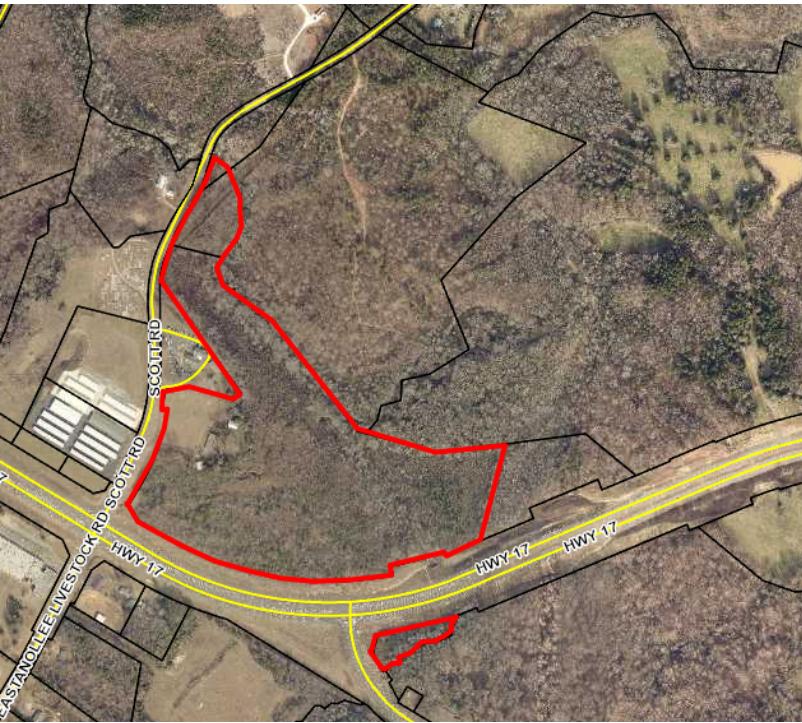


# MARTIN TRACT

SCOTT RD, EASTANOLLEE, GA 30538

WHITWORTH  
LAND  
CORPORATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                     |
|----------------|-------------------------------------|
| Sale Price:    | \$808,400                           |
| Price / Acre   | \$20,000                            |
| Lot Size:      | 40.42 Acres                         |
| Lot Frontage:  | 1538 ft Hwy 17<br>883.5 ft Scott Rd |
| Zoning:        | AR                                  |
| Market:        | Stephens County                     |
| Traffic Count: | 12,500 Hwy 17<br>120 Scott Rd       |

### PROPERTY OVERVIEW

The corner lot is well suited for commercial use (convenience store, Dollar General type or strip center). The balance of the land has excellent road frontage along newly constructed Hwy 17 divided median 4 lane. The tract is suited for industrial use being close to Stephens County Industrial Park.

### LOCATION OVERVIEW

The property is located at the corner of Hwy 17 & Scott Road in Stephens County.

### PROPERTY HIGHLIGHTS

- Corner lot.
- Commercial & Industrial use with rezoning.
- Fronts 4 lane road.

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## LOCATION MAPS



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## AERIAL MAP



Google

Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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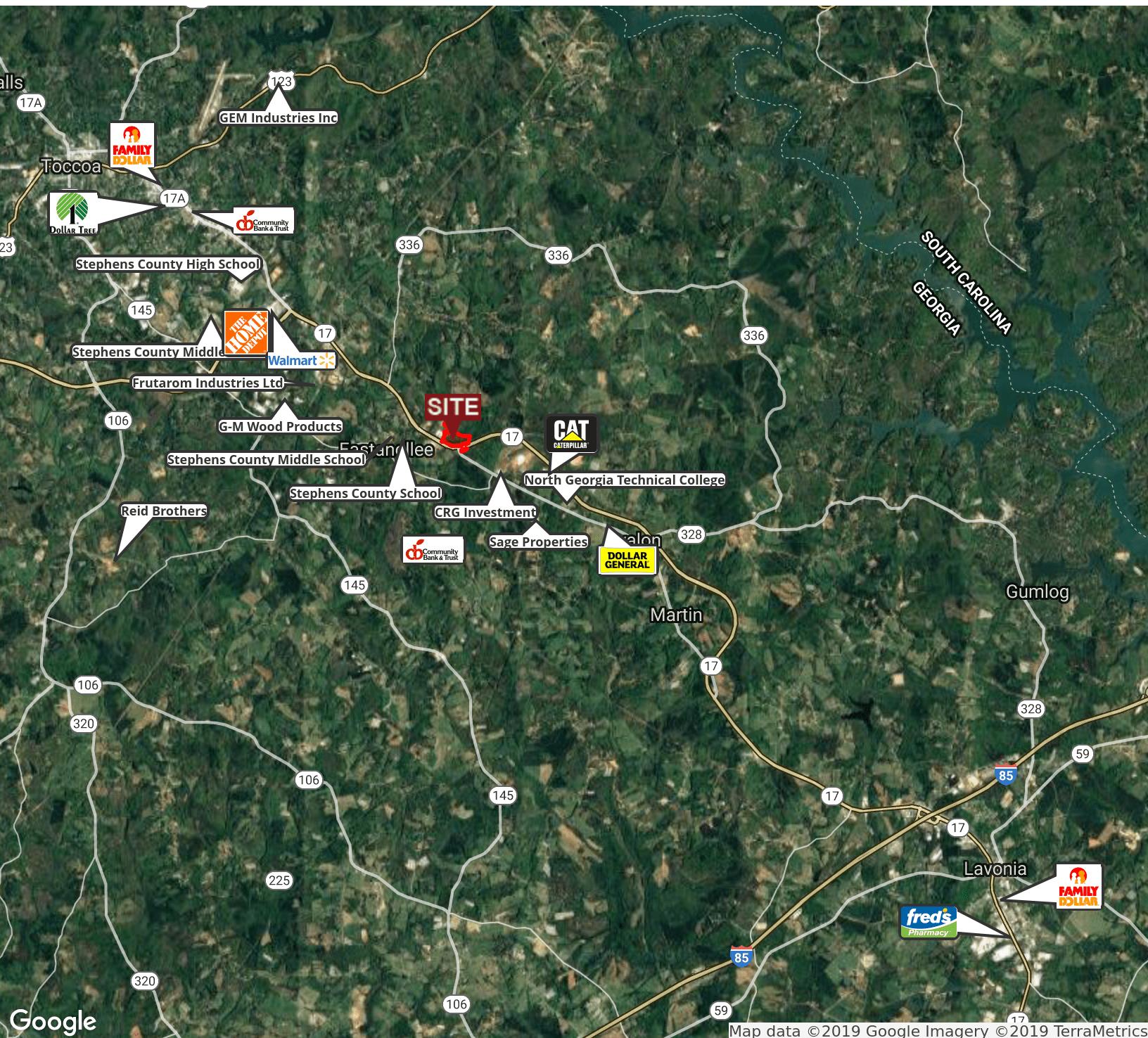
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## RETAILER MAP



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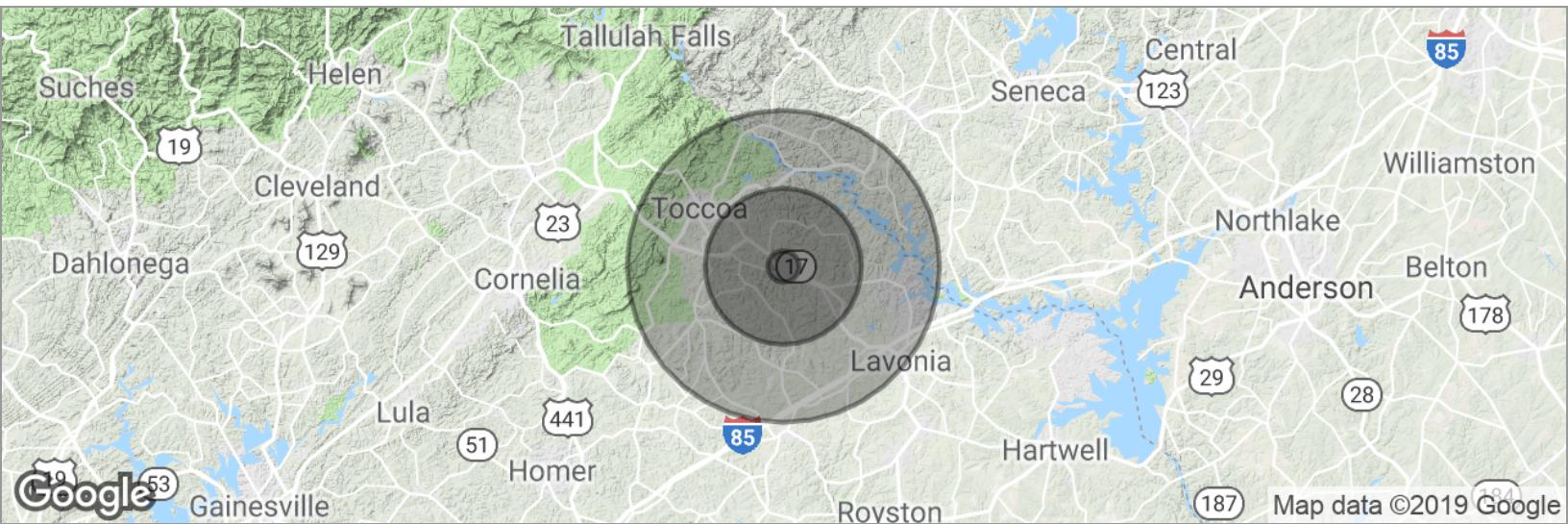
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## DEMOGRAPHICS MAP



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 285       | 8,745     | 36,561    |
| Median age          | 43.8      | 43.1      | 40.9      |
| Median age (Male)   | 43.9      | 42.6      | 40.1      |
| Median age (Female) | 44.1      | 44.4      | 41.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 106       | 3,435     | 13,828    |
| # of persons per HH | 2.7       | 2.5       | 2.6       |
| Average HH income   | \$48,950  | \$45,239  | \$47,296  |
| Average house value | \$170,149 | \$157,821 | \$147,060 |

\* Demographic data derived from 2010 US Census

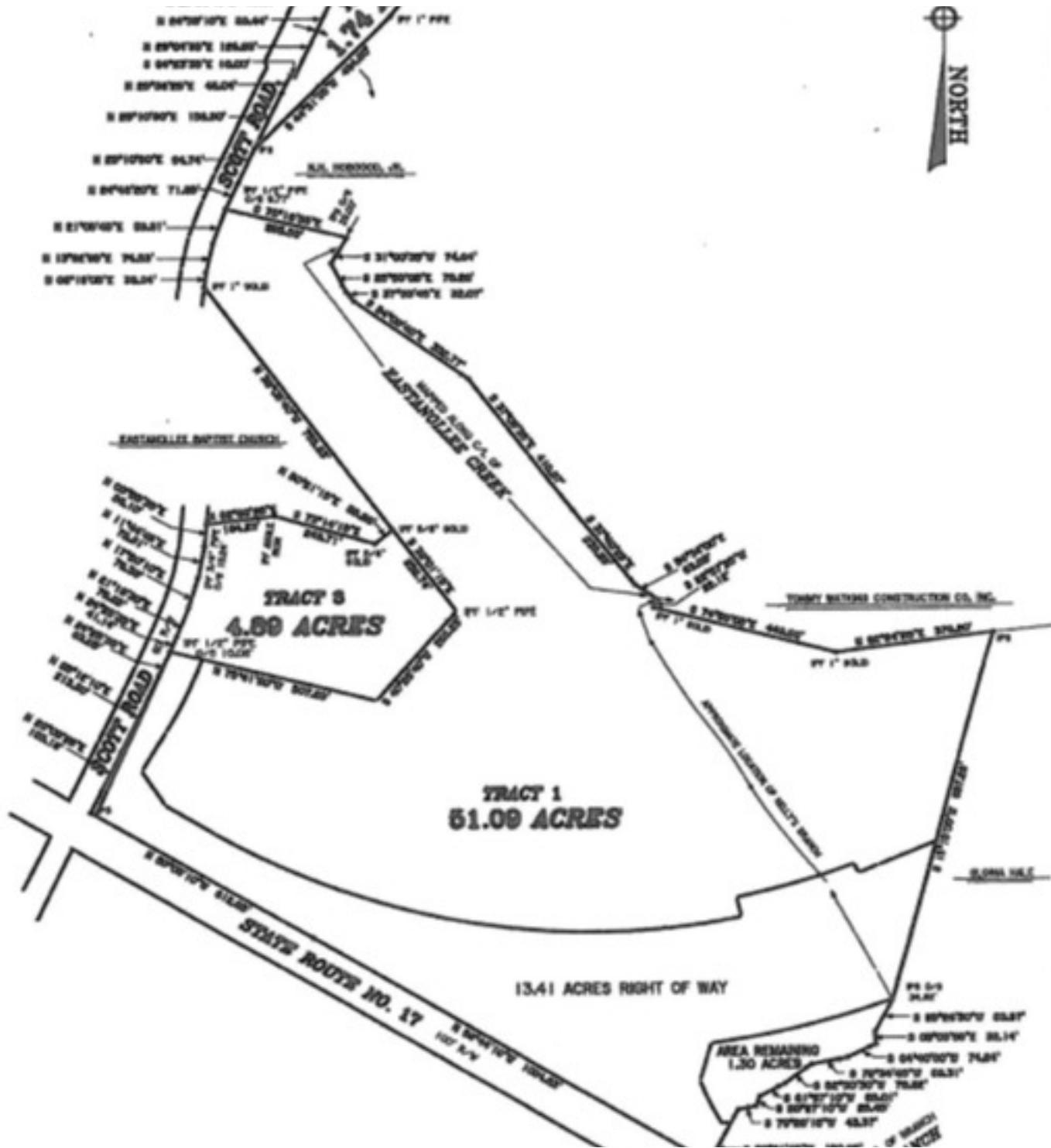
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The logo for Whitworth Land Corporation is a red oval. The word "WHITWORTH" is arched along the top in white, outlined in black. The word "LAND" is in a large, bold, black, sans-serif font in the center. The word "CORPORATION" is arched along the bottom in white, outlined in black.

## SITE PLAN



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