



## 37.5 Acres for Sale in Newborn, GA

### OFFERING SUMMARY

---

|                    |   |
|--------------------|---|
| <b>Address:</b>    | 2056 Pitts Chapel Rd, Newborn, GA 30056 |
| <b>Sale Price:</b> | Seller calls for all offers             |
| <b>Lot Size:</b>   | 37.5 Acres                              |
| <b>Zoning:</b>     | AG (Jasper County)                      |

### HIGHLIGHTS:

---

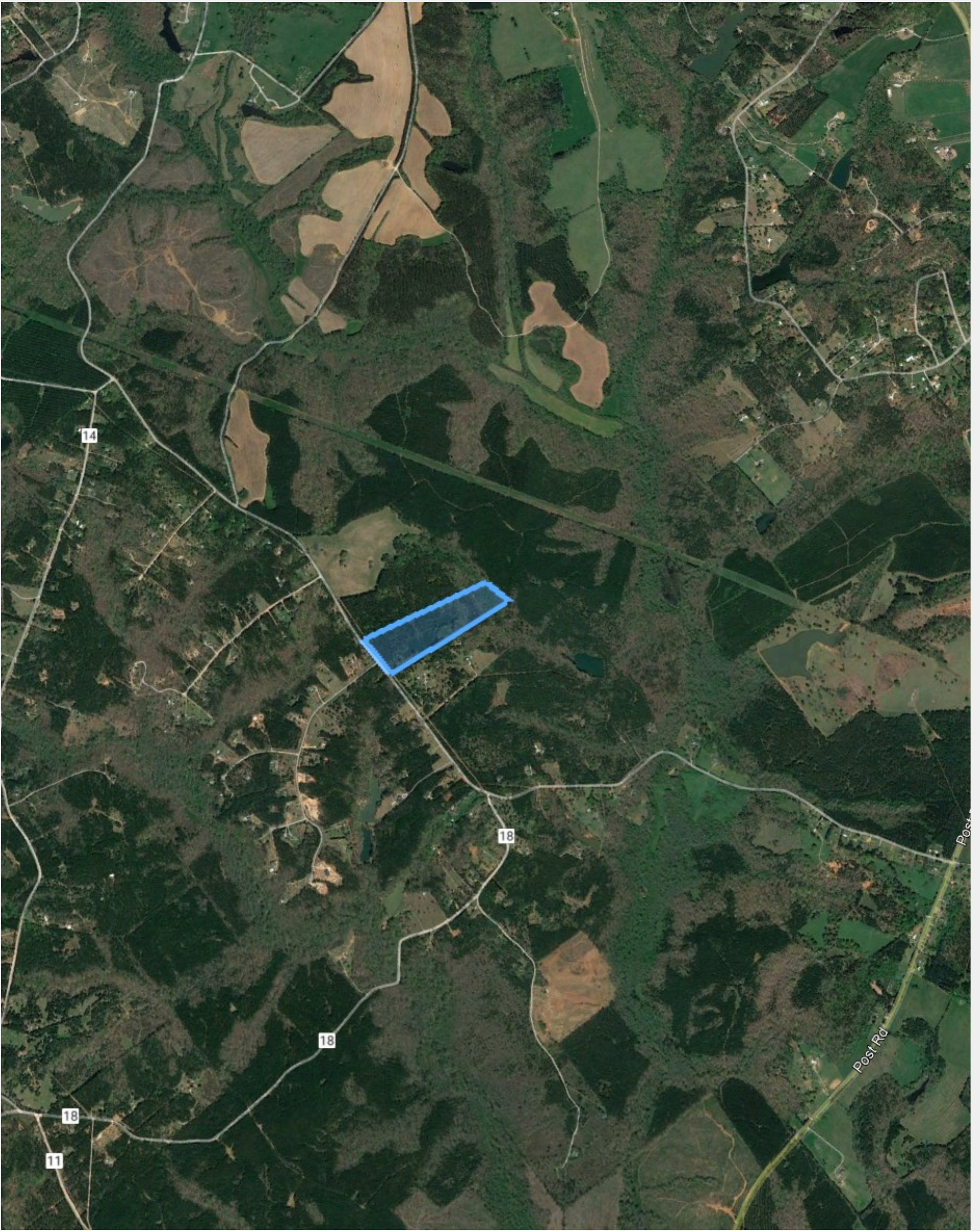
- Gentle Topography
- Over 750 Feet of Frontage
- 10 Minutes From Mansfield / Newborn
- 20 Minutes From I-20
- Short Drive to Charlie Elliot Wildlife Center, Newborn Park, Fox Vineyard & Winery, and Lake Margery
- Beautiful Land for Homesites & Hunting

---

### Contact Information

**Reena Patel**  
Commercial Real Estate Advisor  
(850) 319-4459  
reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**  
Commercial Real Estate Advisor  
(678) 890-7050  
(678) 687-1460  
darka@ccim.net



## Contact Information

**Reena Patel**

Commercial Real Estate Advisor

(850) 319-4459

reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**

Commercial Real Estate Advisor

(678) 890-7050

(678) 687-1460

darka@ccim.net

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



## Contact Information

**Reena Patel**

Commercial Real Estate Advisor

(850) 319-4459

reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**

Commercial Real Estate Advisor

(678) 890-7050

(678) 687-1460

darka@ccim.net

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



## Contact Information

**Reena Patel**

Commercial Real Estate Advisor

(850) 319-4459

reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**

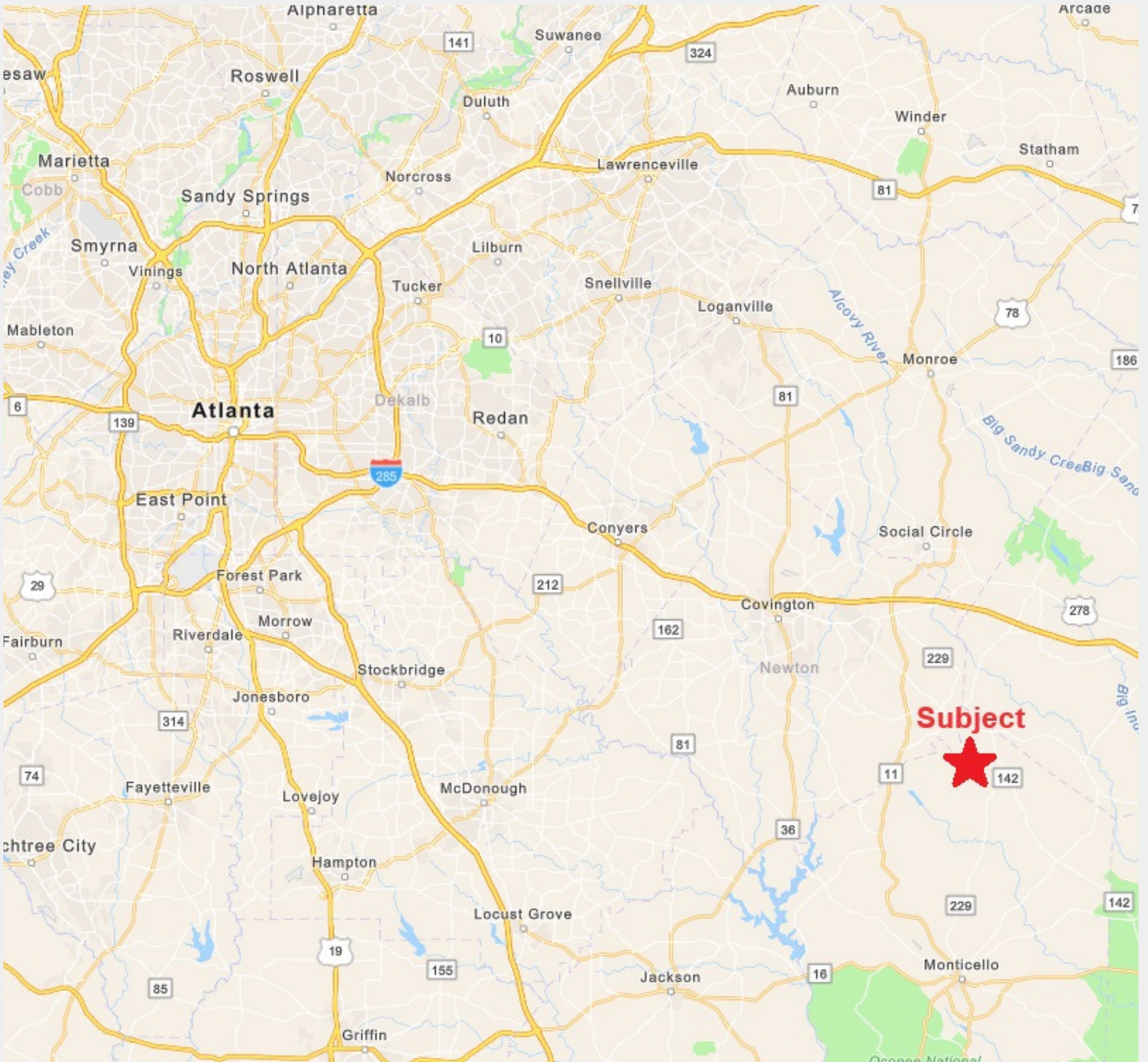
Commercial Real Estate Advisor

(678) 890-7050

(678) 687-1460

darka@ccim.net

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



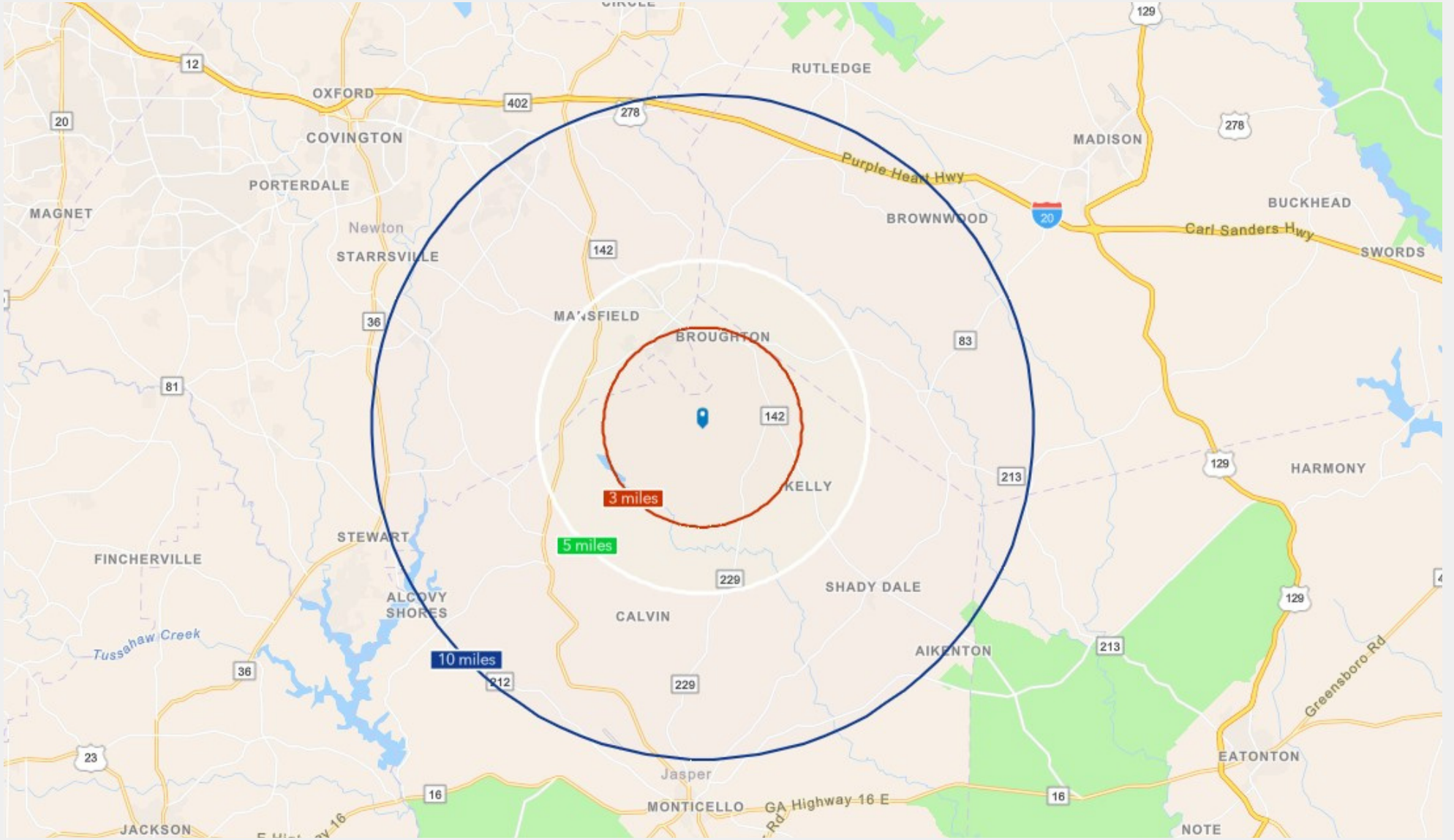
---

## Contact Information

**Reena Patel**  
Commercial Real Estate Advisor  
(850) 319-4459  
reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**  
Commercial Real Estate Advisor  
(678) 890-7050  
(678) 687-1460  
darka@ccim.net

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



|                                 | 3 miles   | 5 miles   | 10 miles  |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               |           |           |           |
| 2010 Population                 | 1,842     | 3,874     | 17,936    |
| 2020 Population                 | 1,924     | 4,044     | 19,408    |
| 2023 Population                 | 2,065     | 4,245     | 19,946    |
| 2028 Population                 | 2,130     | 4,342     | 20,889    |
| 2010-2020 Annual Rate           | 0.44%     | 0.43%     | 0.79%     |
| 2020-2023 Annual Rate           | 2.20%     | 1.50%     | 0.84%     |
| 2023-2028 Annual Rate           | 0.62%     | 0.45%     | 0.93%     |
| 2020 Male Population            | 50.8%     | 50.2%     | 49.8%     |
| 2020 Female Population          | 49.2%     | 49.8%     | 50.2%     |
| 2020 Median Age                 | 41.8      | 42.1      | 42.2      |
| 2023 Male Population            | 50.3%     | 49.8%     | 50.0%     |
| 2023 Female Population          | 49.7%     | 50.2%     | 50.0%     |
| 2023 Median Age                 | 40.3      | 41.3      | 42.4      |
| <b>Median Household Income</b>  |           |           |           |
| 2023 Median Household Income    | \$63,540  | \$71,966  | \$80,454  |
| 2028 Median Household Income    | \$75,325  | \$81,289  | \$91,329  |
| 2023-2028 Annual Rate           | 3.46%     | 2.47%     | 2.57%     |
| <b>Average Household Income</b> |           |           |           |
| 2023 Average Household Income   | \$86,499  | \$93,845  | \$103,029 |
| 2028 Average Household Income   | \$101,637 | \$108,851 | \$118,198 |
| 2023-2028 Annual Rate           | 3.28%     | 3.01%     | 2.79%     |
| <b>Per Capita Income</b>        |           |           |           |
| 2023 Per Capita Income          | \$30,591  | \$33,715  | \$36,895  |
| 2028 Per Capita Income          | \$36,116  | \$39,325  | \$42,574  |
| 2023-2028 Annual Rate           | 3.38%     | 3.13%     | 2.90%     |

## Contact Information

**Reena Patel**  
Commercial Real Estate Advisor  
(850) 319-4459  
reenapatelrealtor@gmail.com

**Darka Krsmanovic, CCIM**  
Commercial Real Estate Advisor  
(678) 890-7050  
(678) 687-1460  
darka@ccim.net

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.