

CANDLER

REAL ESTATE

8422 Pendergrass Rd | Hoschton, GA 30548
Land For Sale

DON GRIMSLEY

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Local Understanding
+ Industry Expertise

Land For Sale

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Property Description

This beautiful property is located in fast growing Jackson County, within the city limits of Hoschton. Ideally located on 925 feet of road frontage at the intersection of Pendergrass Road (Highway 332) and New Street, the property is walking distance from West Jackson Elementary and the Post Office. Sewer, Water and Natural Gas are available to support Commercial, Planned Residential Development, Office/Retail if rezoned from Ag to R1-R4. Depending on the type of development, Hoschton has sewer capacity constraints for the next 3-4 years. Multiple housing and commercial developments are under construction near the property with more coming soon.

Location Description

Travel North on I-85 and take Exit #129. Turn right then left on Pendergrass Road (Hwy 332). Property will be on the left. Property is 1.8 miles from I-85.

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Property Highlights

- Just north of Cresswind Twim Lake 55+ Development: 1,300 homes and commercial at full build-out.
- House and all structures currently on the property are sold "as is"
- Located 1.8 miles from I-85 at Exit 129

Offering Summary

Sale Price:	\$185,000 / acre
Lot Size:	12.21 Acres
Zoning	Ag

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,097	4,214	14,642
Total Population	3,023	12,407	43,134
Average HH Income	\$114,282	\$118,422	\$126,598

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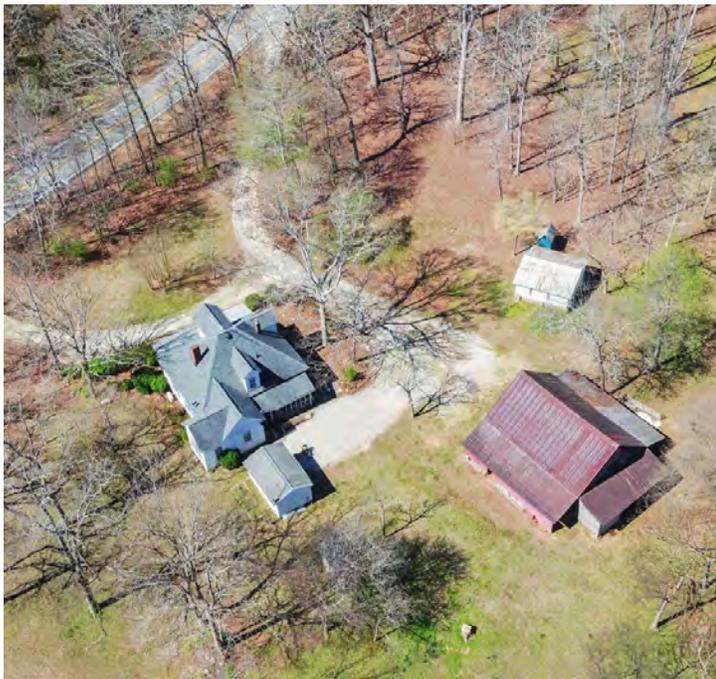
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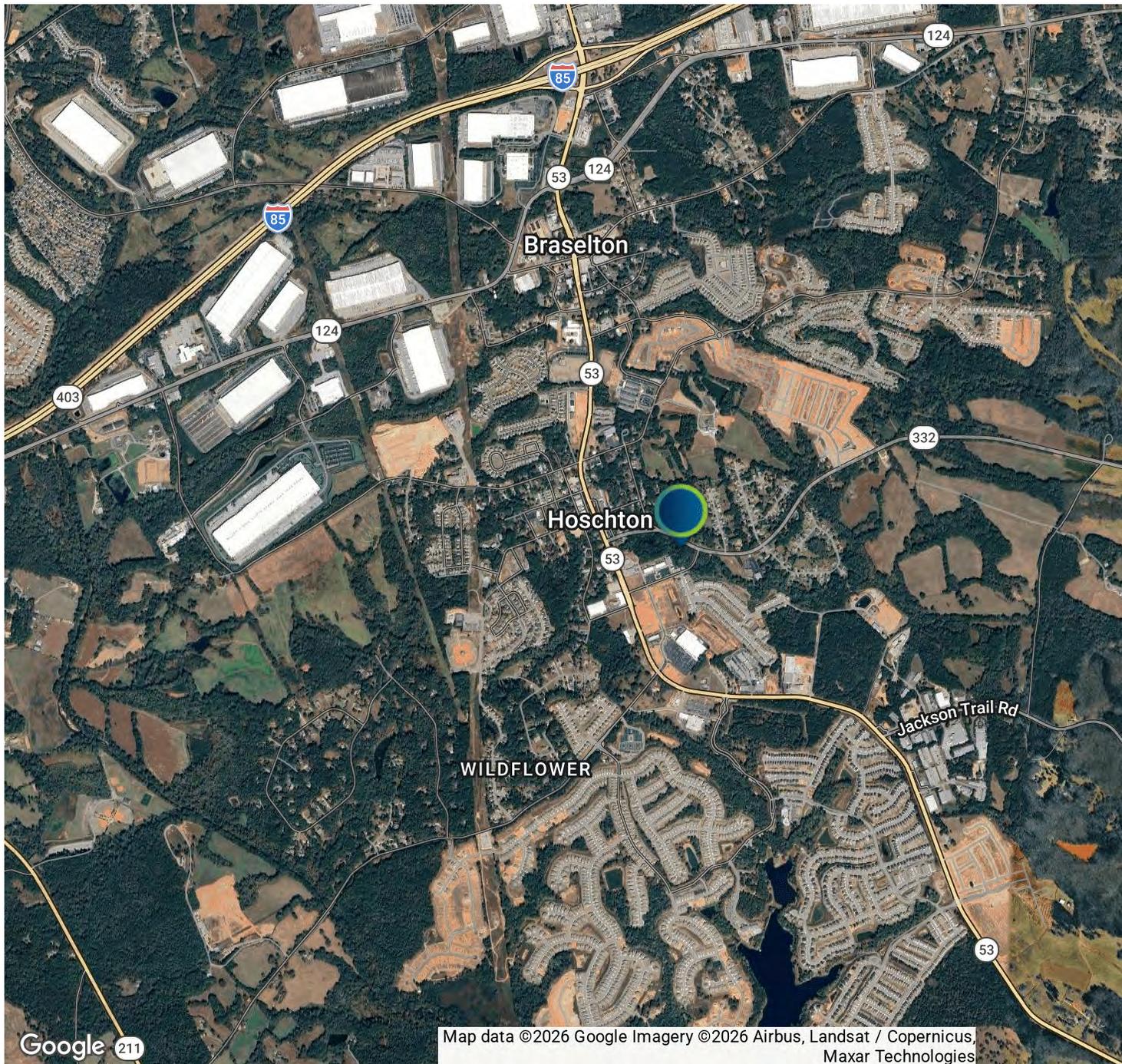
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Google 211

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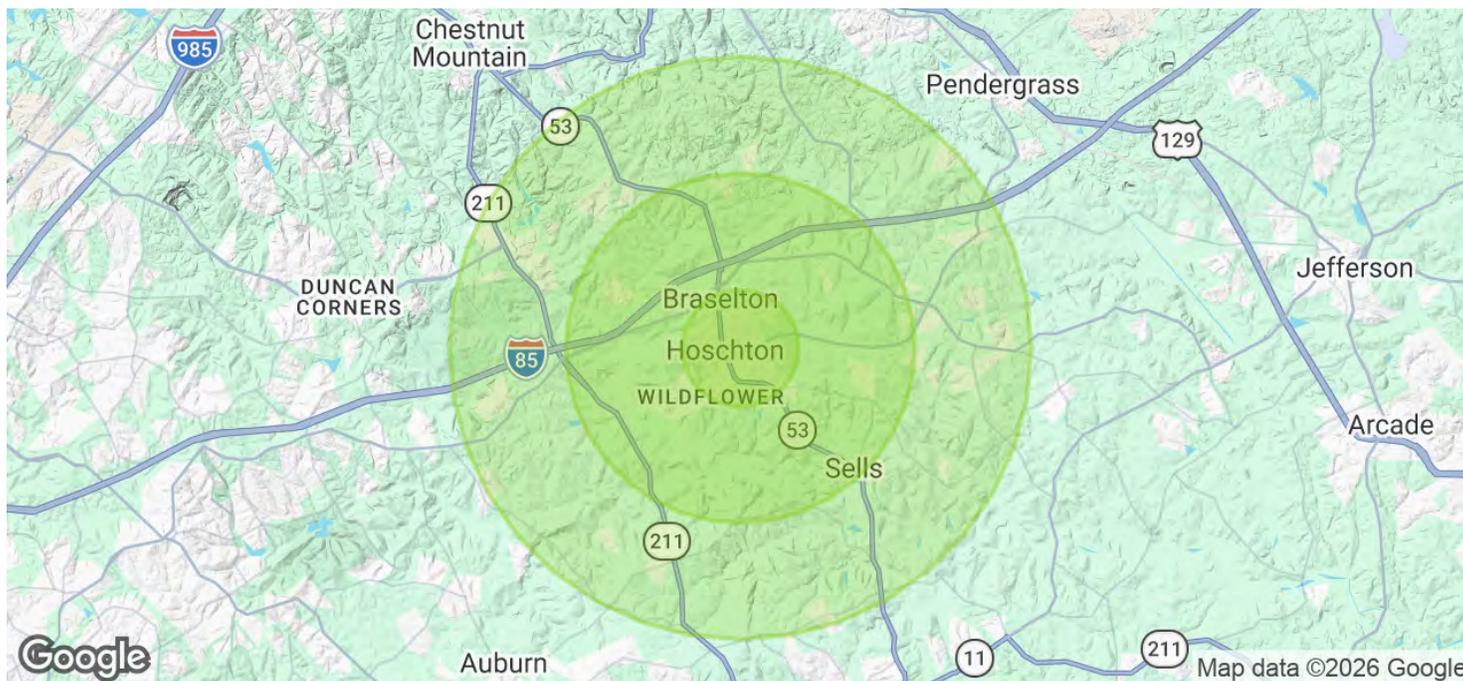
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,023	12,407	43,134
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,097	4,214	14,642
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$114,282	\$118,422	\$126,598
Average House Value	\$442,296	\$435,453	\$448,236

Demographics data derived from AlphaMap

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