

## LAND FOR SALE

# 11.7 ACRES ON ANVIL BLOCK RD. IN ELLENWOOD

Anvil Block Rd. 11.7 Acres, Ellenwood, GA 30294



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$700,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	11.7 Acres
<b>ZONING:</b>	AG
<b>PRICE / SF:</b>	\$1.37

[CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

11.7 Acres Zoned AG in Ellenwood on Anvil Block Rd. with frontage on Stagecoach rd.

### PROPERTY HIGHLIGHTS

- 11.7 Acres
- Zoned AG
- Anvil Block rd, & Stagecoach rd. Ellenwood
- Zoned AG (Seller will allow rezoning process)
- \$700,000.00
- Good traffic count
- Great visibility

**KW COMMERCIAL**  
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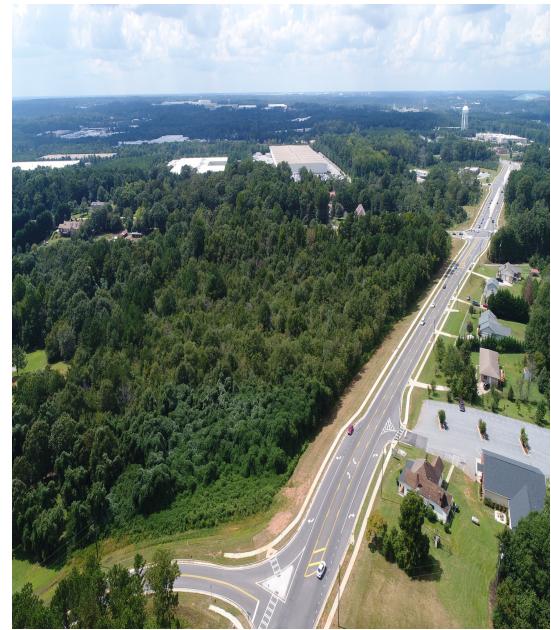
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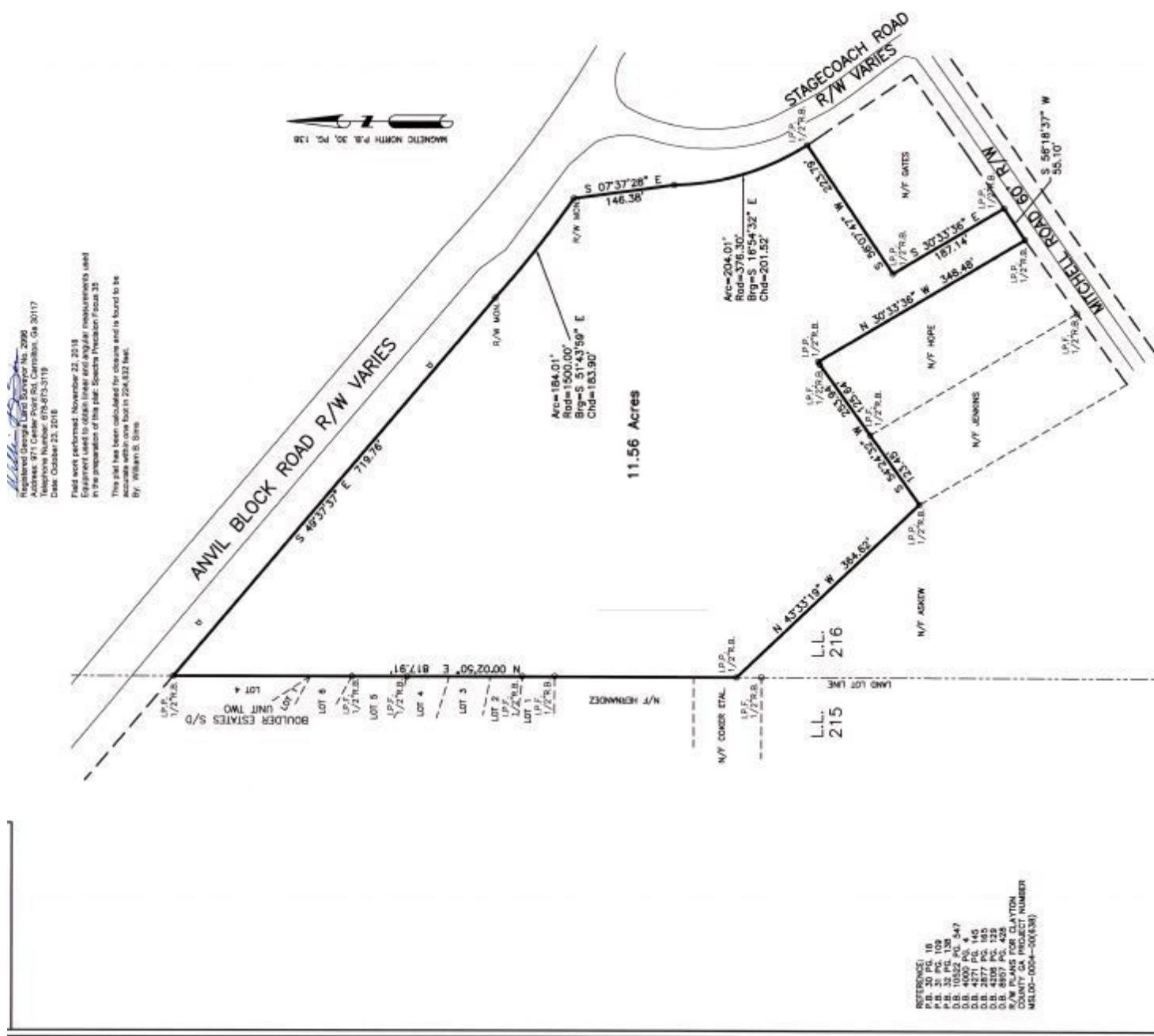
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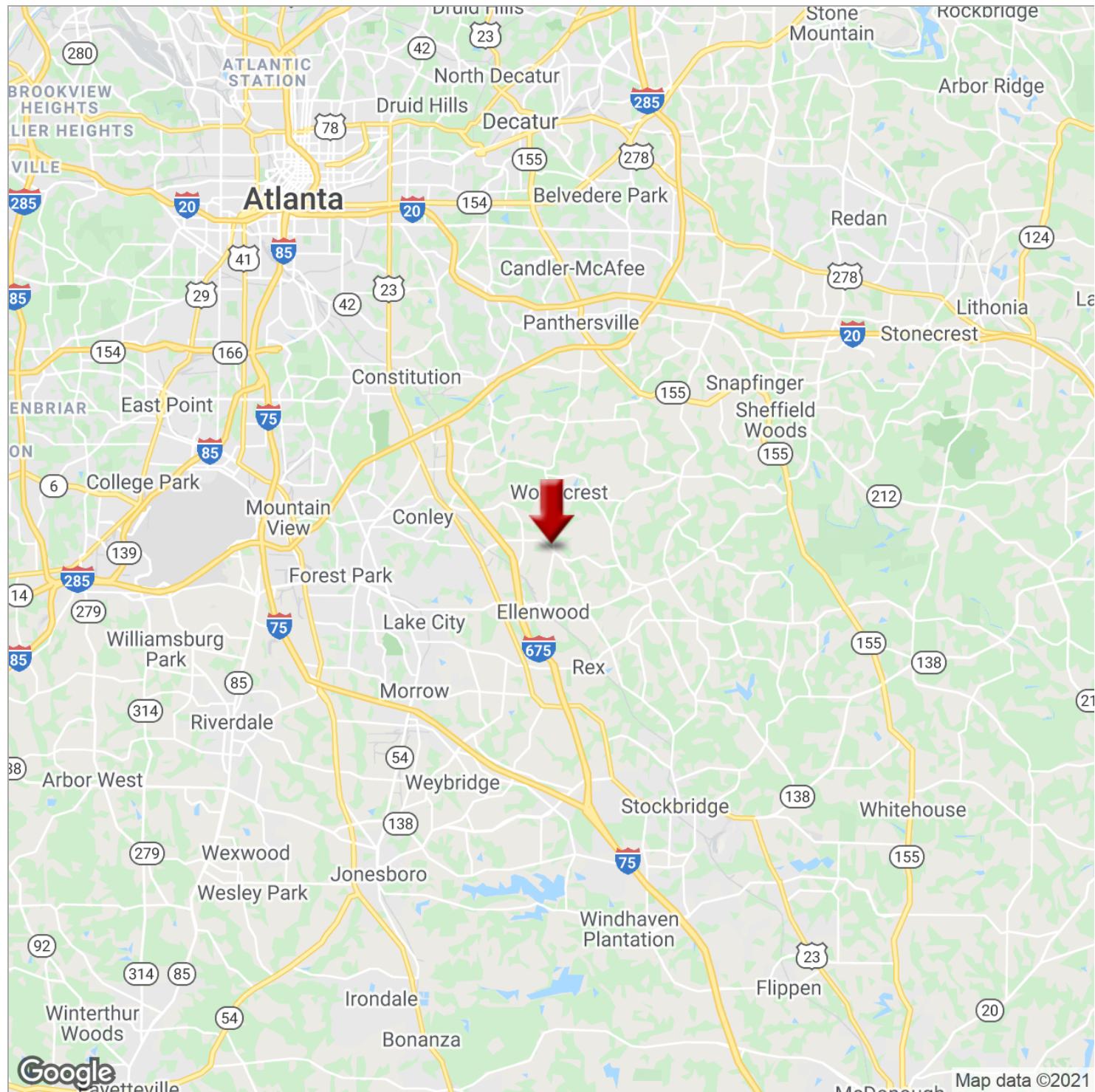
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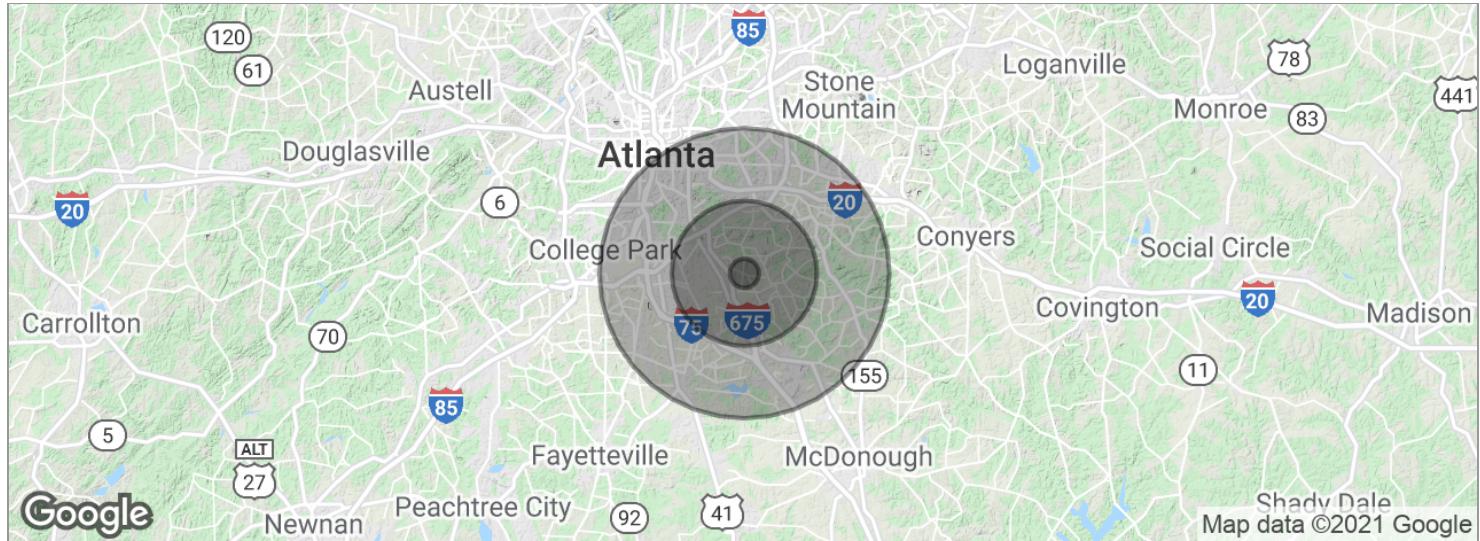
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,672	127,248	591,976
Median age	32.0	32.8	33.8
Median age (male)	31.1	31.3	32.5
Median age (Female)	32.5	33.7	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,238	42,810	211,972
# of persons per HH	3.0	3.0	2.8
Average HH income	\$61,726	\$59,124	\$56,259
Average house value	\$198,504	\$170,634	\$189,439

\* Demographic data derived from 2010 US Census

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