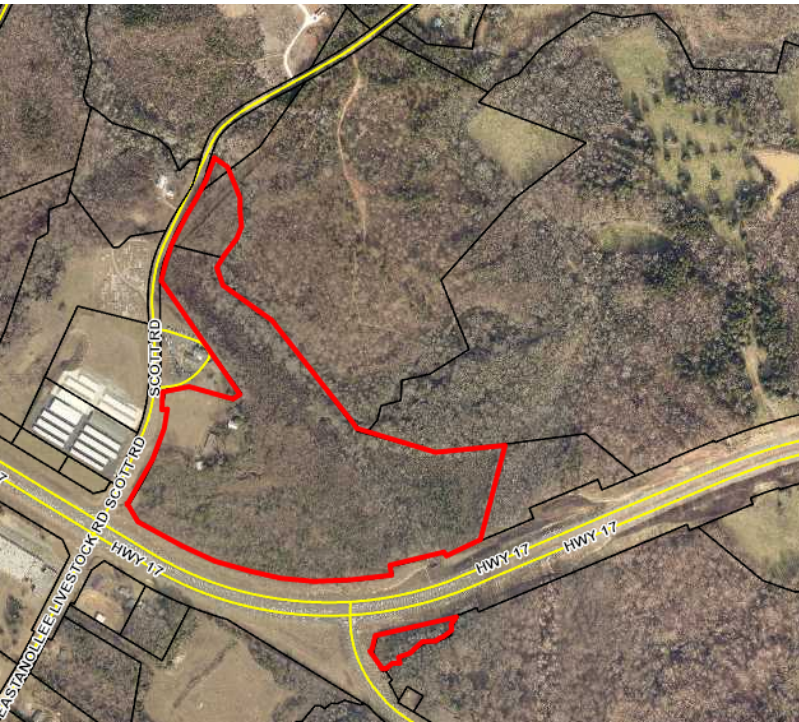


# MARTIN TRACT

SCOTT RD, EASTANOLLEE, GA 30538



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

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

GRANT WHITWORTH

706.548.9300

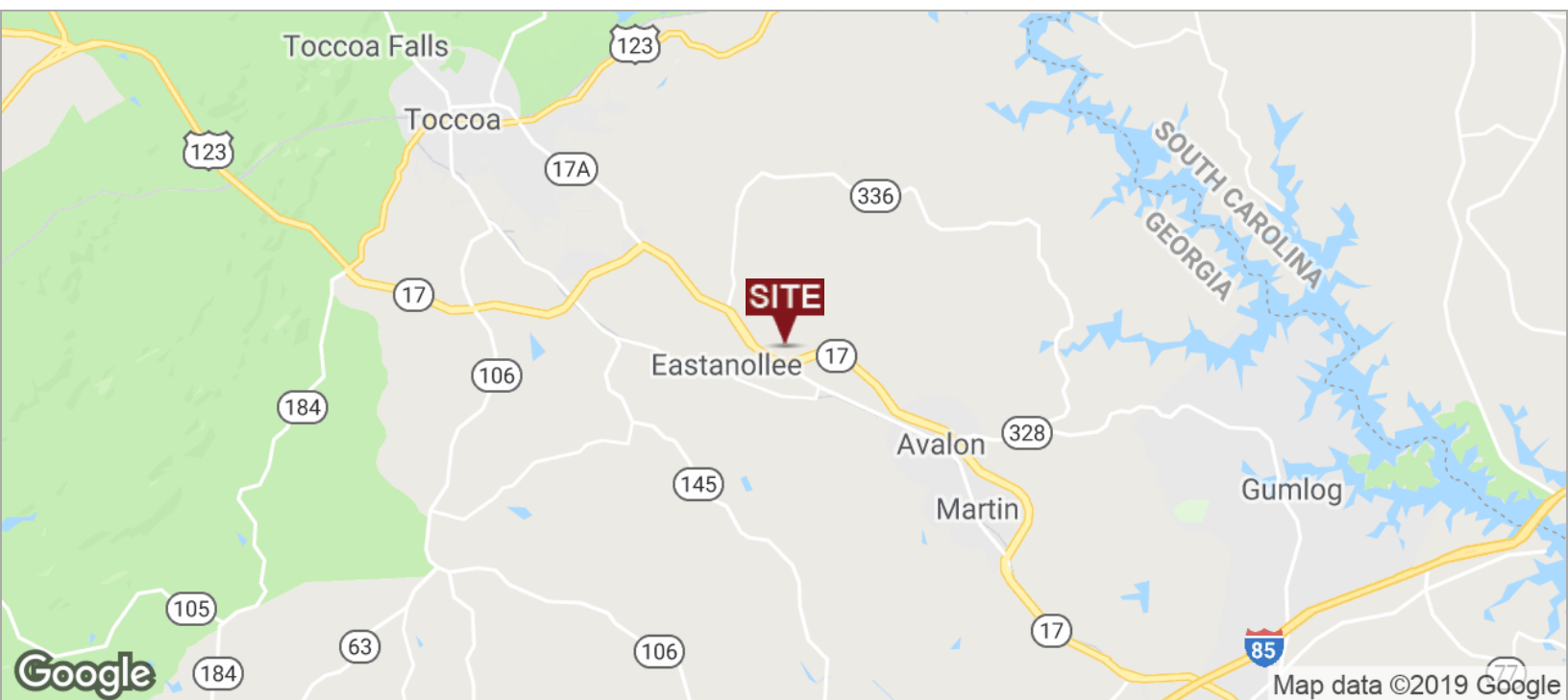
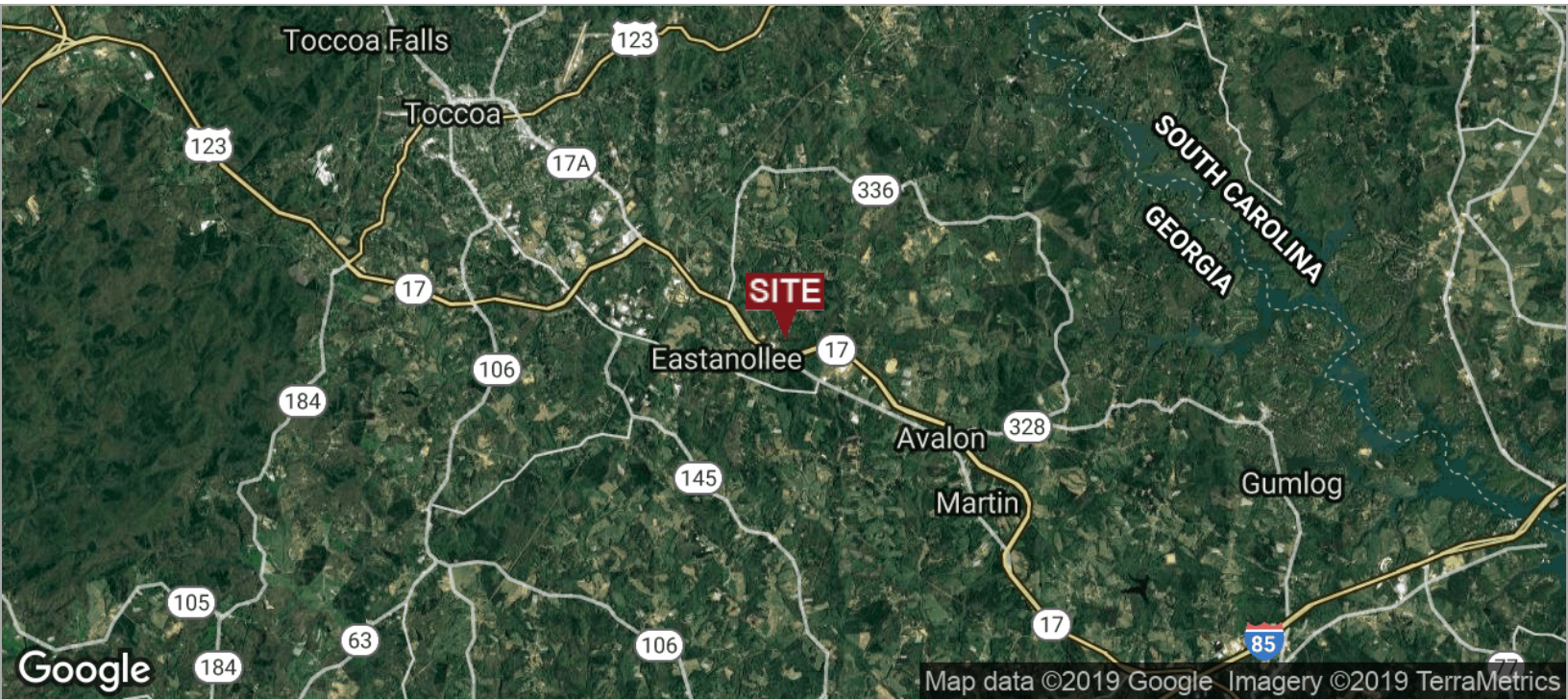
grantwhitworth@gmail.com

# MARTIN TRACT

SCOTT RD, EASTANOLLEE, GA 30538



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



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## AERIAL MAP



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706.548.9300  
grantwhitworth@gmail.com

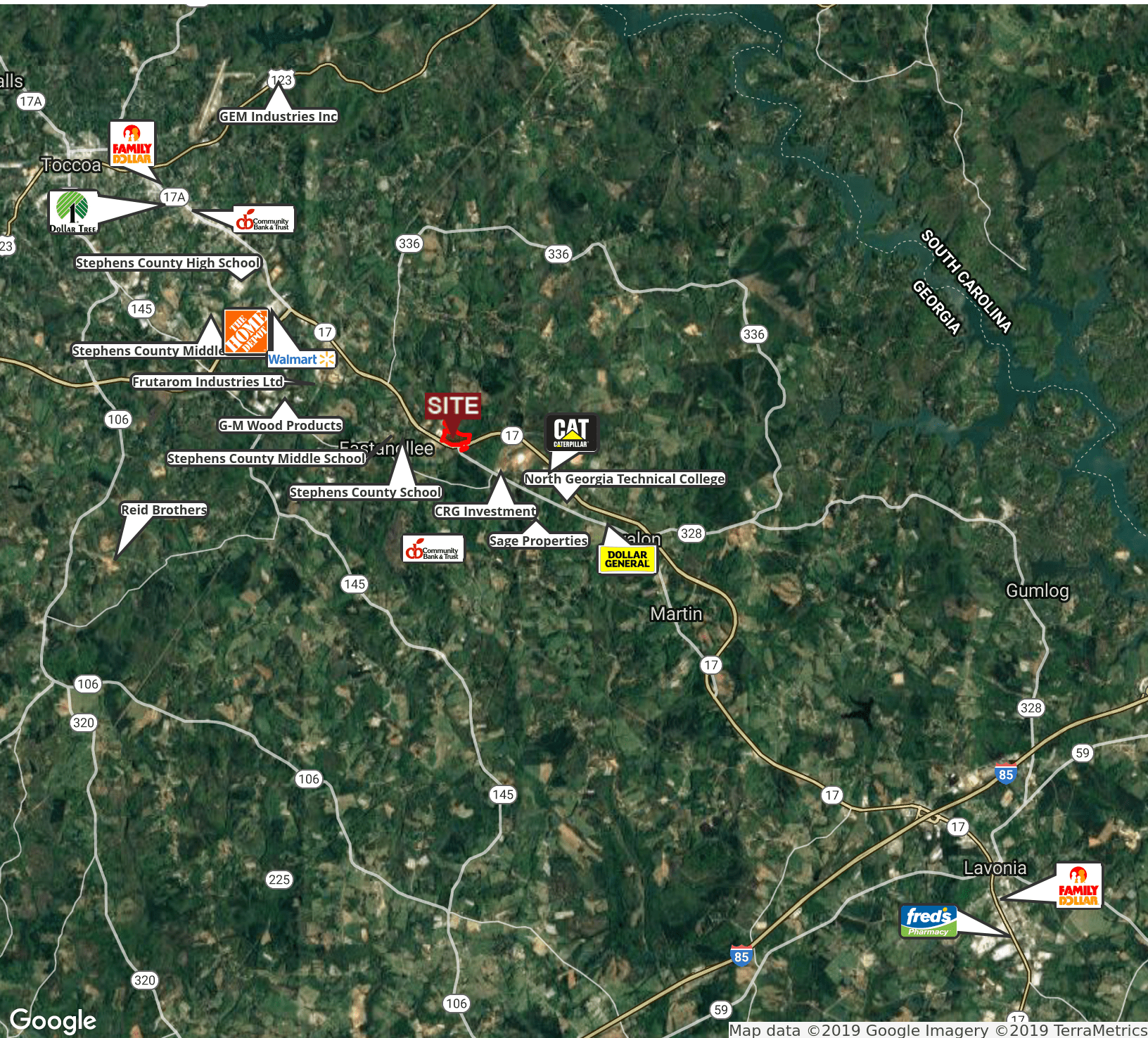


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## RETAILER MAP



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grantwhitworth@gmail.com

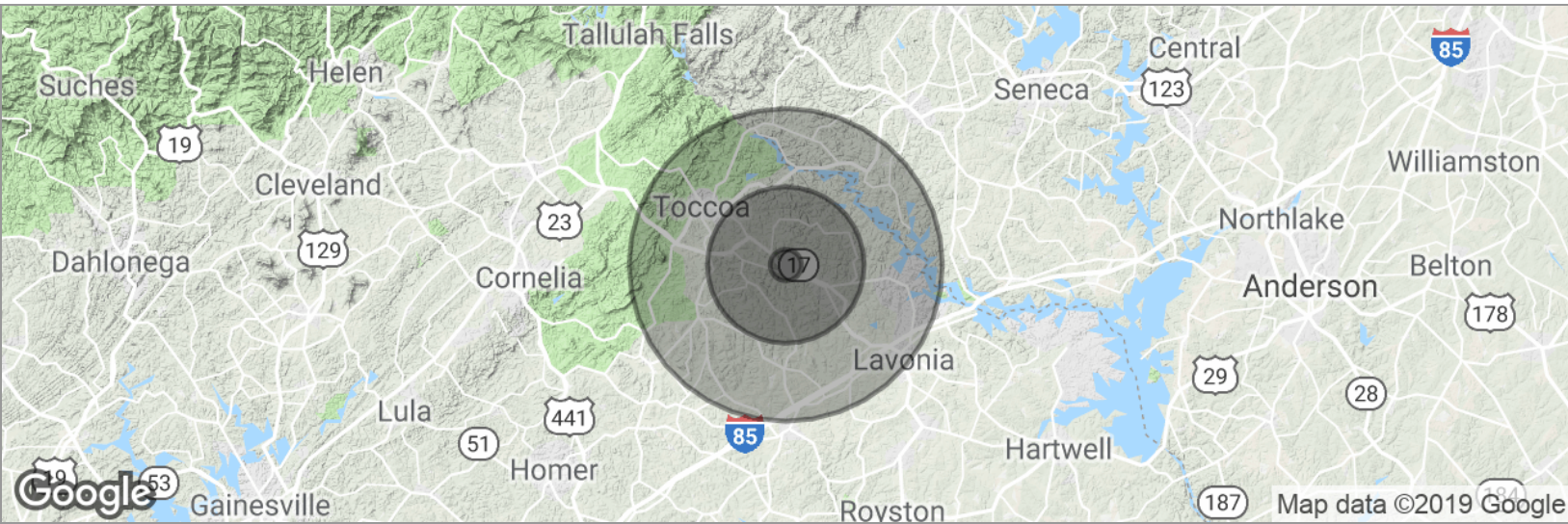


# MARTIN TRACT

SCOTT RD, EASTANOLLEE, GA 30538



## 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

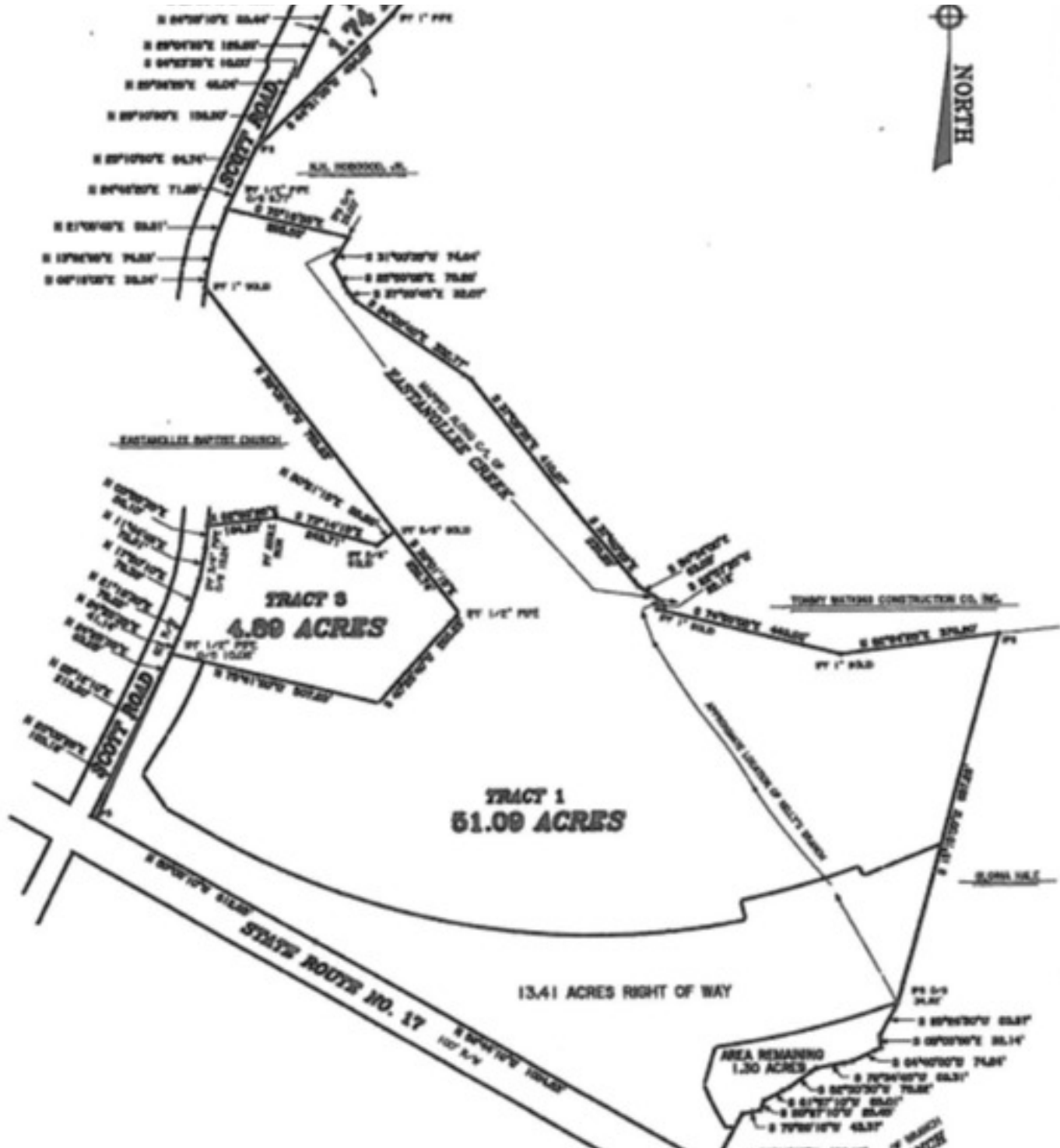
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706.548.9300  
grantwhitworth@gmail.com

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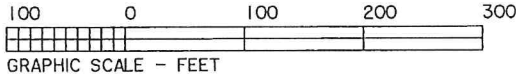
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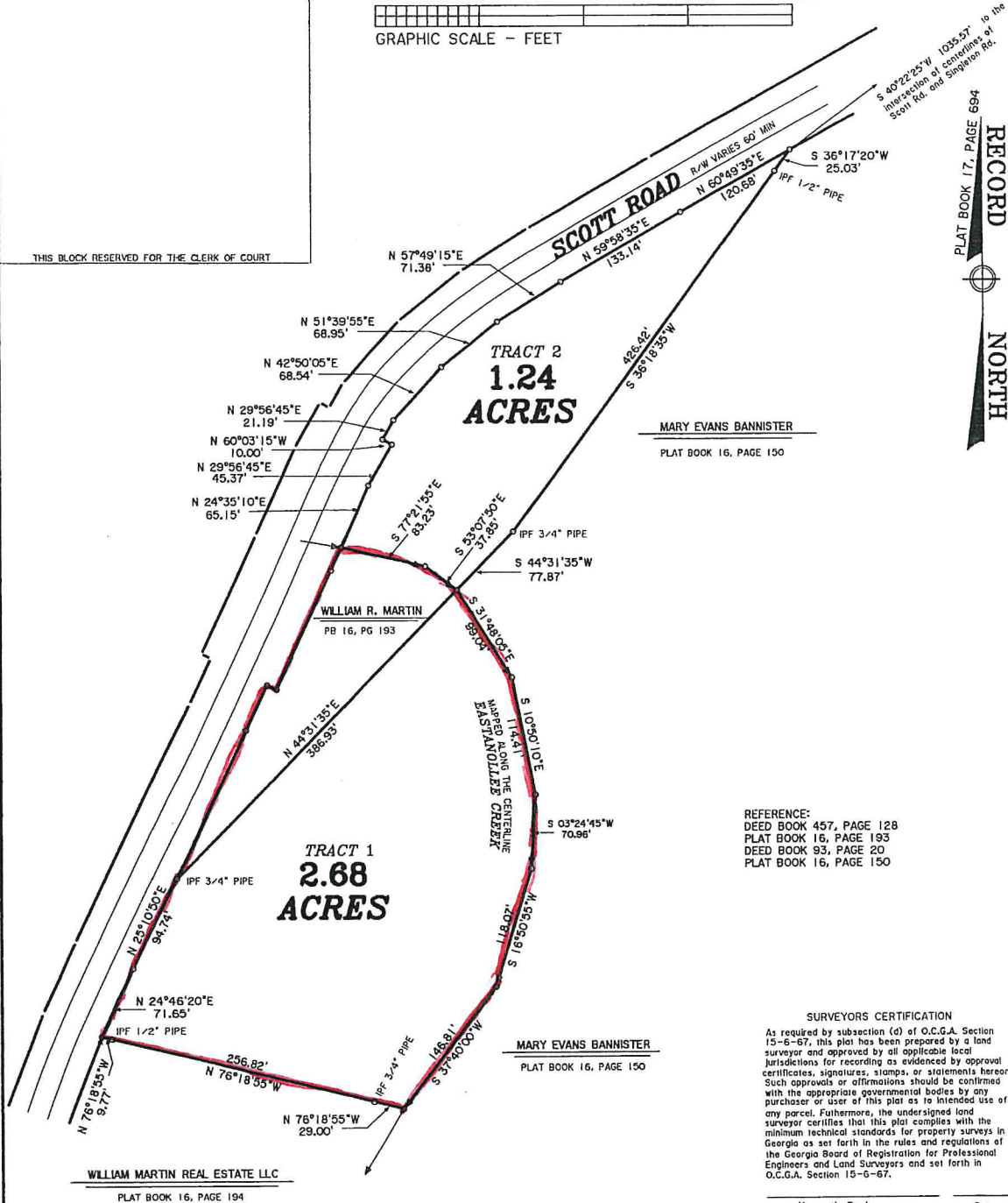
## SITE PLAN



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



THIS BLOCK RESERVED FOR THE CLERK OF COURT



**TOTAL AREA 3.92 ACRES**

DIVISION SURVEY FOR:

**WILLIAM R. MARTIN**  
**MARY EVANS HOBGOOD BANNISTER**

COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 13-DEC-2018 MAPPED: 14-DEC-2018  
SCALE: 1" = 100'  
FB: 387  
JOB: BILMAR; BILMARSW  
FILE: BANNISTER, MARY EVANS

IPS - IRON PIN SET  
IPF - IRON PIN FOUND  
O/S - OFF SET  
CM - CONCRETE MONUMENT  
R/W - RIGHT OF WAY  
MSL - MEAN SEA LEVEL  
POB - POINT OF BEGINNING

THIS SURVEY IS SUBJECT  
TO ALL RIGHTS OF WAY  
AND EASEMENTS WRITTEN  
OR UNWRITTEN.

THIS SURVEY MADE WITH A NIKON TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 35789 FEET,  
AND AN ANGULAR ERROR OF 0°0'02" PER ANGLE  
AND WAS ADJUSTED BY ANGLE BALANCING.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98319, 88589 FEET.

