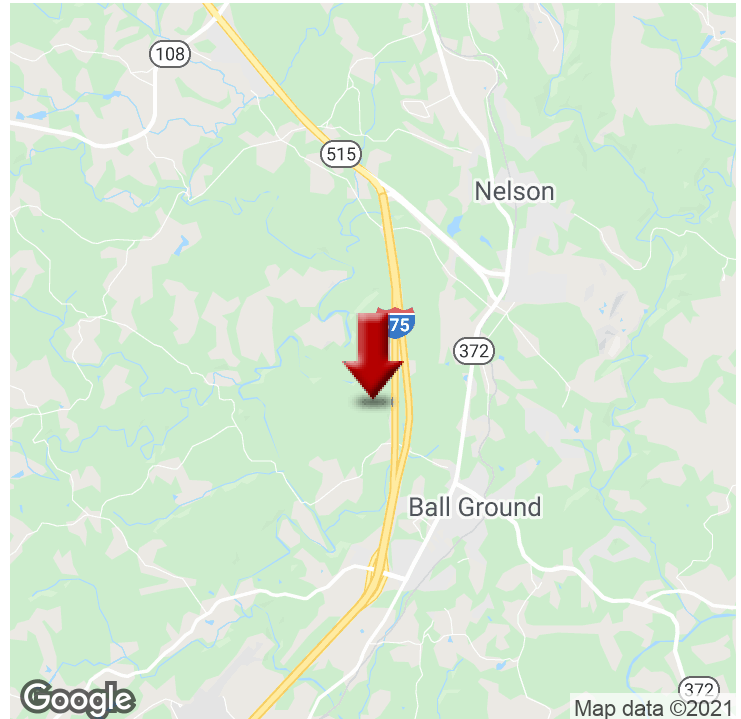


## LAND FOR SALE

# 347 ACRES - OFFERED AT \$2,329,641

Mineral Springs Road, Ballground, GA 30107



## OFFERING SUMMARY

**SALE PRICE:** \$2,329,641

**LOT SIZE:** 347 Acres

**ZONING:** AG

## PROPERTY OVERVIEW

Excellent Residential Development Tract. Land Assemblage on 575 near Downtown Ball Ground Containing Five Tracts Totalling Approximately 347 Acres with Timber Value.

Cobb/Marietta Water Authority Investing in Land Along Sharp Mountain Creek for Future Reservoir Development Making this Prime for Future Residential Development.

Property Co-Brokered with Nationwide Real Estate Group, Inc. - Rick DeLisle, Broker 404.630.1530

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

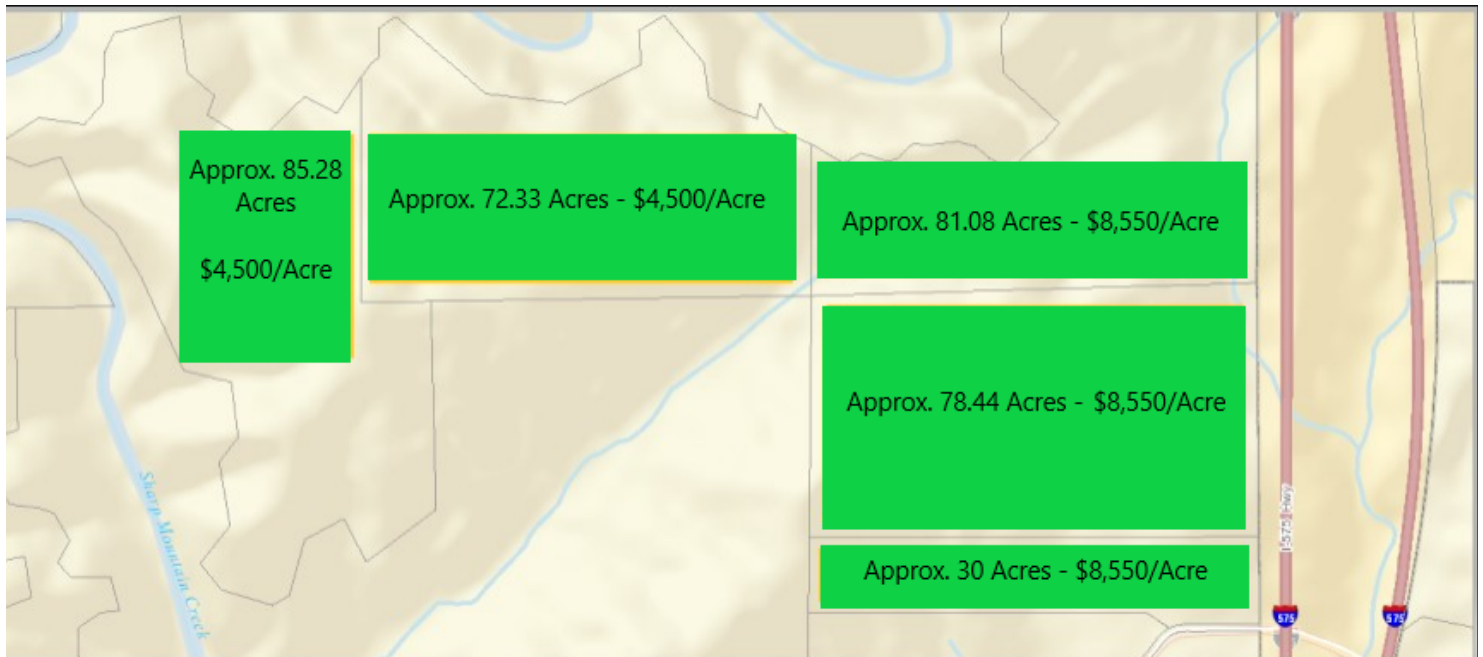
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

## LAND FOR SALE

# 347 ACRES - OFFERED AT \$2,329,641

Mineral Springs Road, Ballground, GA 30107



**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

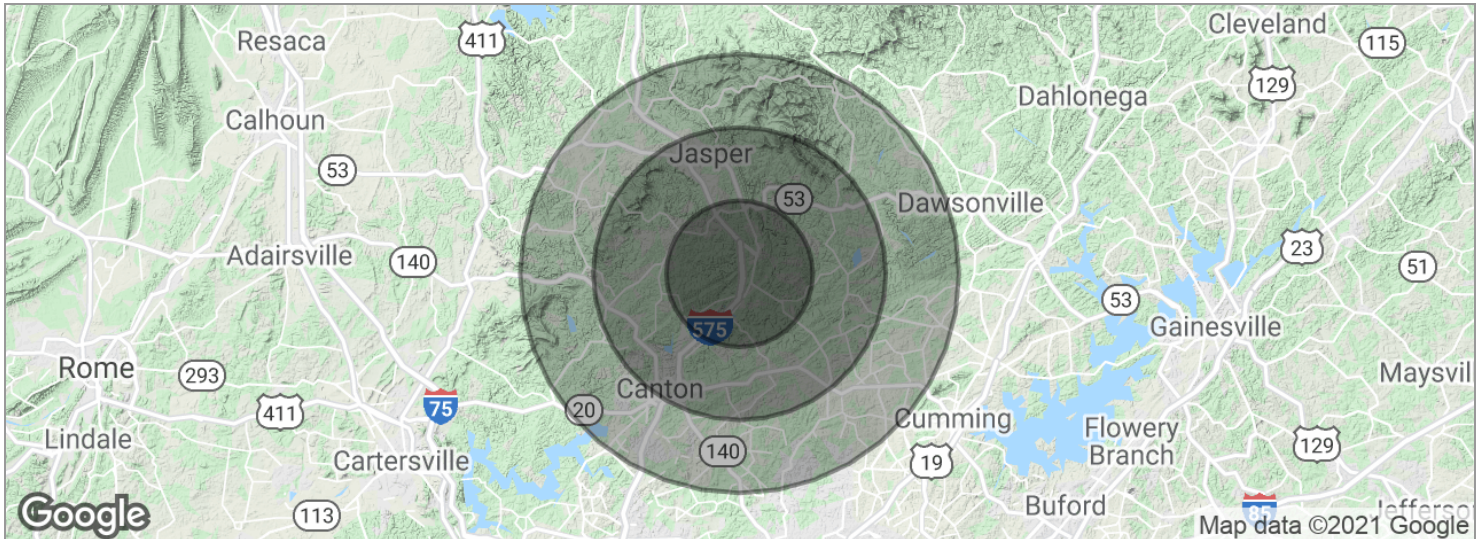
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

## LAND FOR SALE

# 347 ACRES - OFFERED AT \$2,329,641

Mineral Springs Road, Ballground, GA 30107



POPULATION	5 MILES	10 MILES	15 MILES
Total population	10,187	59,541	172,352
Median age	38.2	37.7	37.5
Median age (male)	37.4	36.4	36.7
Median age (Female)	38.5	38.6	38.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,888	21,994	61,454
# of persons per HH	2.6	2.7	2.8
Average HH income	\$68,336	\$73,286	\$86,114
Average house value	\$259,116	\$273,383	\$304,339

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

**DEEDEE VERES**  
Associate Broker  
O: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)