

Veribest-Enterprise Rd Tract

VERIBEST ENTERPRISE RD, CARLTON, GA 30627



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$69,900

Price / Acre \$5,000

Available SF:

Lot Size: 13.98 Acres

Lot Frontage: 1,983 ft Veribest-Enterprise Rd

Zoning: V4 - Conservation use

Market:

PROPERTY OVERVIEW

Heavy treed land with flat to sloping topography. The location would be nice for a homesite. Property is approx 30 minutes drive to downtown Athens with restaurants, shopping, entertainment.. With an abundance of deer, rabbit, etc in area, it would be perfect for a hunting camp.

LOCATION OVERVIEW

Highway 78 going to Lexington, after passing Lexington town turn left on Highway 78 and continue approximately 8 miles to Veribest Enterprise Road, Turn left on Veribest Enterprise Road and property is on the left.

PROPERTY HIGHLIGHTS

- Quiet area
- Nice location for a home in the country
- 30 minute drive to Downtown Athens
- Hunting & recreational options

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: 4-1-2021

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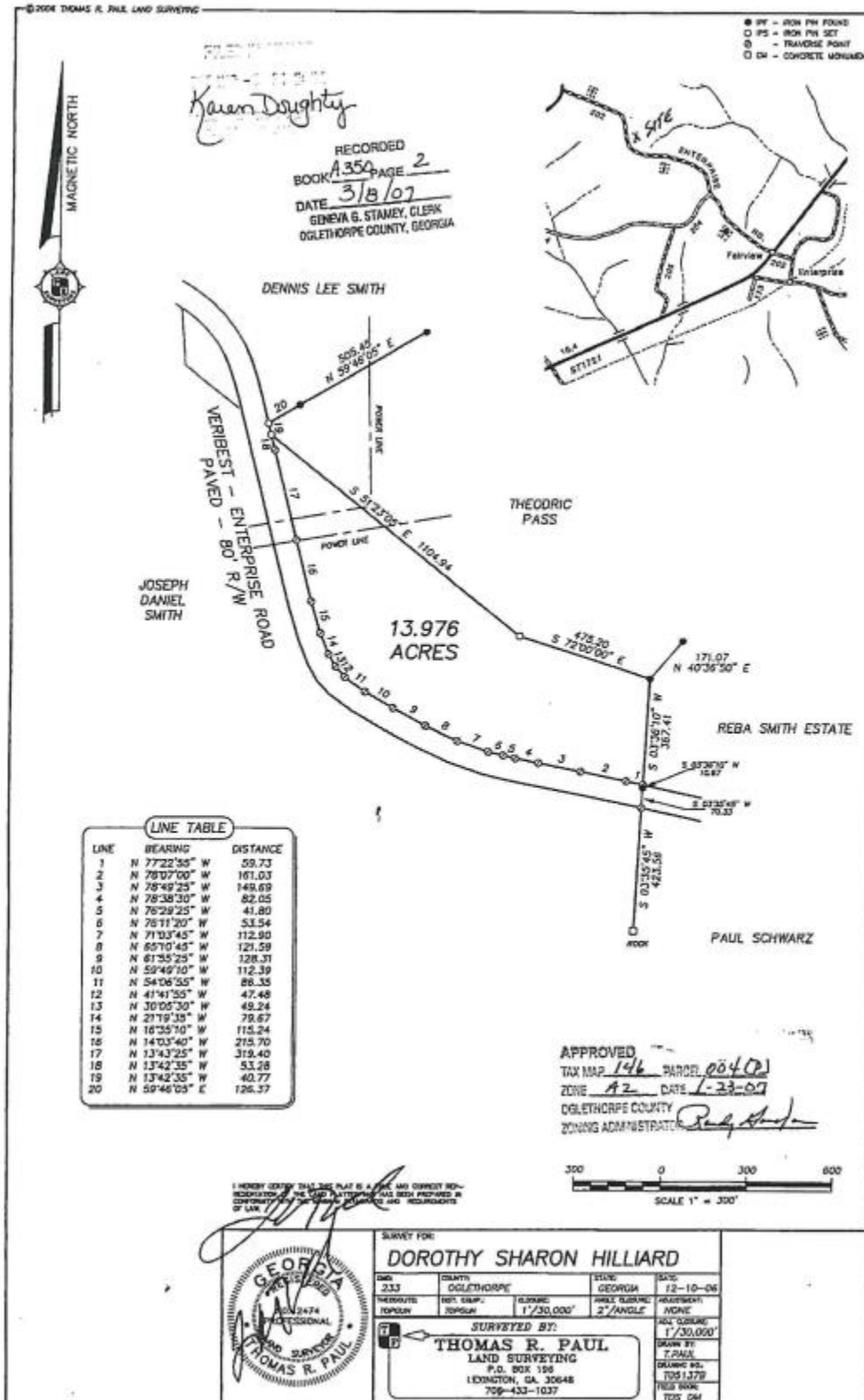
LOCATION MAP



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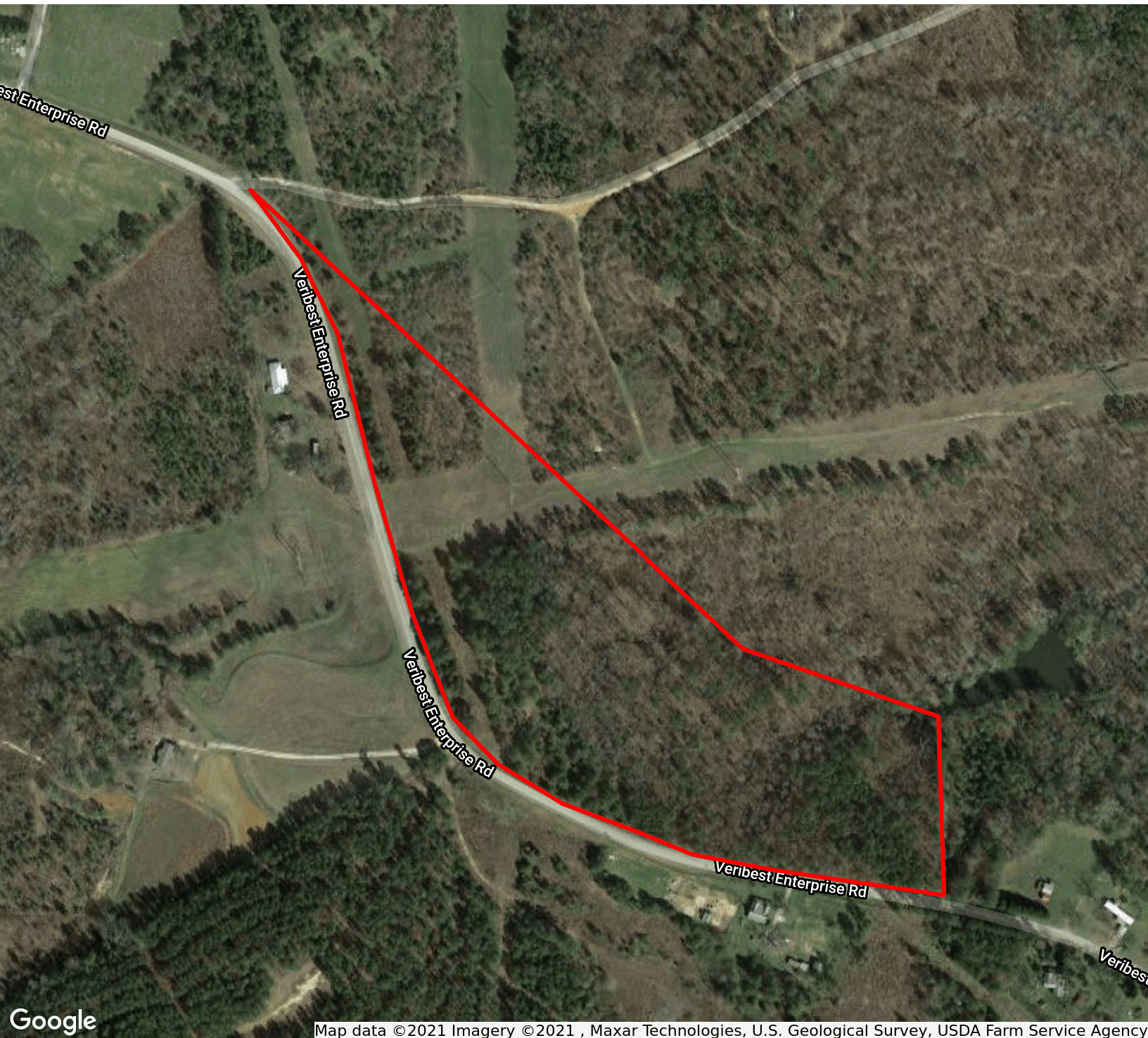
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AERIAL MAP



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RETAILER MAP



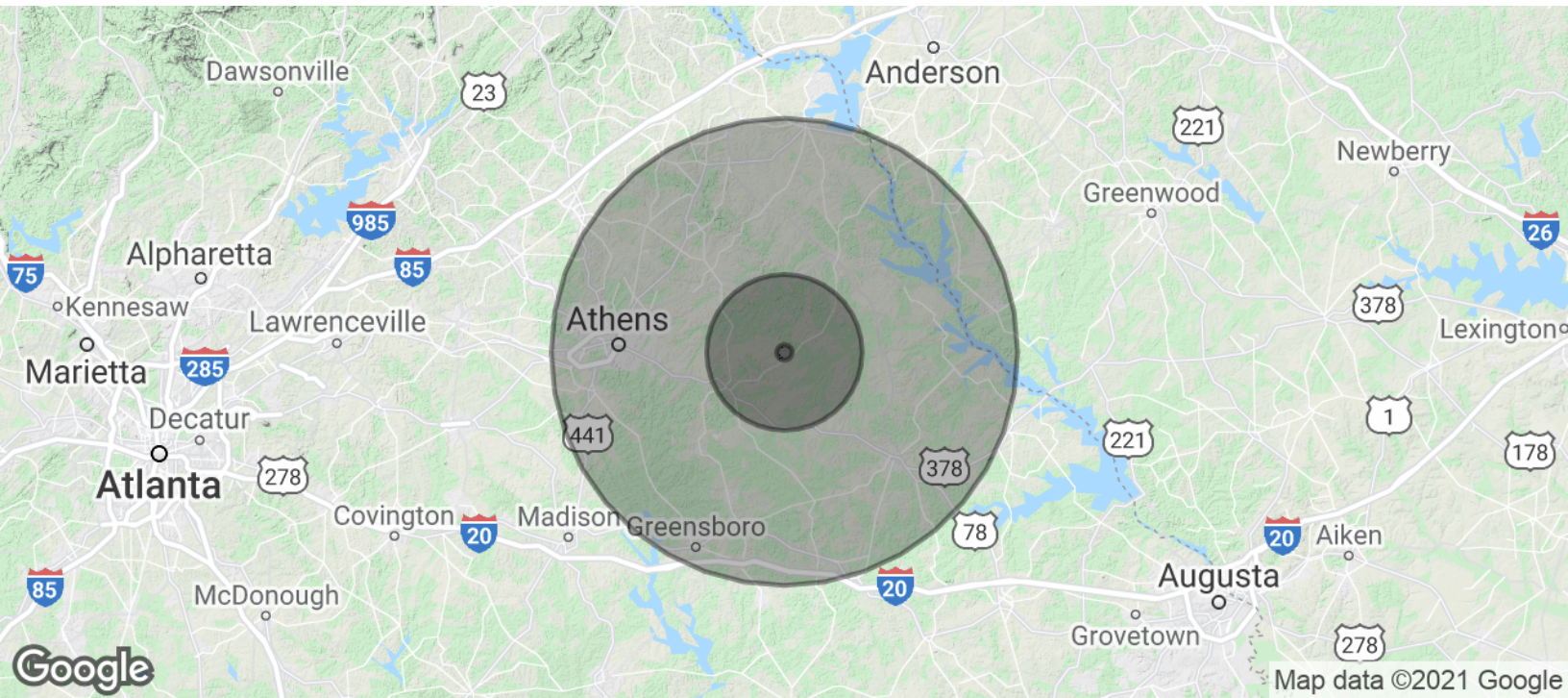
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	45	8,929	254,705
Average age	41.2	42.7	34.7
Average age (Male)	38.7	41.0	33.3
Average age (Female)	44.3	43.9	35.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	15	3,096	93,437
# of persons per HH	3.0	2.9	2.7
Average HH income	\$44,272	\$48,882	\$48,056
Average house value	\$142,089	\$179,604	\$174,860

* Demographic data derived from 2010 US Census

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