

FOR SALE

15817 GA-106

Martin, GA 30557

For More Information: Stephen Lovett

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Patrick Cisco

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Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Sale Price: \$1,250,000

Lot Size: ±7.4 Acres

Total Building Size: ±14,510 SF

Church: ±5,998 SF

Gymnasium: ±6,670 SF

Personage: ±1,842 SF

PROPERTY OVERVIEW

Norton Commercial is proud to present a versatile ±7.4-acre campus in Franklin County, Georgia, featuring a church, gymnasium/fellowship hall, and parsonage. With ±14,510 total SF, the property is well-suited for ministry, community programs, education, or redevelopment. The ±5,998 SF church building includes a ±1,662 SF sanctuary seating about 160 people. The top floor offers 5 classrooms/offices, 2 bathrooms, and storage, while the lower level features an ±826 SF fellowship hall, kitchen, 2 bathrooms, children's room, and storage. The ±6,670 SF gymnasium provides ±3,984 SF of open space with 22'10" clear ceilings, plus a commercial kitchen, 2 loft rooms, and restrooms—ideal for recreation, events, or large gatherings. The ±1,842 SF parsonage offers 3 bedrooms, 2 bathrooms (including a primary suite), an office, front and back porches, and a garage. The campus also provides 60 parking spaces that serves both the church and gym.

LOCATION OVERVIEW

This property is located in the heart of Franklin County, Northeast Georgia, along GA-106 in Martin. The site offers a peaceful rural setting with quick access to Lavonia, Toccoa, and Hartwell. Nearby Interstate 85 connects to Atlanta (approx. 1.5 hours) and Greenville, SC (approx. 1 hour). The area is known for its scenic landscapes and recreational amenities, with Lake Hartwell, Tugaloo State Park, and local trails close by.

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ADDITIONAL PHOTOS

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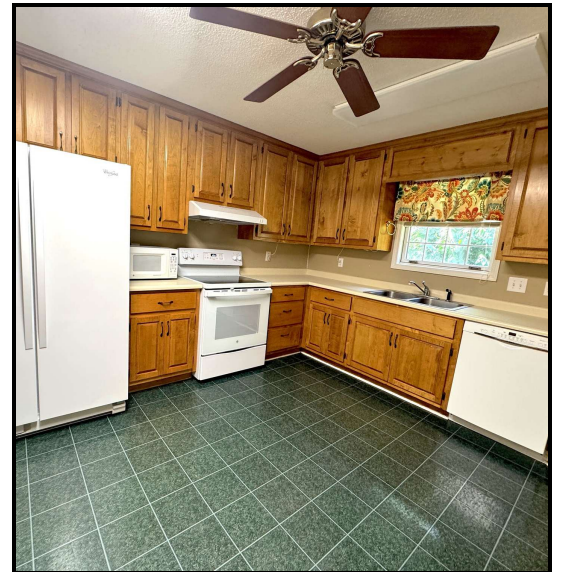
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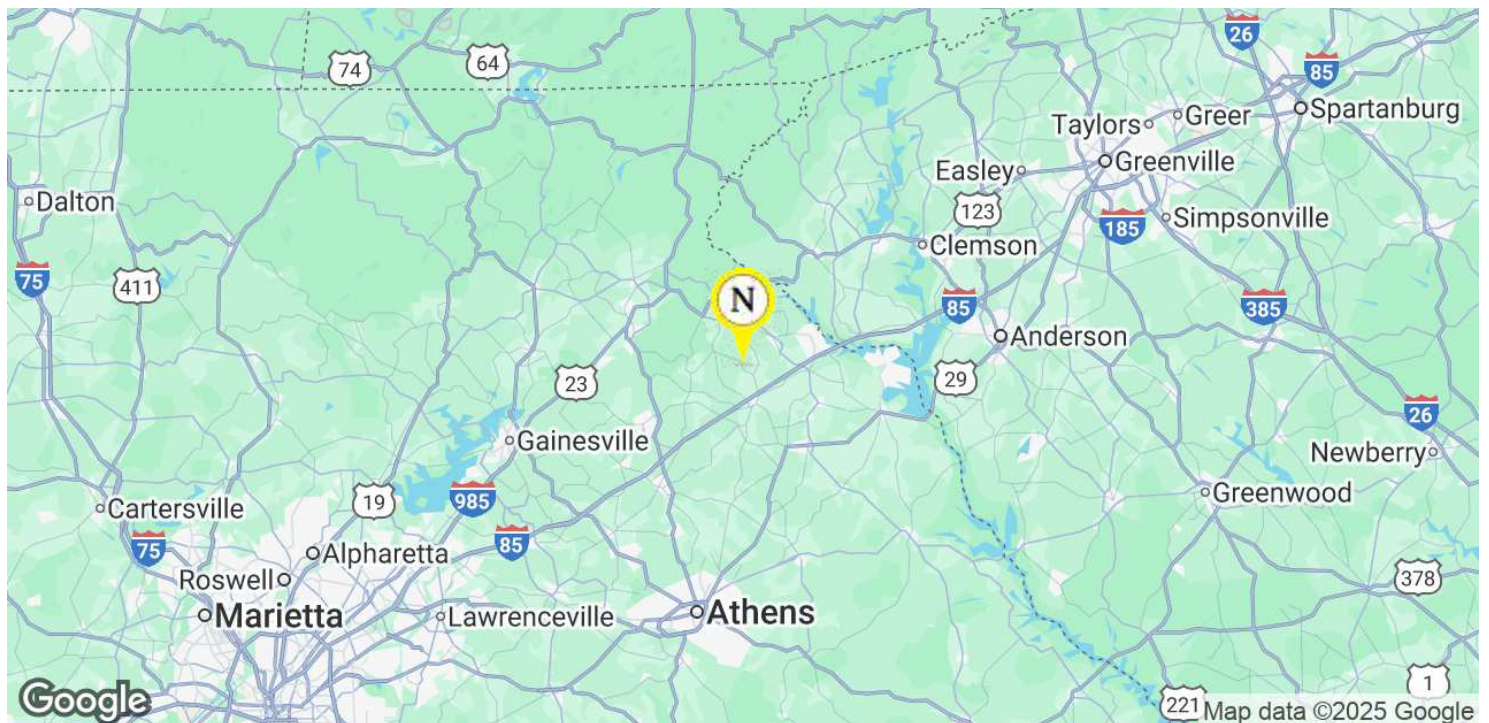
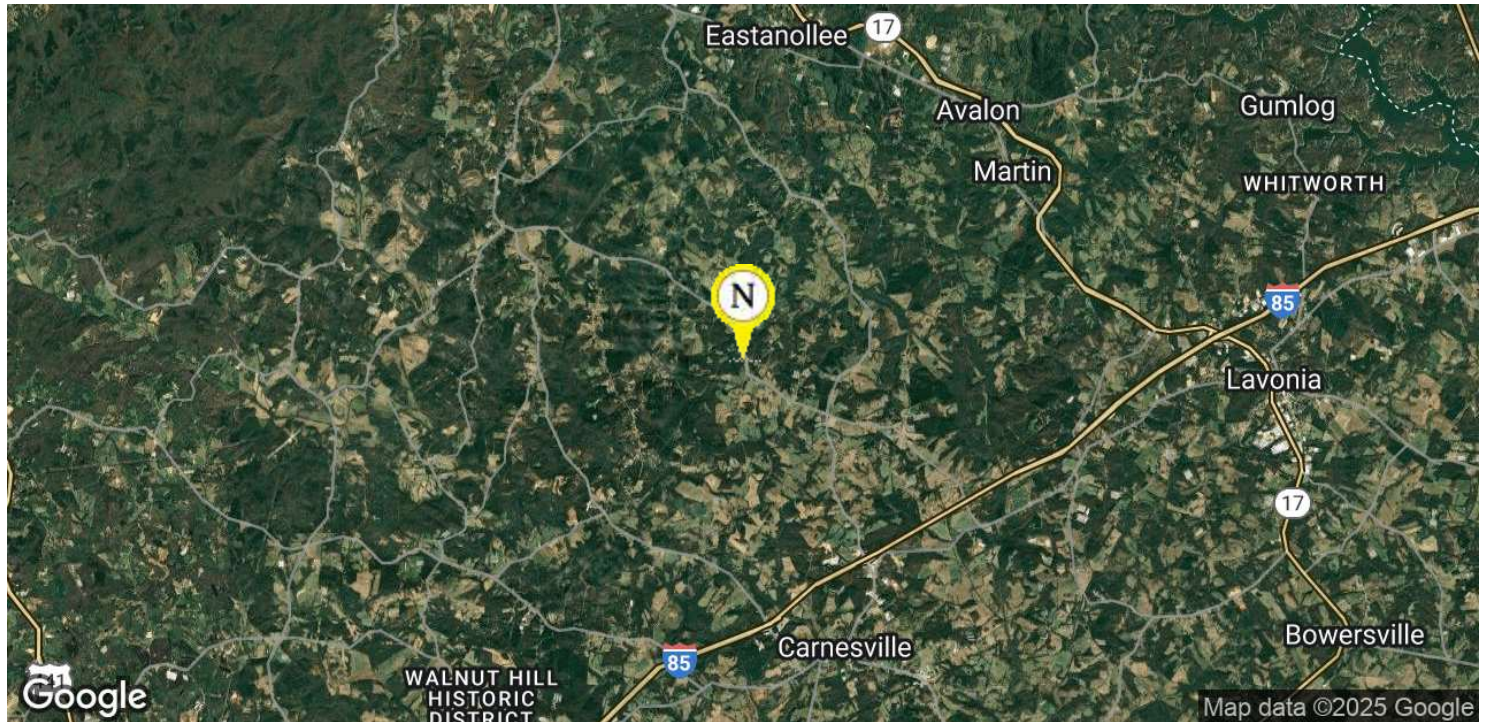
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Executive Summary

15817 GA-106, Martin, Georgia, 30557
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 34.44451
 Longitude: -83.26665

	3 miles	5 miles	10 miles
Population			
2010 Population	1,557	5,261	32,952
2020 Population	1,646	5,381	33,707
2025 Population	1,723	5,680	35,121
2030 Population	1,780	5,864	35,905
2010-2020 Annual Rate	0.56%	0.23%	0.23%
2020-2025 Annual Rate	0.87%	1.04%	0.79%
2025-2030 Annual Rate	0.65%	0.64%	0.44%
2020 Male Population	50.4%	50.0%	48.7%
2020 Female Population	49.6%	50.0%	51.3%
2020 Median Age	43.9	43.1	42.9
2025 Male Population	51.2%	50.8%	49.4%
2025 Female Population	48.8%	49.2%	50.6%
2025 Median Age	43.5	43.1	43.2

In the identified area, the current year population is 35,121. In 2020, the Census count in the area was 33,707. The rate of change since 2020 was 0.79% annually. The five-year projection for the population in the area is 35,905 representing a change of 0.44% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	87.9%	87.1%	81.3%
2025 Black Alone	2.3%	3.5%	9.2%
2025 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2025 Asian Alone	2.6%	1.8%	1.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	2.2%	2.0%	2.2%
2025 Two or More Races	4.8%	5.4%	5.7%
2025 Hispanic Origin (Any Race)	3.5%	3.9%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	40	49	55
2010 Households	599	1,990	12,935
2020 Households	614	2,014	13,295
2025 Households	646	2,126	13,859
2030 Households	667	2,197	14,203
2010-2020 Annual Rate	0.25%	0.12%	0.27%
2020-2025 Annual Rate	0.97%	1.04%	0.79%
2025-2030 Annual Rate	0.64%	0.66%	0.49%
2025 Average Household Size	2.67	2.66	2.52

The household count in this area has changed from 13,295 in 2020 to 13,859 in the current year, a change of 0.79% annually. The five-year projection of households is 14,203, a change of 0.49% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2020. The number of families in the current year is 9,128 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	33.6%	27.6%	21.3%
Median Household Income			
2025 Median Household Income	\$48,607	\$54,911	\$58,025
2030 Median Household Income	\$51,145	\$59,793	\$64,115
2025-2030 Annual Rate	1.02%	1.72%	2.02%
Average Household Income			
2025 Average Household Income	\$60,278	\$69,428	\$73,047
2030 Average Household Income	\$65,713	\$75,446	\$79,573
2025-2030 Annual Rate	1.74%	1.68%	1.73%
Per Capita Income			
2025 Per Capita Income	\$22,635	\$26,275	\$29,009
2030 Per Capita Income	\$24,640	\$28,603	\$31,674
2025-2030 Annual Rate	1.71%	1.71%	1.77%
GINI Index			
2025 Gini Index	43.7	42.2	42.9
Households by Income			

Current median household income is \$58,025 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$64,115 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$73,047 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$79,573 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$29,009 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$31,674 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	67	81	106
2010 Total Housing Units	712	2,283	15,379
2010 Owner Occupied Housing Units	496	1,606	9,337
2010 Renter Occupied Housing Units	104	385	3,598
2010 Vacant Housing Units	113	293	2,444
2020 Total Housing Units	704	2,233	15,083
2020 Owner Occupied Housing Units	511	1,630	9,460
2020 Renter Occupied Housing Units	103	384	3,835
2020 Vacant Housing Units	87	253	1,825
2025 Total Housing Units	739	2,352	15,655
2025 Owner Occupied Housing Units	550	1,762	10,205
2025 Renter Occupied Housing Units	96	364	3,654
2025 Vacant Housing Units	93	226	1,796
2030 Total Housing Units	758	2,413	15,983
2030 Owner Occupied Housing Units	577	1,848	10,688
2030 Renter Occupied Housing Units	90	349	3,514
2030 Vacant Housing Units	91	216	1,780
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.5	45.5	44.7

Currently, 65.2% of the 15,655 housing units in the area are owner occupied; 23.3% are renter occupied; and 11.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 15,083 housing units in the area and 12.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.71%. Median home value in the area is \$197,826, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.68% annually to \$273,371.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.