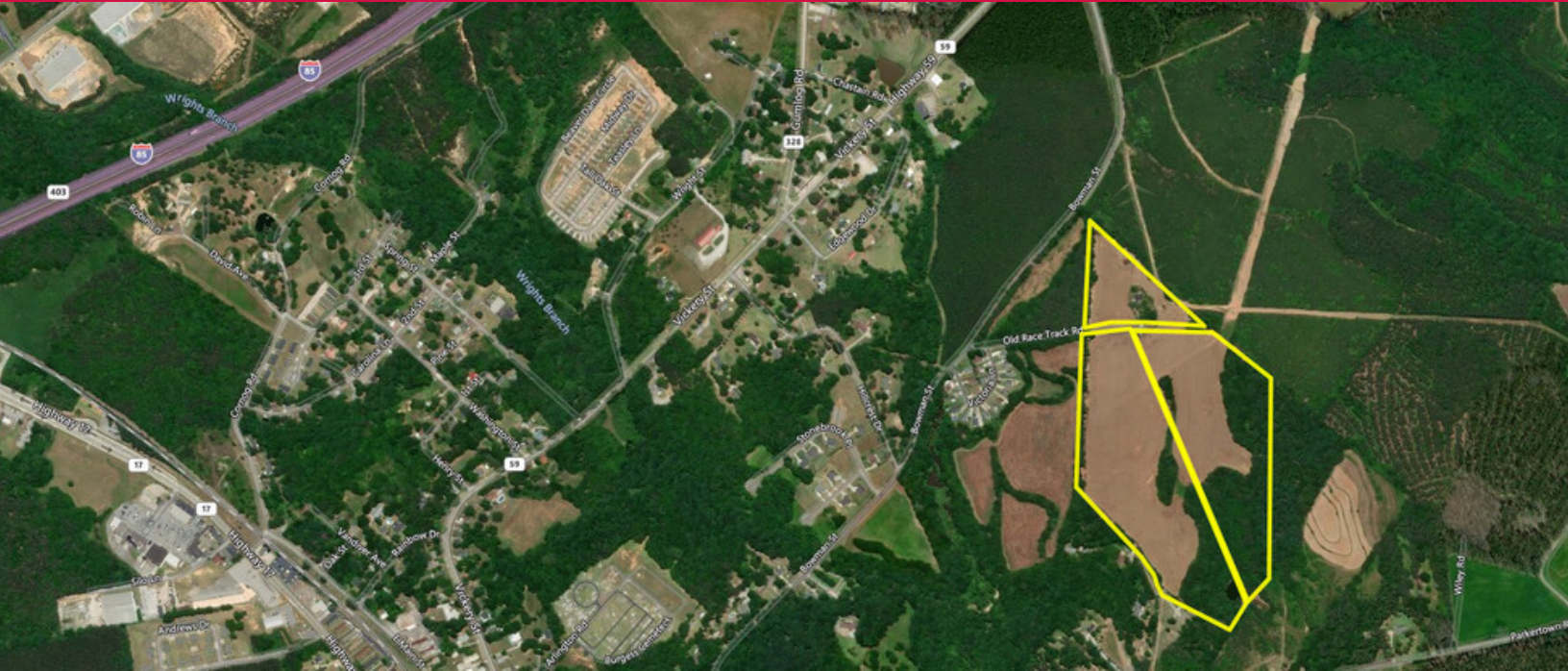


# LAND FOR SALE

## 56.53+/- Ac Prime Residential Site

**KING** Industrial  
Realty, Inc.



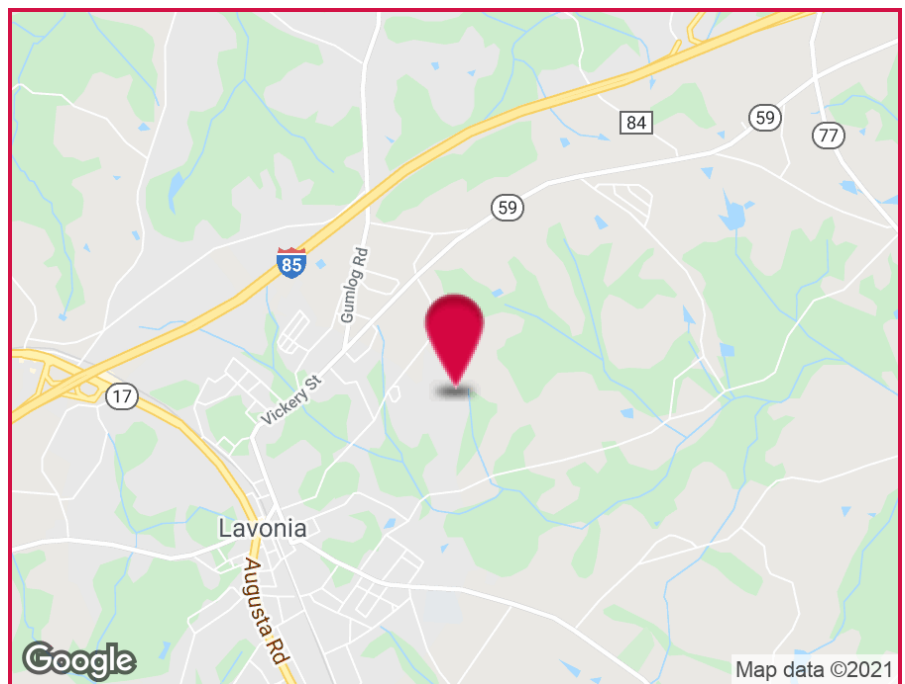
## 235 Old Race Track Road, Lavonia, GA 30553

### OFFERING SUMMARY

Lot Size: 56.53 Acres  
Zoning: R1A

### PROPERTY HIGHLIGHTS

- 3+/- Miles from I-85 Exit 173
- R1A City of Lavonia Zoning Permits (5) SFR per Acre
- Unlimited Capacity Gravity Flow Sewer Near Both Ends of Property
- Dual Ingress/Egress from (2) County-Maintained Roads
- Minimal Topography Variation
- Minimal Coverage of Hardwoods
- All Utilities Available
- 30+/- Miles North of Commerce, GA
- 45+/- Miles Northeast of Athens, GA
- 50+/- Miles South of Greenville, SC



For More Information Contact:

**JOWELL THOME**

Sales Associate

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[jthome@kingindustrial.com](mailto:jthome@kingindustrial.com)



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# LAND FOR SALE

## 56.53+/- Ac Prime Residential Site

### 235 Old Race Track Road, Lavonia, GA 30553



## Demographic and Income Comparison Profile

235 Old Race Track Rd, Lavonia, Georgia, 30553  
Ring Bands: 0-10, 10-30, 30-60 mile radii

Prepared by Esri  
Latitude: 34.44348  
Longitude: -83.08941

	0 - 10 mile	10 - 30 mile	30 - 60 mile
<b>Census 2010 Summary</b>			
Population	28,652	372,117	1,663,855
Households	11,546	144,449	621,033
Families	8,270	97,910	434,707
Average Household Size	2.47	2.48	2.61
Owner Occupied Housing Units	8,939	100,226	439,557
Renter Occupied Housing Units	2,607	44,223	181,476
Median Age	42.8	38.5	36.6
<b>2021 Summary</b>			
Population	30,996	408,719	1,942,092
Households	12,581	158,836	725,813
Families	8,838	105,498	500,498
Average Household Size	2.45	2.48	2.61
Owner Occupied Housing Units	9,504	112,442	520,346
Renter Occupied Housing Units	3,077	46,394	205,467
Median Age	45.3	40.6	38.6
Median Household Income	\$53,251	\$49,735	\$60,429
Average Household Income	\$71,957	\$67,802	\$83,398
<b>2026 Summary</b>			
Population	32,054	423,967	2,076,468
Households	13,047	165,102	776,235
Families	9,110	108,964	533,132
Average Household Size	2.44	2.48	2.62
Owner Occupied Housing Units	9,965	118,212	561,164
Renter Occupied Housing Units	3,082	46,890	215,071
Median Age	46.4	41.9	39.2
Median Household Income	\$56,308	\$53,225	\$67,087
Average Household Income	\$78,736	\$74,807	\$93,464
<b>Trends: 2021-2026 Annual Rate</b>			
Population	0.67%	0.74%	1.35%
Households	0.73%	0.78%	1.35%
Families	0.61%	0.65%	1.27%
Owner Households	0.95%	1.01%	1.52%
Median Household Income	1.12%	1.37%	2.11%

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### 235 Old Race Track Road, Lavonia, GA 30553



## Demographic and Income Comparison Profile

235 Old Race Track Rd, Lavonia, Georgia, 30553  
 Ring Bands: 0-10, 10-30, 30-60 mile radii

Prepared by Esri  
 Latitude: 34.44348  
 Longitude: -83.08941

2021 Households by Income	0 - 10 mile		10 - 30 mile		30 - 60 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,488	11.8%	22,377	14.1%	68,940	9.5%
\$15,000 - \$24,999	1,431	11.4%	17,722	11.2%	62,640	8.6%
\$25,000 - \$34,999	1,193	9.5%	16,574	10.4%	66,922	9.2%
\$35,000 - \$49,999	1,710	13.6%	23,047	14.5%	95,040	13.1%
\$50,000 - \$74,999	2,502	19.9%	28,393	17.9%	134,982	18.6%
\$75,000 - \$99,999	1,745	13.9%	20,044	12.6%	94,536	13.0%
\$100,000 - \$149,999	1,550	12.3%	18,991	12.0%	111,447	15.4%
\$150,000 - \$199,999	391	3.1%	5,761	3.6%	45,848	6.3%
\$200,000+	571	4.5%	5,928	3.7%	45,454	6.3%
Median Household Income	\$53,251		\$49,735		\$60,429	
Average Household Income	\$71,957		\$67,802		\$83,398	
Per Capita Income	\$29,038		\$26,473		\$31,231	

2026 Households by Income	0 - 10 mile		10 - 30 mile		30 - 60 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,370	10.5%	20,719	12.5%	63,078	8.1%
\$15,000 - \$24,999	1,377	10.6%	16,783	10.2%	57,804	7.4%
\$25,000 - \$34,999	1,147	8.8%	16,294	9.9%	63,930	8.2%
\$35,000 - \$49,999	1,721	13.2%	23,277	14.1%	94,573	12.2%
\$50,000 - \$74,999	2,669	20.5%	30,002	18.2%	143,434	18.5%
\$75,000 - \$99,999	1,865	14.3%	21,918	13.3%	104,870	13.5%
\$100,000 - \$149,999	1,763	13.5%	22,139	13.4%	133,536	17.2%
\$150,000 - \$199,999	495	3.8%	7,195	4.4%	59,693	7.7%
\$200,000+	640	4.9%	6,775	4.1%	55,312	7.1%
Median Household Income	\$56,308		\$53,225		\$67,087	
Average Household Income	\$78,736		\$74,807		\$93,464	
Per Capita Income	\$31,857		\$29,252		\$34,999	

For More Information Contact:

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Sales Associate

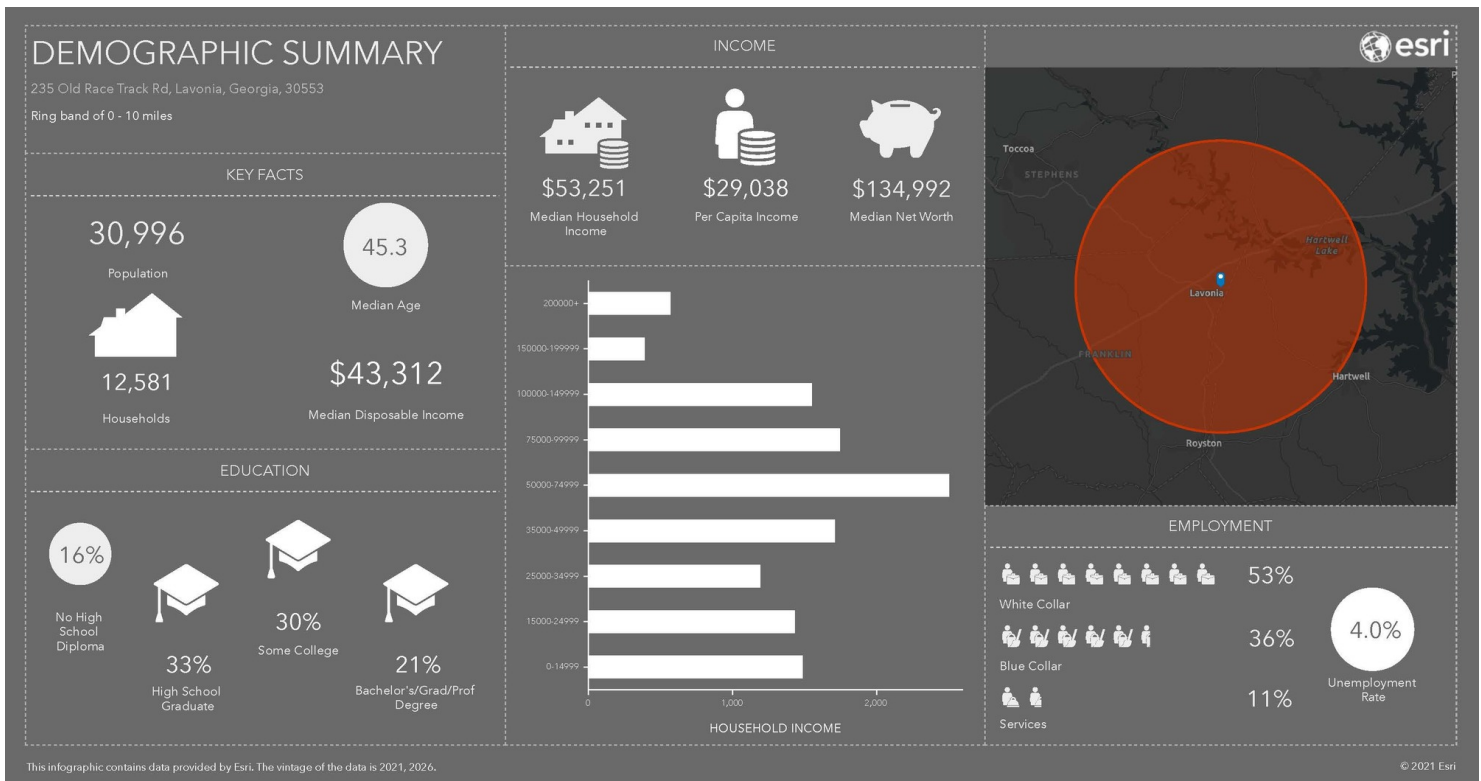
404.942.2036

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# LAND FOR SALE

## 56.53+/- Ac Prime Residential Site

### 235 Old Race Track Road, Lavonia, GA 30553



Summary for 0-10 Miles

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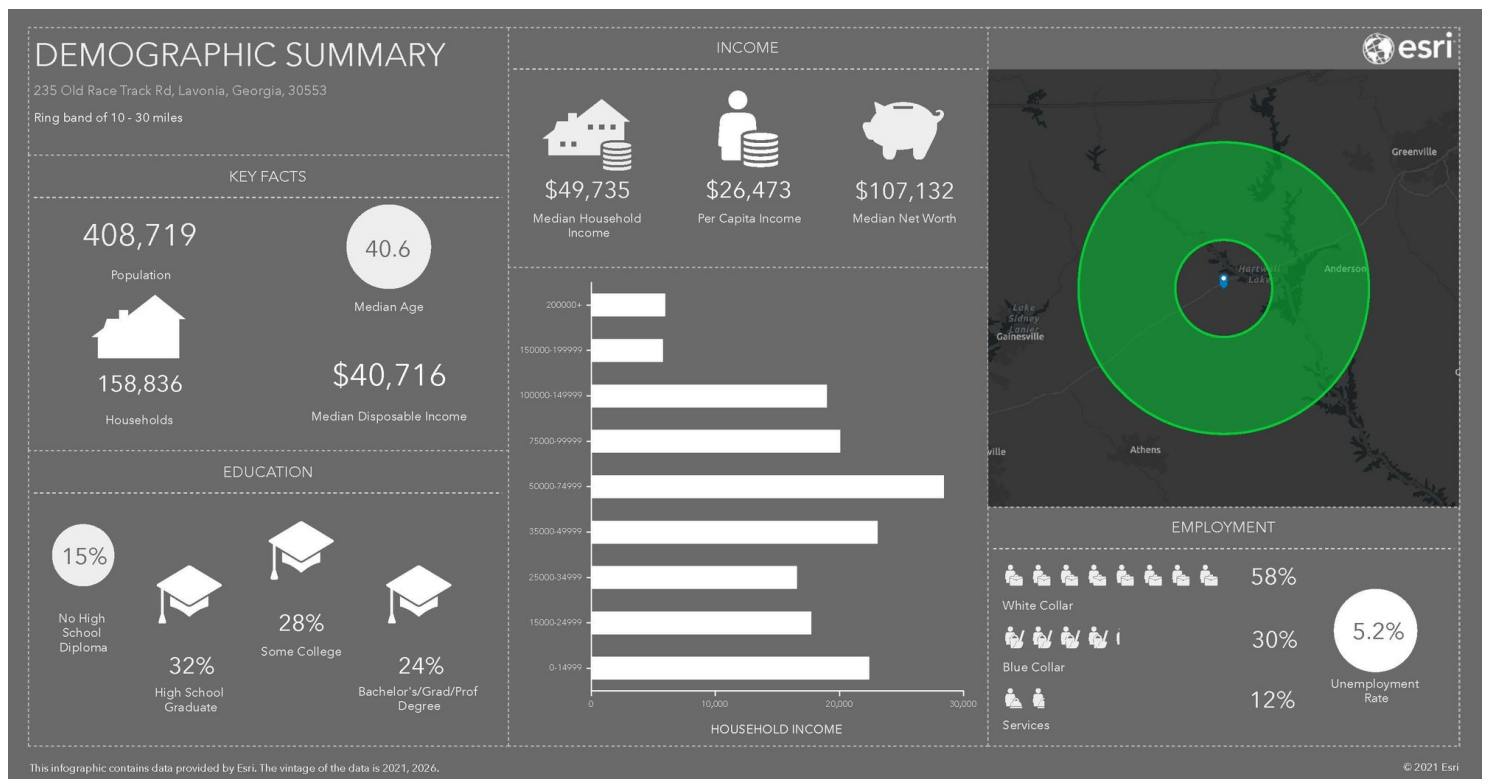
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# LAND FOR SALE

56.53+/- Ac Prime Residential Site  
235 Old Race Track Road, Lavonia, GA 30553



Summary for 10-20 Miles

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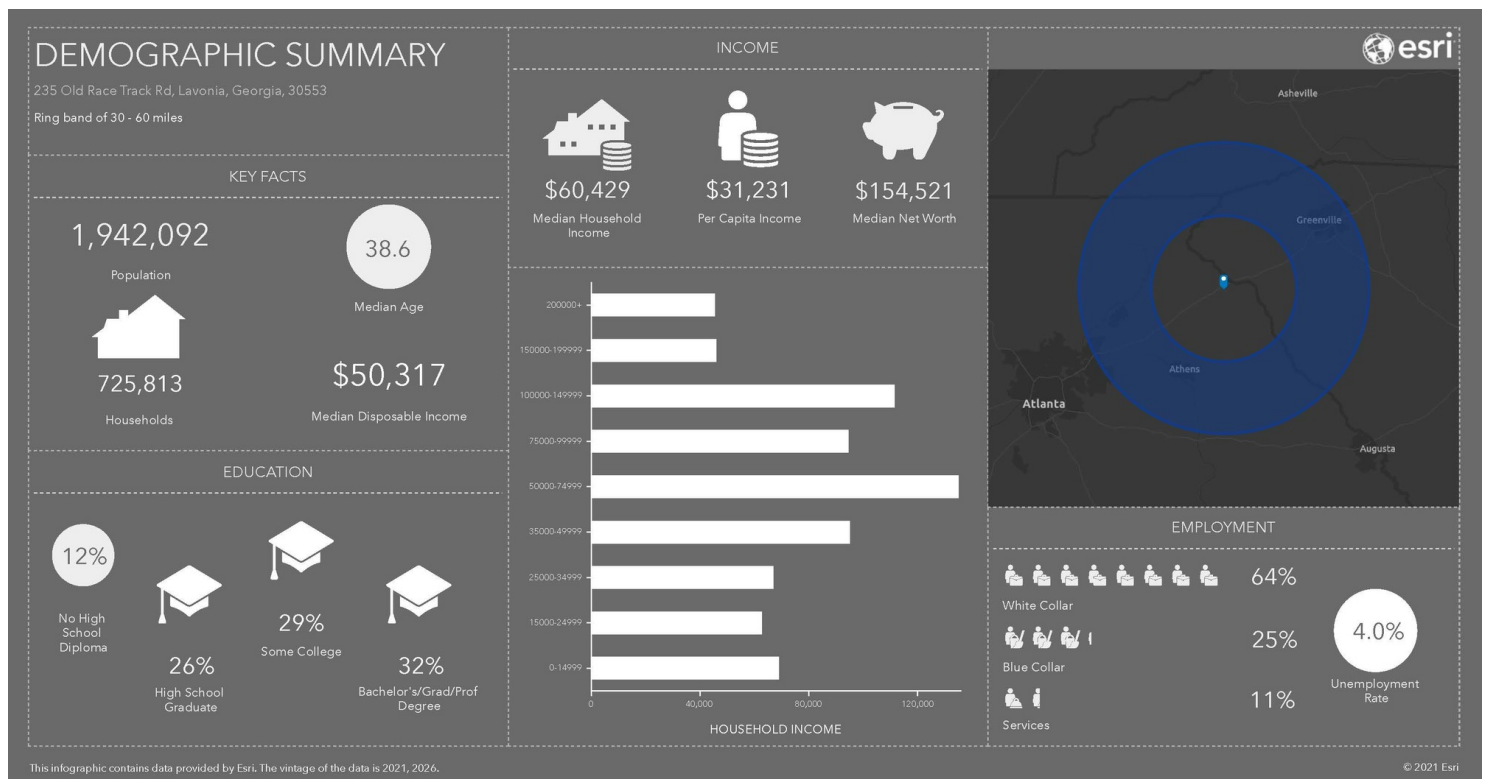
Sales Associate

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# LAND FOR SALE

56.53+/- Ac Prime Residential Site  
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Summary for 30-60 Miles

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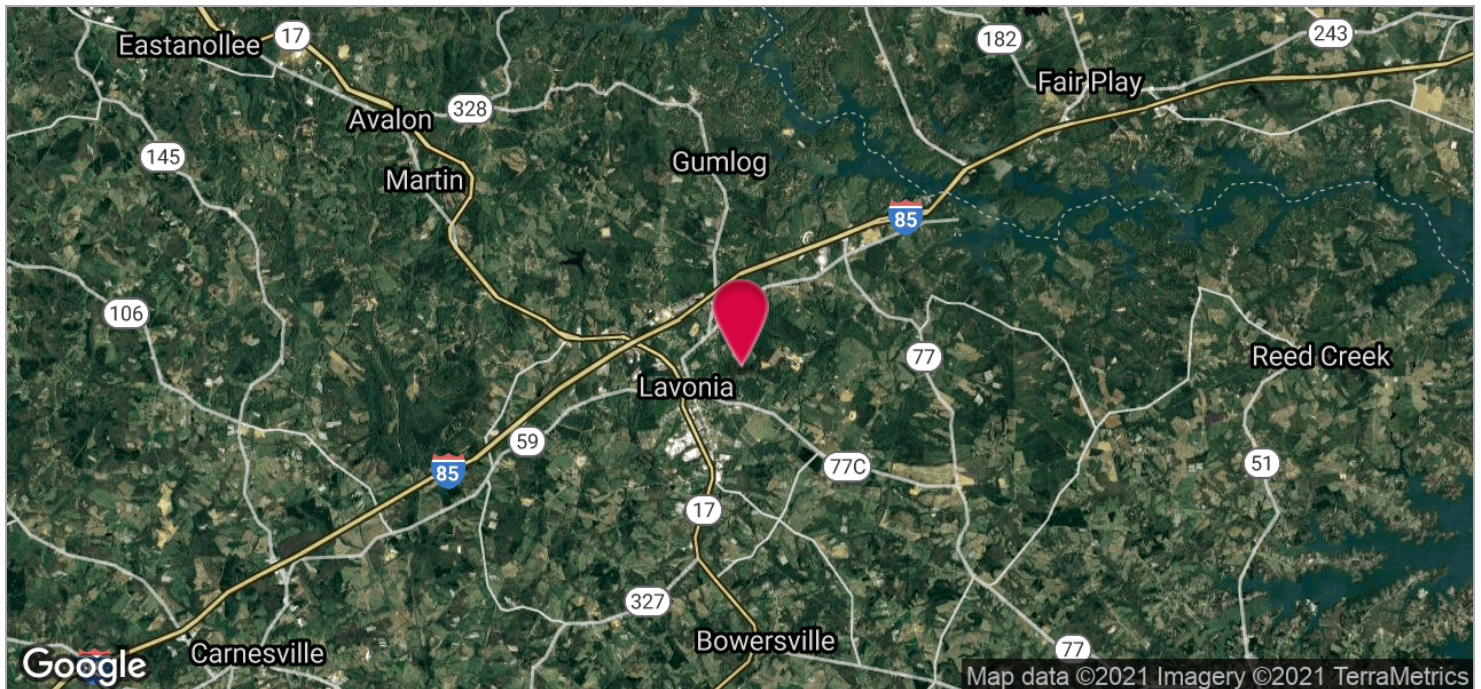
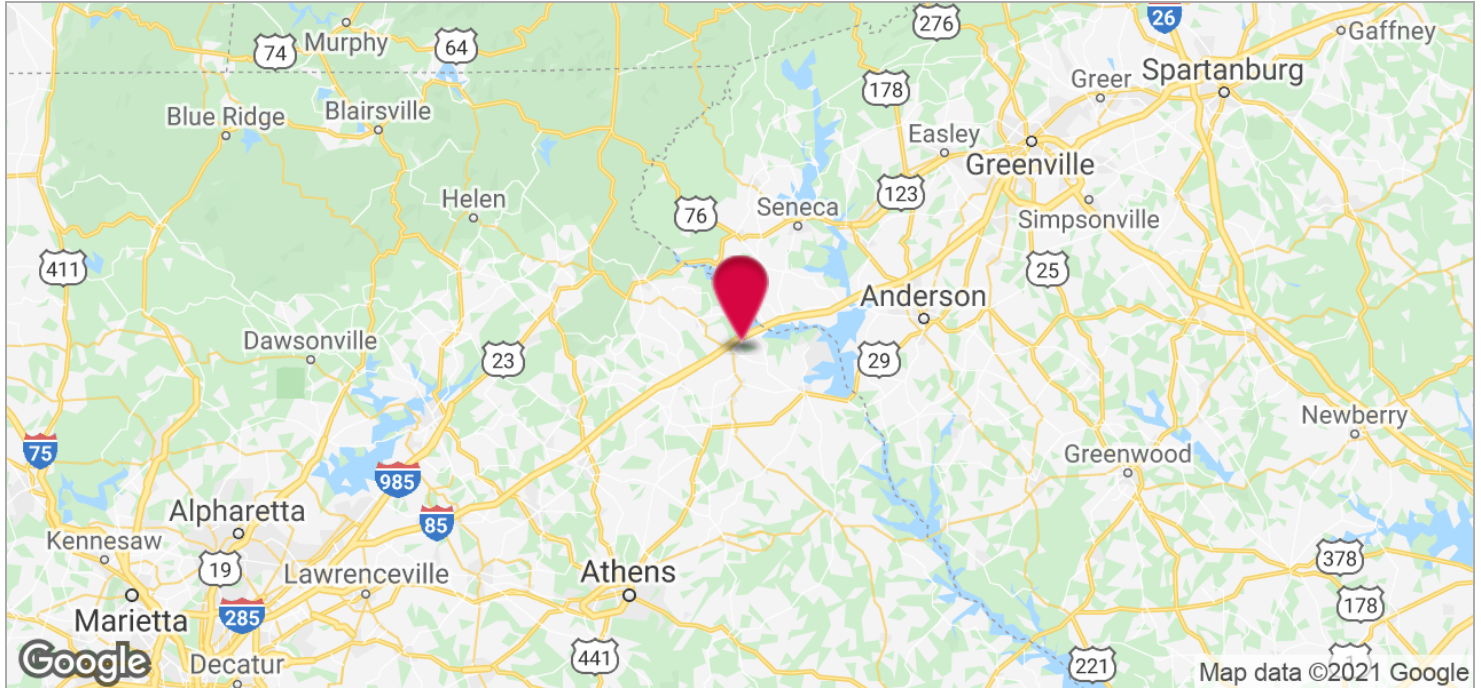
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