



**Price Reduced**

## 12 +/- Acres For Sale

### Offering Summary

Sale Price:	\$2,975,000	<del>\$3,495,000</del>
Lot Size:	12.01 Acres	
Price / Acre:	\$291,007	
Zoning:	AR-III	

- Close proximity to new I-985 Exit 14 Interchange
- Located in Rapidly Growing South Hall County
- Convenient to Cities of Flowery Branch and Oakwood
- Close Proximity to Lake Lanier and the Atlanta Falcons Training Complex
- Ideal for Mixed Use Development

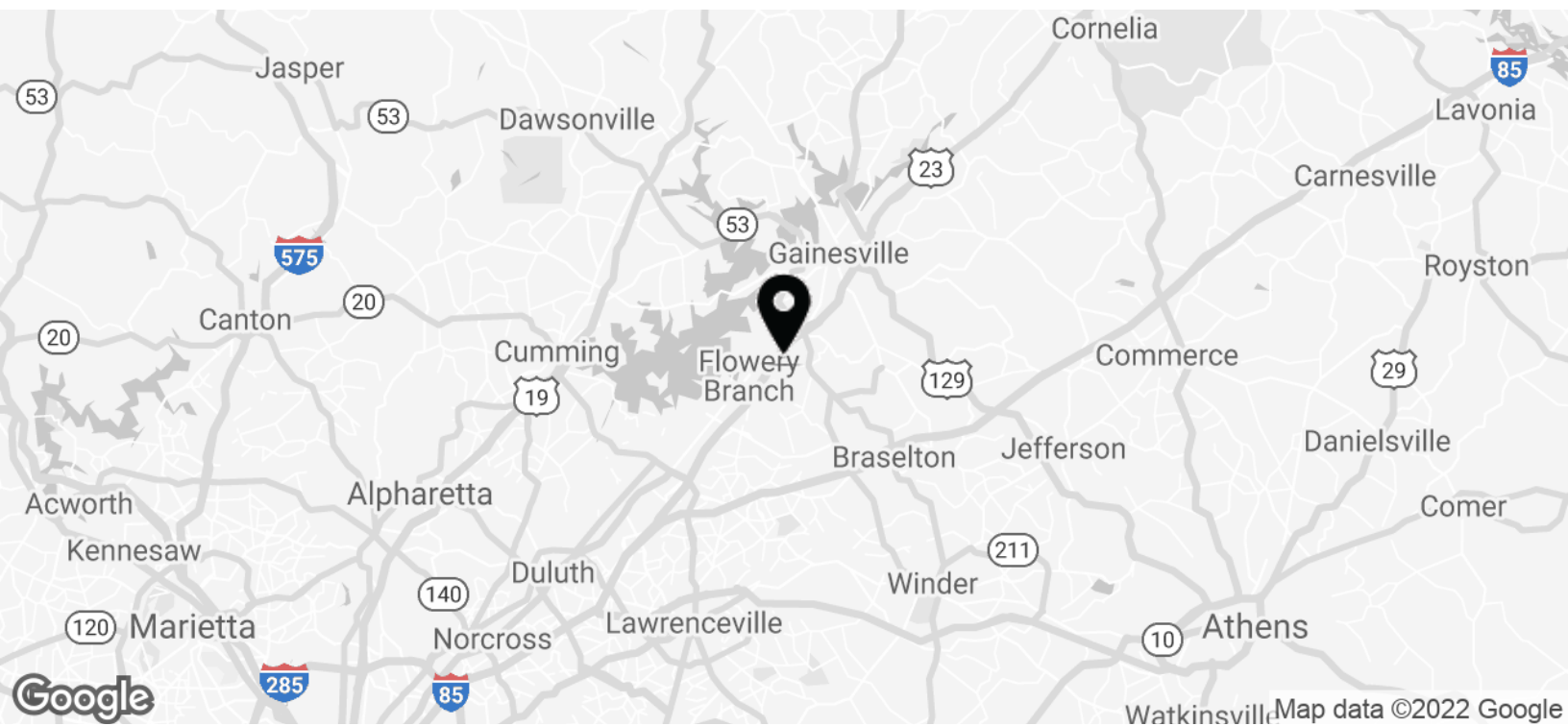
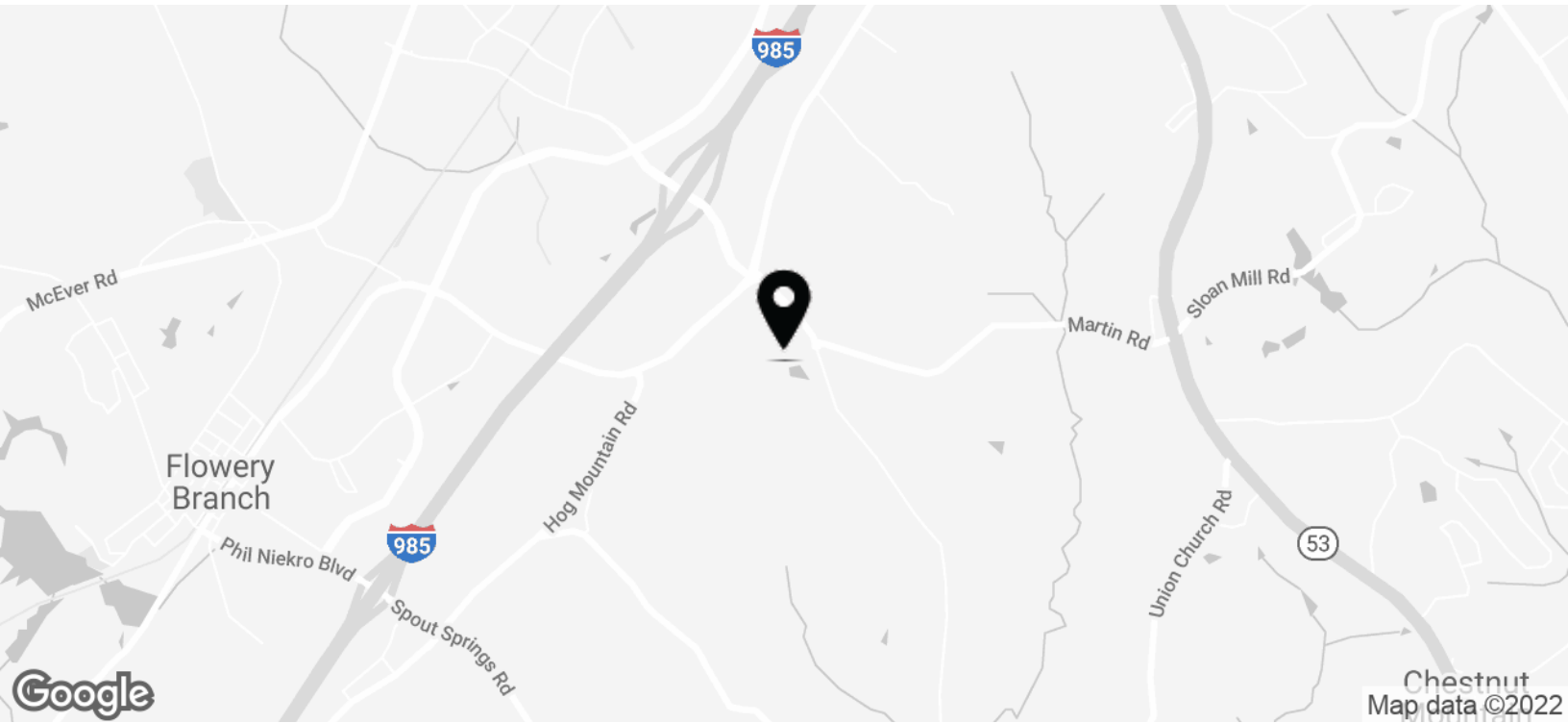
### Get more information

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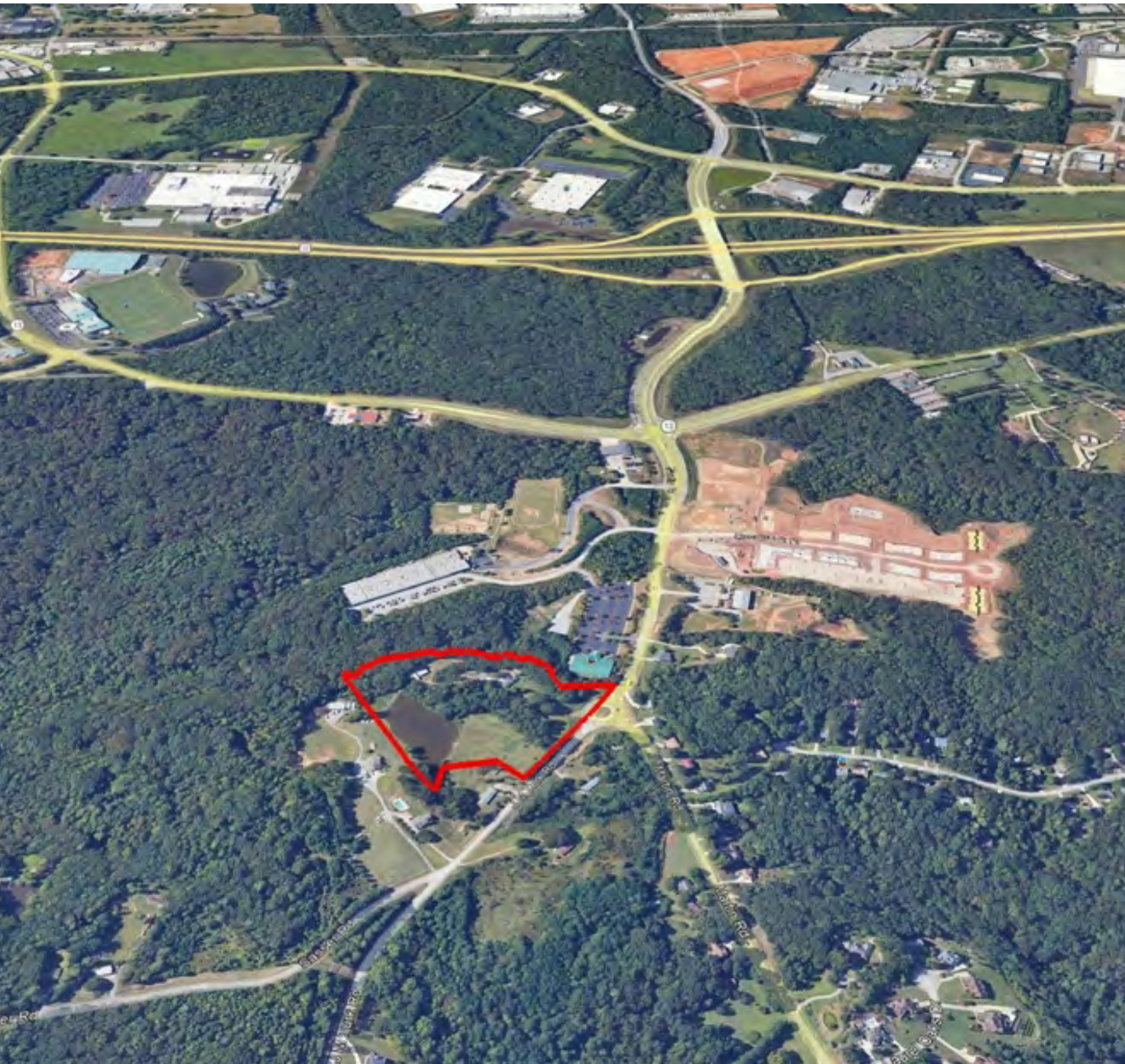
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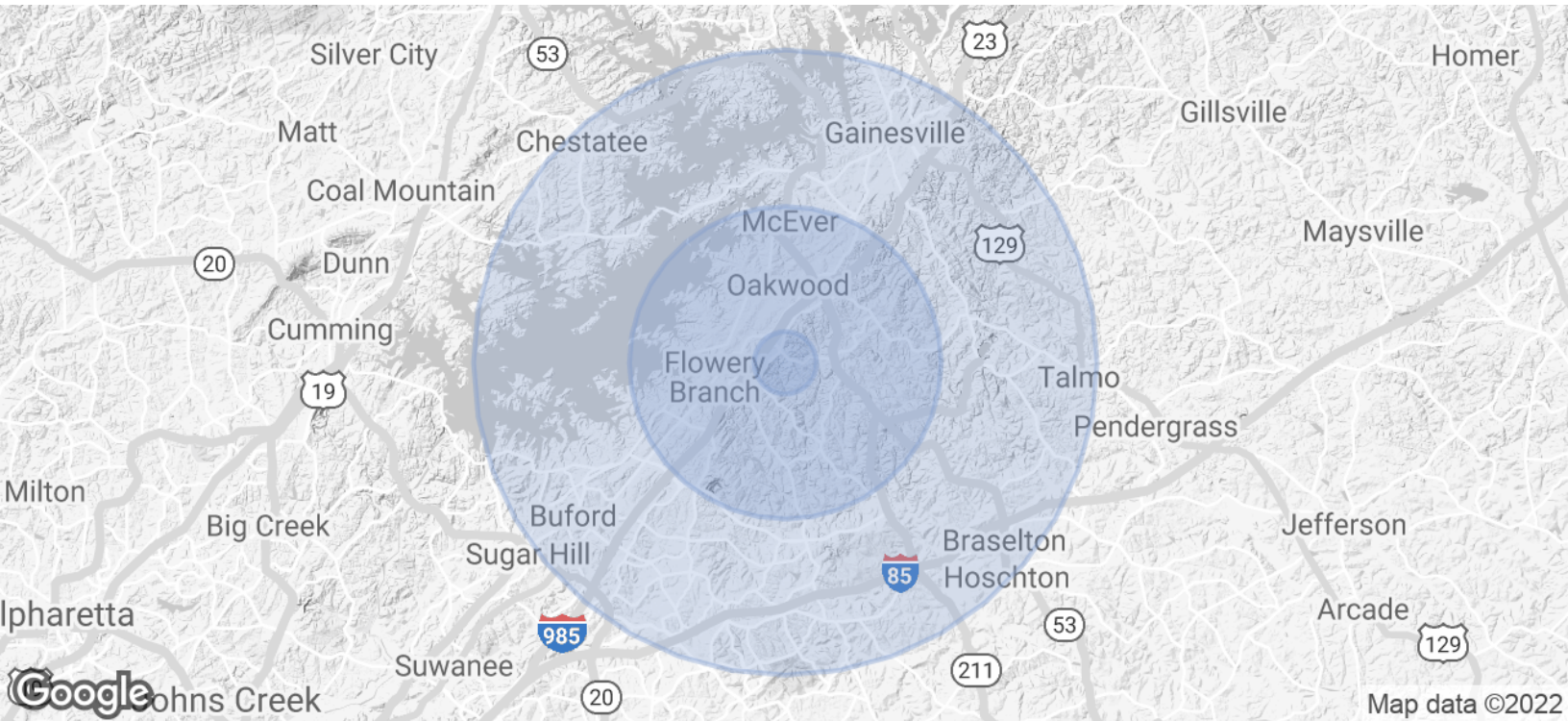
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	1,578	47,685	204,845
Average Age	33.7	35.3	34.1
Average Age (Male)	33.7	34.6	33.5
Average Age (Female)	33.5	36.1	34.7
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	566	16,936	67,429
# of Persons per HH	2.8	2.8	3.0
Average HH Income	\$62,174	\$69,877	\$73,492
Average House Value		\$257,914	\$265,339

\* Demographic data derived from 2010 US Census



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# Let's talk.

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