

For Sale

# Land

41.46 Acres | \$19,296 / AC

## 41+ Acres off Mars Hill Road in Oconee

1350 Tarpley Lane  
Watkinsville, Georgia 30677

### Property Highlights

- 41+ Wooded Acres with 2 Creeks
- North Oconee High School District
- Right of Mars Hill Road in Oconee County
- Less than 20 Minutes to Downtown and UGA

### Property Description

Looking for the perfect property to build your dream home? Then look no further. This 41 plus acre parcel is conveniently located just off of Mars Hill Road on Tarpley Lane in Oconee County. This property features privacy, large hardwoods and pines, and two creeks. The property is in the Oconee Primary, Oconee Elementary, Malcom Bridge Middle, and North Oconee County High School district. There is an old boarded-up brick home on the property that either needs extensive renovations or needs to be removed from the property—contact broker for additional details.

### OFFERING SUMMARY

<b>Sale Price</b>	\$800,000
<b>Lot Size</b>	41.46 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	1,328	\$125,095
<b>5 Miles</b>	44,477	\$81,645
<b>10 Miles</b>	158,393	\$60,894

### VIEW PROPERTY VIDEO

For more information

**Brian Elrod, CCIM**

O: 706.553.1000 | C: 678.859.6110  
brian@naielrod.com

**Daniel Bennett, CCIM**

O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

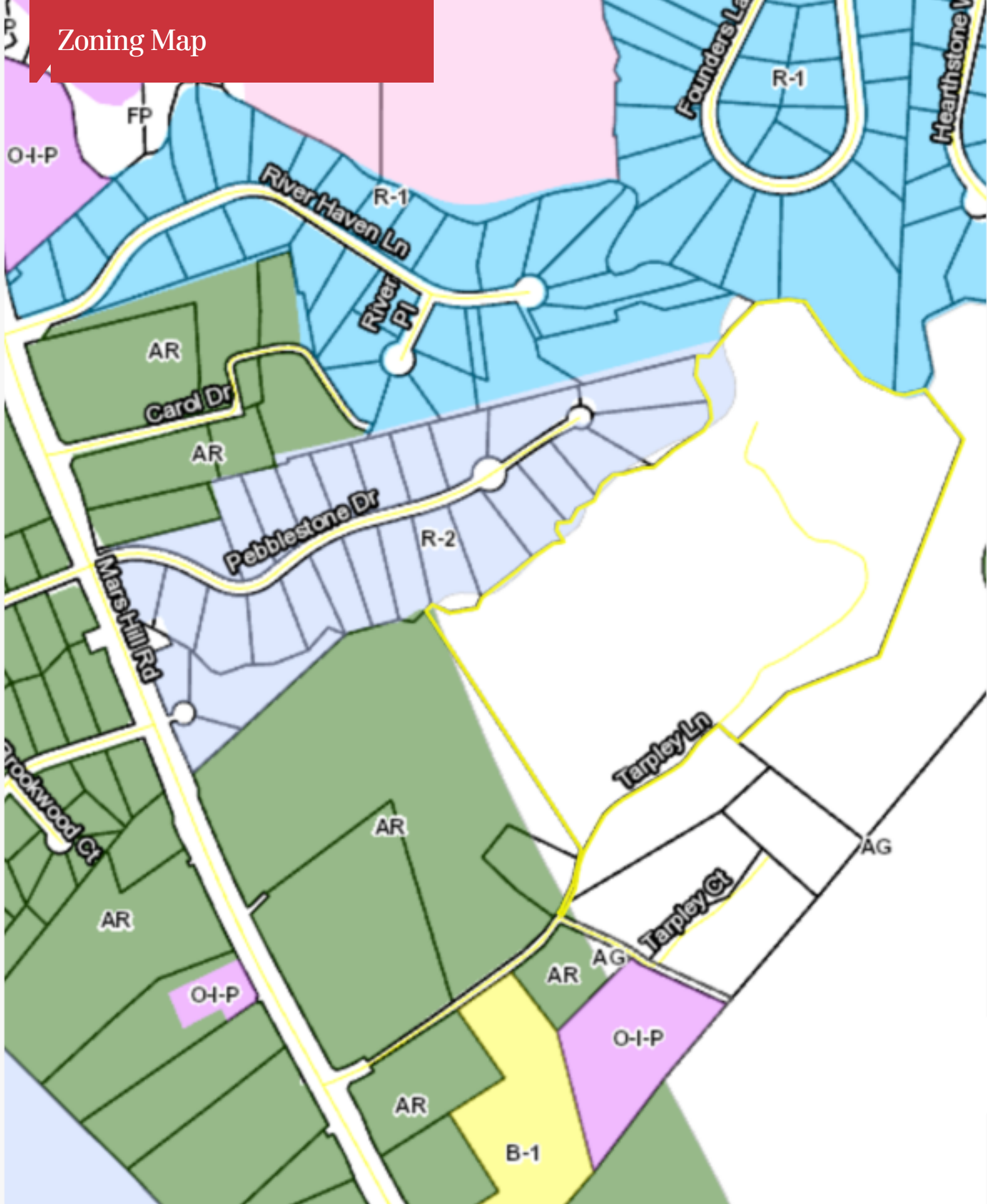
# Additional Photos



# Topo Map



# Zoning Map



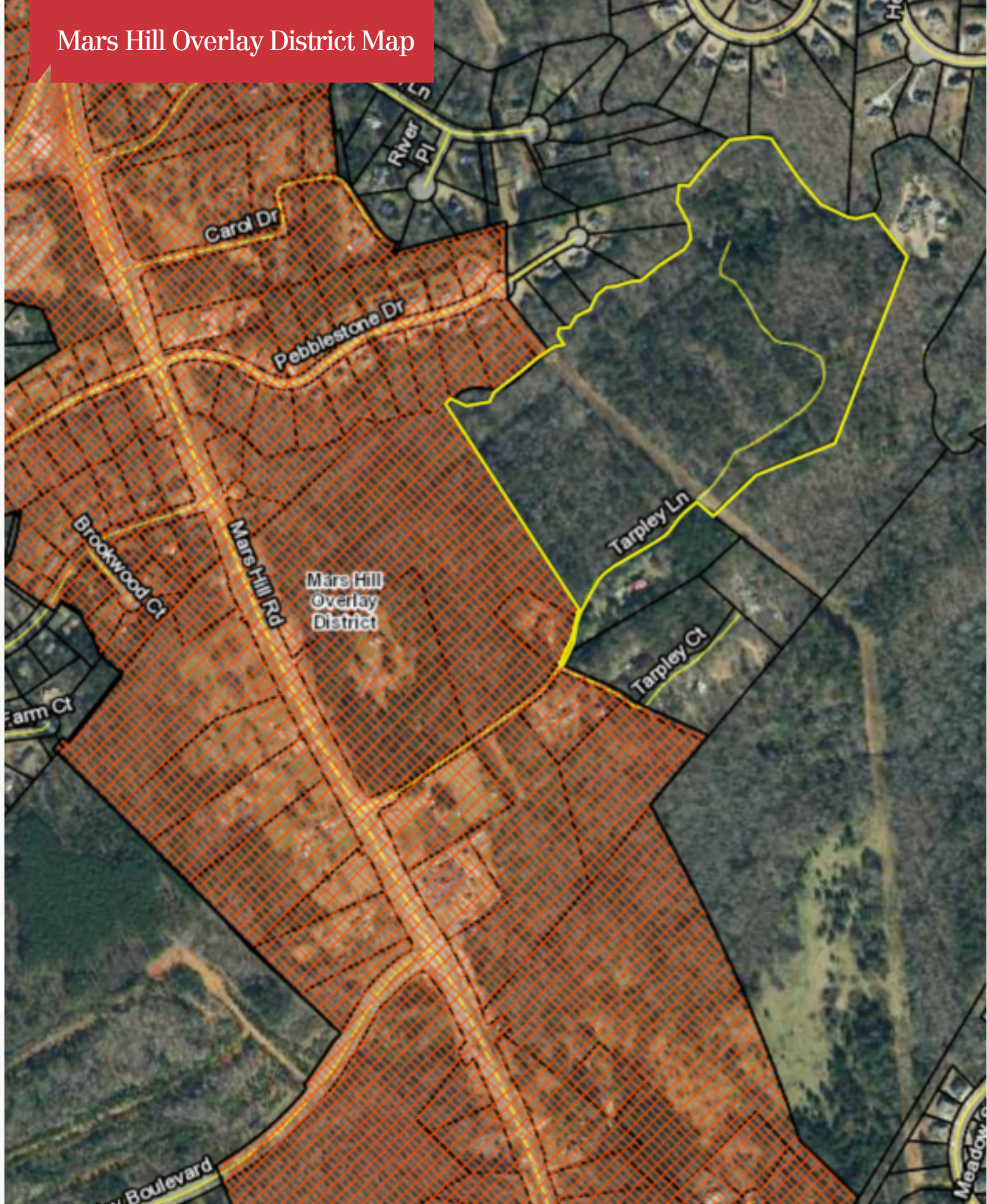
# Flood Map



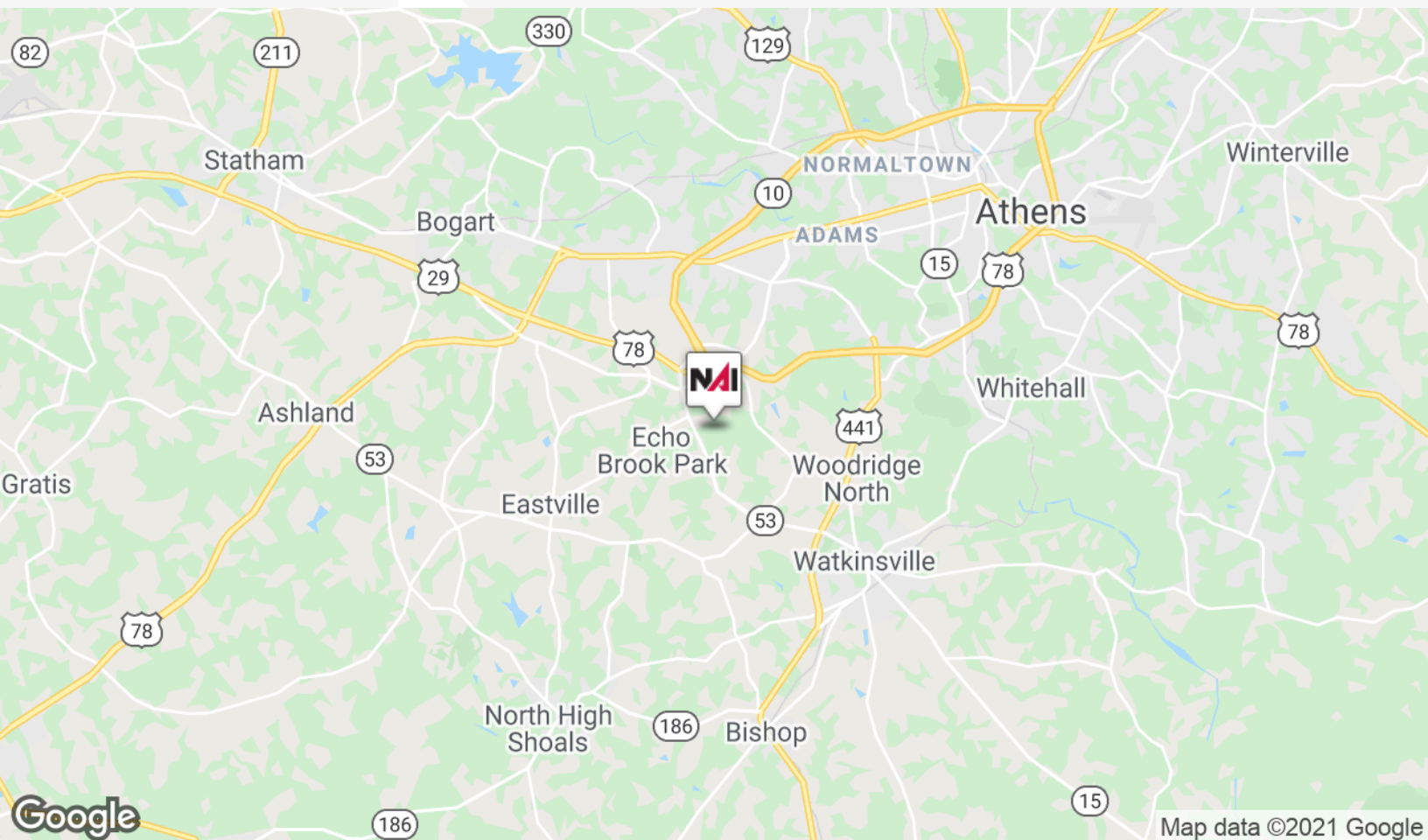
# Tax Aerial Map



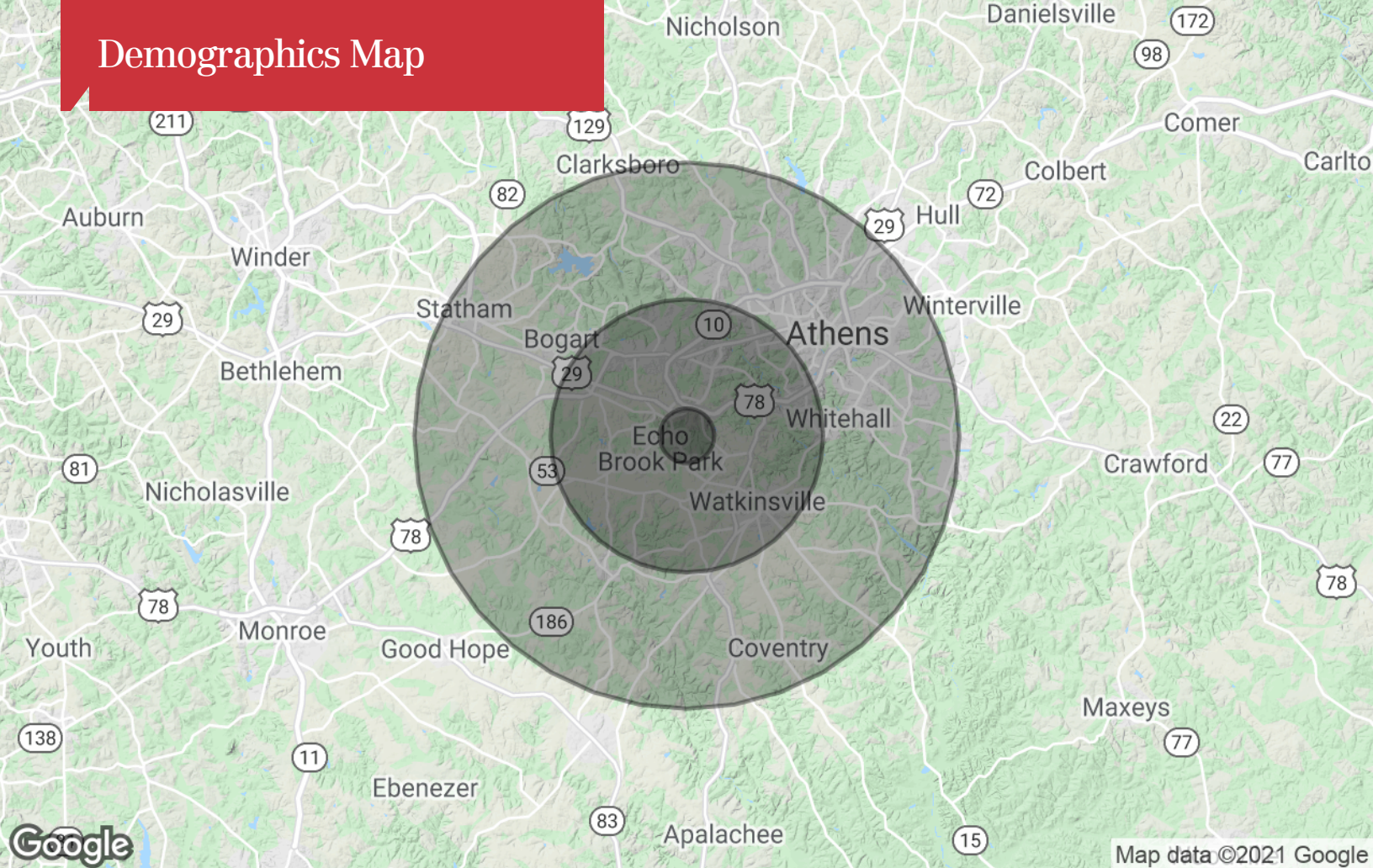
# Mars Hill Overlay District Map



# Location Maps



# Demographics Map



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	1,328	44,477	158,393
MEDIAN AGE	41.5	34.5	30.8
MEDIAN AGE (MALE)	38.4	33.7	29.9
MEDIAN AGE (FEMALE)	43.4	35.1	31.5
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	484	17,313	57,169
# OF PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$125,095	\$81,645	\$60,894
AVERAGE HOUSE VALUE	\$276,590	\$272,780	\$219,955
<b>Race</b>			
% WHITE	91.3%	76.5%	71.9%
% BLACK	5.0%	18.5%	22.5%
% ASIAN	2.8%	3.5%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.8%	1.4%	1.7%
<b>Ethnicity</b>			
% HISPANIC	5.4%	6.6%	7.6%

\* Demographic data derived from 2010 US Census