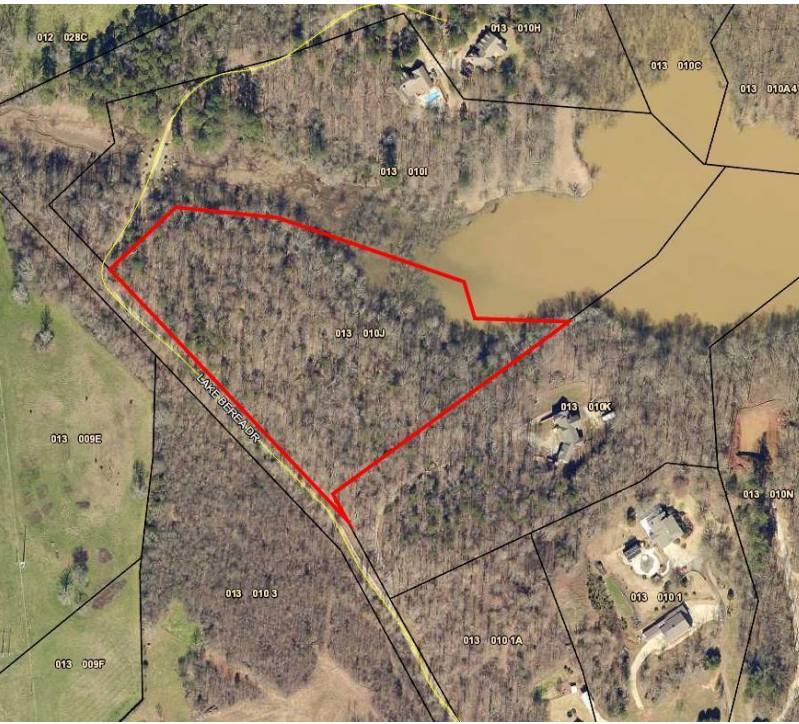


Berea Rd Tract

LAKE BERA DR, NICHOLSON, GA 30565



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$135,000

Lot Size: 8.0 Acres

Lot Frontage: 716 ft Lake Berea Dr

Zoning: A4

Market: Jackson County

Traffic Count: 14,900 US Hwy 441

PROPERTY OVERVIEW

Property is less than 2 miles from US 441. Gorgeous wooded lot overlooking 27.0 ± acre Berea Lake in Nicholson, Ga. Quiet location on dead end road. The topography is a gently rolling tract with hardwoods. Lake homesite.

LOCATION OVERVIEW

Property located on Lake Berea Drive in Nicholson GA

PROPERTY HIGHLIGHTS

- Quiet location overlooking Berea Lake
- Less than 2 miles from US 441
- Overlooking 27.0 ± acre lake
- Topo is a gently rolling tract with hardwoods.

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: 2-17-2021

Berea Rd Tract

LAKE BEREAD DR, NICHOLSON, GA 30565



LOCATION MAPS



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Berea Rd Tract

LAKE BERA DR, NICHOLSON, GA 30565



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

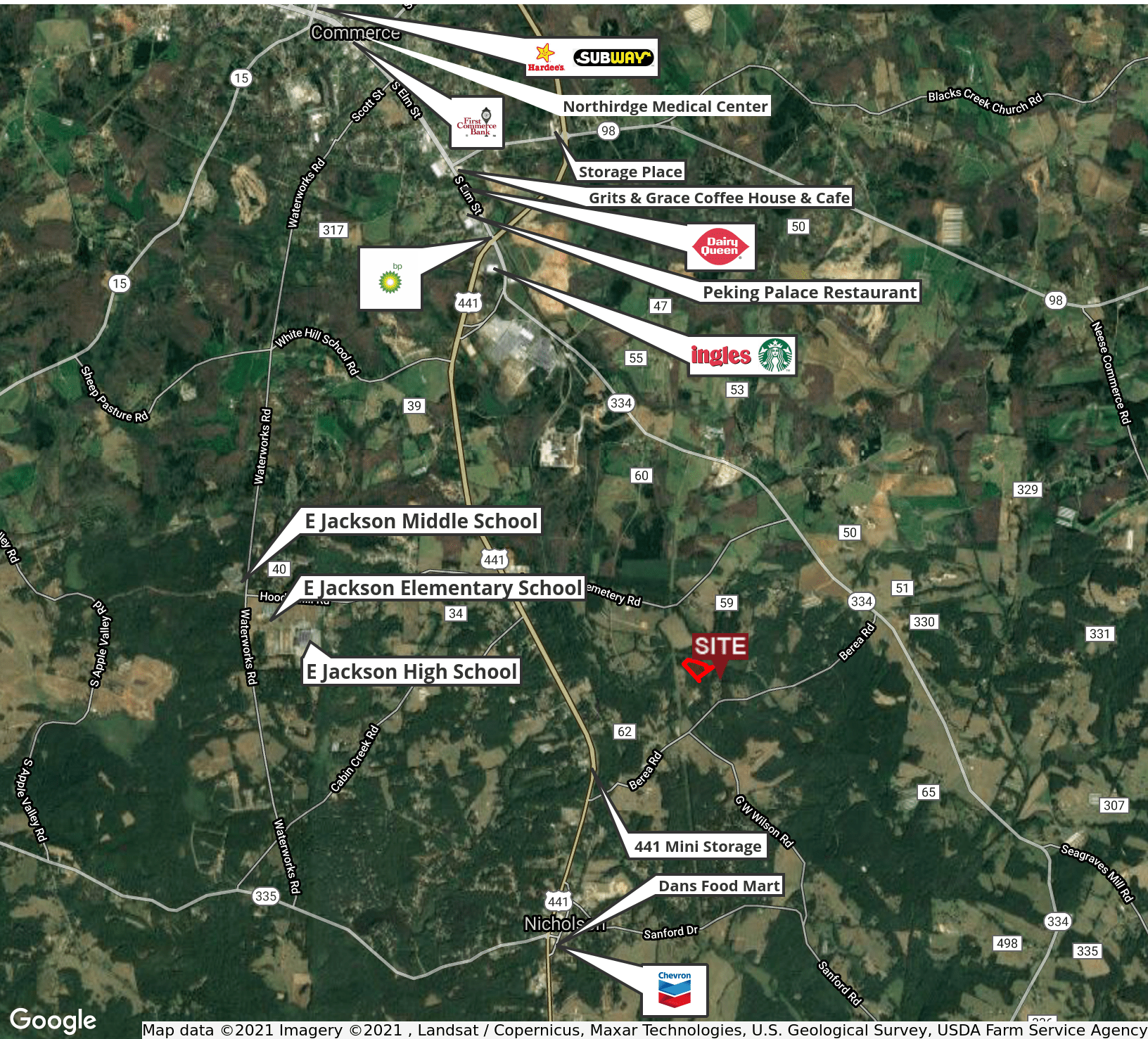
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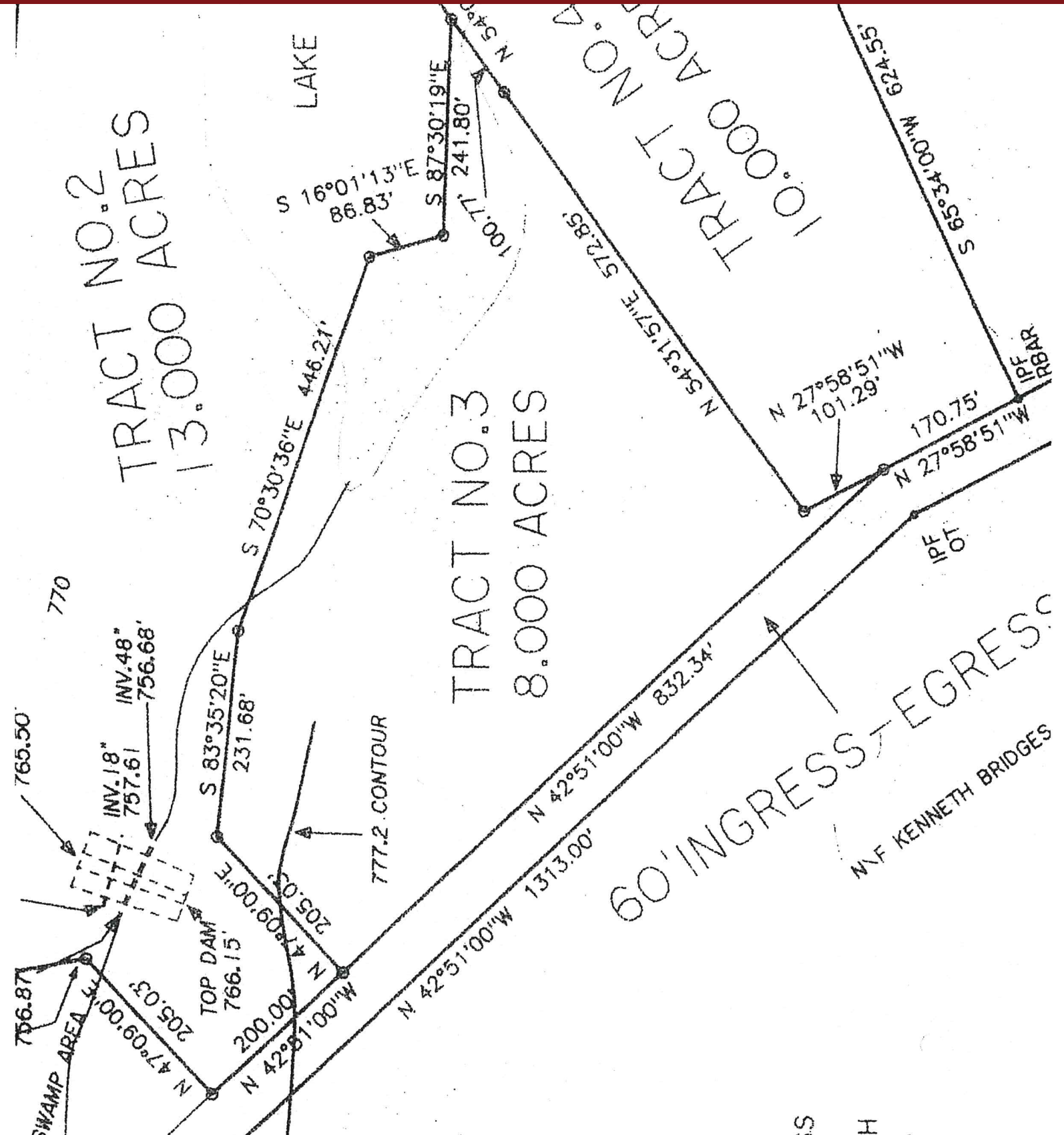
RETAILER MAP



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Berea Rd Tract

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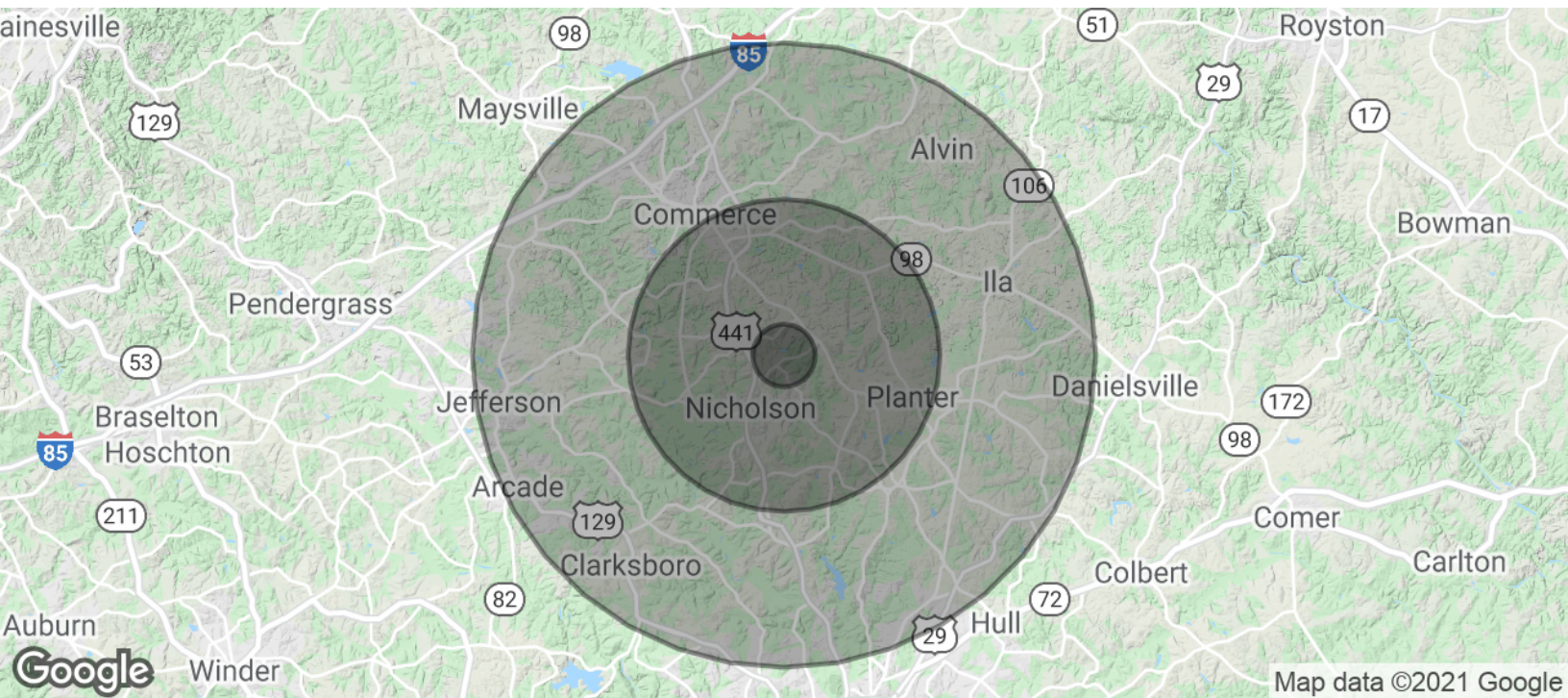
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Berea Rd Tract

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	346	10,843	52,350
Average age	36.0	36.7	35.1
Average age (Male)	30.9	33.0	33.8
Average age (Female)	39.8	40.6	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	131	4,196	18,844
# of persons per HH	2.6	2.6	2.8
Average HH income	\$54,566	\$51,204	\$51,385
Average house value		\$188,939	\$168,876

* Demographic data derived from 2010 US Census

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