

Big Canoe/Foothills - 27.5 AC

320 Steve Tate Highway, Marble Hill, GA 30148

LAND FOR SALE



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this 27.5-acre property in the highly sought-after Big Canoe/Foothills area of Pickens County, GA. The subject property is poised for endless uses. Surrounding the property is the Foothills IGA which features many local retailers, Bank OZK, Ace Hardware, and only a few minutes from the property is Gibbs Gardens, Big Canoe residential/private golf community, and Bent Tree Community. For years this area has been one of the more prestigious, well kept, mountain communities in North Georgia. In Pickens County's comprehensive plan, it is outlined that the hope is to provide growth to support Marble Hill and East Pickens in the form of retail, restaurants, offices, etc. Additionally, the property could be suitable for single family housing, agritourism uses such as a wedding venue, winery, etc.

The subject property is located at the corner of Highway 53 and Steve Tate Highway. From the property you have easy access to Highway 575 in Jasper. Additionally, you are only 15 minutes from Dawsonville, GA, 30 minutes from Canton, Ga, and only 60 miles from Atlanta.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Acreage:	27.5 Acres
Zoning:	AG (Future HB/Residential)
Parcel:	048 035
Frontage:	Highway 53: +/- 630 FT Steve Tate Highway: +/- 460 FT

CJ Harman
Norton Commercial & Acreage Group
(706) 594-2456
cjharman@nortoncommercial.com



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AERIAL PHOTOS



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PROPERTY PHOTOS



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REGIONAL MAP

