

FOR SALE

±30.1 Acres in Toccoa, GA



0 Tower Road | Toccoa, GA 30577



PROPERTY AND LOCATION HIGHLIGHTS

- Zoning: AR (Agricultural Residential)
- Located ± 9 minutes from Interstate 85 and any desired restaurants like Chick-fil-a, Whataburger, Zaxby's, and more!
- You can have your boat in Lake Hartwell in less than 10 minutes
- Buyer has an opportunity for an affordable dream homesite with water feature and unbelievable location
- **Acreage and utility to be verified by Buyer and/or Buyer's Agent

OFFERING SUMMARY

Lot Size: ± 30.1 Acres

Sale Price: \$190,000.00



KNOX DUNCAN

864.608.0029

kduncan@reedypg.com

REEDY PROPERTY GROUP

301 N. Main Street, Suite 501

Greenville, SC 29601

reedyccommercial.com

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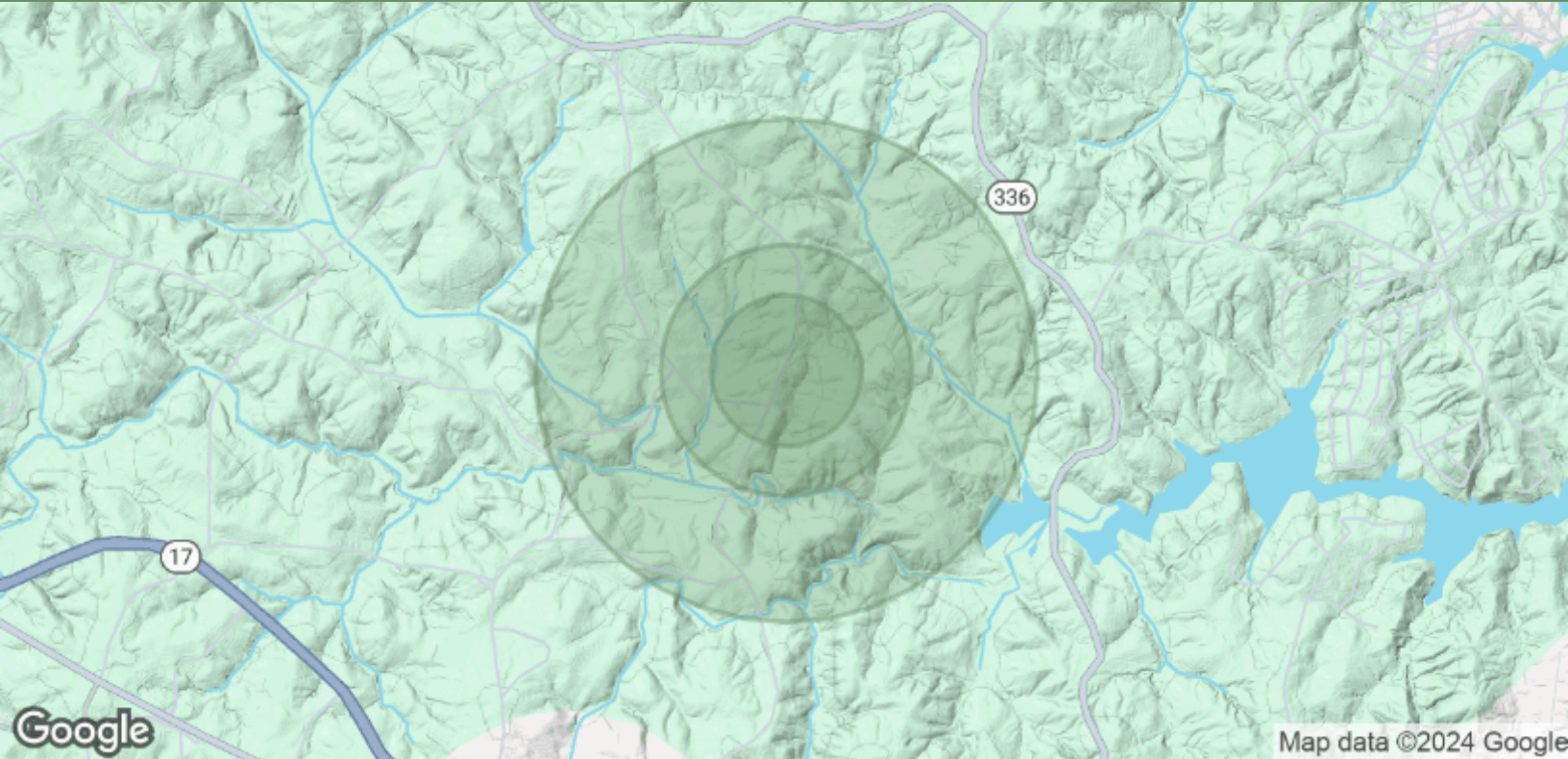
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Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	64	119	345
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	49	141
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$78,609	\$78,609	\$78,609
Average House Value	\$178,512	\$178,512	\$178,512

Demographics data derived from AlphaMap