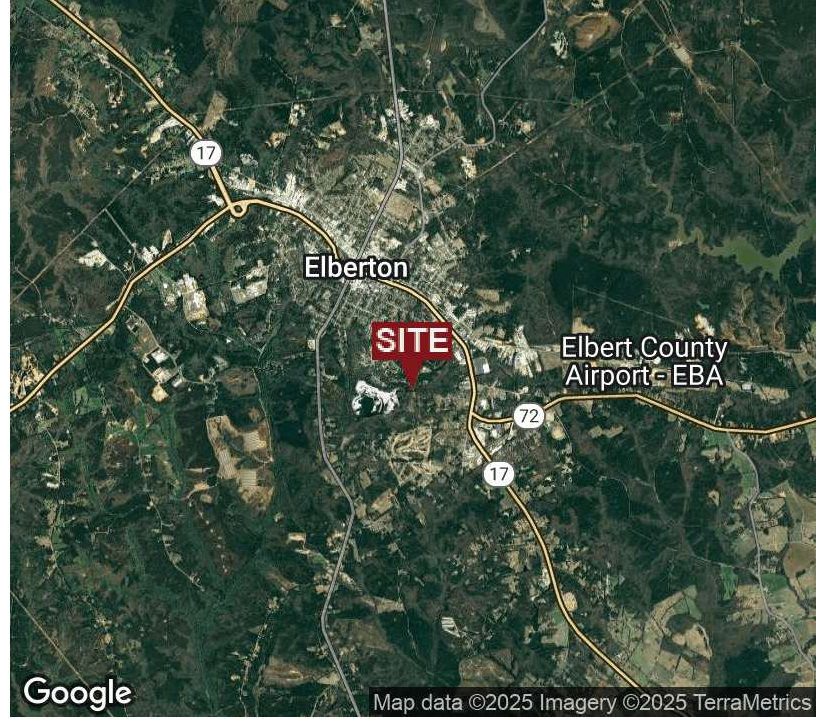


# COUNTRY CLUB LANE TRACT

0 COUNTRY CLUB LANE, ELBERTON, GA 30635



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	12.62 ± Acres
Lot Frontage:	875.7 ft Heard Dr 521.9 ft Crusher Dr 605.9 ft Country Club Ln
Zoning:	RR
Market:	Elberton
Traffic Count:	16,100 Hwy 72

### PROPERTY OVERVIEW

Located in prime section of Elberton residential area. Property could have multiple home sites. The property has great frontage on 3 streets; Heard Dr., Crusher Dr., and Country Club Ln.

### LOCATION OVERVIEW

Travel through Elberton on Hwy 72 east for approximately one mile, turn right onto Heard Dr Ext. The property fronts at the corner of Heard Dr Ext and Crusher Dr and Country Club Ln.

### PROPERTY HIGHLIGHTS

- Prime residential location
- Multiple home sites
- Utilities available
- Road frontage on 3 streets

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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Revised: 8-28-2024

# COUNTRY CLUB LANE TRACT

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## LOCATION MAP



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## AERIAL MAP



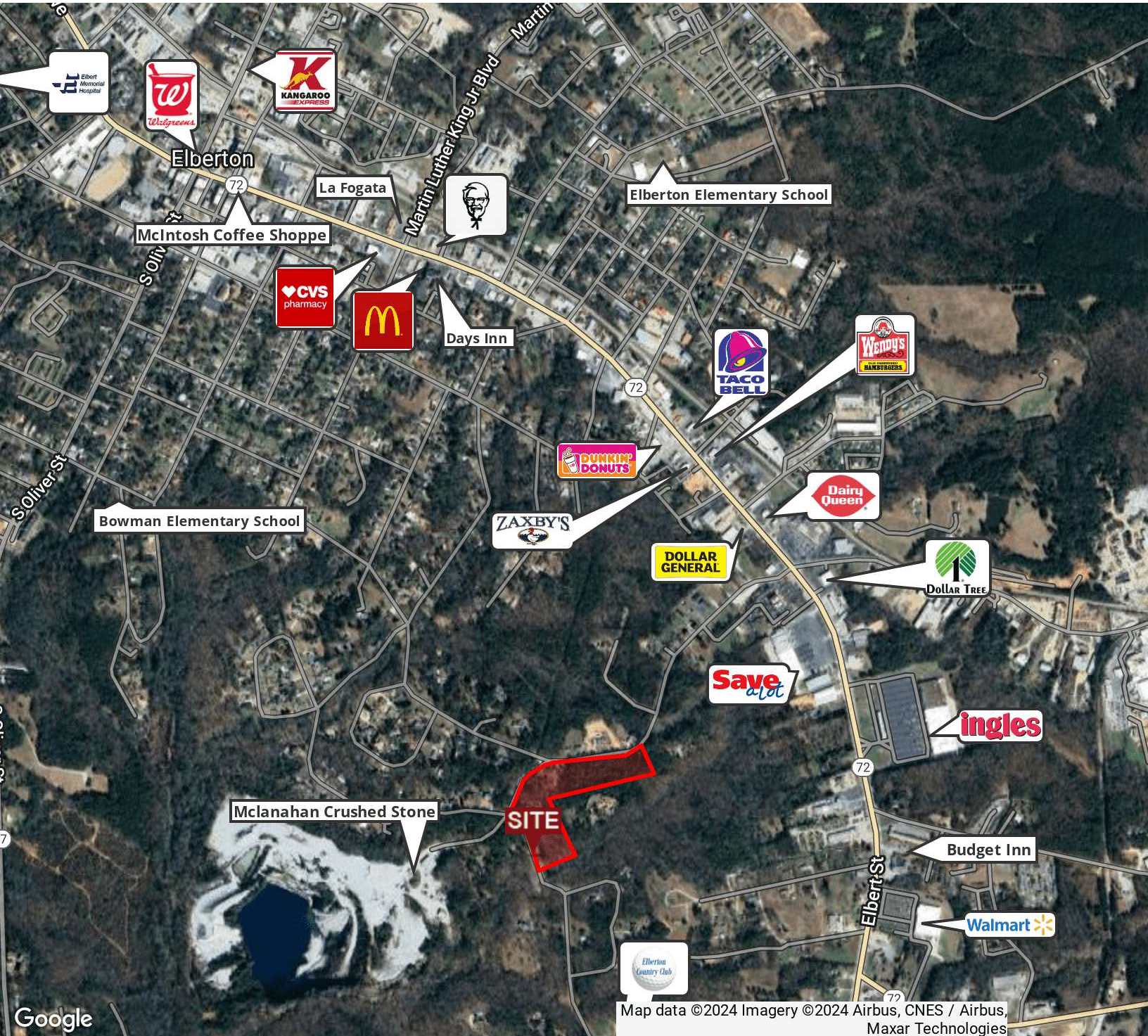
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## RETAILER MAP



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# COUNTRY CLUB LANE TRACT

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## CONTOUR MAP



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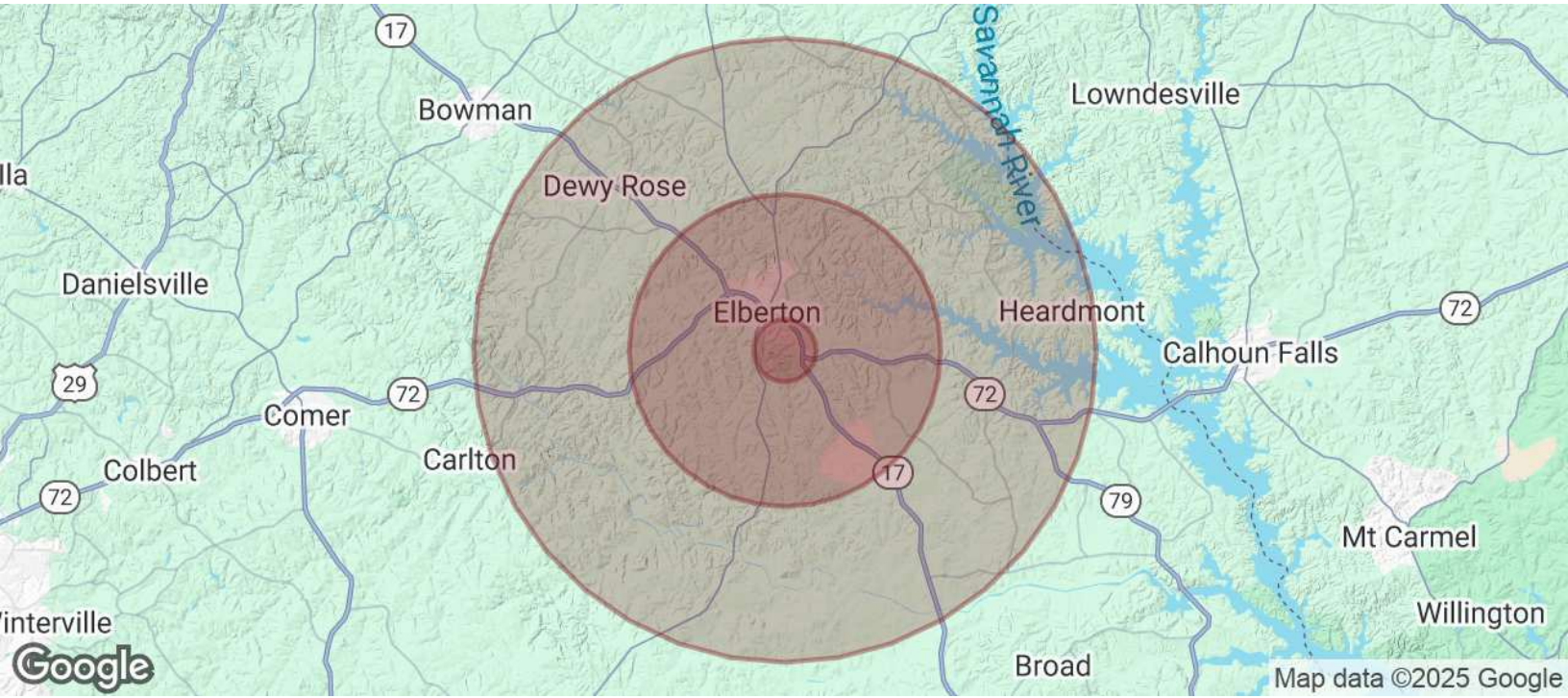


# COUNTRY CLUB LANE TRACT

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	398	8,332	16,982
Average age	37.5	37.7	39.5
Average age (Male)	34.9	35.5	37.0
Average age (Female)	38.7	38.6	40.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	147	3,089	6,362
# of persons per HH	2.7	2.7	2.7
Average HH income	\$39,150	\$38,515	\$41,567
Average house value			\$118,699

\* Demographic data derived from 2020 ACS - US Census

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