EXECUTIVE SUMMARY

575 Wall Rd

STATHAM, GA 30666

OFFERING SUMMARY

Sale Price:	$1,975,000
Price / Acre:	$20,774
Lot Size:	95.07 Acres

PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this beautiful 95.07+/- acre tract located only 1/5th of a mile just north of major thoroughfare of Highway 316. The property is located at the corner of Wall Road (2,400+/- feet of Road Frontage) and Elder Road (525+/-feet of Road Frontage). The property lays extremely well and is highly useable. There is a small ¾ acre pond on the property providing both an aesthetic setting, but also great fishing. The property is made up of approximately 45% pasture and 55% wooded. The entire property is fenced. There is an old home with a barn and other outbuildings located on the property. The property is not affected significantly by floodplain however there is a small portion, roughly 5.5+/- Acres of floodplain near the corner of Elder Road and Wall Road. The property is well suited for residential development, a tremendous 1031 exchange or a beautiful executive estate just seconds to Highway 316 in the direct path of growth.

The Wall Road property is about 2.5 miles west of downtown Statham, GA and is only a 10 minute drive to downtown Winder and about 16 miles west of Downtown Athens and the University of Georgia. The area is in dire need of new housing. Housing supply is at an all-time low and the lot supply is well below equilibrium. Within 5 miles of the property, in 2020 there were 318 new homes built and 293 new homes sold. Lots are in premium demand in this area. The challenges of new residential in the neighboring county of Oconee have only amplified this demand. Walton International owns approximately 325 acres directly south of the subject property that is master planned for multifamily, single family and commercial use. The zoning allows for a maximum of 3,800 residential units and 4.4 million square feet of Commercial Space.

Stephen Lovett
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ADDITIONAL PHOTOS

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LOCATION MAP

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DEMOGRAPHICS MAP

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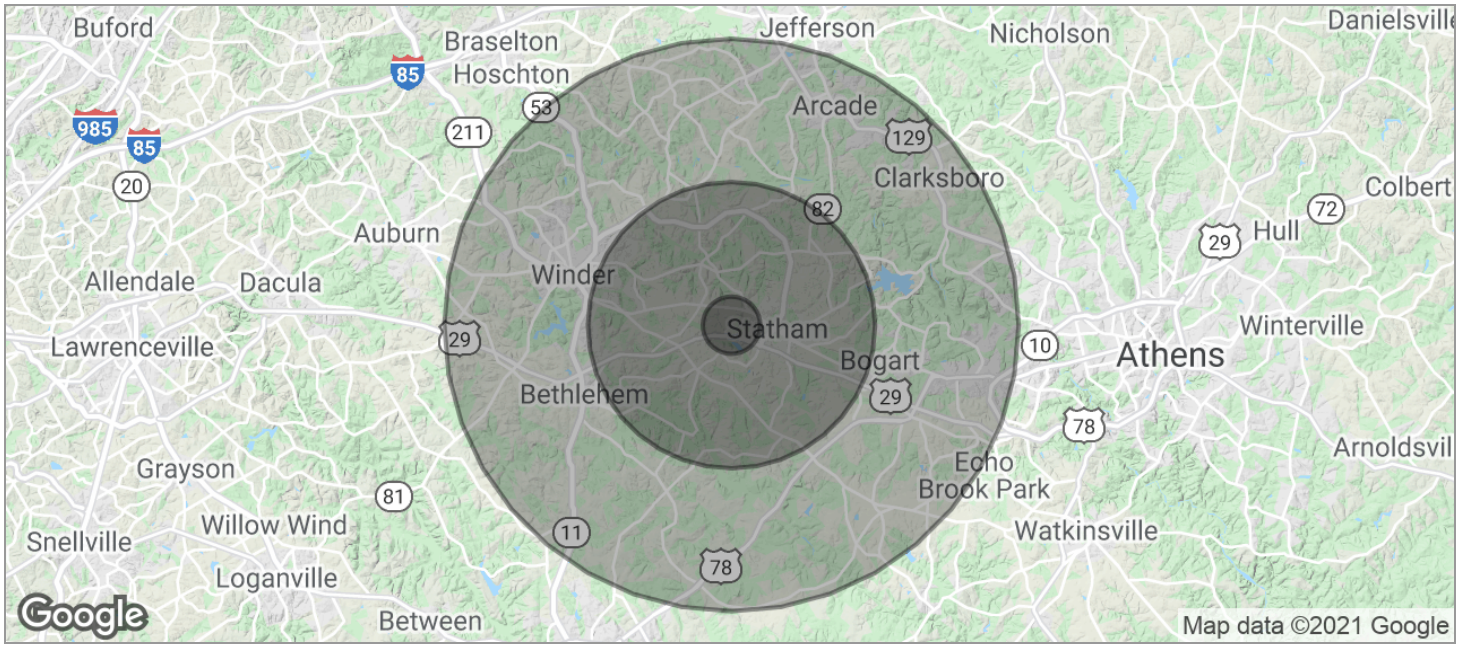

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	676	20,857	83,790
MEDIAN AGE	34.8	35.2	34.9
MEDIAN AGE (MALE)	31.7	33.8	33.9
MEDIAN AGE (FEMALE)	35.7	35.9	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	238	7,566	30,044
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	$59,737	$62,772	$66,437
AVERAGE HOUSE VALUE		$196,017	$203,064

** Demographic data derived from 2010 US Census*

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