

# MCREE RD TRACT

MCREE ROAD, JEFFERSON, GA 30549



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$298,250

Price / Acre \$12,500

Lot Size: 23.86 Acres

Lot Frontage: 1394 ft Mcree Rd

Zoning: Agricultural (A-2)

Market: Jackson County

Traffic Count: 2,480 Hwy 335

### PROPERTY OVERVIEW

The property is well suited for a residential or recreational uses. Mcree Rd runs along side the property. It's mostly wooded with a mix of hardwoods and pines. There is roughly 2.5 acres of open pasture land on the property. There is a creek running through the north portion of property.

### LOCATION OVERVIEW

The property is located on Mcree Rd just south of Hwy 335 (Brockton Rd) between Jefferson and Nicholson, GA.

### PROPERTY HIGHLIGHTS

- Great residential or recreational property.
- Located between Jefferson and Commerce.

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: 6-15-21

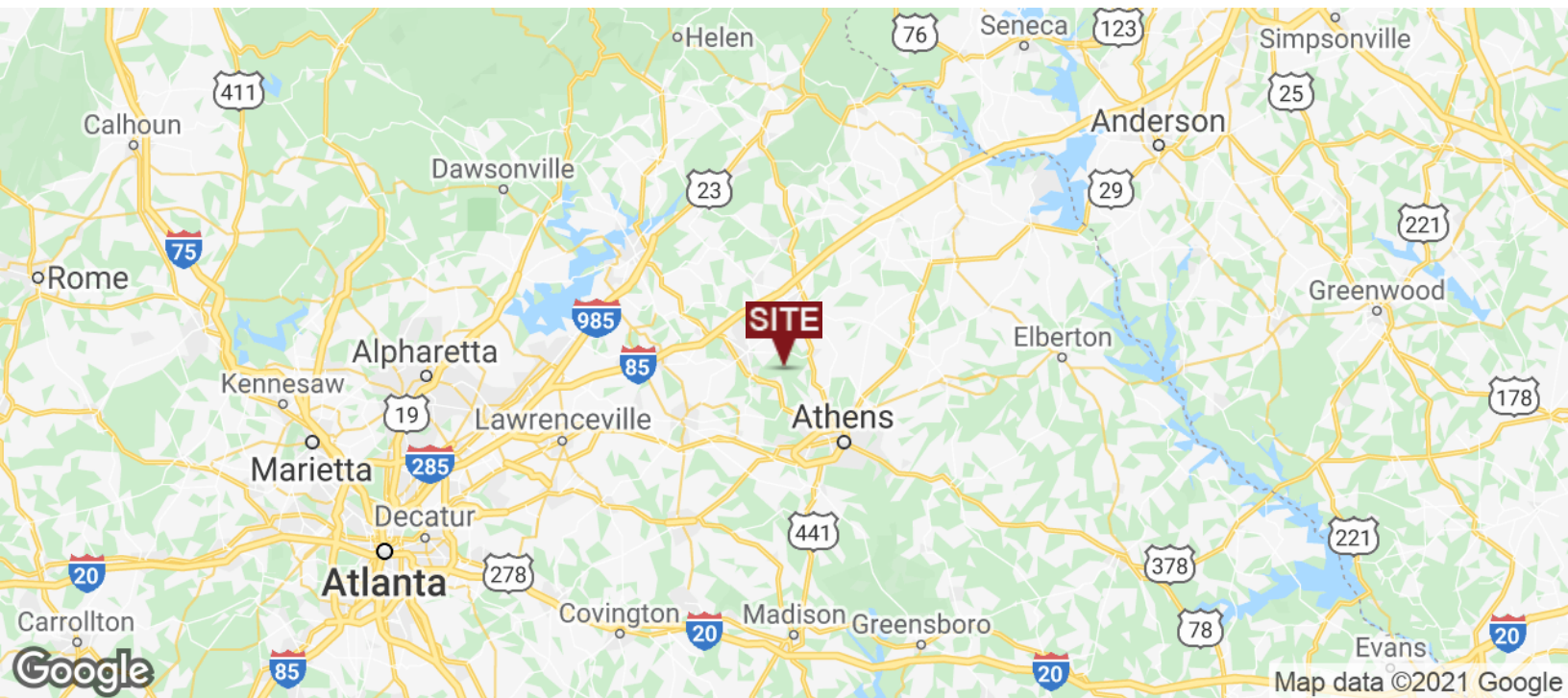


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## LOCATION MAP



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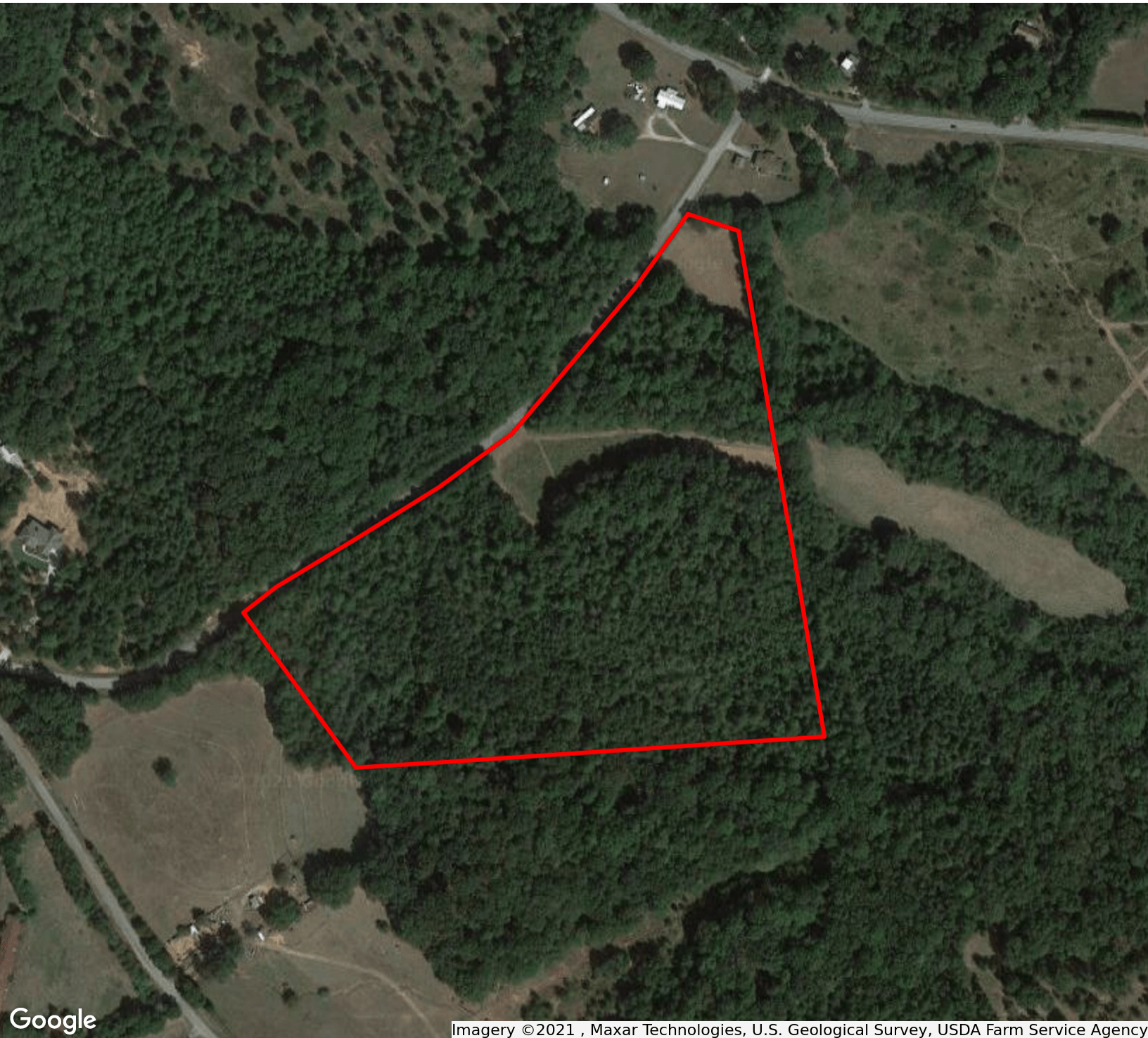


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## AERIAL MAP



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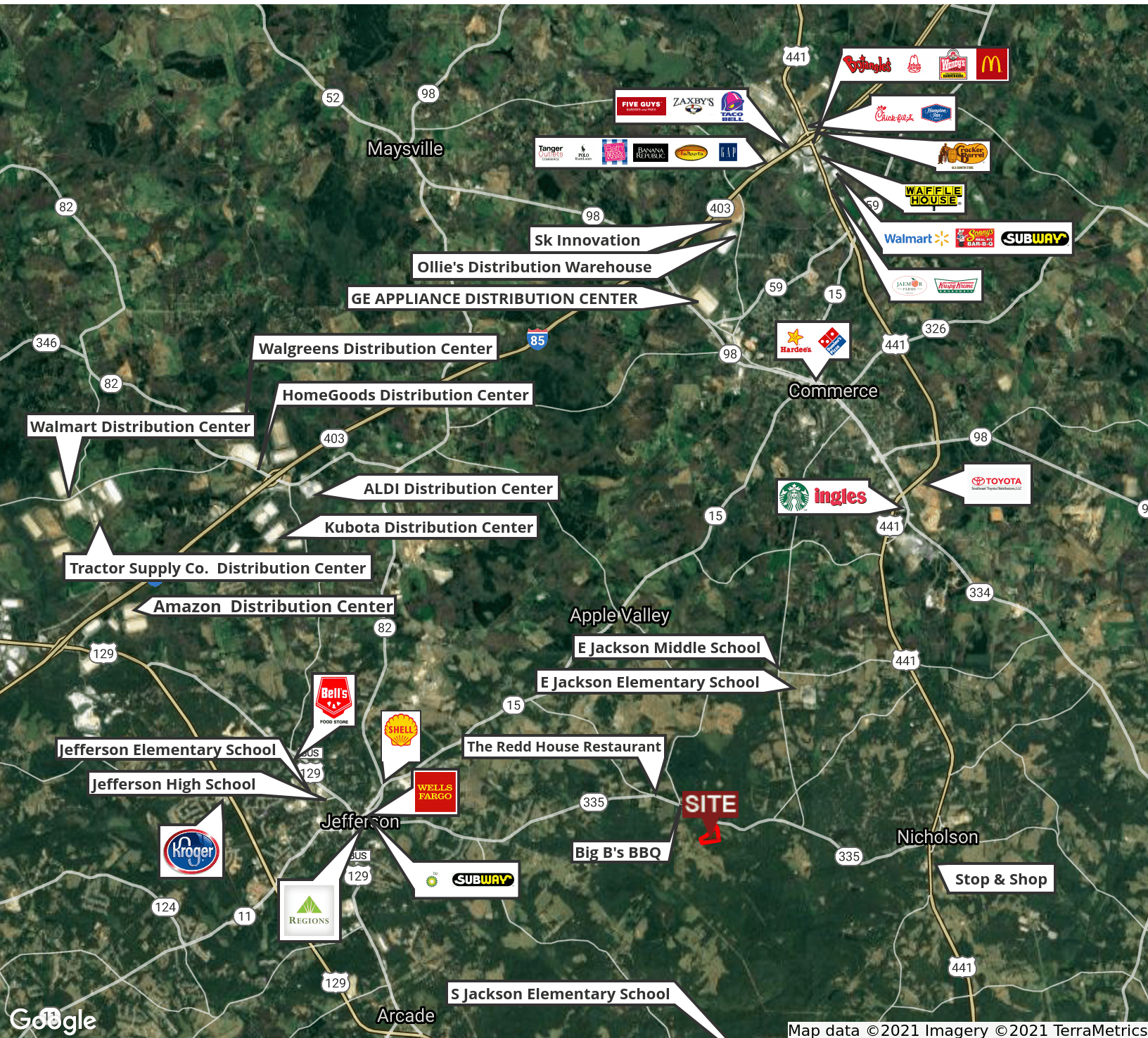


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## RETAILER MAP

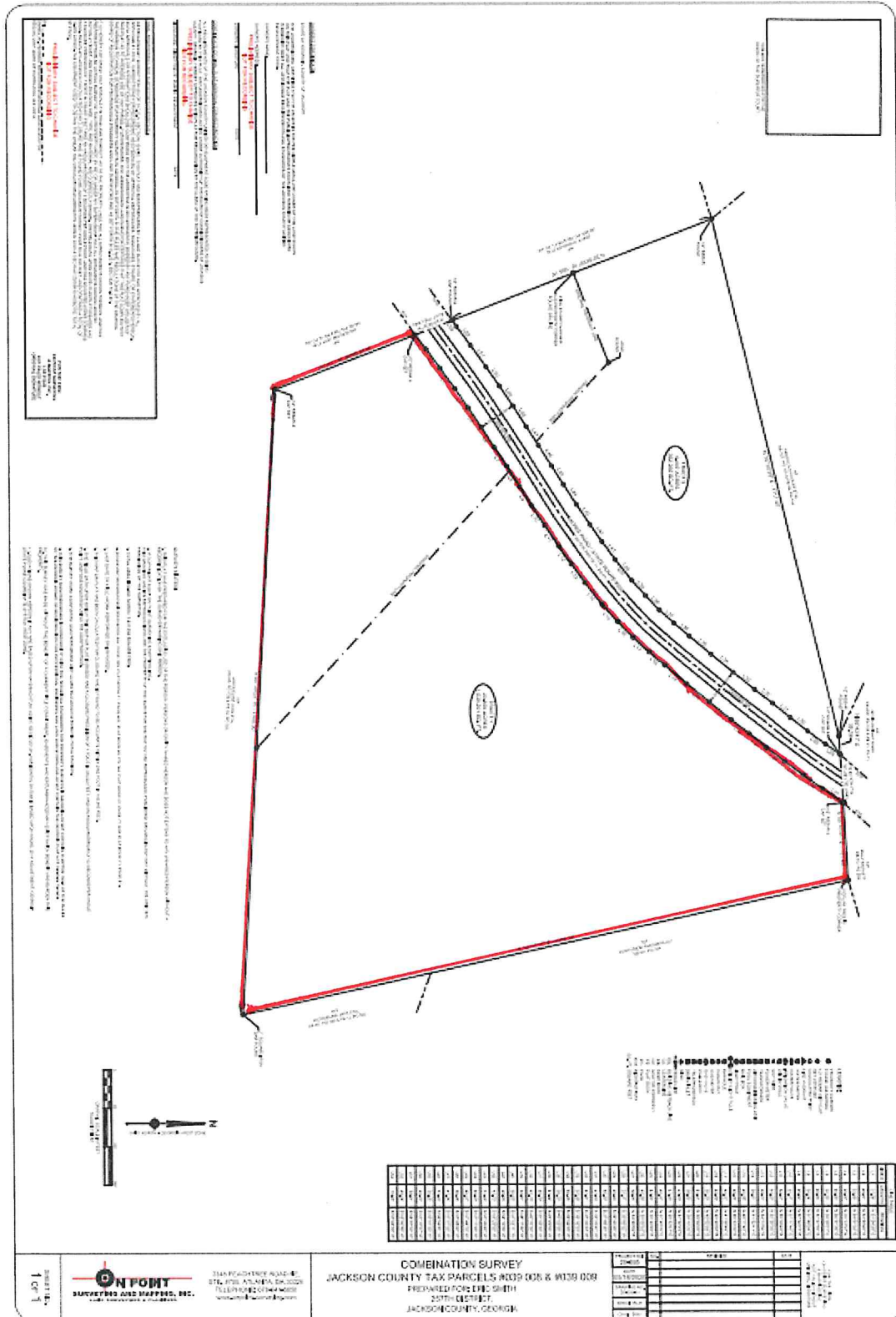


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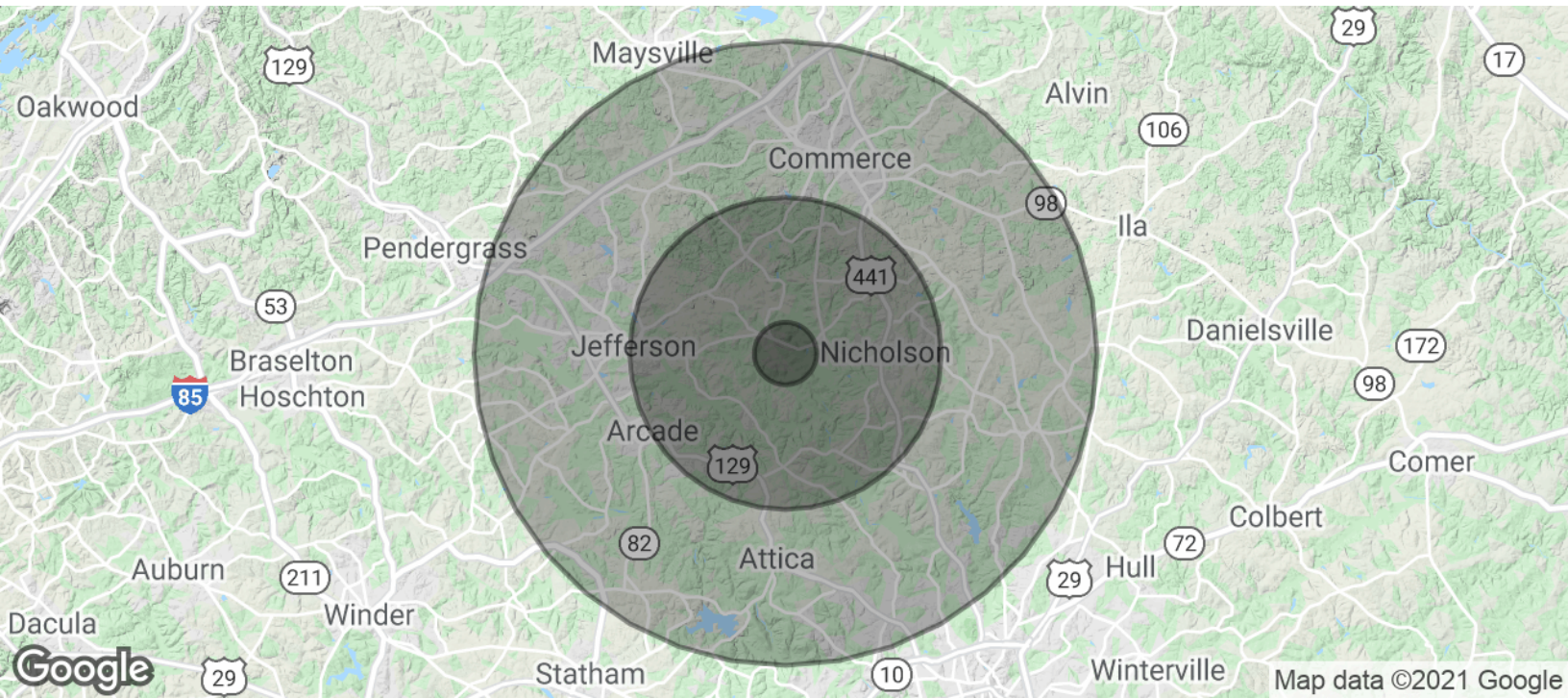
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	415	10,456	60,862
Average age	38.6	36.7	35.5
Average age (Male)	39.1	35.4	33.9
Average age (Female)	38.6	38.4	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	151	3,807	22,240
# of persons per HH	2.7	2.7	2.7
Average HH income	\$58,392	\$54,074	\$58,582
Average house value	\$195,759	\$190,877	\$202,453

\* Demographic data derived from 2010 US Census

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