

FOR SALE

+/- 117.17 Acres - Henry County

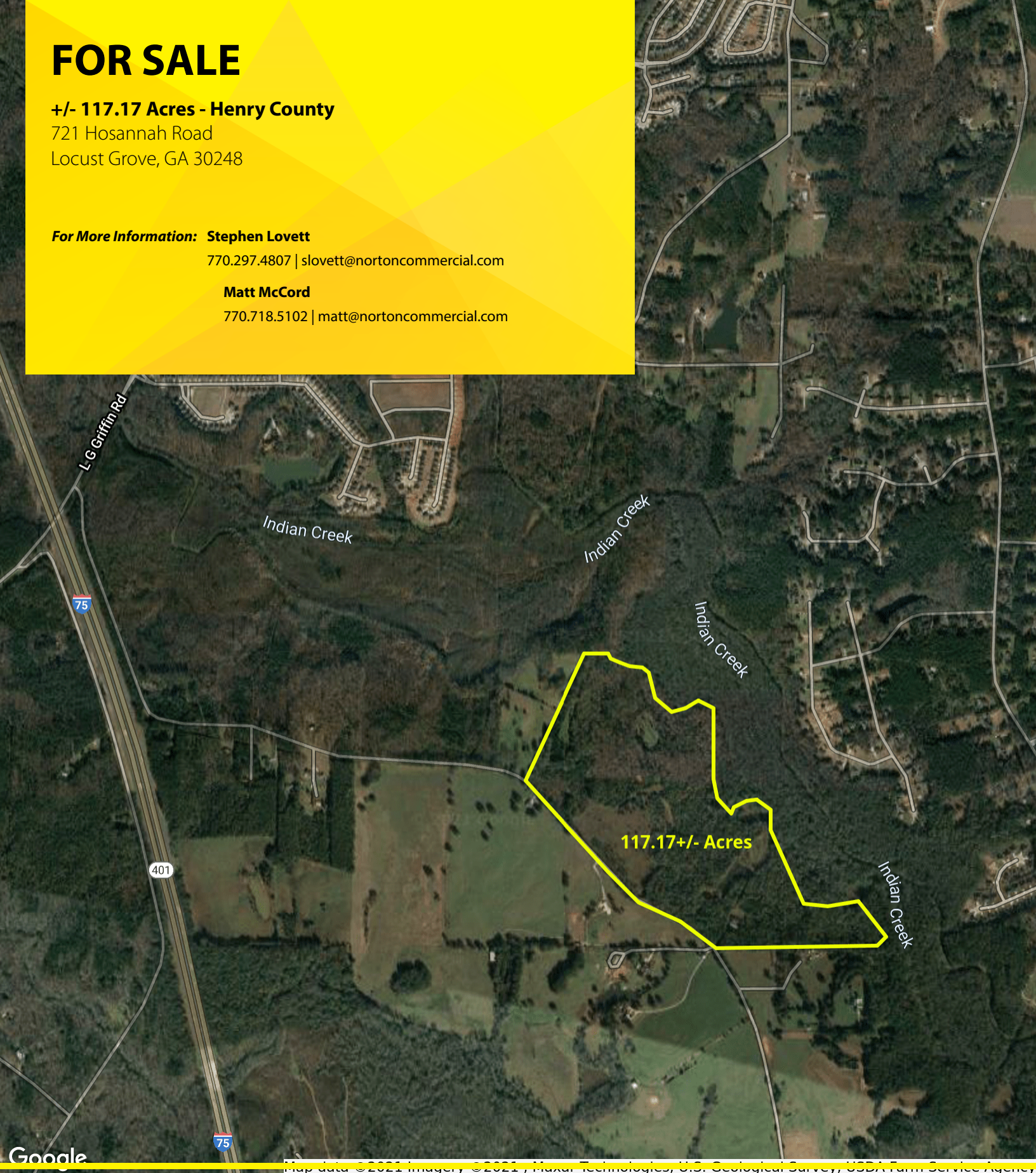
721 Hosannah Road
Locust Grove, GA 30248

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Matt McCord

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

721 Hosannah Road

LOCUST GROVE, GA 30248



OFFERING SUMMARY

Sale Price: \$2,626,325

Sale Price / Acre \$22,415 / Acre

Lot Size: 117.17 Acres

Zoning: RA

PROPERTY OVERVIEW

A mix of pasture and wooded land with over 2,100 feet of road frontage along Hosannah Road. Gently rolling or level topography. The property boasts nearly 4000 feet of Indian Creek frontage on its rear border.

LOCATION OVERVIEW

Privacy and seclusion with the convenience of I-75 and all the shopping and restaurants one could ask for at Tanger Outlet and along Bill Gardner Parkway just a couple minutes away. Located in the direct line of growth along I-75. Other area amenities include Noah's Ark animal sanctuary, downtown Locust Grove and desirable schools. Property is just north of the Butts County line in Henry County.

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ADDITIONAL PHOTOS

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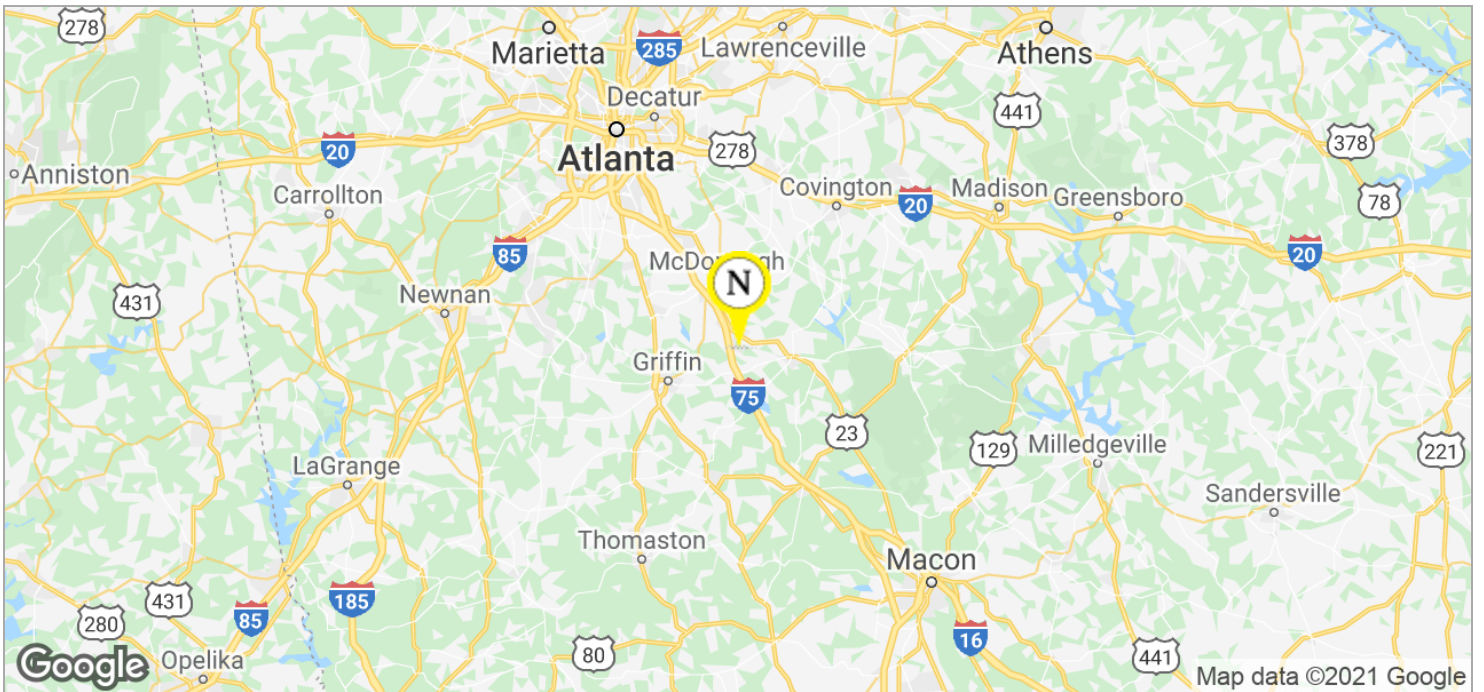
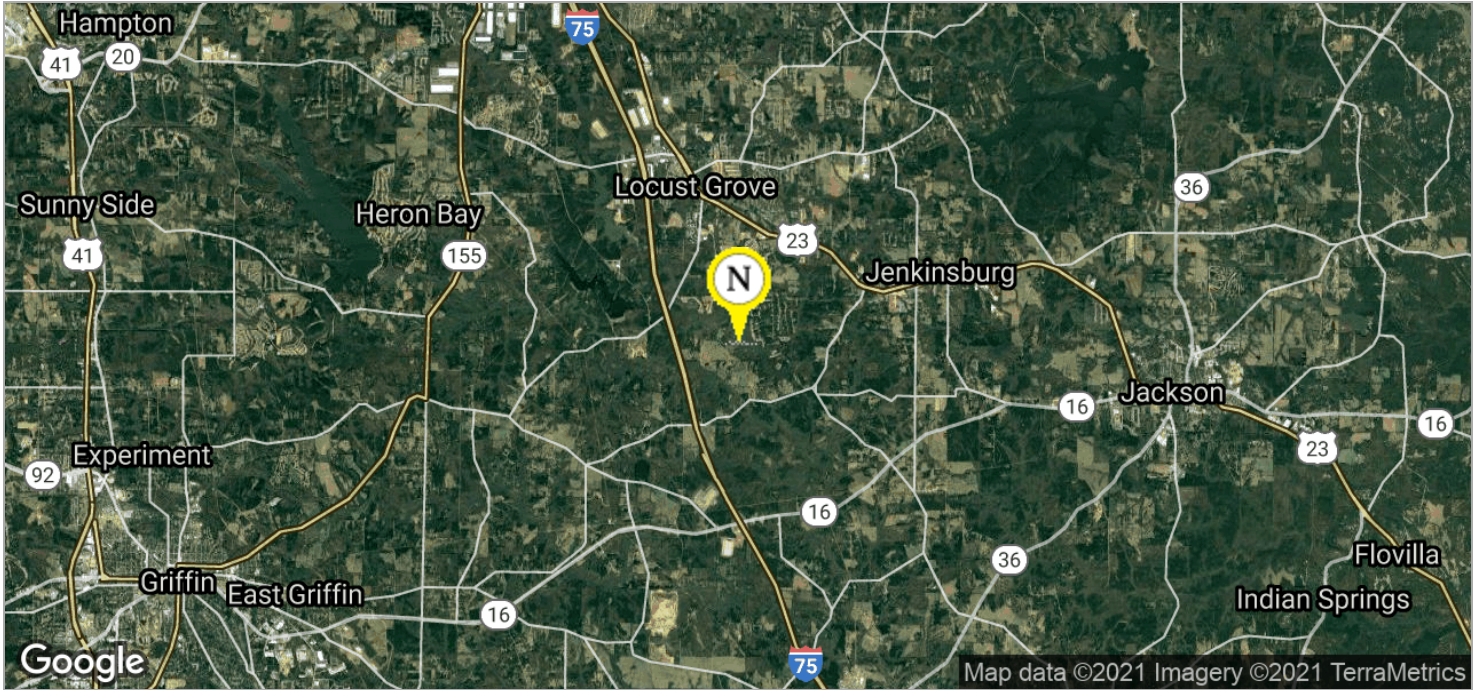
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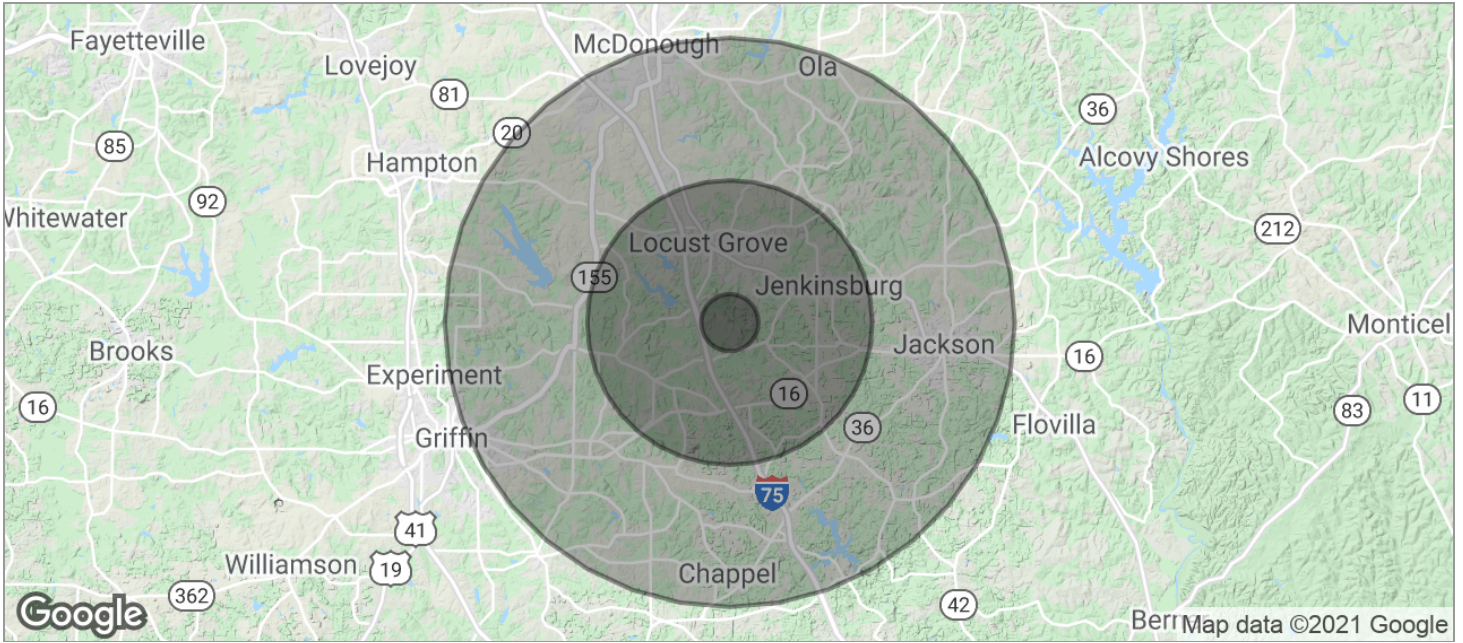
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	680	17,203	79,793
MEDIAN AGE	35.5	34.6	34.5
MEDIAN AGE (MALE)	36.3	35.0	33.5
MEDIAN AGE (FEMALE)	33.3	34.1	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	213	5,301	25,905
# OF PERSONS PER HH	3.2	3.2	3.1
AVERAGE HH INCOME	\$74,064	\$69,748	\$64,428
AVERAGE HOUSE VALUE	\$194,808	\$187,251	\$187,189

* Demographic data derived from 2010 US Census

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