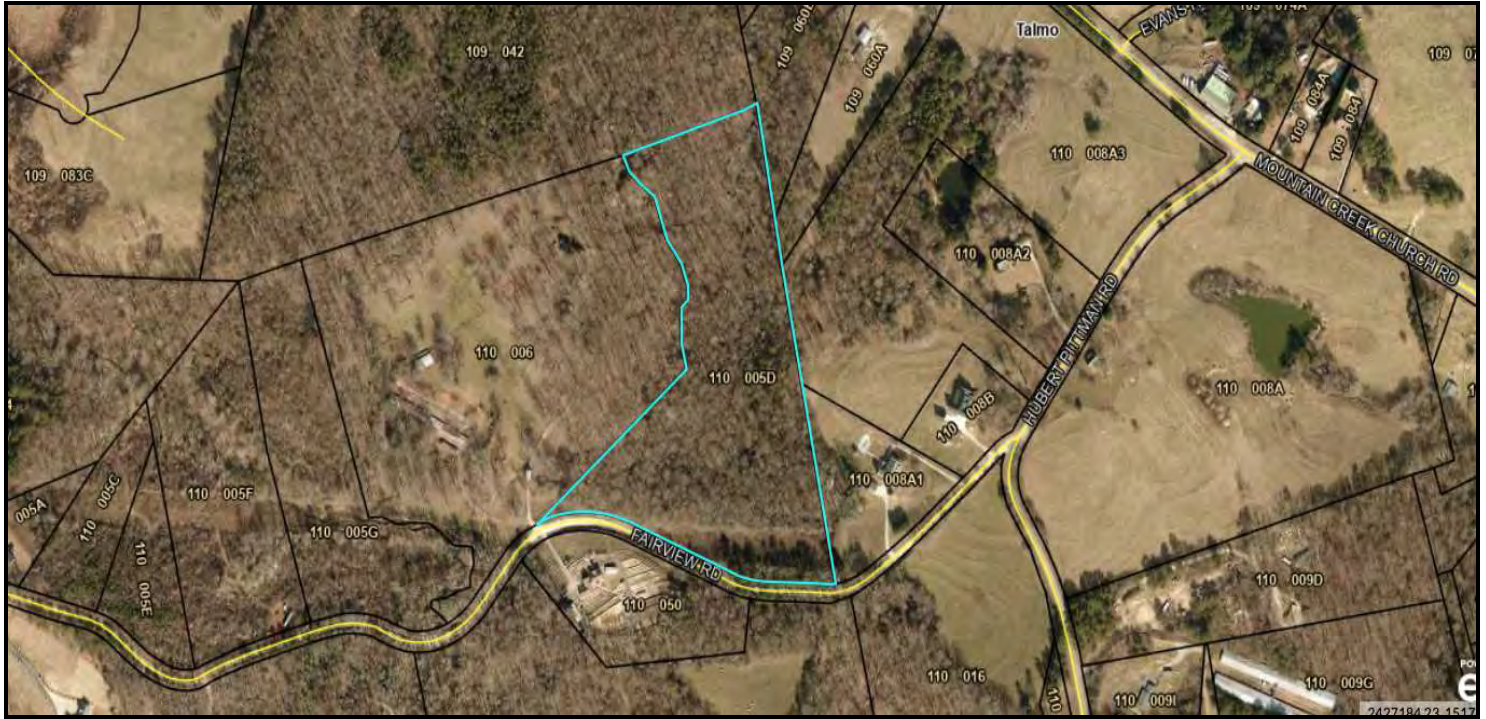


Fairview Road Property

0 FAIRVIEW ROAD, PENDERGRASS, GA 30567



OFFERING SUMMARY

Sale Price: \$299,000

Price / Acre: \$18,948

Lot Size: 15.78 Acres

Zoning: AG 2

Market: Pendergrass

PROPERTY OVERVIEW

15.7 acres located in West Jackson County near the Cities of Talmo and Pendergrass. The property is zoned AG2 in unincorporated Jackson County with over 1,000 feet of frontage on Fairview Road. This site is in a quiet country setting and is surrounded by small farms and estate homes. This is an ideal tract for family for individuals looking for some space with convenience. This property has several creek branches and hardwoods throughout the 15 acres. The northern most 5 acres is very scenic & private, this is the listing agent's favorite feature of the property. This property is Zoned for North Jackson Elementary, Legacy Knoll Middle School and Jackson County High School.

LOCATION OVERVIEW

Distance to Destinations:

5.4 Miles to Interstate I-85

5.7 Miles to Publix

3.4 Miles to Downtown Pendergrass

7.4 Miles to Downtown Braselton

9.4 Miles to Northeast Georgia Medical Center Braselton

10 Miles to Downtown Jefferson

13.3 Miles to Downtown Gainesville

29.5 Miles to Downtown Athens

63.2 miles to Hartsfield-Jackson Airport

For More Information:

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

Matt McCord

770.718.5102

matt@nortoncommercial.com

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ADDITIONAL PHOTOS

Fairview Road Property

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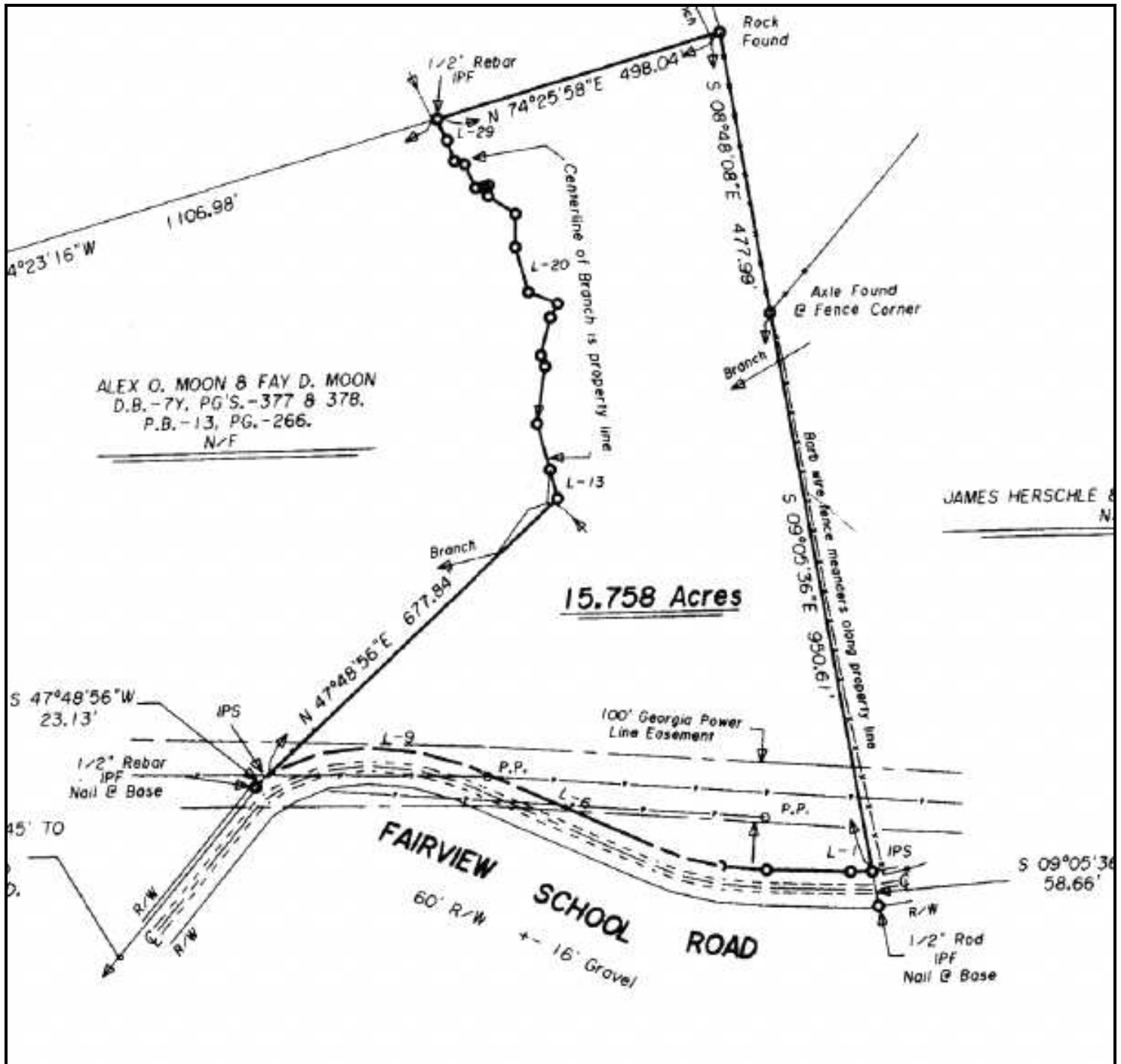
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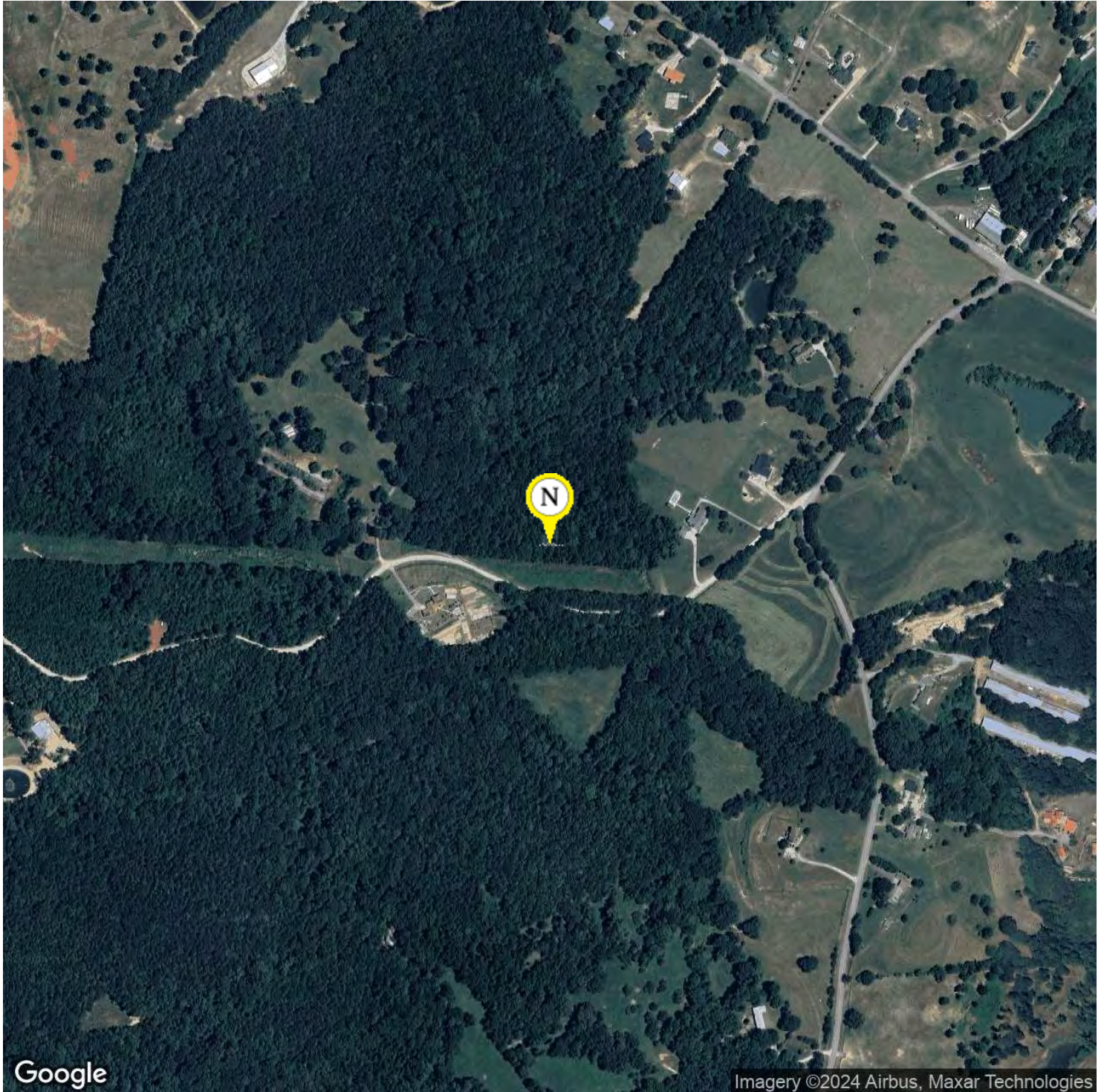
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LOCATION MAP

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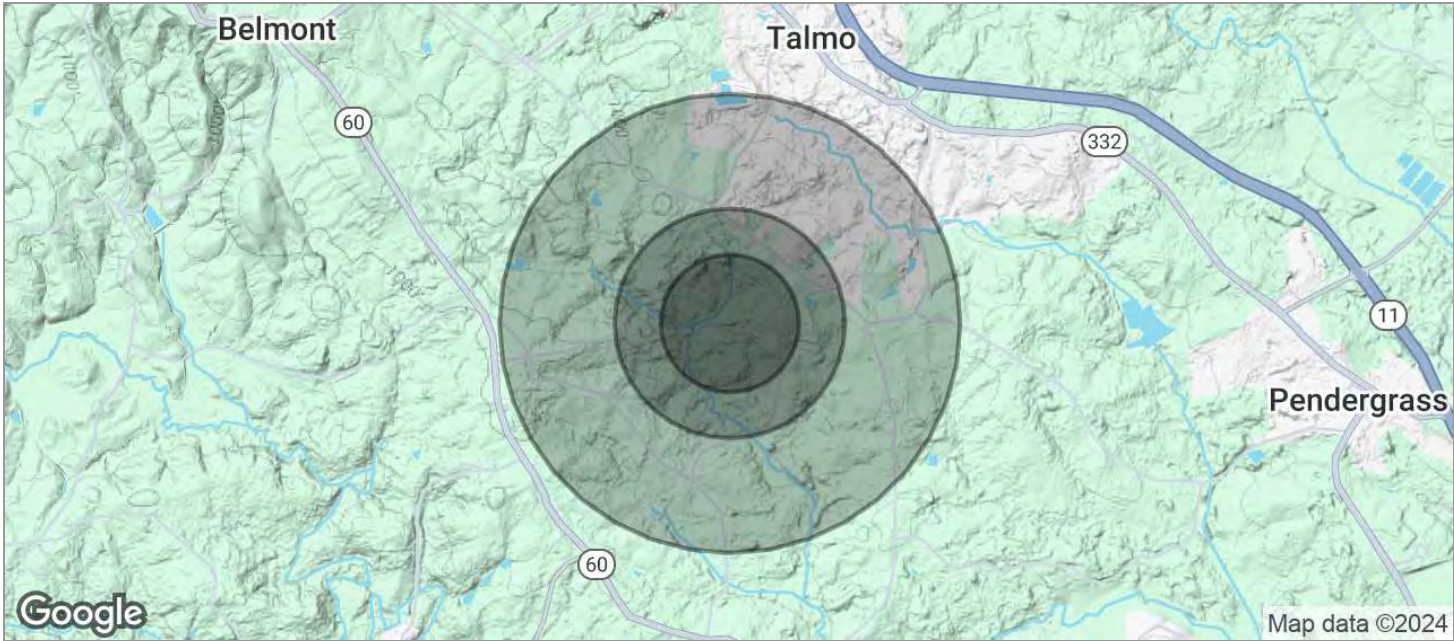
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	24	100	497
MEDIAN AGE	43	43	42
MEDIAN AGE (MALE)	42	42	42
MEDIAN AGE (FEMALE)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	35	171
# OF PERSONS PER HH	3	2.9	2.9
AVERAGE HH INCOME	\$94,583	\$94,583	\$94,501
AVERAGE HOUSE VALUE	\$369,212	\$369,212	\$374,440

* Demographic data derived from 2020 ACS - US Census

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