

SCOGGINS-MCCANNON TRACT

0 COLBERT DANIELSVILLE RD, DANIELSVILLE, GA 30633



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$905,850
Price / Acre	\$4,500
Lot Size:	201.3 Acres
Lot Frontage:	3,064 ft Colbert-Danielsville Rd
Zoning:	Agriculture
Market:	Danielsville
Submarket:	Madison County
Traffic Count:	7,850 US 29 910 Colbert-Danielsville Rd

PROPERTY OVERVIEW

Undeveloped land near city of Danielsville with 3,064 ft of frontage on the Colbert-Danielsville Rd.. Tract borders southfork of Broad River. Property would be excellent for a subdivision development site or home site. The land is gently rolling terrain with open land for a pasture. The property is mostly wooded with a mix of hardwood and pine trees. County water and natural gas are available on the site. Subject property consist of two tracts; one being 105.65 ac and the other 95.65 ac. Tracts may be sold separately.

LOCATION OVERVIEW

From Colbert, take Fourth Street which turns on to Colbert-Danielsville Rd. Go approximately 5 miles and the property is located on the left side.

PROPERTY HIGHLIGHTS

- Excellent subdivision development or home sites.
- Gently rolling terrain with some open land for pasture.
- Located between Colbert and Danielsville
- Tract is mostly wooded with a mix of pine and hardwood.
- County water & natural gas are available on site.
- Property consist of two tracts
- Tracts may be sold separately

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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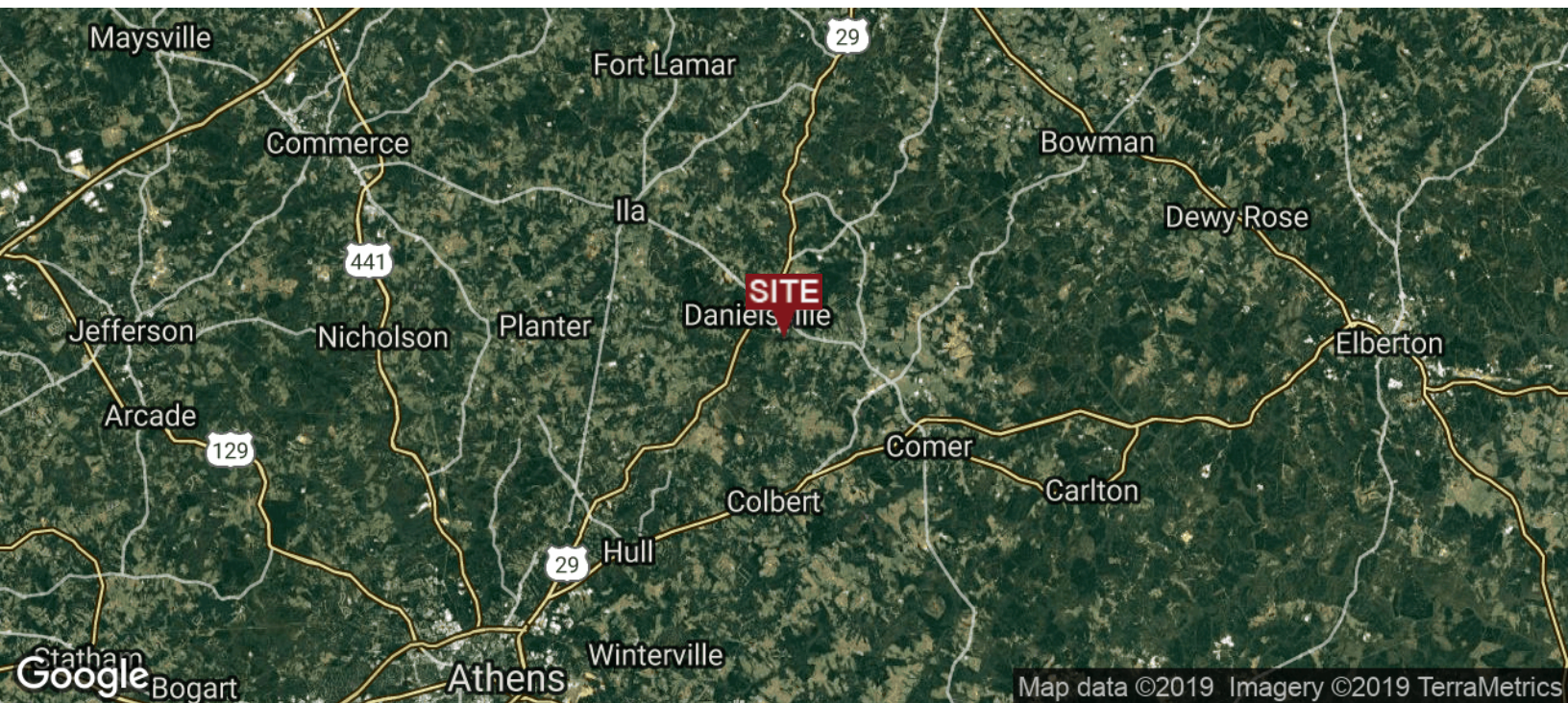
Revised: 12-2-2019

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LOCATION MAPS



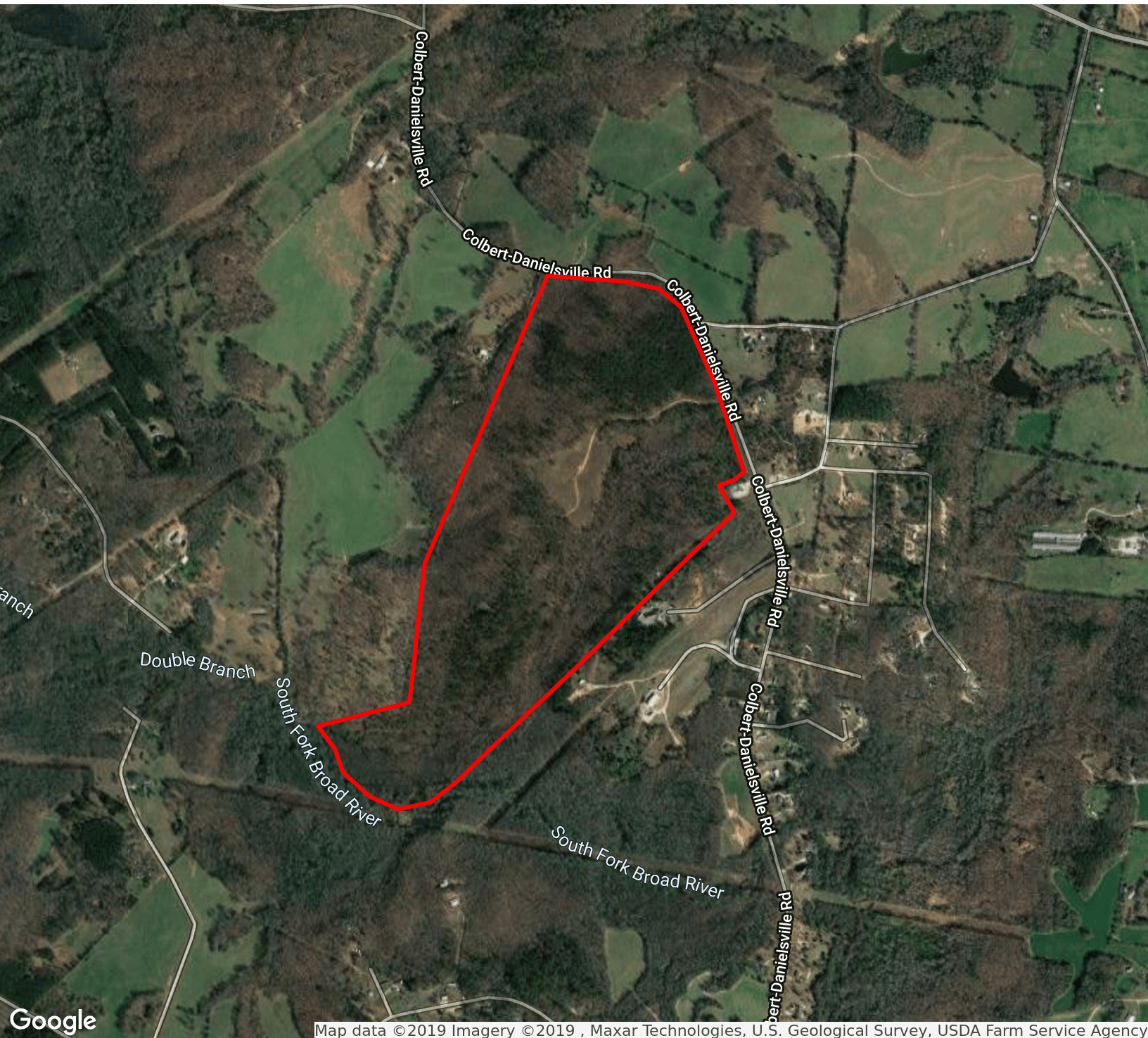
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AERIAL MAPS



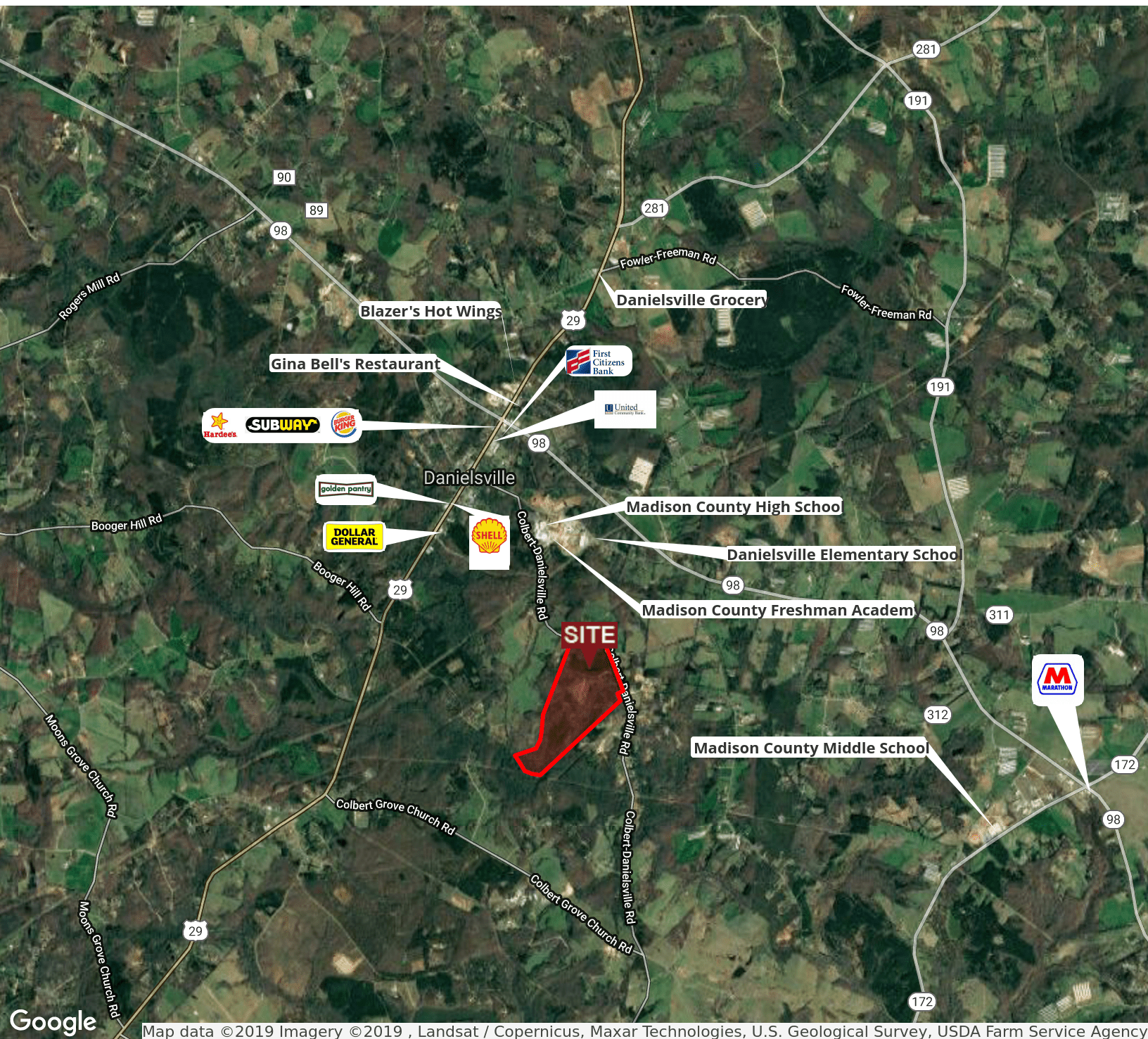
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RETAILER MAP



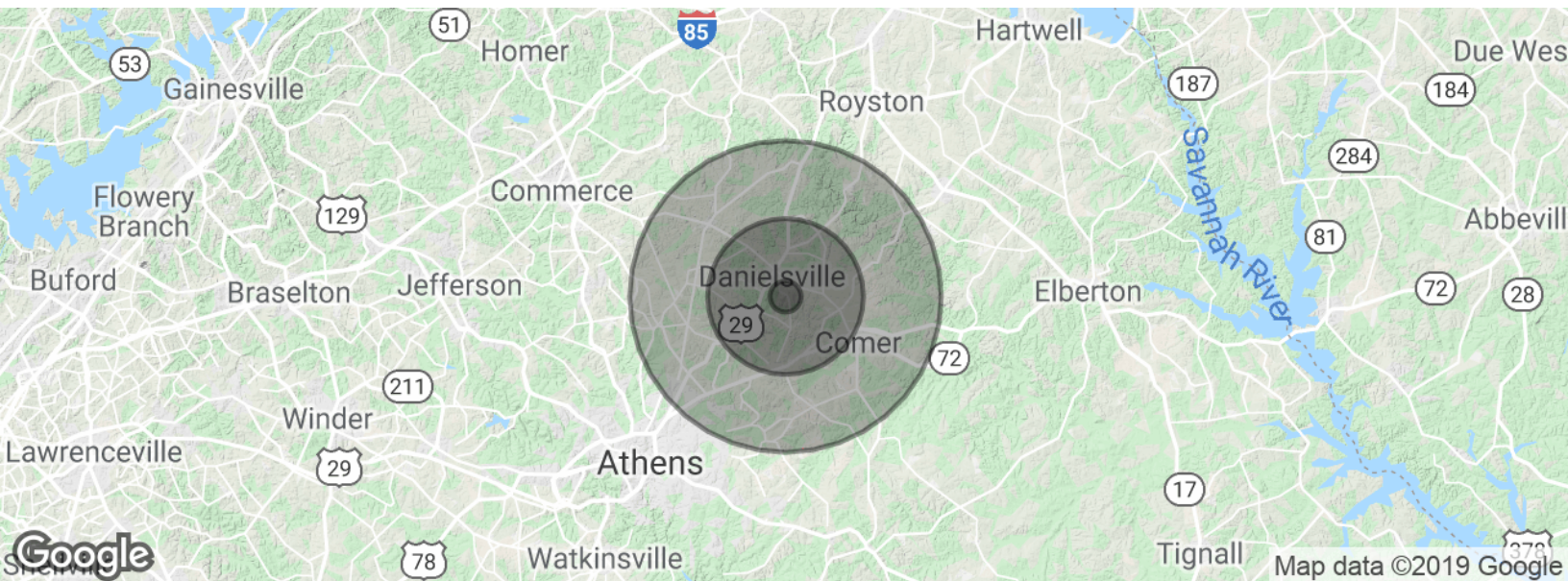
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DEMOGRAPHICS MAP & REPORT



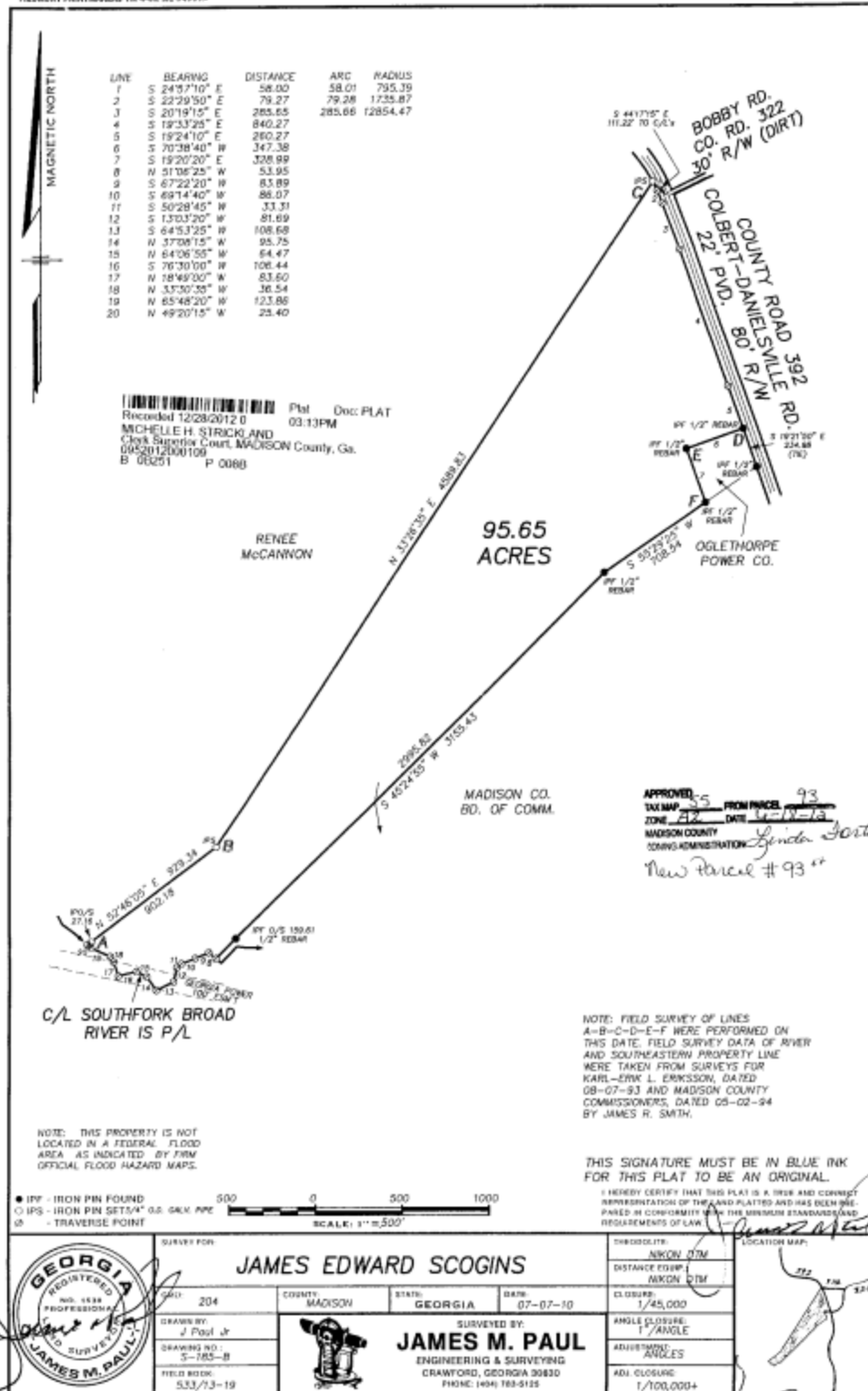
POPULATION	1 MILE	5 MILES	10 MILES
Total population	253	8,488	31,985
Median age	41.1	38.6	38.4
Median age (Male)	40.7	39.1	38.2
Median age (Female)	41.1	37.4	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	87	2,890	10,876
# of persons per HH	2.9	2.9	2.9
Average HH income	\$53,983	\$50,826	\$52,006
Average house value	\$129,012	\$144,291	\$158,281

* Demographic data derived from 2010 US Census

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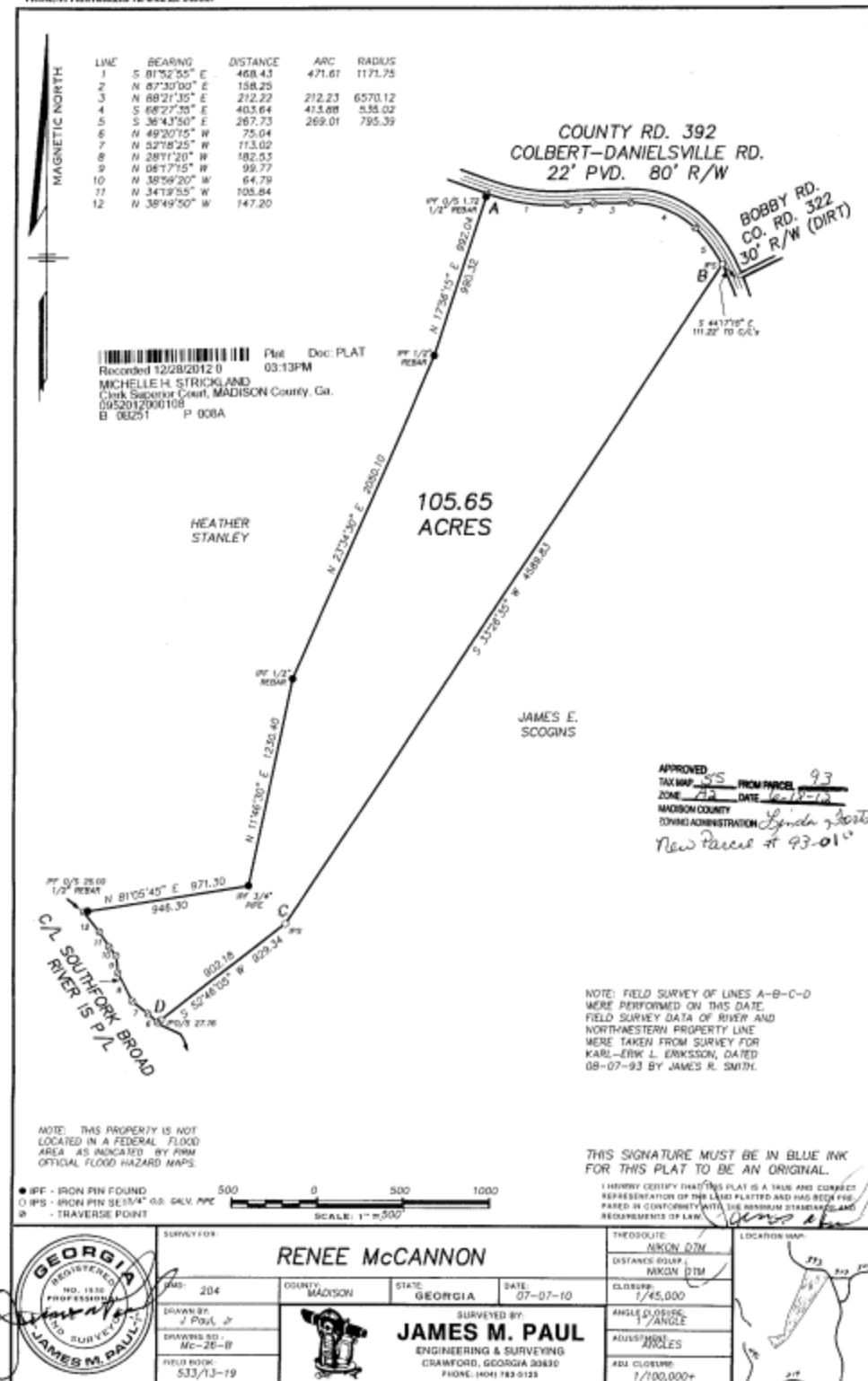
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PROPERTY DETAILS

Sale Price	\$4,500 / ACRE
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LOCATION INFORMATION

Building Name	SCOGGINS-MCCANNON TRACT
Street Address	0 Colbert Danielsville Rd
City, State, Zip	Danielsville, GA 30633
County	Madison
Market	Danielsville
Sub-market	Madison County
Road Type	Paved
Market Type	Rural
Nearest Highway	Hwy 29
Nearest Airport	Ben Epps Field

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	0055 093 02 & 0055 093
Lot Frontage	3,064 ft
Traffic Count	7850
Traffic Count Street	US 29

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes