

FOR SALE

215.76 +/- Acres - Carson Segars Road - Maysville, GA

0 Carson Segars Road, Maysville, GA 30558

For More Information: Stephen Lovett

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Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



The above property lines are approximated and should not be used as a legal description of the property.



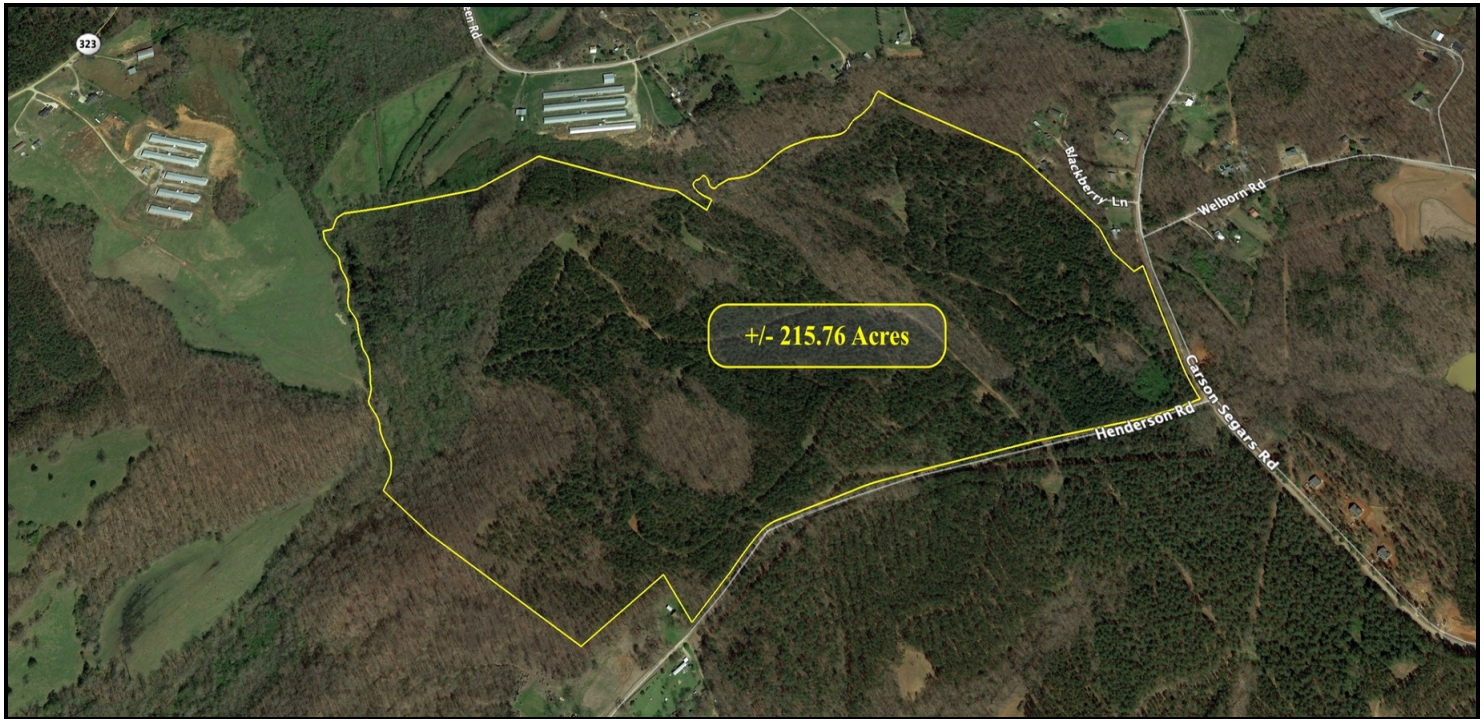
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

215.76 +/- Acres - Carson Segars Road - Maysville, GA

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OFFERING SUMMARY

Sale Price: \$1,225,000

Price / Acre: \$5,677

Lot Size: 215.76 Acres

Zoning: ARR –
Agricultural/Rural
Residential

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this 215.76 +/- acre tract is in western Banks County close to the the tri-county border with Jackson and Hall counties. The subject property is located about 20 minutes from both Gainesville and Jefferson. The property is zoned ARR and is mostly wooded with some pocket pastures throughout. Topography is gently rolling with Grove Creek making up the western board of the property with over 1,600' of creek frontage. Dual road frontage with over 800' of frontage on Carson Segars Road and roughly 3,000' along Henderson Road. Frontage provides excellent opportunity to subdivide with homes along the frontage. Some of the highest elevations in the area which may yield long range views! Site boasts an intricate road system allowing for the property to be easily traversed in an ATV. Site is well suited as a large estate tract, split up into mini estate tracts, hunting/recreational land, and has potential as a future residential development to a near to long term minded investor. 10.3 miles to I-985/365 (13 mins), 12.4 miles to Hwy 129 (17 mins) and 9.4 miles to I-85 (16 mins). Please call for further detail.

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ADDITIONAL PHOTOS

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Topography



Subject Property



Carson Segars Road and Henderson Road Intersection

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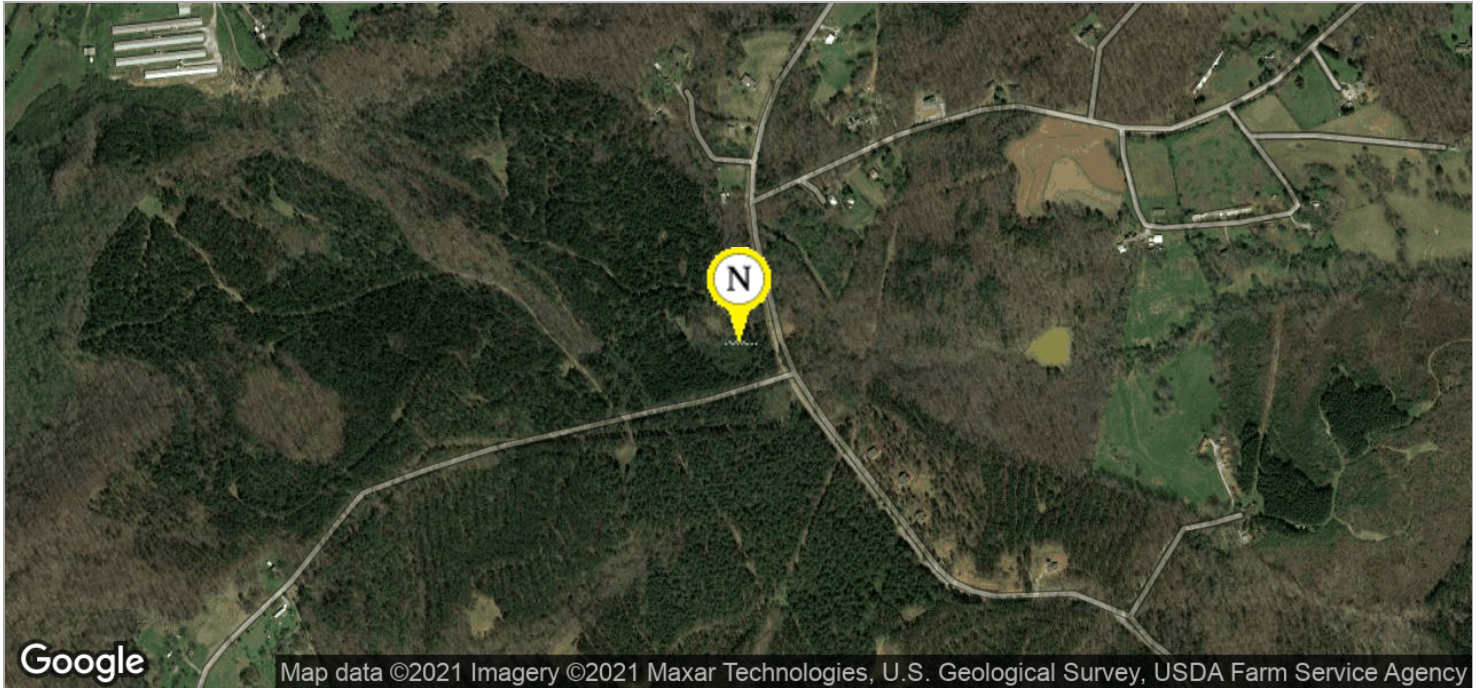
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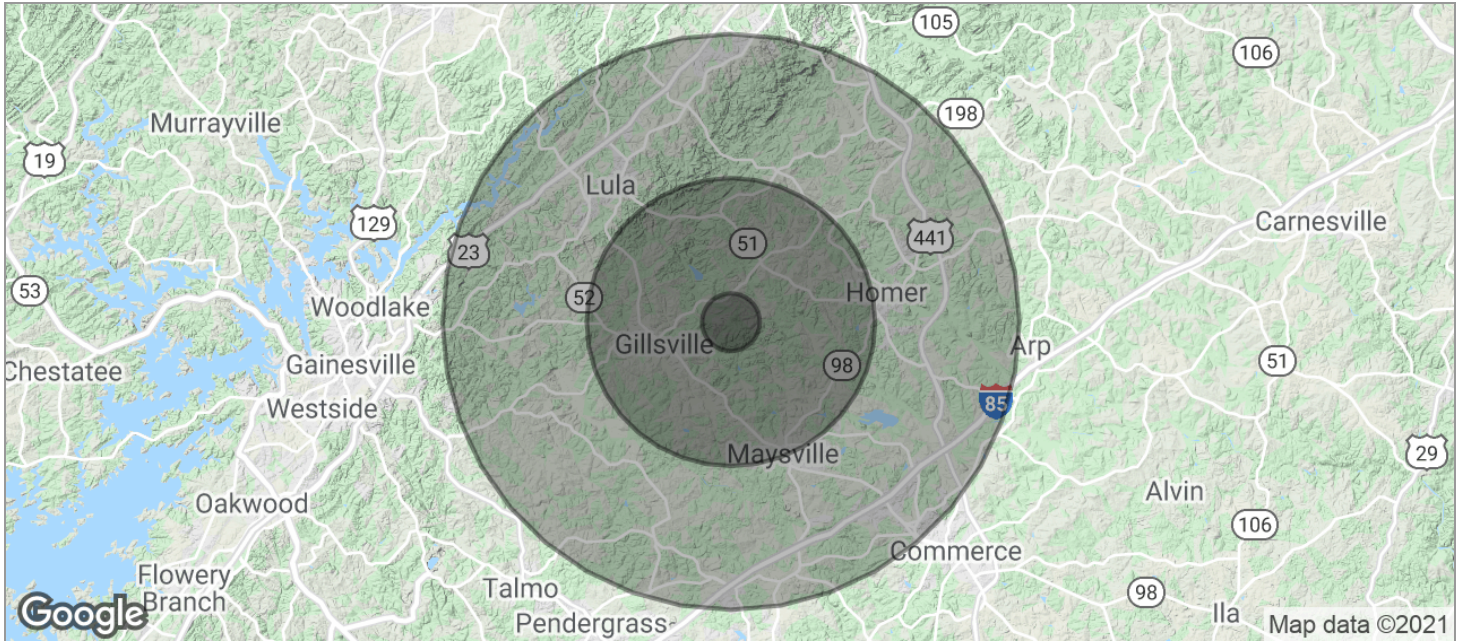
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	283	6,932	38,093
MEDIAN AGE	38.8	38.5	36.5
MEDIAN AGE (MALE)	37.5	37.0	35.2
MEDIAN AGE (FEMALE)	39.9	40.1	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	101	2,474	13,225
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$49,201	\$52,691	\$53,566
AVERAGE HOUSE VALUE		\$180,995	\$164,604

* Demographic data derived from 2010 US Census

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