

GREAT LAND DEVELOPMENT OPPORTUNITY IN OCONEE COUNTY

1431 Capital Avenue , Watkinsville, GA 30677



OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	2.9 Acres
Price / Acre:	\$137,586
Zoning:	B-2

PROPERTY OVERVIEW

Approximately 2.9-acre lot located off of Hwy 53/Hog Mountain Road at Butler's Crossing, one of the three main business districts in affluent Oconee County. High traffic location ranging from 13,500 to 18,000 vehicles daily.

PROPERTY HIGHLIGHTS

- Located within a mile radius of Oconee County Primary, Elementary, and High School
- Located 1,200 ft. from the Butler's Crossing Shopping Center featuring Publix as an anchor

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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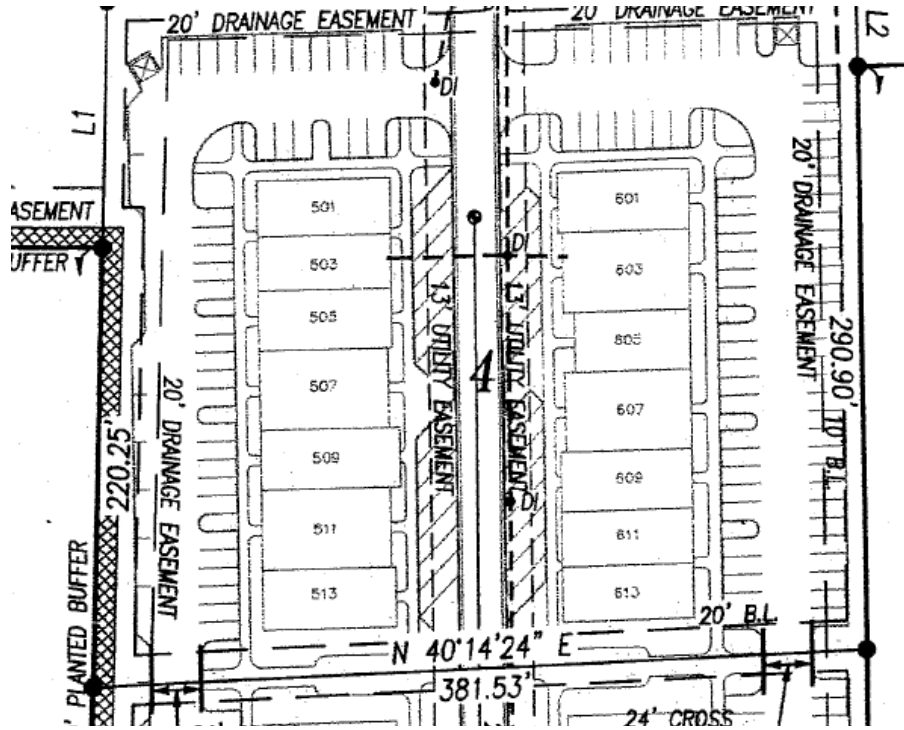
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OF LOTS 1 | TOTAL LOT SIZE 2.9 ACRES | TOTAL LOT PRICE \$399,000 | BEST USE RETAIL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	4			Office	2.9 Acres	\$399,000	B-2

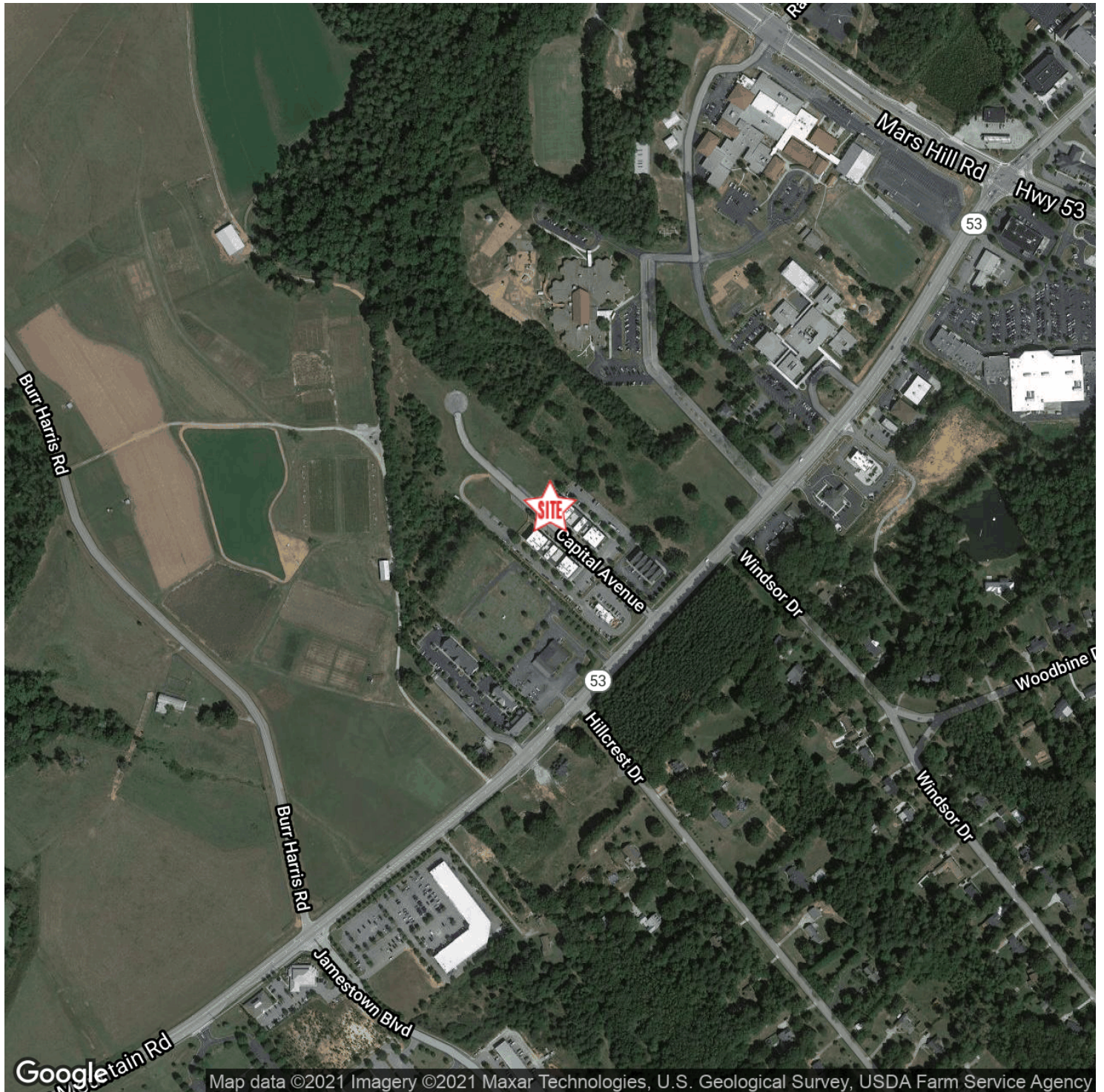
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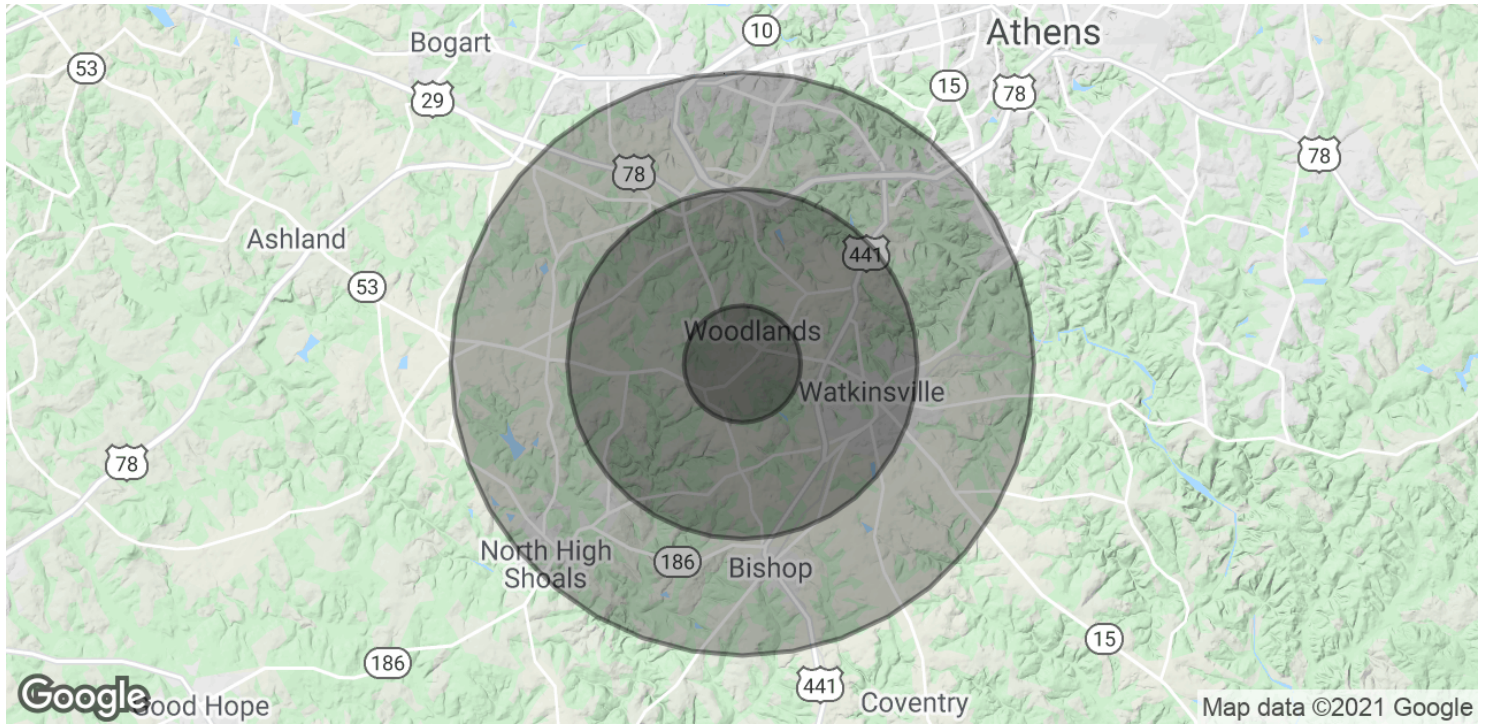
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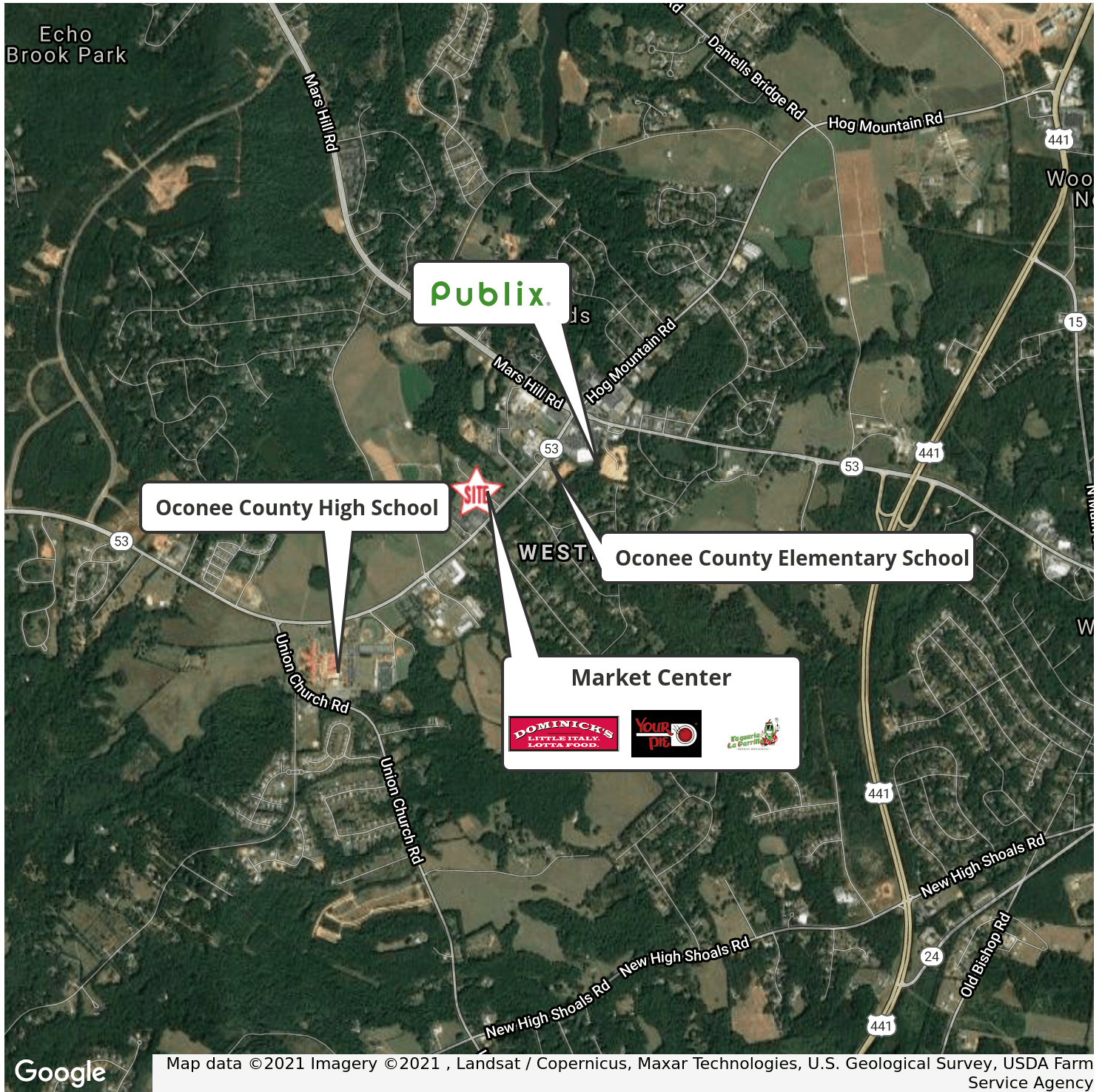
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	966	8,529	26,838
Average age	37.9	38.5	35.6
Average age (Male)	35.1	35.7	34.6
Average age (Female)	39.8	40.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	326	2,923	9,641
# of persons per HH	3.0	2.9	2.8
Average HH income	\$100,964	\$104,601	\$93,558
Average house value	\$260,560	\$259,384	\$260,507

* Demographic data derived from 2010 US Census

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