

FOR SALE

6 Estate Lots - South Hall County
L J Martin Road, Gainesville, GA 30507

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Bulk Sale Price: **\$430,000**

Lot 1:	1.8 +/- AC - \$82,950
Lot 2:	1.51 +/- AC - \$78,900
Lot 3:	1.58 +/- AC - \$74,900
Lot 4:	2.42 +/- AC - \$94,500
Lot 5:	2.13 +/- AC - \$89,900
Lot 6:	1.5 +/- AC - \$82,900

Price / Acre: **\$39,305**

Zoning: **PRD**

Hospital Proximity : **Gainesville - 8.8 Miles**

Braselton - 4 Miles

PROPERTY OVERVIEW

This 10.94 +/- acre tract has been recently zoned PRD for a small development of 6 parcels ranging from 1.5 acres to 2.42 acres. The property has over 930 feet of road frontage on L J Martin Road which is easily accessible by the major thoroughfare of Winder Highway (Hwy 53) via Strickland Road. The property is wooded and the topography is gently sloping from the road frontage down to the rear of the property and a small creek. All public utilities are available to the site. Lots will require Septic systems. There is an 8" water line located at the road. Seller welcomes a bulk sale or individual lot sales. Seller recently sold a 2.5 acre lot immediately adjacent to these lots for \$90,000 (\$36,000/AC) proving that there is demand for this product.

LOCATION OVERVIEW

The subject property is located in a highly desirable residential region of south Hall County in the Chestnut Mountain area. Short drive to Gainesville and Braselton which are both seeing substantial residential and commercial growth. The Gainesville-Hall County MSA has seen the population increase 7.7% from 2010 to 2015, making it one of the fastest-growing MSAs in the country. In 2016, this market saw more than 800 new jobs and \$160 Million in capital investment. Within a 3 mile radius of the site, homes have sold at an average price of \$379,931. Site falls in the Chestnut Mountain Elementary (2.1 miles), South Hall Middle (4.2 miles) and Johnson High (3.6 miles) school districts.

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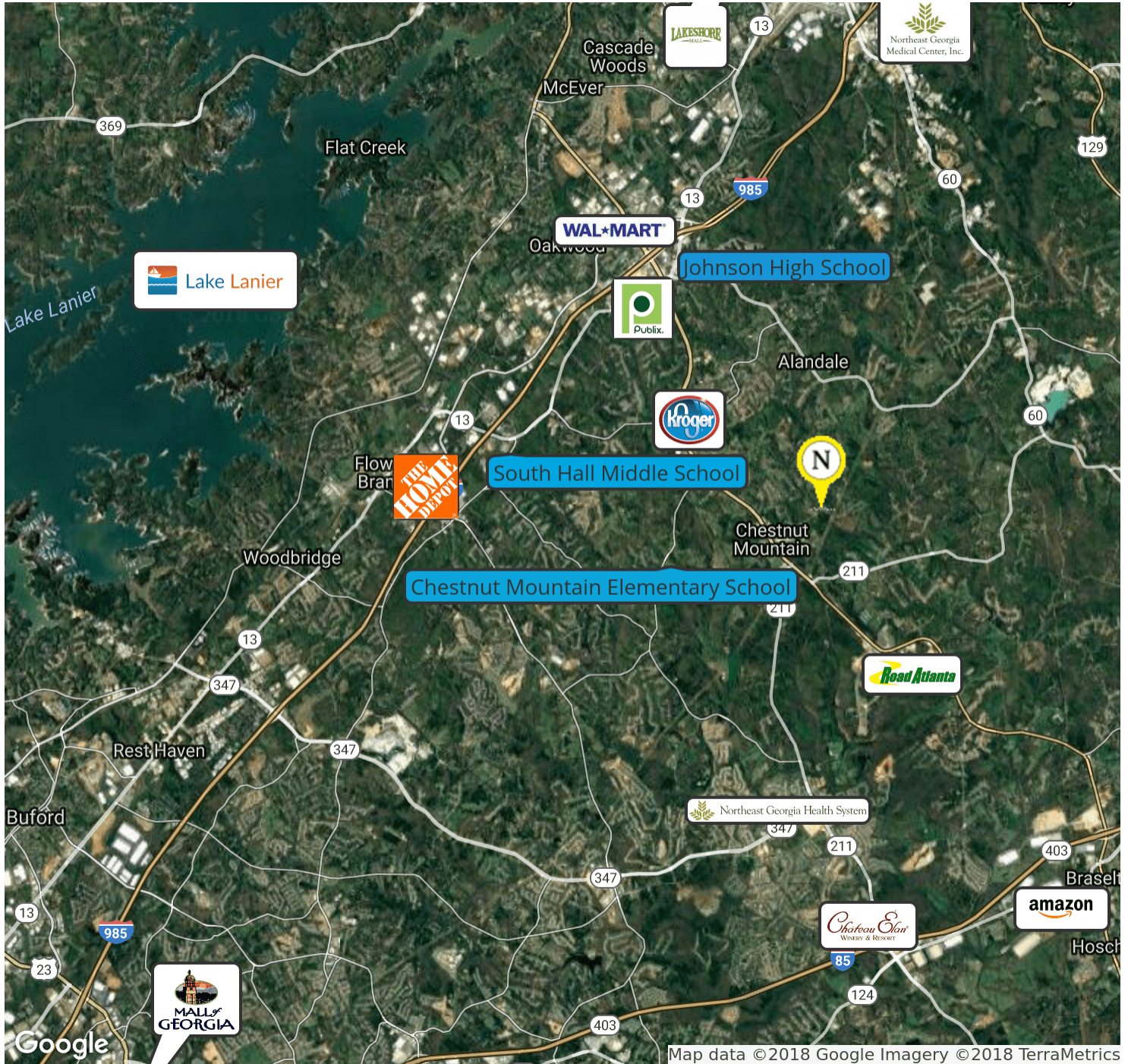
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ADDITIONAL PHOTOS

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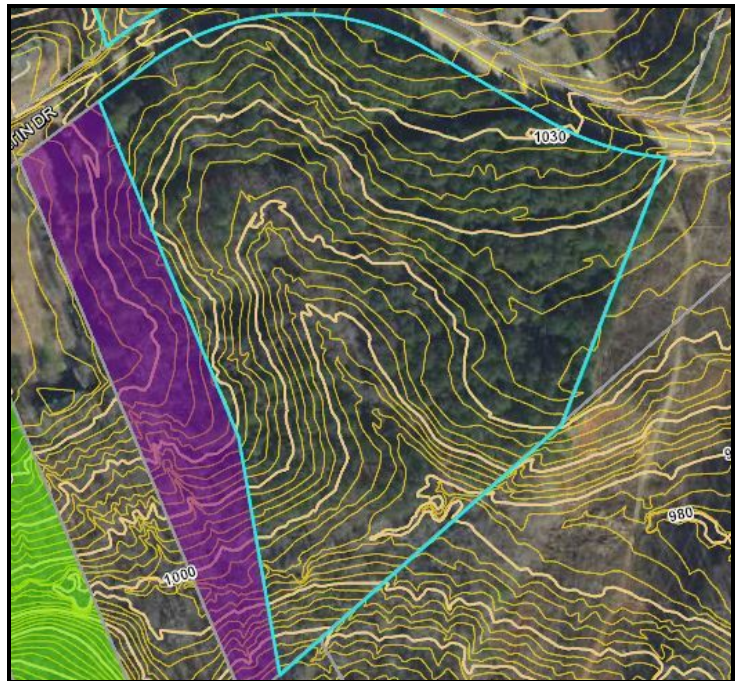
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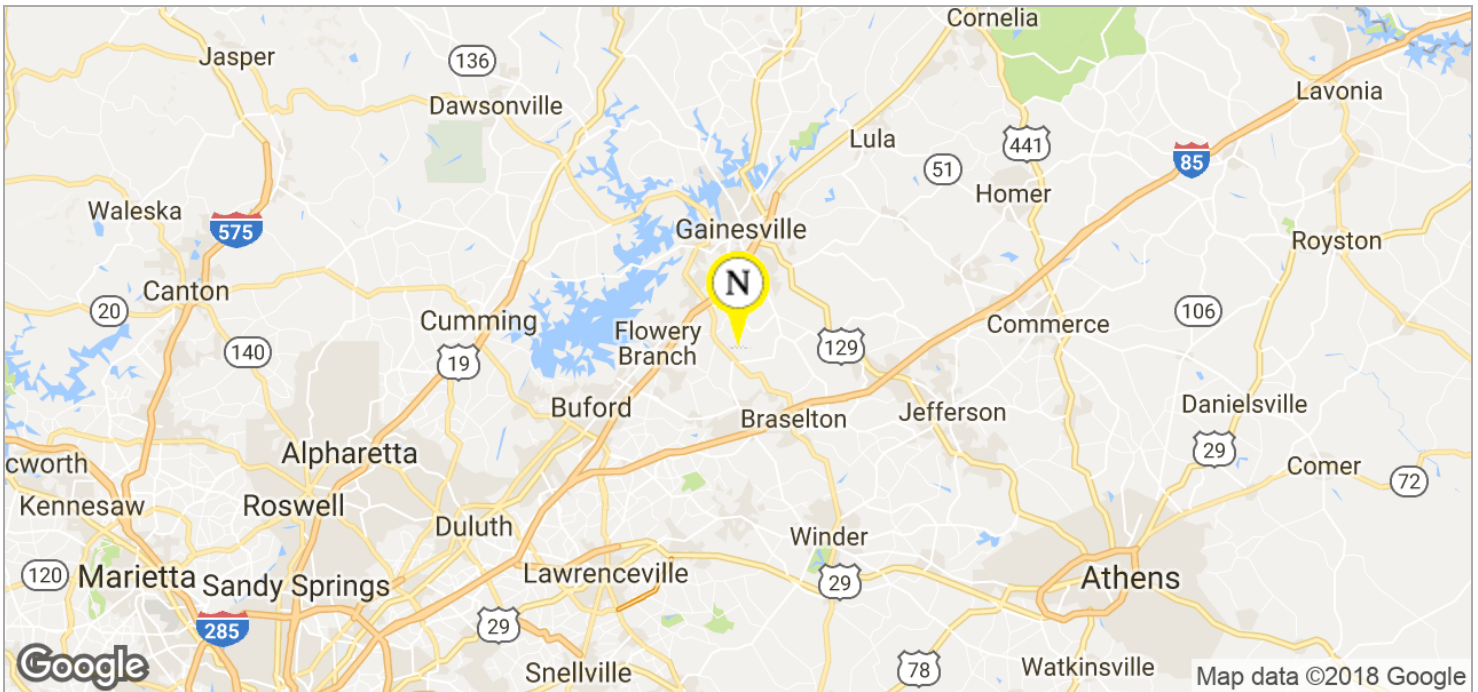
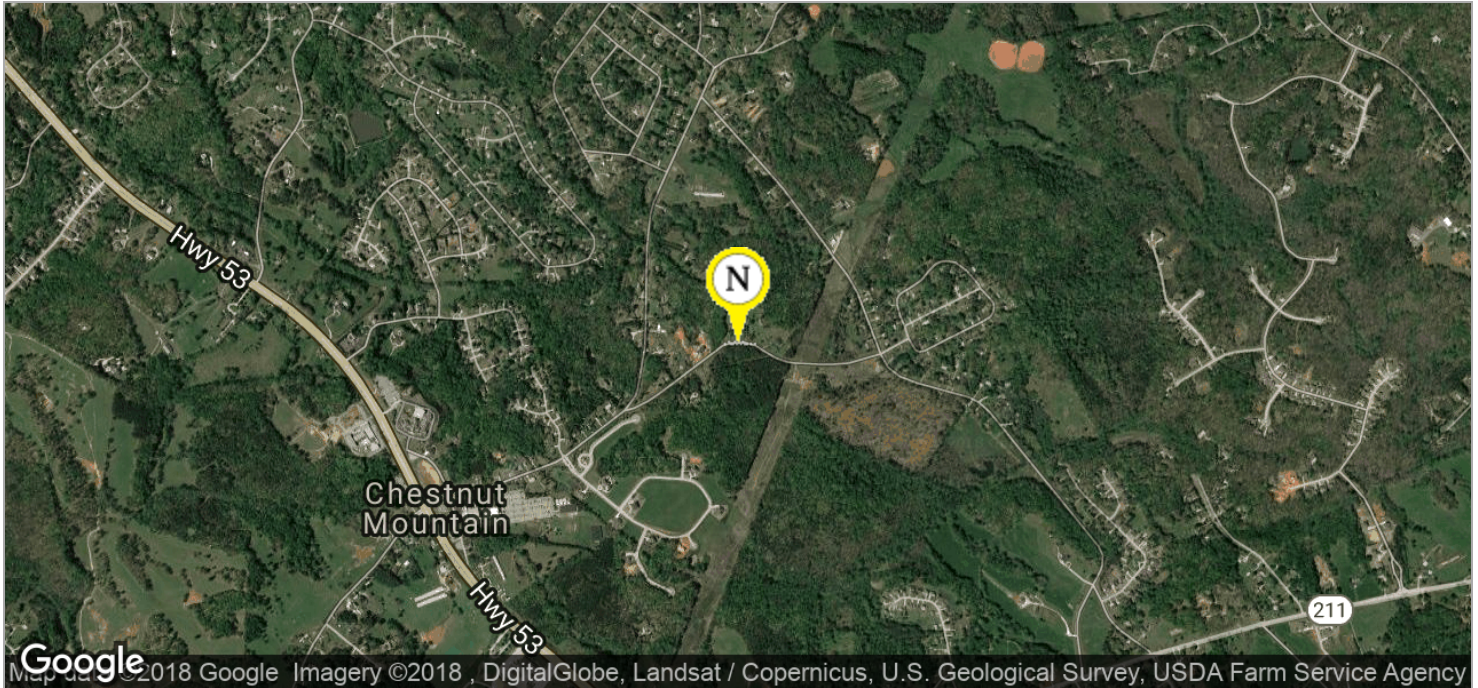
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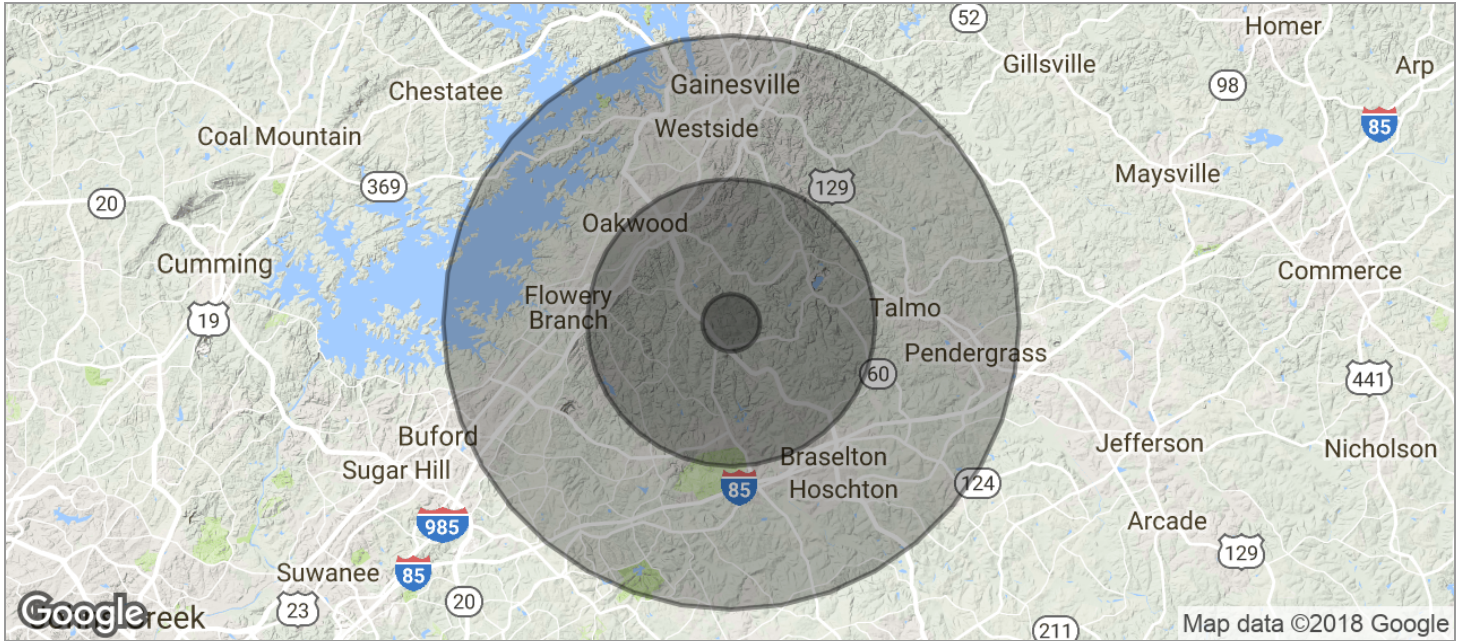
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	384	13,678	75,787
MEDIAN AGE	40.7	37.0	34.2
MEDIAN AGE (MALE)	41.3	36.4	32.9
MEDIAN AGE (FEMALE)	38.8	37.3	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	142	4,814	25,418
# OF PERSONS PER HH	2.7	2.8	3.0
AVERAGE HH INCOME	\$59,670	\$54,107	\$59,548
AVERAGE HOUSE VALUE	\$137,158	\$156,772	\$196,751

* Demographic data derived from 2010 US Census

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This block is reserved for the Clerk of the Superior Court.

TIE: S59°09'04"W 1,053.50' TO THE CENTERLINE INTERSECTION OF L.J. MARTIN ROAD AND STRICKLAND ROAD. (P.O.C.)

Legend

STANDARD SYMBOLS

- - IRON PIN OR PIPE FOUND (TYPE AS NOTED)
- - #5 REBAR SET CAPPED WITH LS NUMBER
- - COMPUTED POINT
- - MONUMENT FOUND (TYPE AS NOTED)
- - MONUMENT SET (TYPE AS NOTED)
- /F - FOUND
- /S - SET
- ⊗ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊖ - POWER POLE
- ⊙ - ELECTRICAL PEDESTAL
- ⊘ - PHONE PEDESTAL
- ⊚ - CABLE PEDESTAL

STANDARD LINE TYPES

- PROPERTY LINES
- RIGHT OF WAY
- POWER LINES
- - - FENCE (TYPE AS NOTED)

ABBREVIATIONS

- (P.O.B.) - POINT OF BEGINNING
- (P.O.C.) - POINT OF COMMENCEMENT
- CON - CONCRETE
- C/L - CENTERLINE
- D.E. - DRAINAGE EASEMENT
- INT - INTERSECTION
- R/W - RIGHT-OF-WAY
- P/L - PROPERTY LINE
- B/L - BUILDING LINE
- BC - BACK OF CURB

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

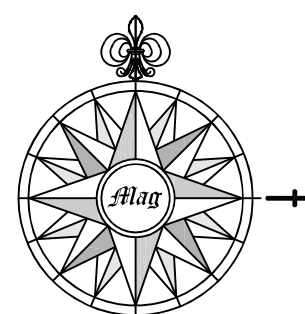
STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, L.S. ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, L.S.

Conceptual Plan

Mark Skelton

G.M.D. 385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
CONCEPTUAL PLAN DATE: 09/28/2017
JOB#17091901 DRAWING#17091901
UPDATED: 01/24/2018 - SHOW PROPOSED BUFFER INCREASE



Survey Notes

TYPE OF SURVEY: CONCEPTUAL PLAN

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,162 FEET.

FIELD DATE(S):

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1/2" FEET AND AN ANGULAR ERROR OF 1/2" PER ANGLE POINT AND WAS ADJUSTED USING WILSON RULE.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENT:

ANGULAR: 1/2"

LINEAR: 1/2"

Property Information

CURRENT OWNER: MARK SKELTON
STREET ADDRESS: 5301 L.J. MARTIN DRIVE GAINESVILLE, GA 30507

TAX PARCEL NUMBER: 150337 000031

WATER: CITY OF GAINESVILLE

SEWER: ON-SITE SEPTIC

ZONED: (AR-III)

MINIMUM LOT SIZE:
43,560 SQ FT (PUBLIC WATER)
63,340 SQ FT (WELL)

MINIMUM LOT FRONTAGE: 50'

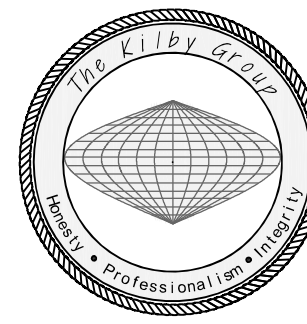
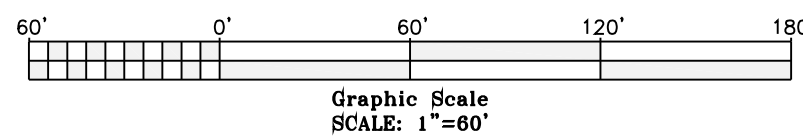
FRONT SETBACK: 65' FROM CENTERLINE ROAD OR 40' FROM PROPERTY LINE WHICHEVER IS GREATER.
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS PER F.I.R.M. MAP NUMBER 13139C0312F, EFFECTIVE DATE: SEPTEMBER 29, 2006.

THIS PROPERTY HAS NO FUTURE FLOOD ZONE AS PER HALL COUNTY, GA, GIS ONLINE DATA.

Conceptual Plan

10.94 Acres Total



D. KEITH KILBY, L.S.
Georgia ~ Tennessee ~ North Carolina
CSWAC Level II Design Professional
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