

# FOR SALE

20.01 +/- Acres - Mountain Estate Lot - Hall County, GA  
5925 Tony Peck Road, Murrayville, GA 30564

**For More Information: Stephen Lovett**

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**Norton Commercial**  
434 Green Street  
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# NORTON

## EXECUTIVE SUMMARY

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## OFFERING SUMMARY

**Sale Price:** \$289,900

**Price / Acre:** \$14,488

**Lot Size:** 20.01 Acres

**Zoning:** AR-III

## PROPERTY OVERVIEW

This is the offering of 20.05 +/- acres of prime northern Hall county mountain real estate just north of Gainesville, GA. The topography is rolling to sloping providing some of the most breathtaking views Hall county has to offer. There is a perfect level high point location for a home site that captures those long range views. There is a complete road system in place making it easy to traverse the entire property. There is a 1.1 +/- acre pond on the property great for fishing, recreation, and relaxation. Property is about 25% cleared and about 75% wooded. Utilities: Electricity/Power, Telephone, Well Water, Septic required. There is access on both Kanaday Rd and Tony Peck Rd. The site is very well suited for a medium sized estate lot, family compound or potential rural residential.

## LOCATION OVERVIEW

The site is located in a rural, yet beautiful and desirable area in northern Hall county with quick and easy access to Highway 60 (Thompson Bridge Road) as well as GA 400 to the northwest. The subject property is located at one of the highest points in all of hall county at 1,262' providing breathtaking views of the Blue Ridge Mountains. Lanier Elementary, Chestatee Middle and Chestatee High School Districts.

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ADDITIONAL PHOTOS

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Potential Back Porch View



Topography



Entrance at Tony Peck Road

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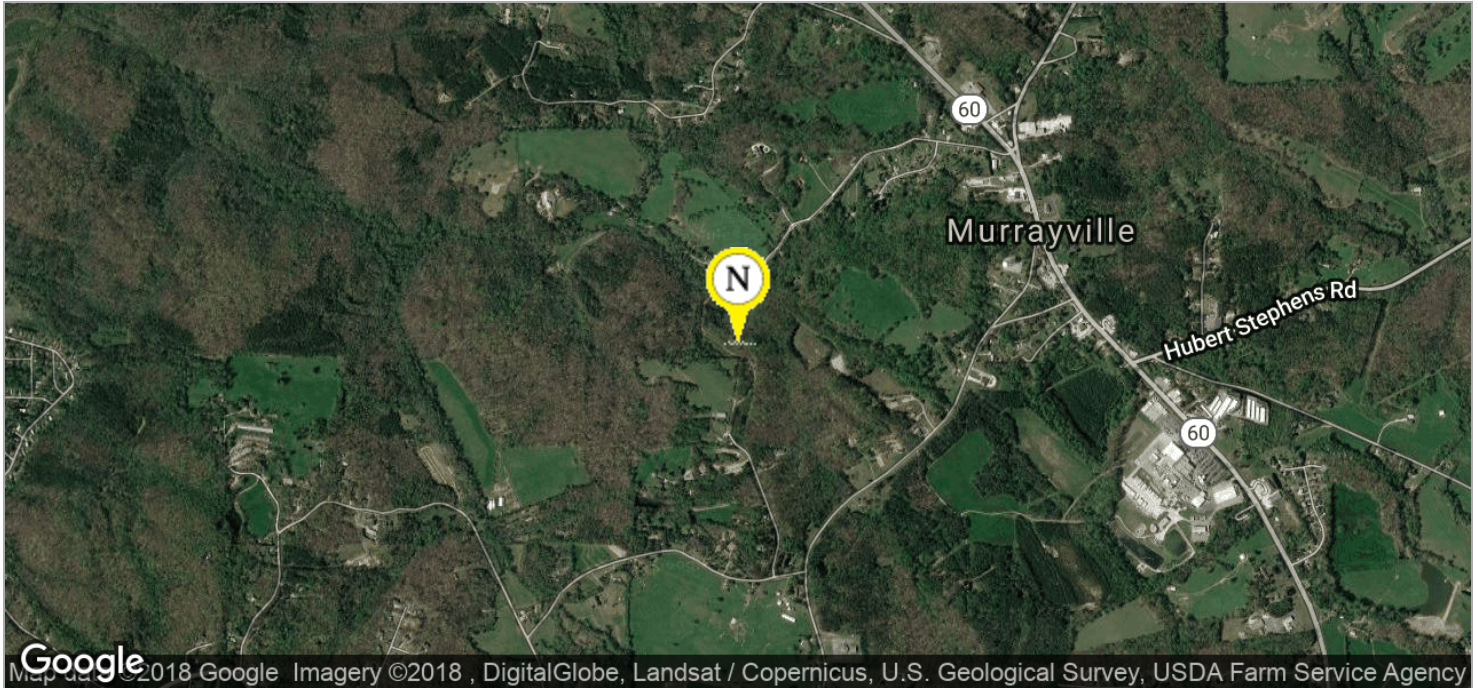
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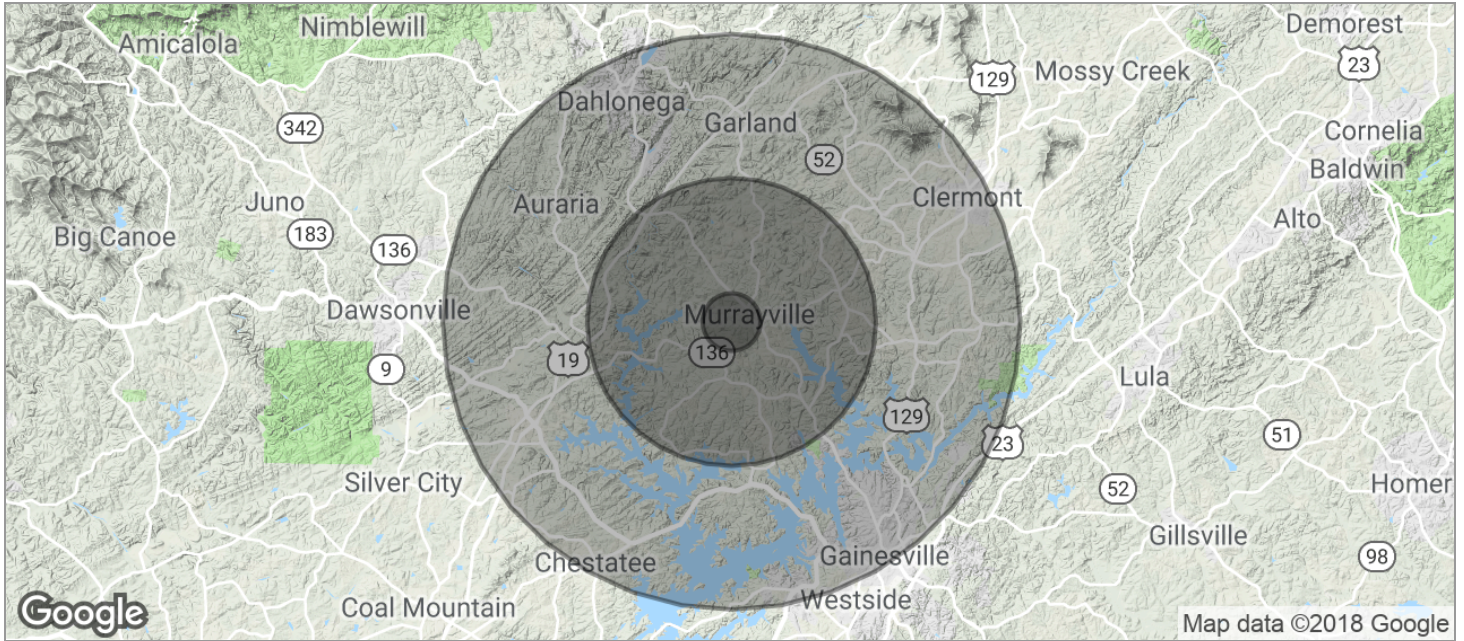
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,034	22,281	96,916
MEDIAN AGE	36.3	39.1	36.6
MEDIAN AGE (MALE)	34.2	38.0	35.3
MEDIAN AGE (FEMALE)	37.0	39.5	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	381	8,363	36,025
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$69,334	\$74,854	\$72,545
AVERAGE HOUSE VALUE	\$222,871	\$264,734	\$268,864

\* Demographic data derived from 2010 US Census

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