

# FOR SALE

Recreational Estate Opportunity - Banks County, GA  
5057 Highway 51 S, Lula, GA 30554

**For More Information: Stephen Lovett**

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**Matt McCord**

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All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



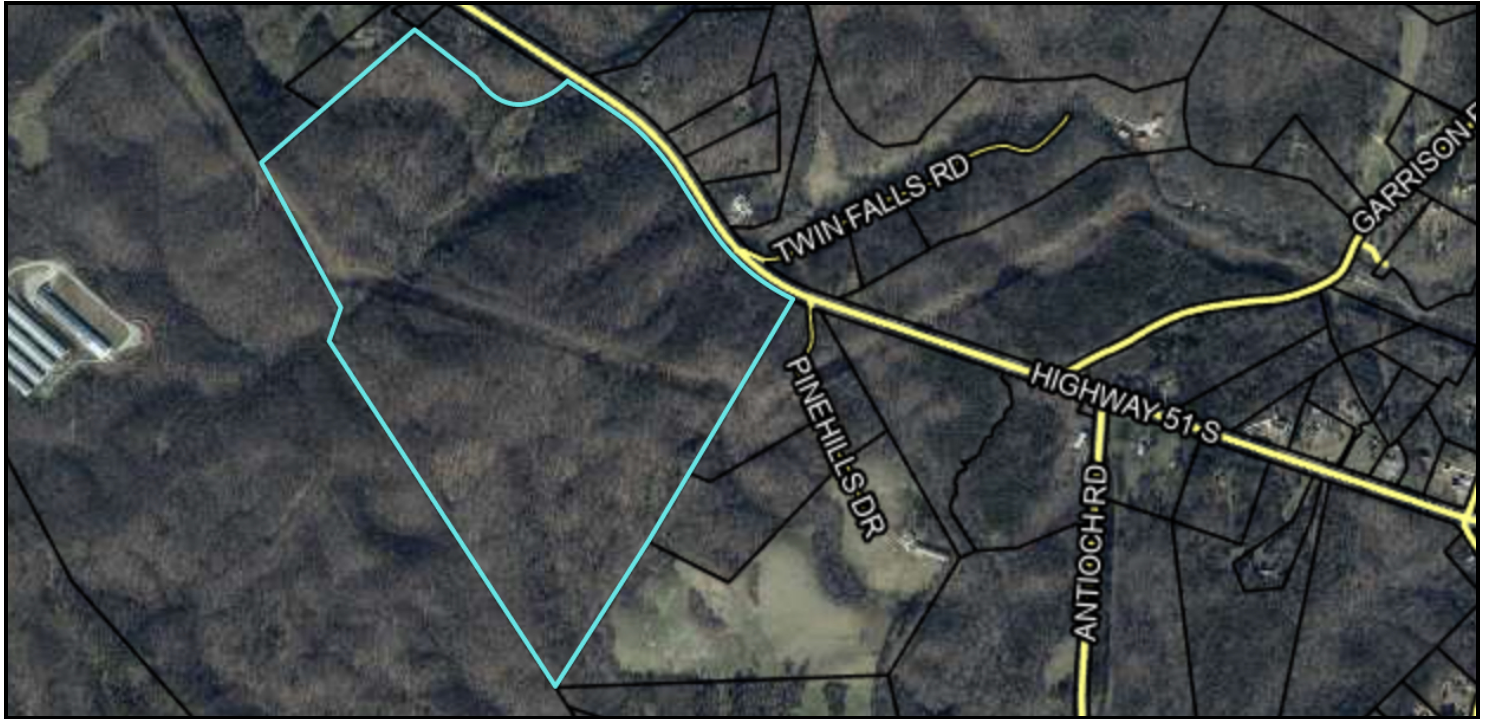
**Norton Commercial**  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON



# +/-139.3 Acre Recreational Estate Tract

5057 HIGHWAY 51 S, LULA, GA 30554



## OFFERING SUMMARY

**Sale Price:** \$835,800

**Price / Acre:** \$6,000

**Highway 51 Road Frontage:** +/- 1,850'

**Lot Size:** 139.3 Acres

**Zoning:** AG

## PROPERTY OVERVIEW

The playground you've been looking for! This is an excellent opportunity to own this recreational estate offering hunting and ATV trails. Norton Commercial Acreage Group is proud to present this 139-acre tract providing terrific privacy, yet easy access to the rapidly growing I-985/HWY 365 corridor and metro Atlanta. This beauty is situated in north-western Banks County, only two minutes from the town of Lula and a short 20-minute drive from Gainesville. Great hardwood trees are present throughout the property with a small pasture towards the northeast corner of the site. Zoned AG (Agricultural) in Banks County. Other advantages are the low property taxes in Banks County compared to the nearby Hall County, and the fact that it can be divided easily into mini-estates. Site is convenient to Parks and Wildlife areas. Public water is available; however, site will require individual septic tanks for homes built. The subject property is perfectly suited for a family compound, hunting lodge or dividing into mini-estates, just a short drive from the rapidly growing Gainesville MSA.

## LOCATION OVERVIEW

Located in NW Banks County less than half a mile from the Hall County line, this property is only minutes from Lula and about 3.5 miles from I-985.

Site is in the Banks County Elementary, Middle and High School Districts

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ADDITIONAL PHOTOS

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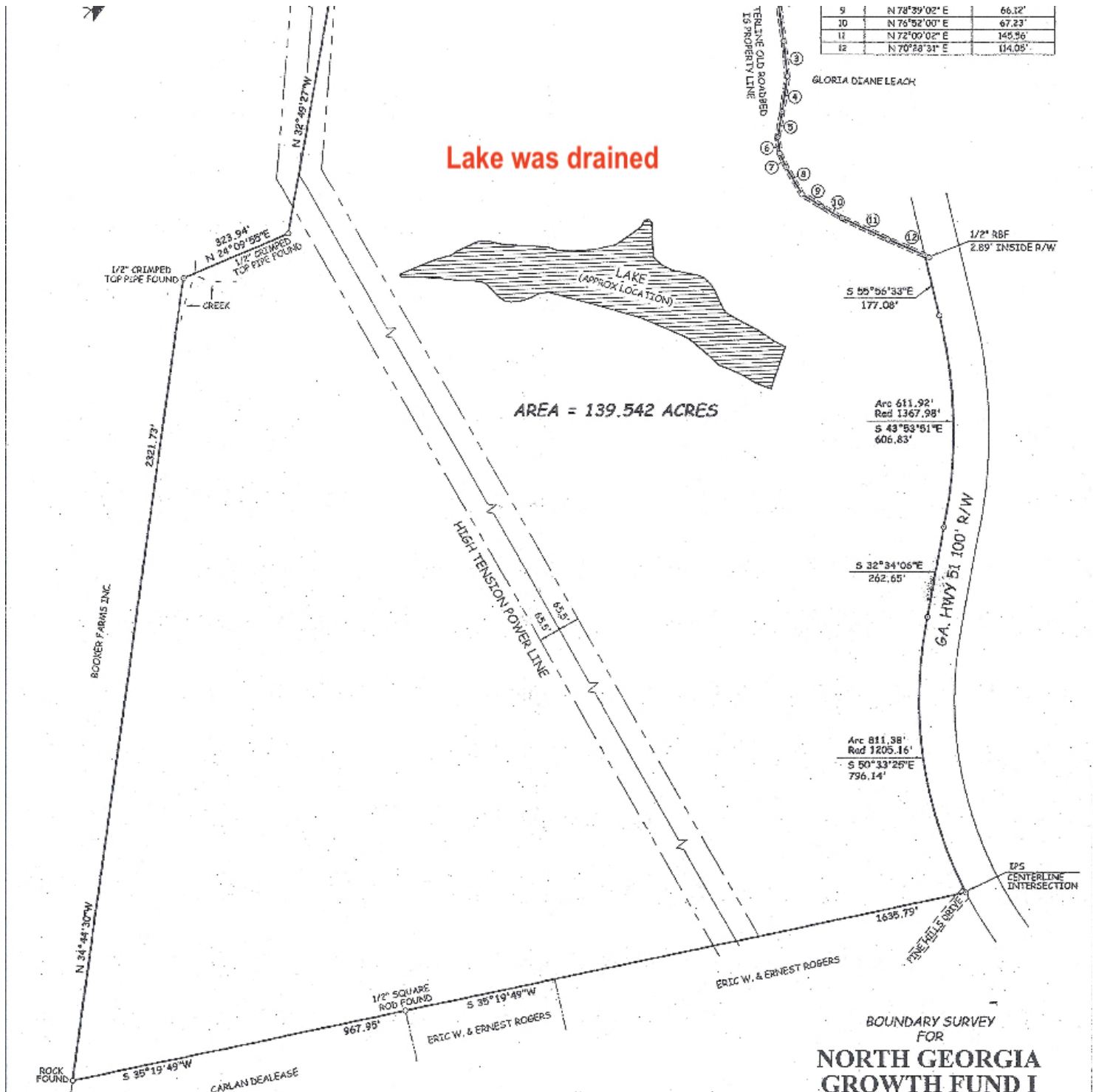
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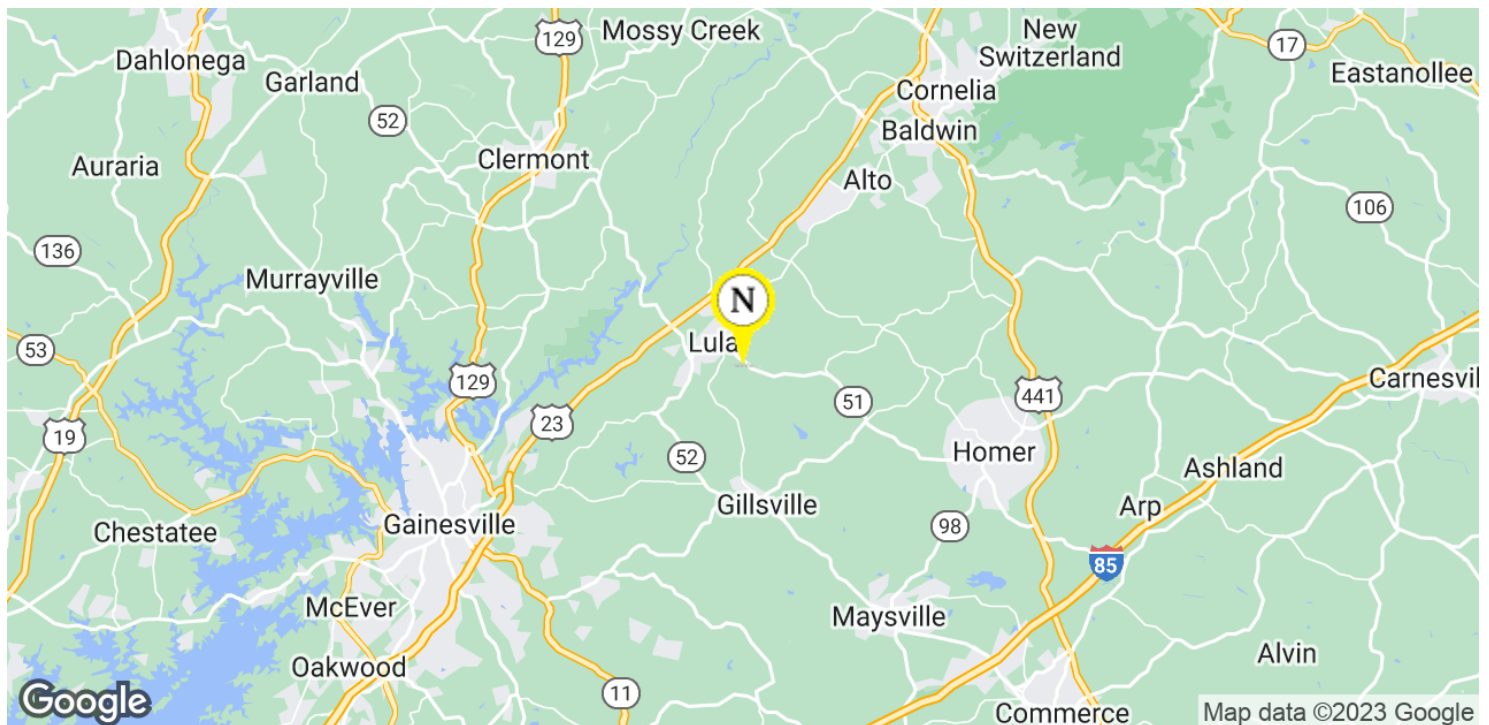
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LOCATION MAP

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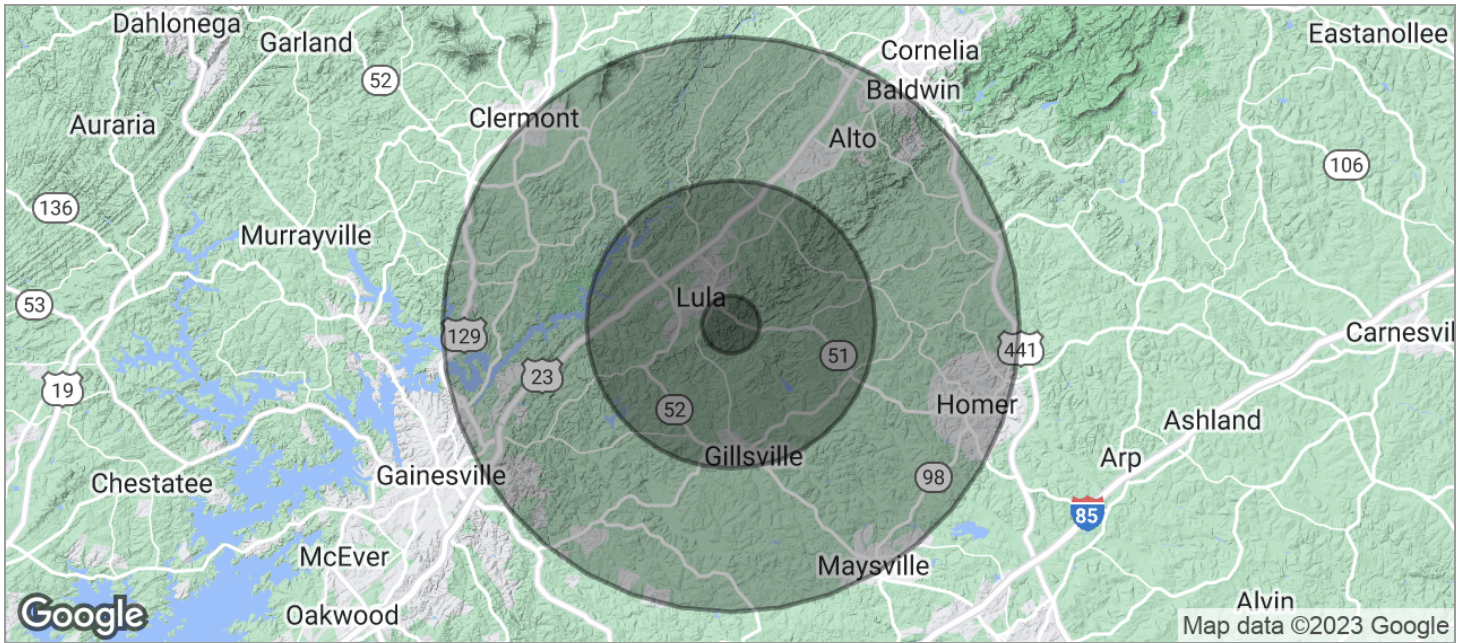
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	370	9,666	53,736
MEDIAN AGE	43.9	42.2	39.3
MEDIAN AGE (MALE)	40.0	38.5	37.3
MEDIAN AGE (FEMALE)	47.3	44.4	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	125	3,877	20,007
# OF PERSONS PER HH	3.0	2.5	2.7
AVERAGE HH INCOME	\$70,514	\$56,956	\$59,700
AVERAGE HOUSE VALUE	\$173,541	\$159,992	\$174,258

\* Demographic data derived from 2020 ACS - US Census

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