

0 Hoods Mill Rd

HOODS MILL ROAD, COMMERCE , GA 30529



OFFERING SUMMARY

Sale Price: \$169,900

Price / Acre: \$29,703

Lot Size: 5.72 Acres

Zoning: AG2

Market: East Jackson

Submarket: East Jackson School Cluster

PROPERTY OVERVIEW

A strategic location along with ample traffic from the East Jackson School Cluster, make this a desirable location. Currently zone AG2, this property is on the Future Land Use Map as R1 - Residential. Given the location and activity, this property could likely be zoned commercial for a complimentary use for the school or community.

LOCATION OVERVIEW

5.72 acres located in East Jackson County near the cities of Nicholson and Commerce. The property is zoned AG2 in unincorporated Jackson County with over 350 feet of frontage along Waterworks Rd and 725 feet of frontage along Hoods Mill Rd. The site provides an easy going, slow pace with convenient access to transportation corridors, and retail shopping. Public water service is available to the site via the City of Nicholson, as well as Jackson County.

- To Interstate I-85
- 4 Miles to Ingles
- 4.81 Miles to downtown Commerce
- 4.7 Miles to Downtown Nicholson
- 16.5 Miles to Downtown Athens
- 25.8 Miles to Northeast Georgia Medical Center Braselton
- 28.2 Miles to Downtown Gainesville
- 76.3 Miles to Hartsfield-Jackson Airport

For More Information: Alex Petry 678.382.2645

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

Matt McCord
770.718.5102
matt@nortoncommercial.com

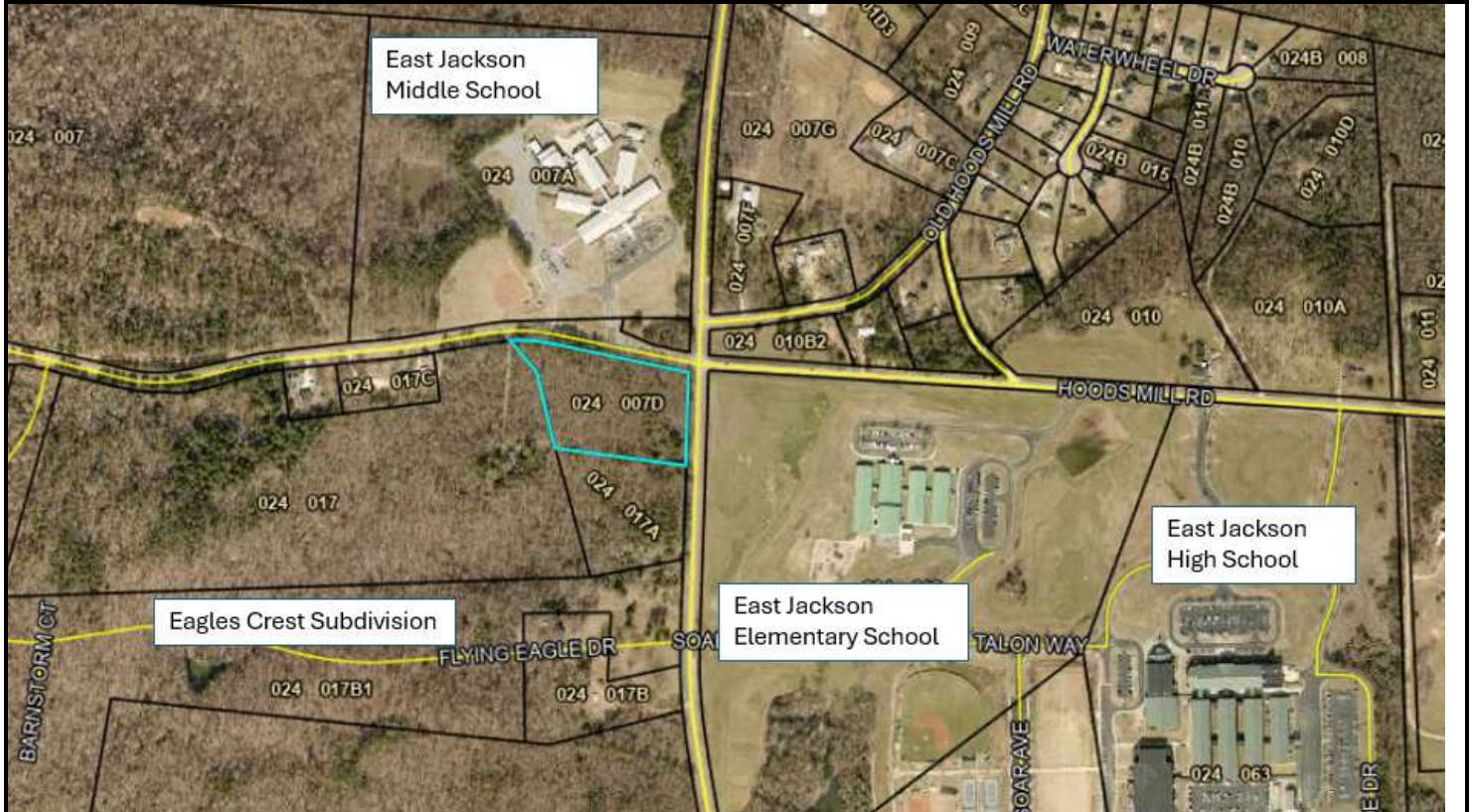
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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

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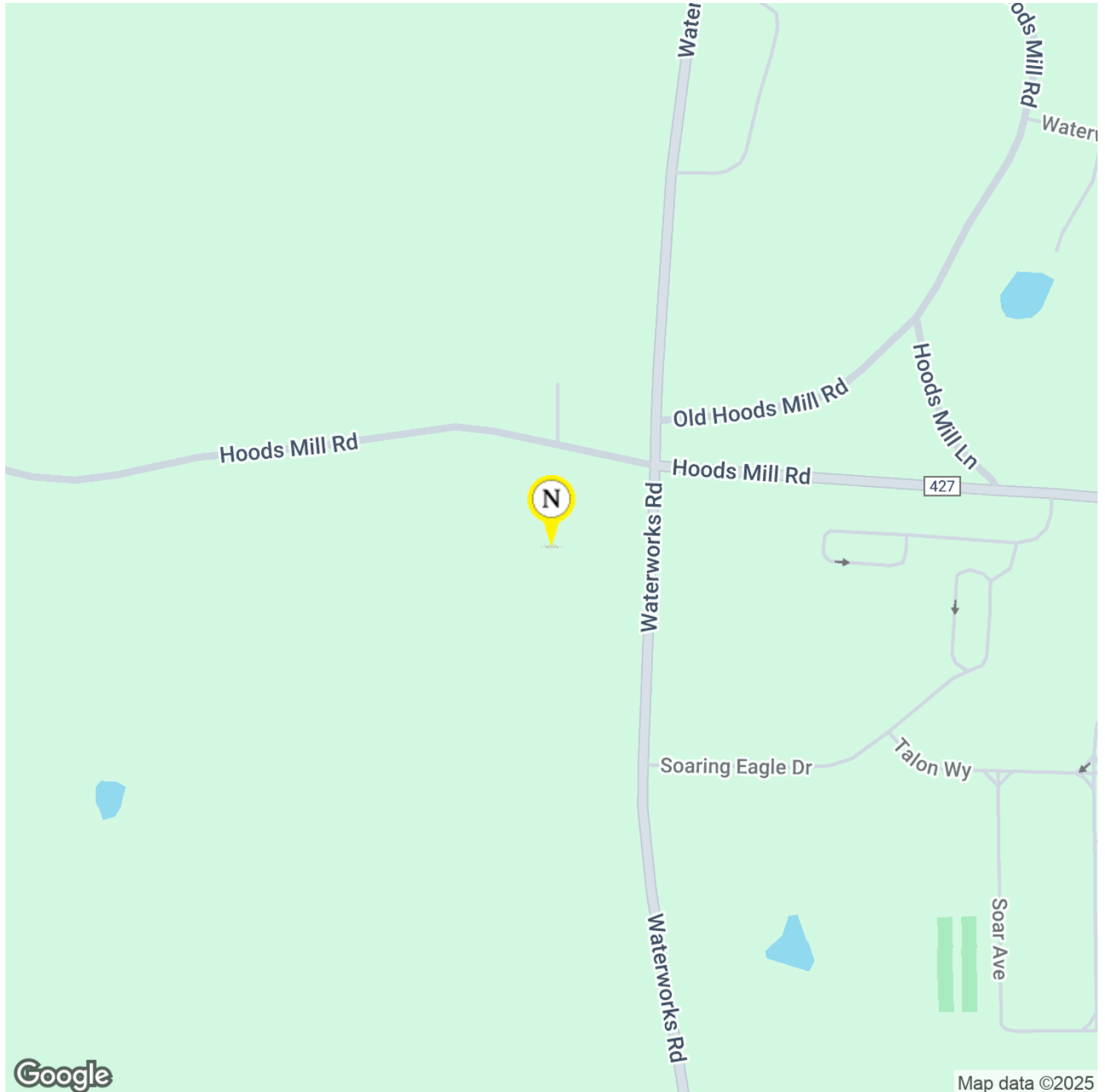
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LOCATION MAP

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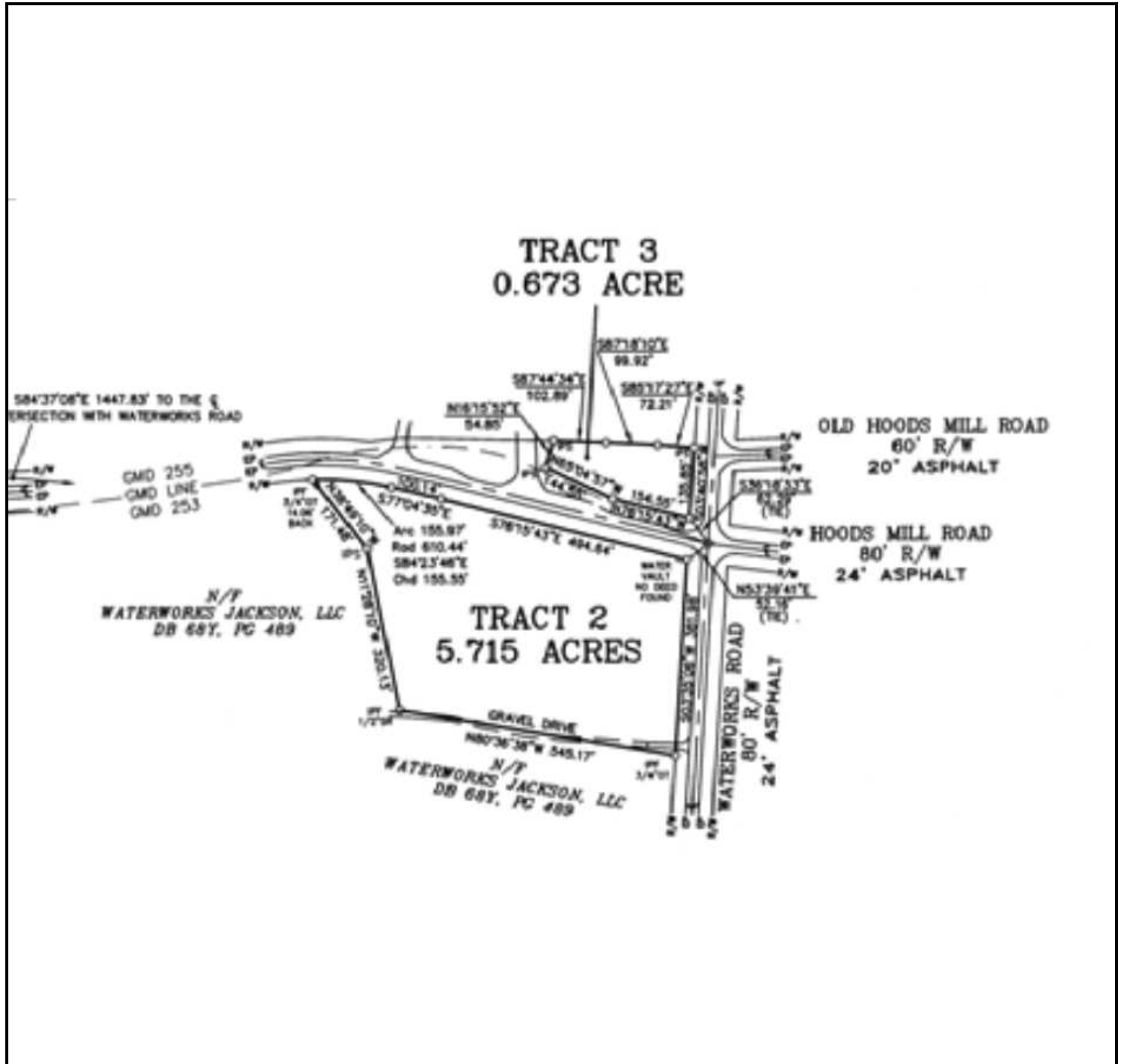
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(NOT TO SCALE)

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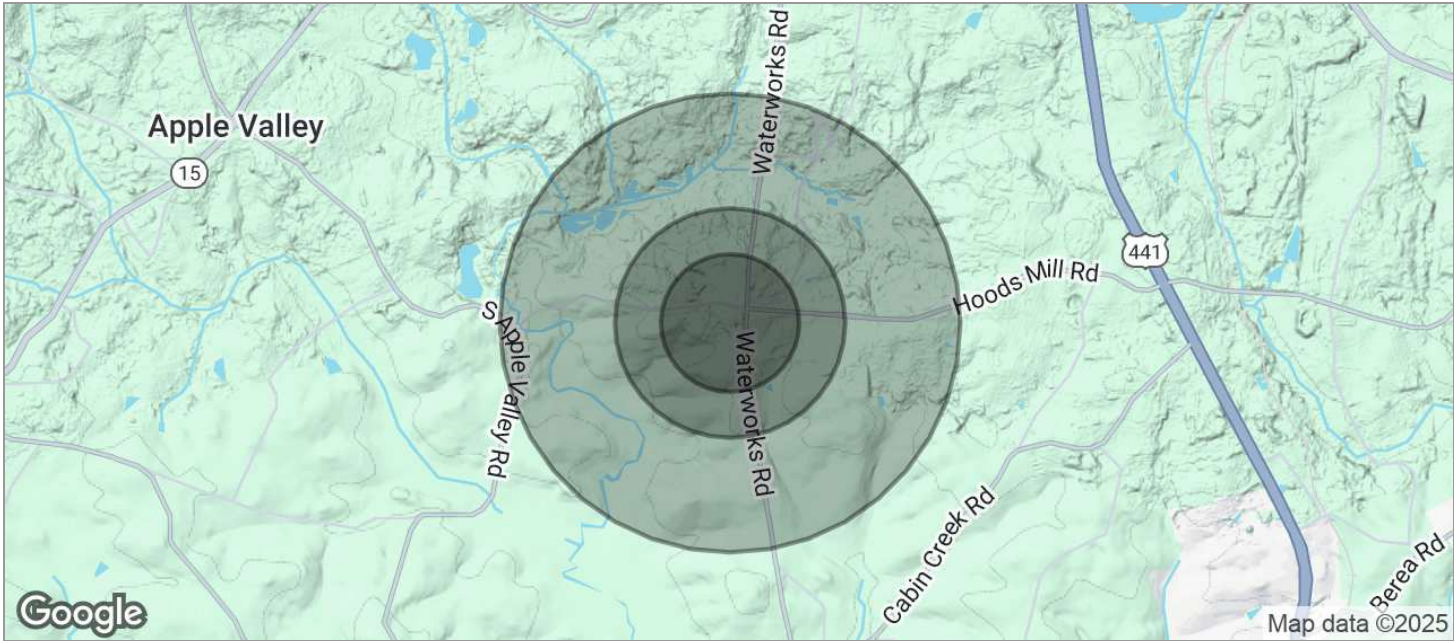
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	39	133	585
MEDIAN AGE	39	40	40
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	13	46	206
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$80,989	\$83,360	\$88,886
AVERAGE HOUSE VALUE	\$346,818	\$358,717	\$386,451

* Demographic data derived from 2020 ACS - US Census

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