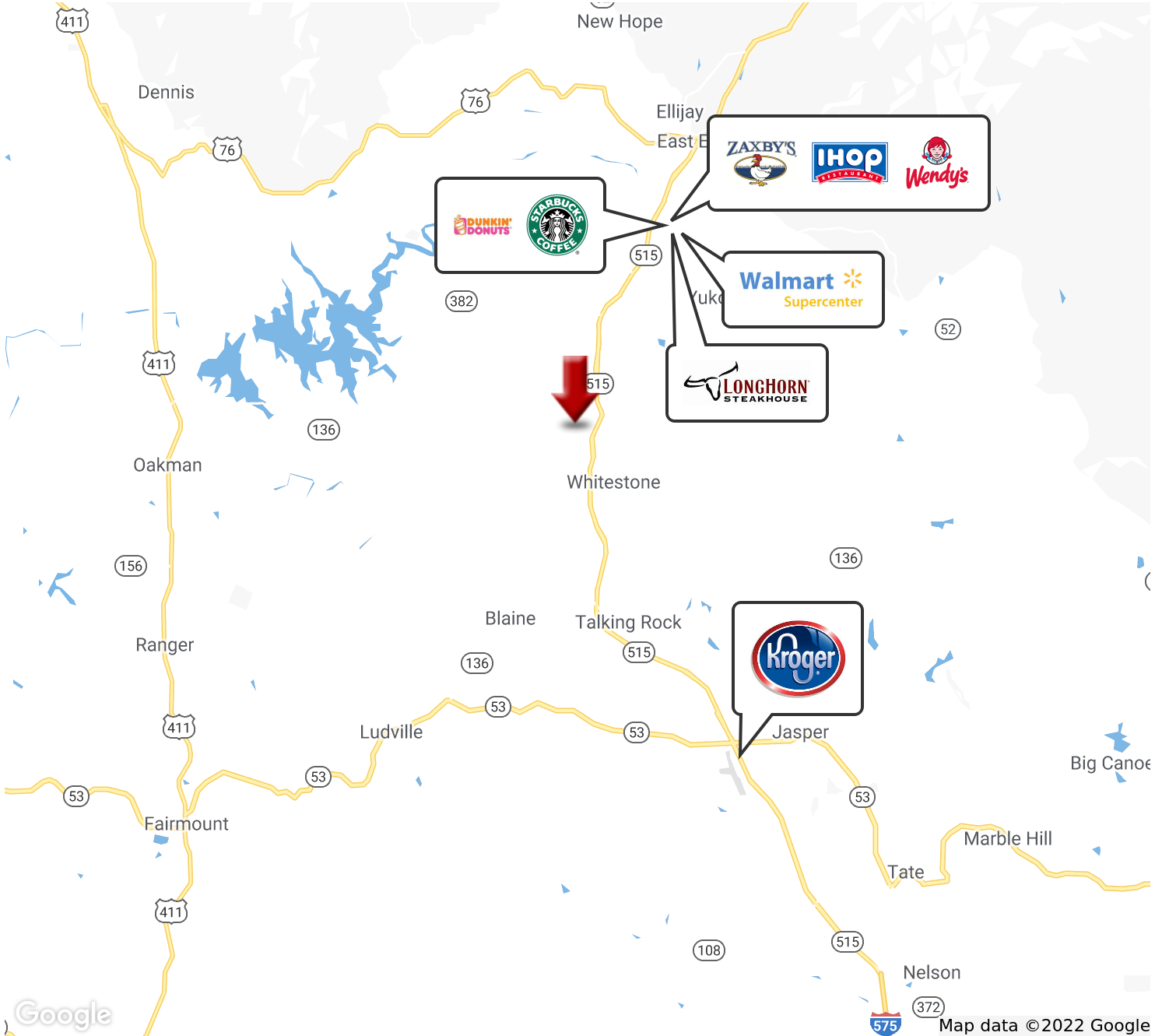
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# RETAILER MAP

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