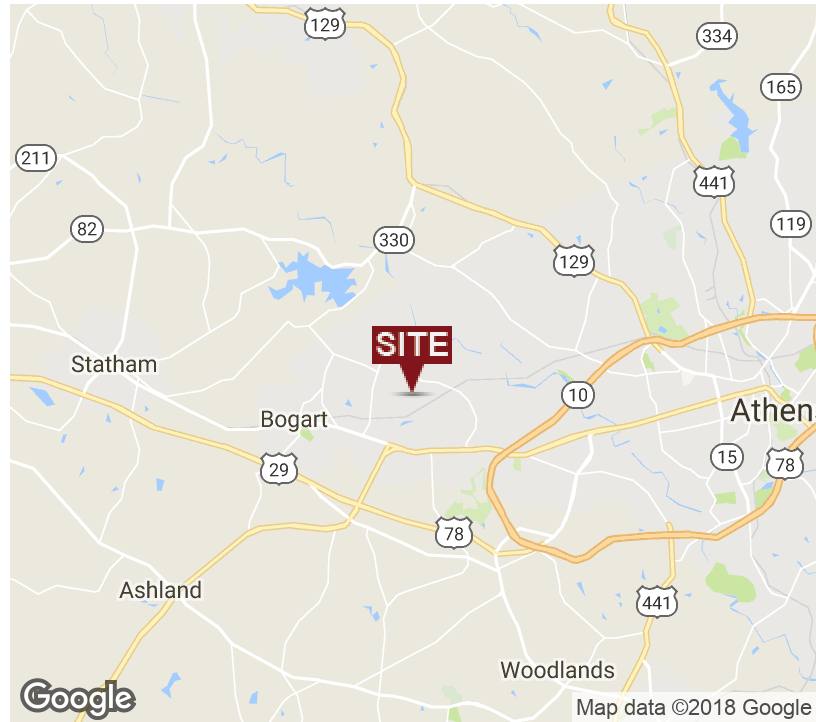
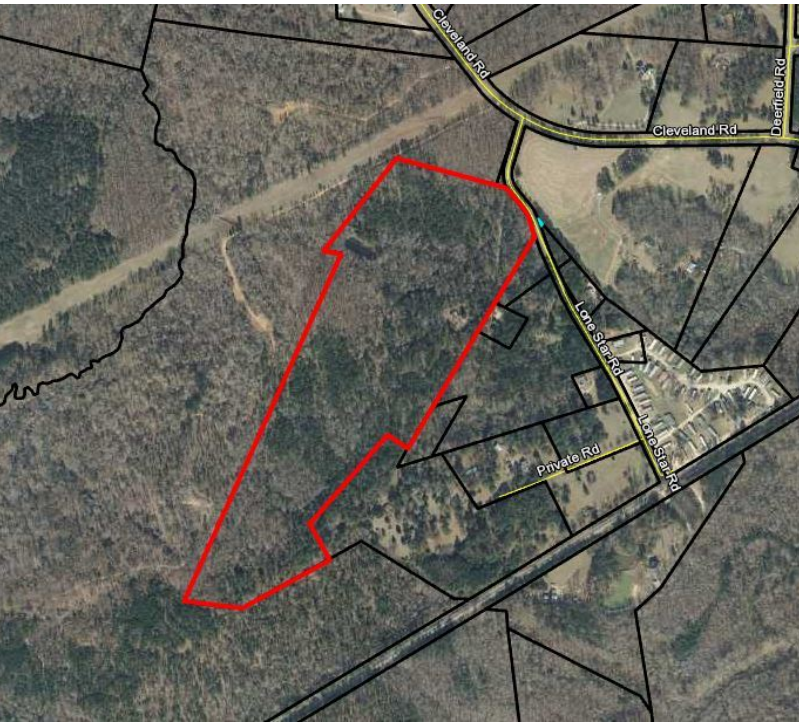


BURKHARD TRACT

150 LONE STAR RD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$397,972

Price / Acre \$7,400

Lot Size: 53.78 Acres

Lot Frontage: 354.3 ft on Lone Star Rd

Zoning: AR - Agricultural

Market: Athens-Clarke County

PROPERTY OVERVIEW

There is a single 3 bd/1 ba family home located on the North side of the property currently leased for \$650 per month. The property is between Lone Star Road and the CSX rail line. It is wooded with roughly 58.78 acres. There is a pond in the North West part of the property. Subject property is flat to gently rolling ideal for development or a single family home site.

LOCATION OVERVIEW

The property is located just South of the intersection of Cleveland Road and Lone Star Road.

PROPERTY HIGHLIGHTS

- Pond on property.
- Ideal for development.
- Small rental house on property.
- Mostly wooded with a mix of mature hardwoods & pines.
- ACC water and natural gas available.

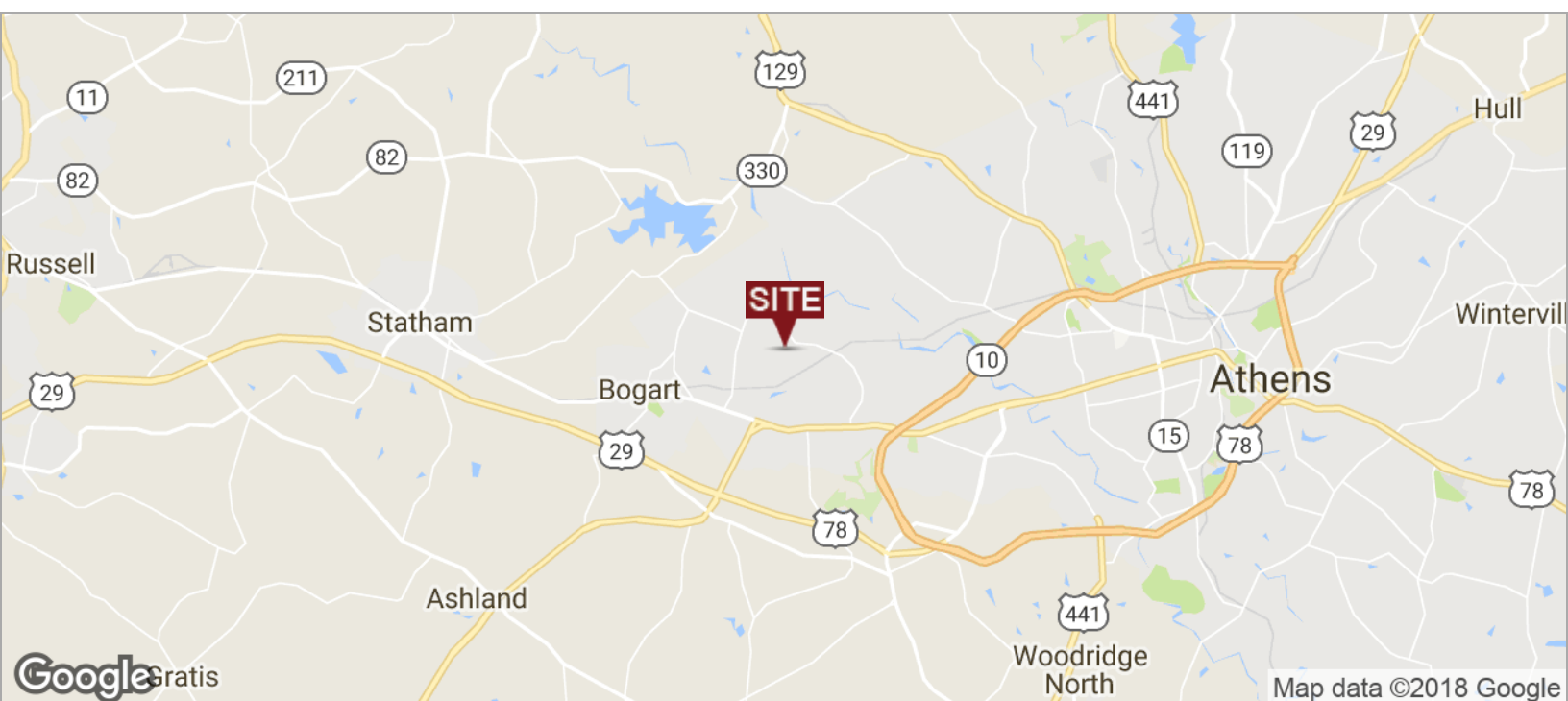
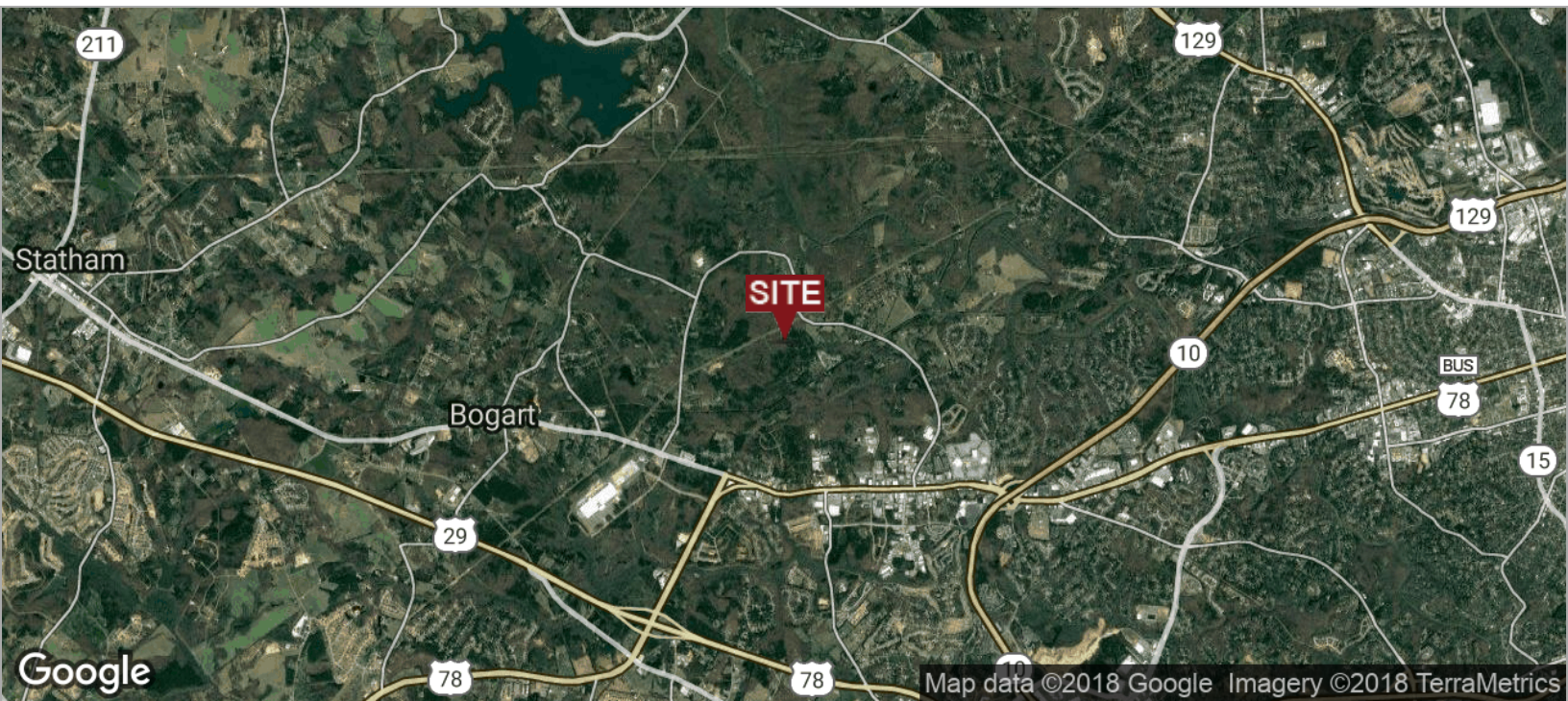
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BURKHARD TRACT

150 LONE STAR RD, BOGART, GA 30622



LOCATION MAPS



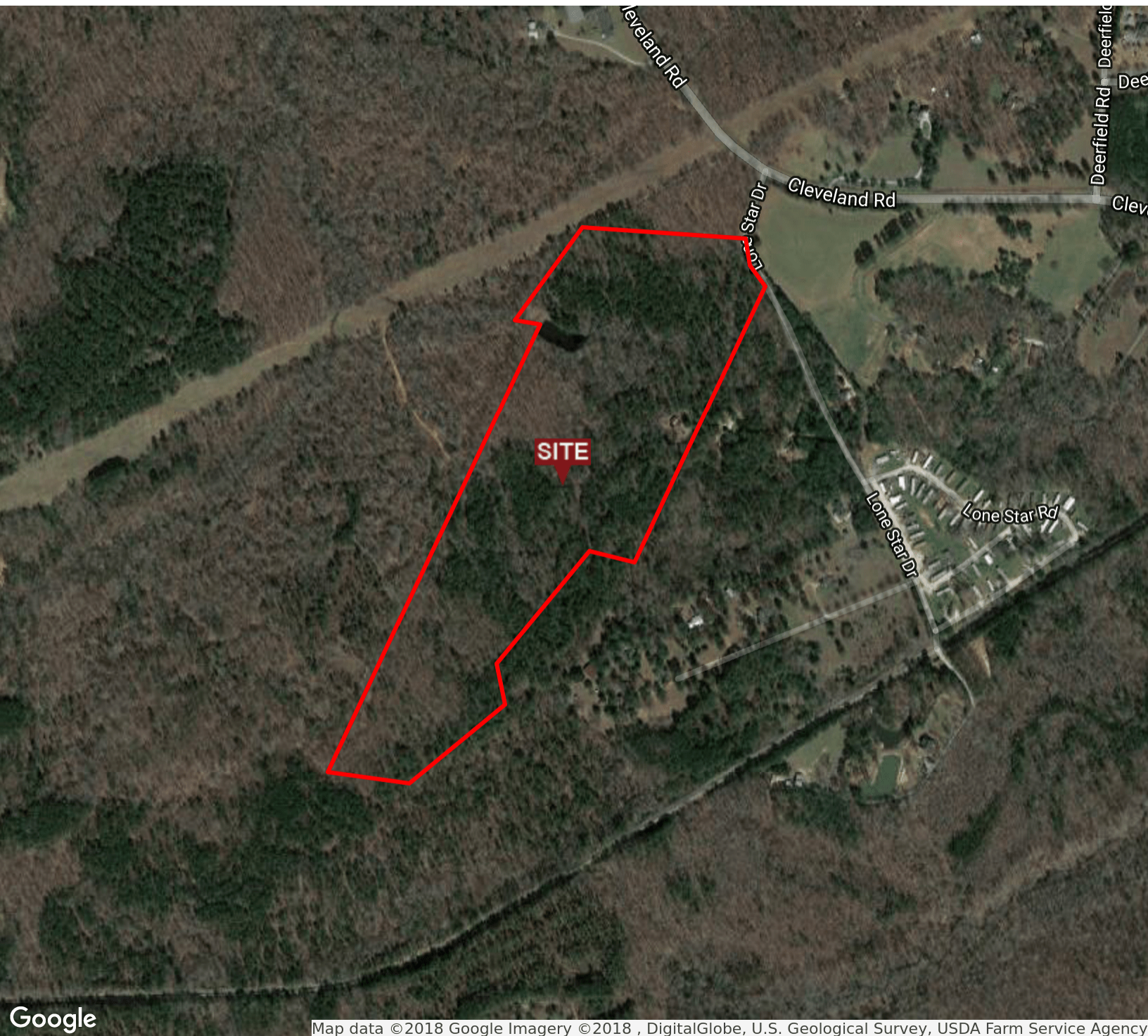
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BURKHARD TRACT

150 LONE STAR RD, BOGART, GA 30622



AERIAL MAP



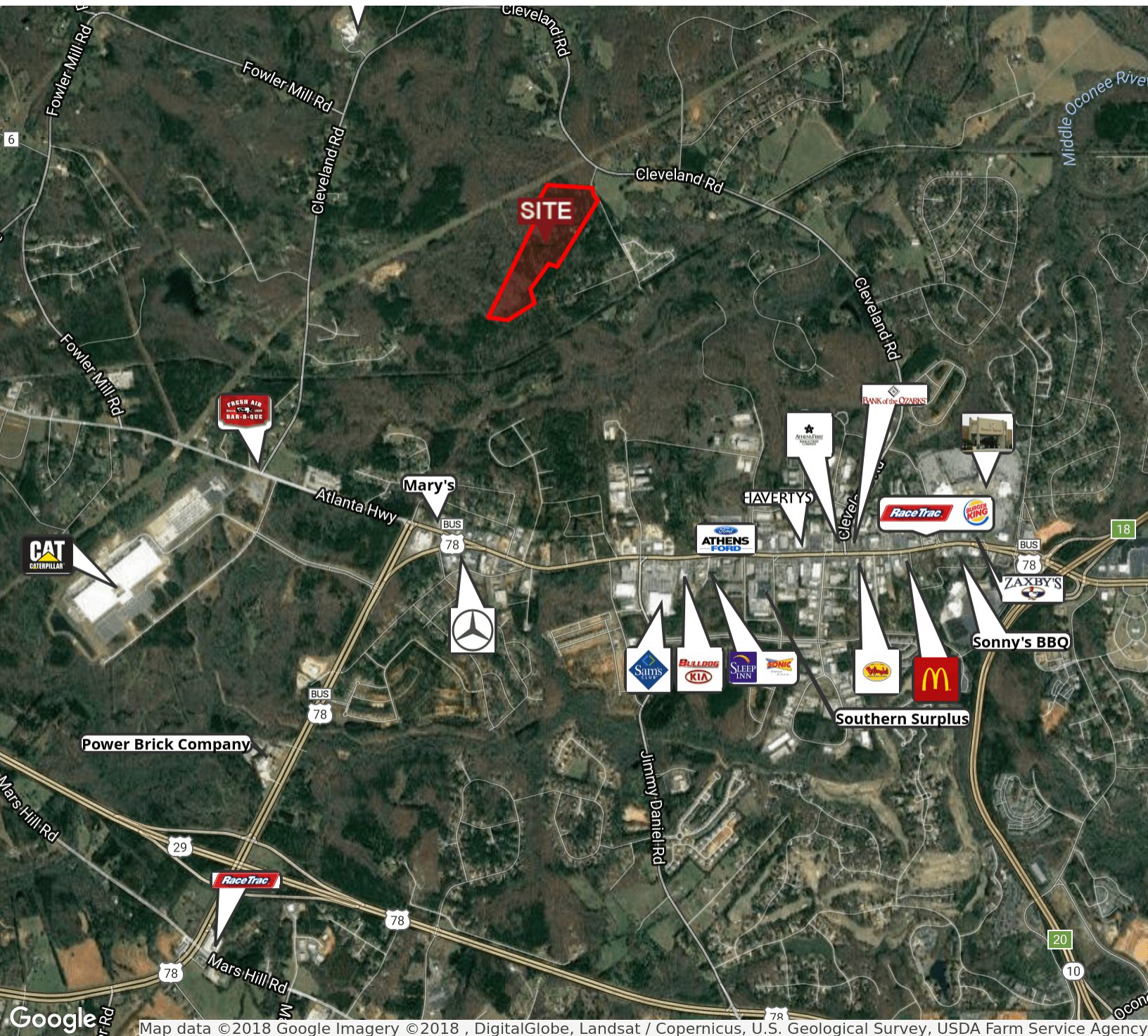
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BURKHARD TRACT

150 LONE STAR RD, BOGART, GA 30622



RETAILER MAP



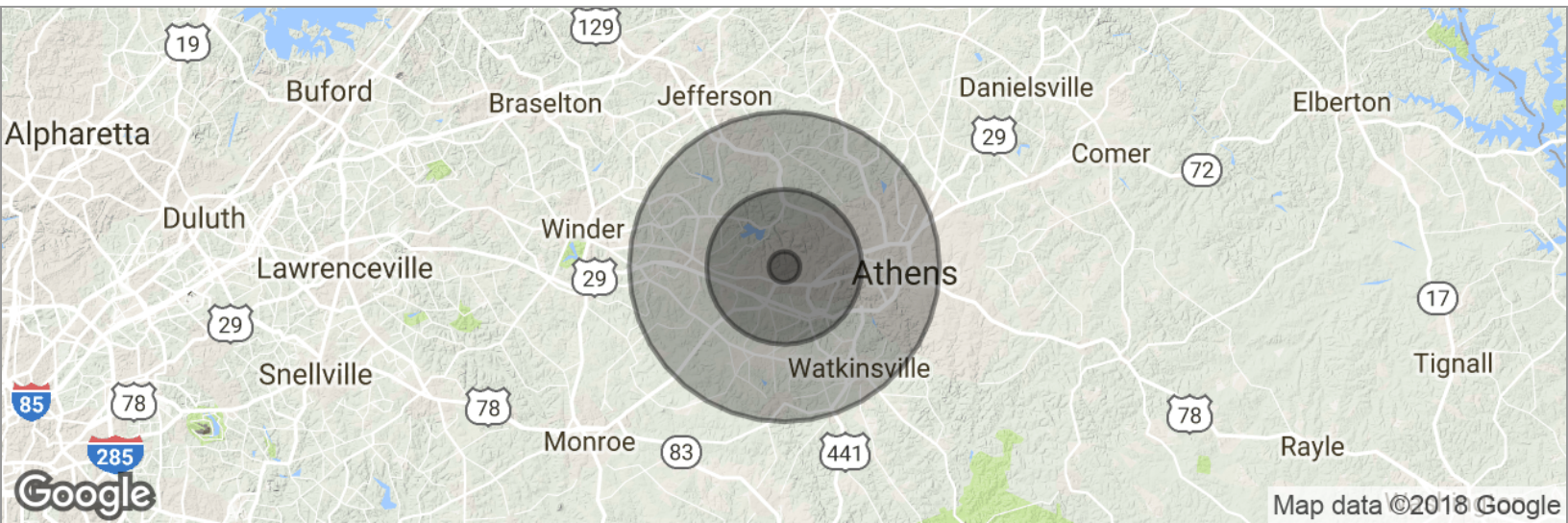
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BURKHARD TRACT

150 LONE STAR RD, BOGART, GA 30622



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	813	36,626	149,993
Median age	35.9	34.4	31.2
Median age (Male)	31.9	33.4	30.3
Median age (Female)	37.3	34.9	31.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	289	14,286	53,552
# of persons per HH	2.8	2.6	2.8
Average HH income	\$91,156	\$75,951	\$61,395
Average house value	\$240,489	\$226,863	\$224,940

* Demographic data derived from 2010 US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

