

FOR SALE

**+/- 16.87 Acre Recreational Estate Opportunity
with +/- 2 Acre Lake - Barrow County, GA
2075 GA Highway 211, Statham, GA 30666**

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



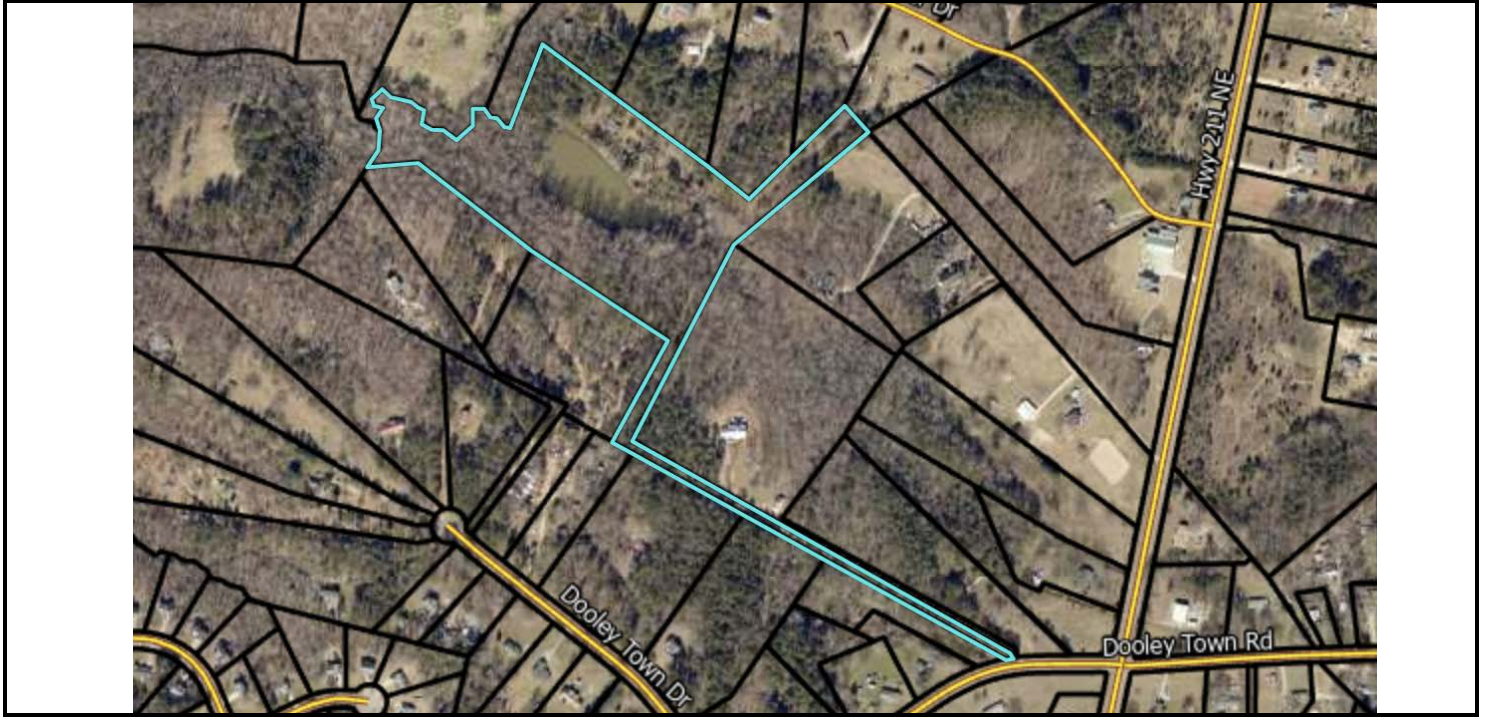
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

+/- 16.87 Acre Recreational Estate Opportunity with +/- 2 Acre Lake

2075 GA HIGHWAY 211, STATHAM, GA 30666



OFFERING SUMMARY

Sale Price: \$425,000

Price / Acre: \$25,193

Lake Size: +/- 2 Acres

Lot Size: 16.87 Acres

Zoning: Agricultural

PROPERTY OVERVIEW

Note: Photos were taken the day after heavy rainfall

The Norton Commercial Acreage Group is proud to present for sale this +/- 16.87-acre recreation estate lot only 2.5 miles from Downtown Statham. With ample space, this property provides an ideal canvas for creating a serene residential estate overlooking a roughly 2 acre lake. The best use for this site is as a family/recreational estate with one or two homes. There is a dilapidated home on the property that is likely of no value. Topography gradually falls down to the lake from the south and is mostly level north of the lake. County Water and Sewer not available to site. Site is located in a growing residential area with easy access to all the retail and restaurants one could ask for at Epps Bridge (12-mile drive) and West Athens. Located within the Statham ES, newly constructed Bear Creek MS (less than 3 miles), Winder-Barrow HS districts. Prime opportunity for a family estate!

LOCATION OVERVIEW

Site provides access to Statham's delightful local shops and restaurants. Serene and picturesque setting, surrounded by lush parks and hiking trails, offering great opportunities for outdoor recreation. Close proximity to excellent schools and community centers, making it an attractive choice for families searching for a peaceful and welcoming environment to call home: small-town Southern charm and hospitality without the traffic and other inconveniences common in nearby metropolitan areas. Hwy 316, between Atlanta and Athens, provides quick access to major interstate highways and puts Statham in the center of one of the fastest growing areas in the country. Atlanta is only an hour away.

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ADDITIONAL PHOTOS

+/- 16.87 Acre Recreational Estate Opportunity with +/- 2 Acre Lake

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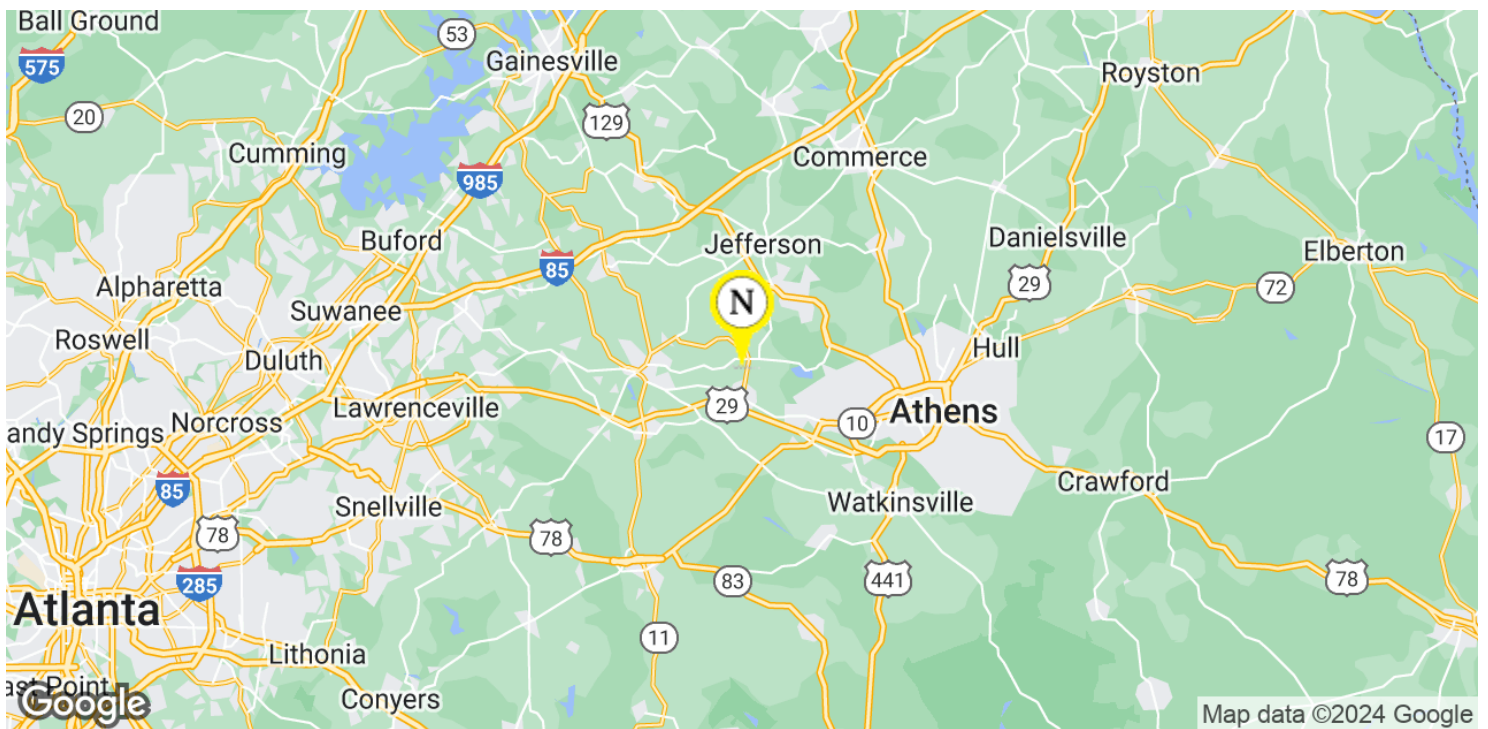
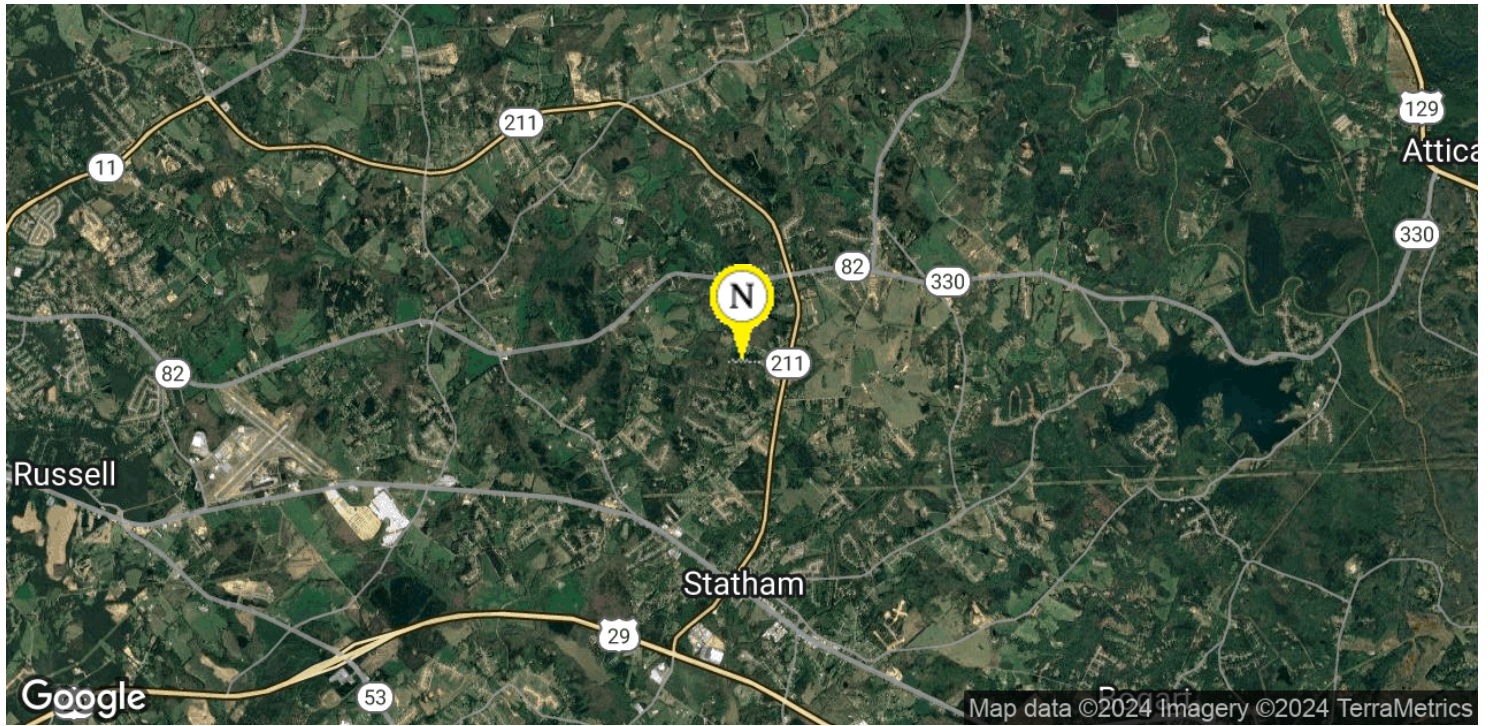
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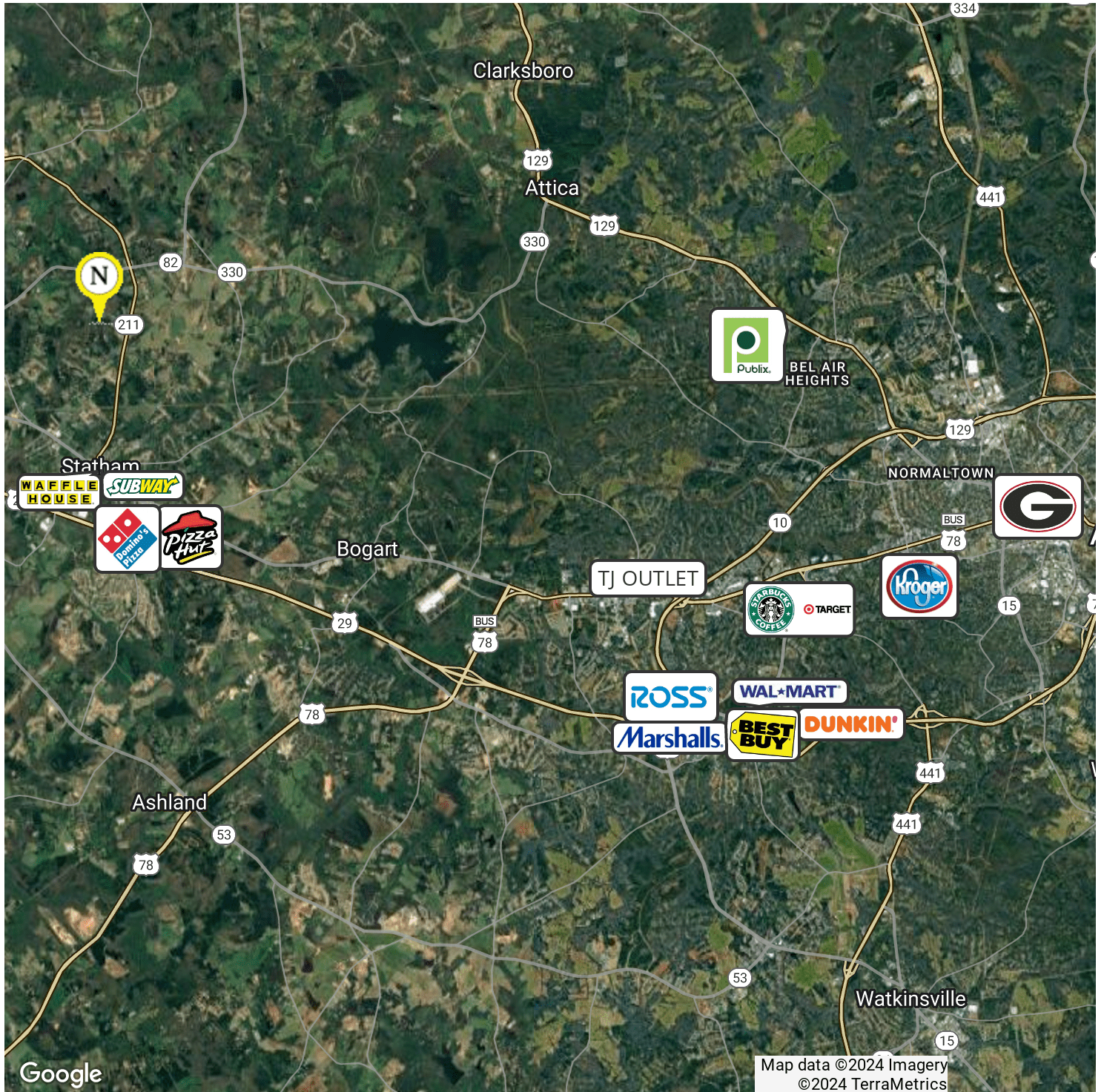
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RETAILER MAP

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