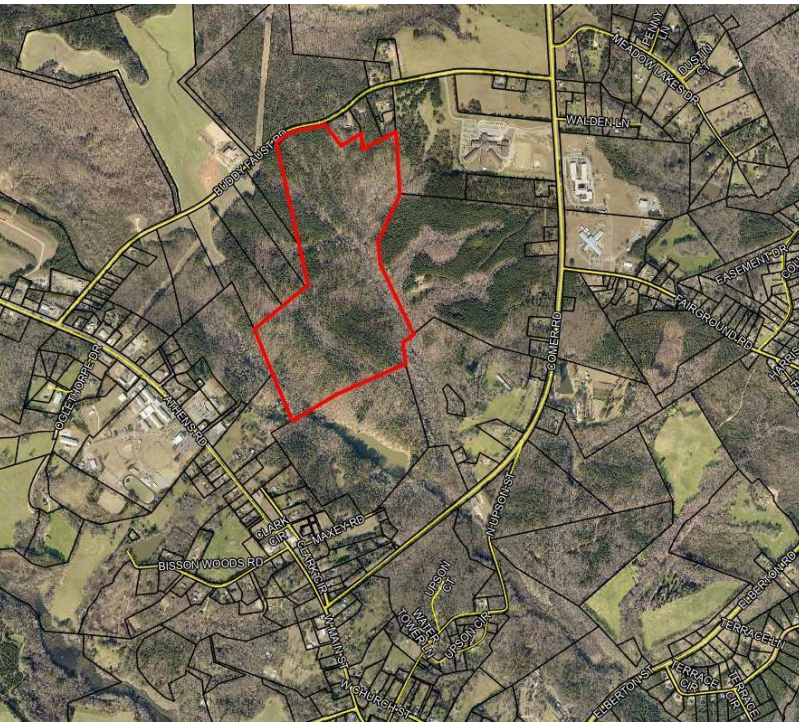


# NORRIS TRACT

0 BUDDY FAUST ROAD, CRAWFORD, GA 30630



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$757,491
Price / Acre	\$4,900
Lot Size:	154.59± Acres
Lot Frontage:	918.4 ft Buddy Faust Rd
Zoning:	V5-Consrv Use
Market:	Oglethorpe County
Submarket:	Lexington
Traffic Count:	7,390 Hwy 78 & 2,410 Hwy 22

### PROPERTY OVERVIEW

This property is currently in V-5 Conservation use and would be well suited as a potential sub-division development tract, a single home site, or for recreational purposes. The terrain is gentle and is mostly wooded with a mix of hardwoods & pines with good timber value. In addition, it has two streams on site with possible lake site locations. The property has county water running along Buddy Faust Road. Subject tract is walking distance to elementary, junior and high schools. Located midway between Crawford and Lexington, GA. Approximately 20 minutes to Athens, University of Georgia, retail shopping, and restaurants. Excellent investment tract.

### LOCATION OVERVIEW

From Athens take Hwy 78 through Crawford. Turn left off of Hwy 78 onto Buddy Faust Rd. Property will be on the right approximately 1 mile.

### PROPERTY HIGHLIGHTS

- Wonderful location
- Terrain is gentle
- Good timber value
- Served by Oglethorpe County Public Water system
- Approximately 15 minutes to Athens and UGA

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:8-29-2022



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## LOCATION MAP



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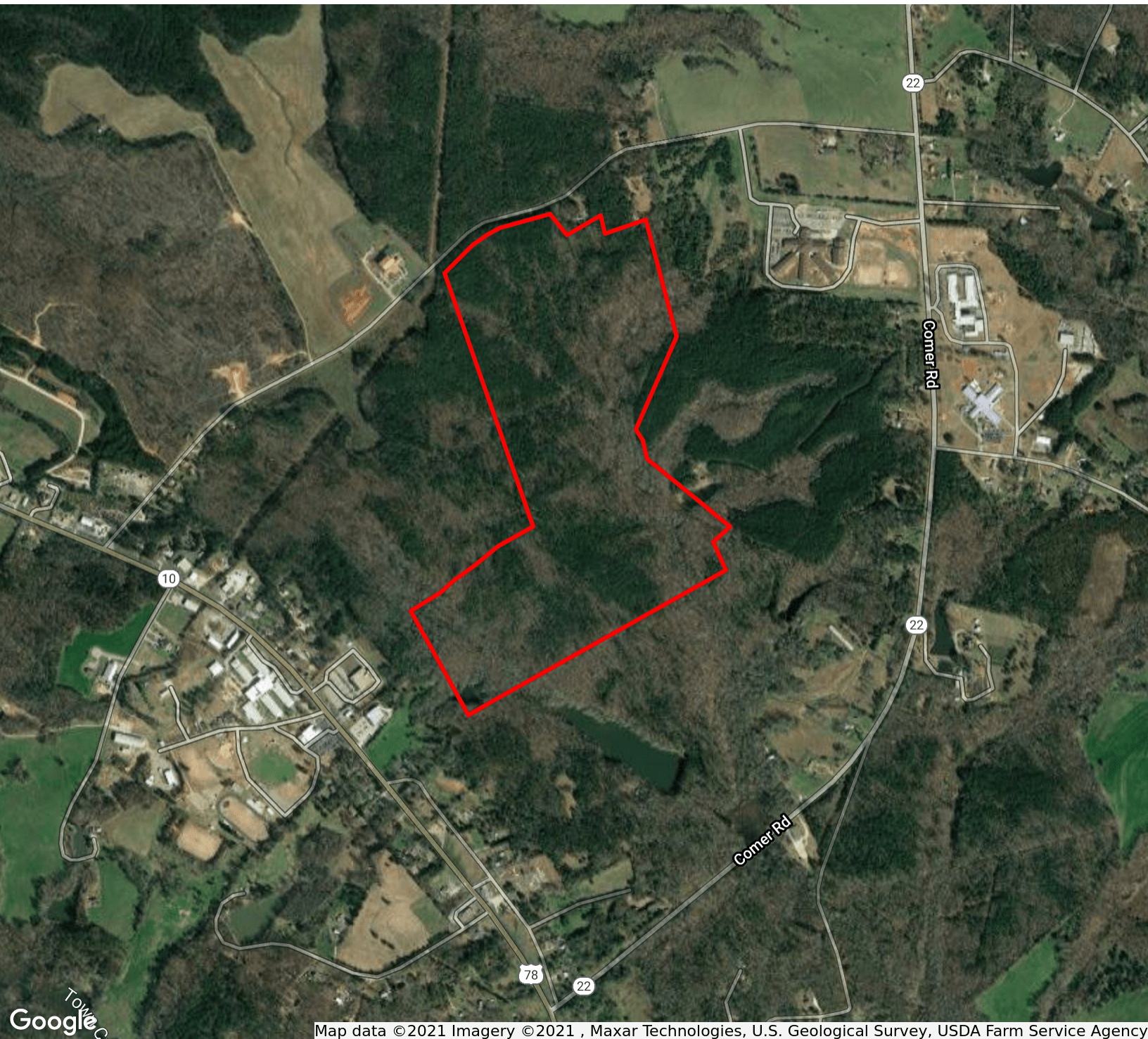


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## AERIAL MAP



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

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AERIAL MAP **P3**

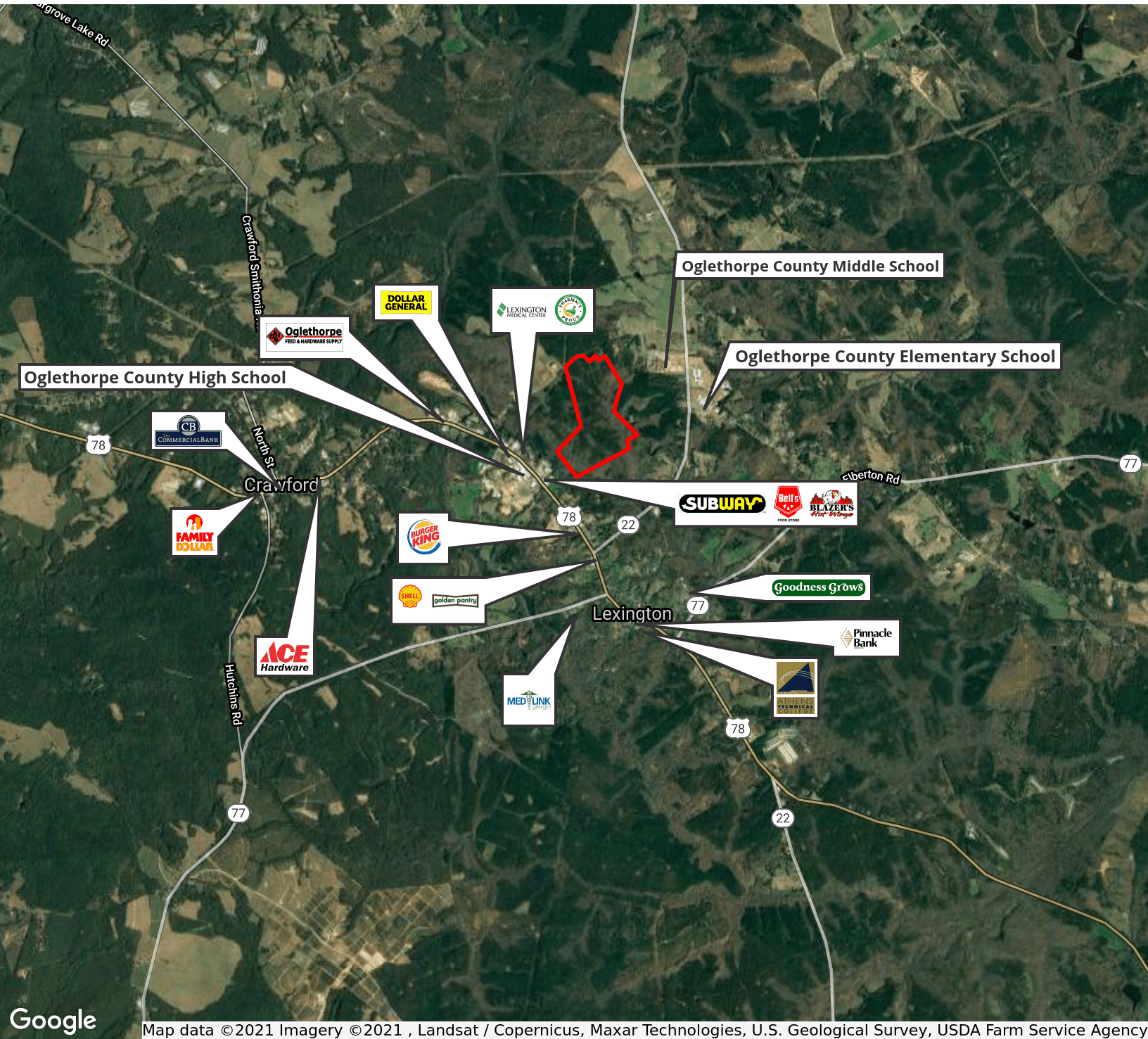


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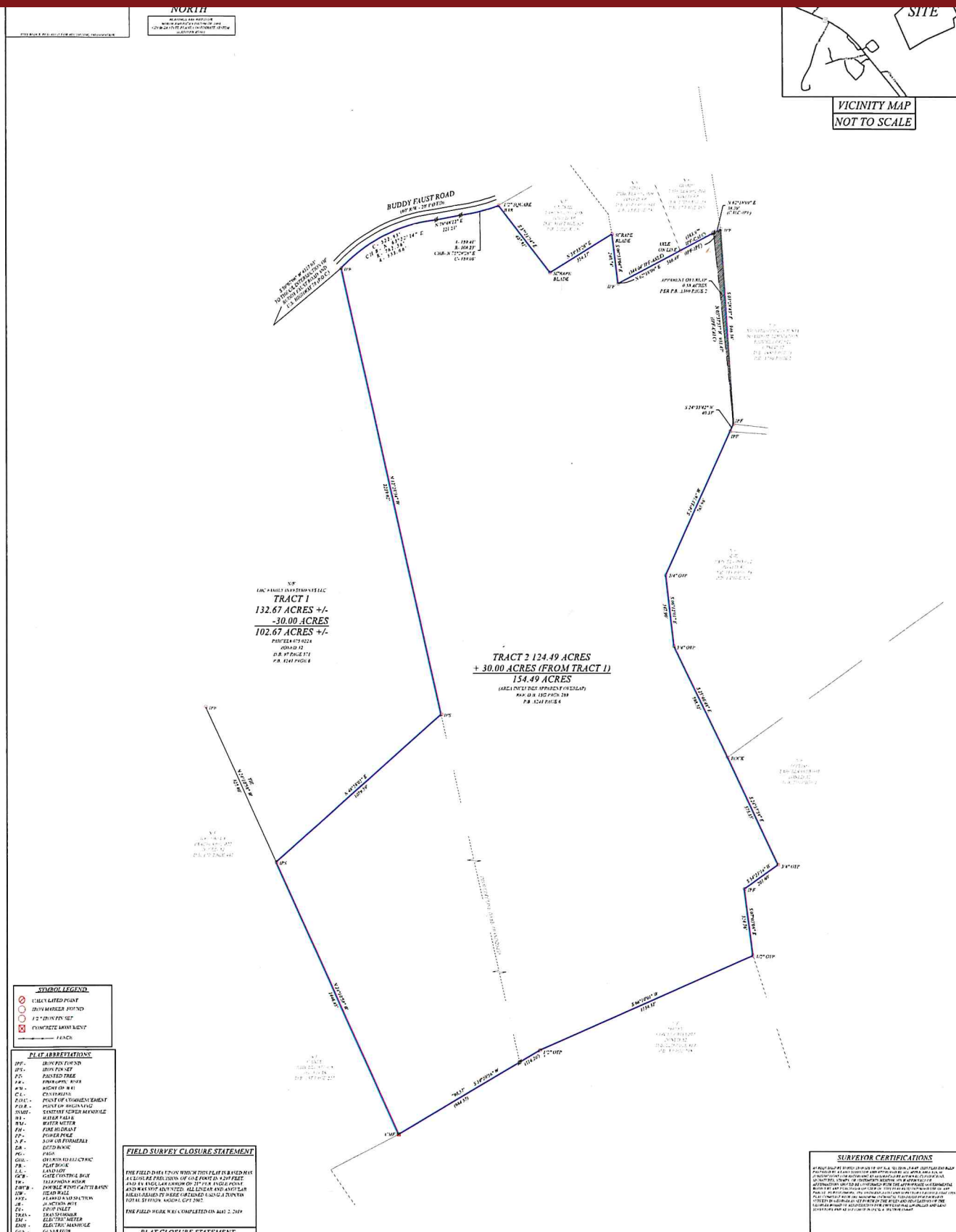


## RETAILER MAP



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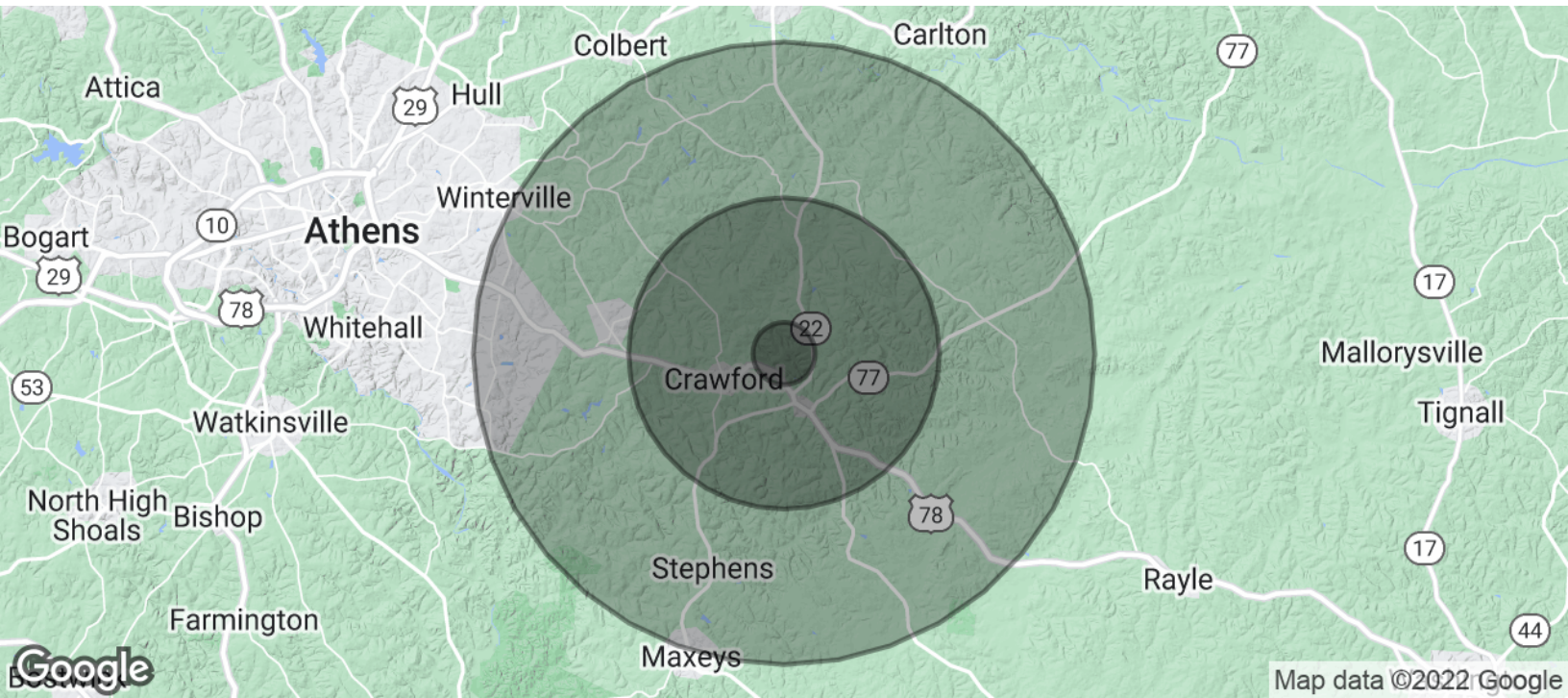


# NORRIS TRACT

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	136	3,985	14,878
Average Age	43.4	42.2	41.0
Average Age (Male)	43.4	41.5	39.8
Average Age (Female)	43.3	42.7	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	46	1,311	4,890
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$53,776	\$52,000	\$52,223
Average House Value	\$196,836	\$184,777	\$178,260

\* Demographic data derived from 2020 ACS - US Census

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