

SALE

LESTER MILL LAND ASSEMBLAGE

0 Lester Mill Rd Locust Grove, GA 30248



PROPERTY DESCRIPTION

These 6 parcels of land are relatively flat and wooded. These properties have access to public utilities and sewer. There are multiple access from the Lester Mill Rd to these properties, and builders can chose the best possible access to the properties.

PROPERTY HIGHLIGHTS

- - Zoned Residential
- - Flat/ level land
- - Access to Utilities & Sewer
- - Multiple entries to the property
- - Great access and 3 minutes to exit 212 on I-75

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	42.46 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	312	3,856	10,728
Total Population	871	10,340	29,500
Average HH Income	\$64,834	\$76,716	\$80,437

Adam Shekarabi
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SALE PRICE

\$1,700,000

LOCATION INFORMATION

Building Name	Lester Mill Land Assemblage
Street Address	0 Lester Mill Rd
City, State, Zip	Locust Grove, GA 30248
County	Henry
Market	Henry County
Sub-market	Henry County/ Locust Grove
Cross-Streets	Lester Mill Rd

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	Residential -RA
Lot Size	42.46 Acres
APN #	113-01015010, 113-01015007, 113-01015008 , 113-01015000, 113-01024000, 113-01025000

UTILITIES & AMENITIES:

PUBLIC WATER, ELECTRIC , PUBLIC SEWER REQUIRES EASEMENT



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**COLDWELL BANKER
COMMERCIAL
BULLARD**

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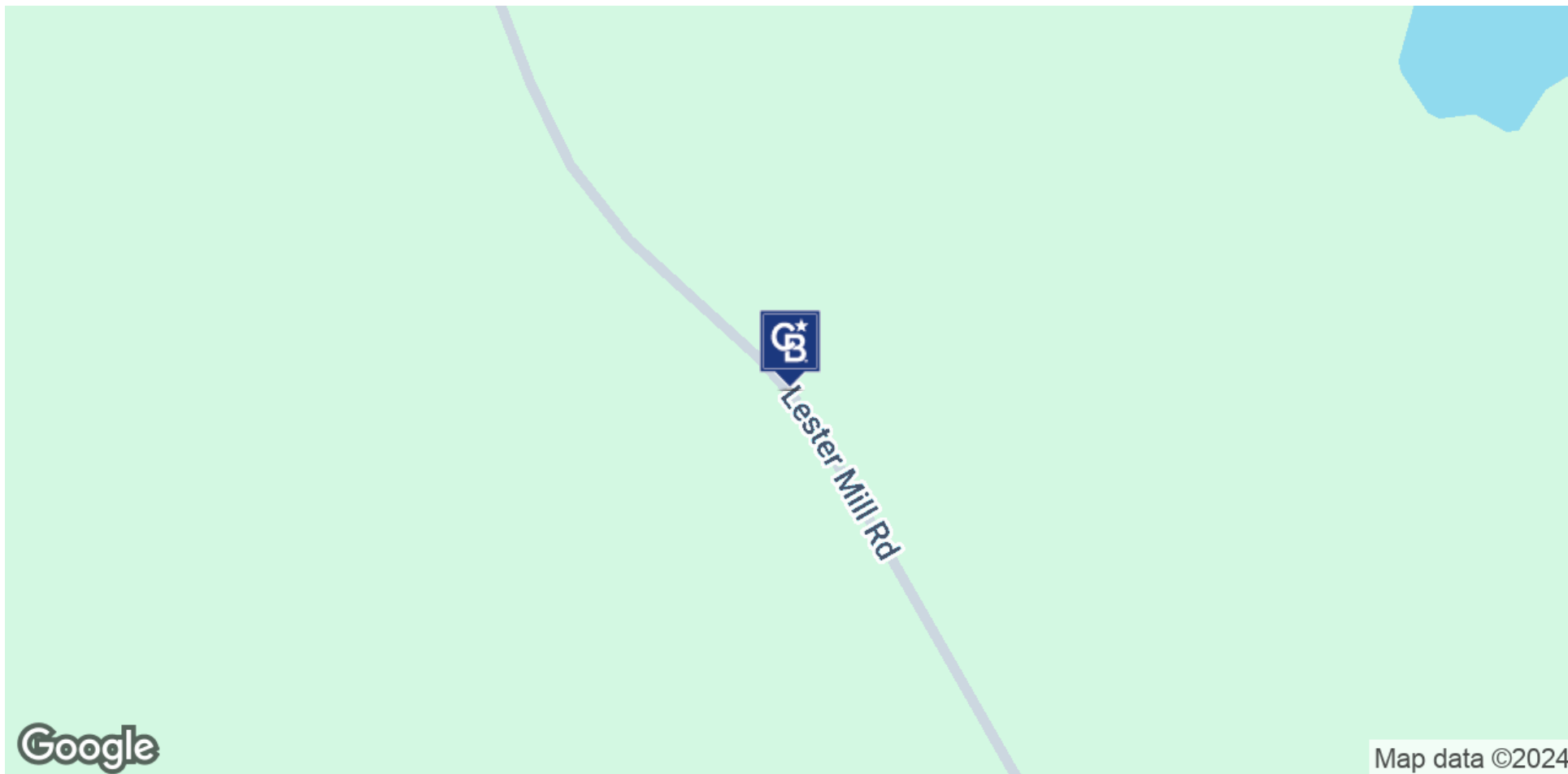
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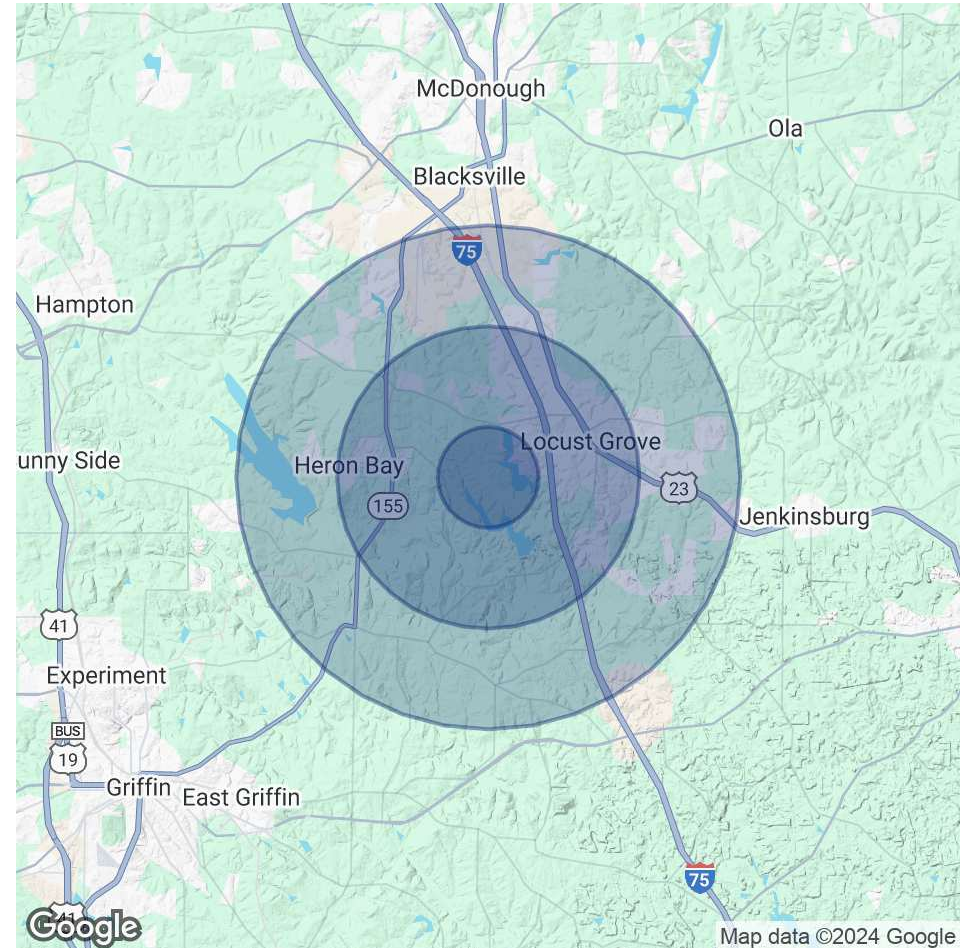
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	871	10,340	29,500
Average Age	35.5	35.1	38.2
Average Age (Male)	24.8	31.7	36
Average Age (Female)	36.2	35.5	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	312	3,856	10,728
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$64,834	\$76,716	\$80,437
Average House Value	\$174,719	\$224,378	\$209,151

* Demographic data derived from 2020 ACS - US Census



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