

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A

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# 251.47 ACRE FAMILY COMPOUND IN LUMPKIN/HALL COUNTY

Land:

EAGLE REST ROAD, DAHLONEGA, GA 30533



FOR SALE

## 251.47 ACRE FAMILY COMPOUND IN LUMPKIN/HALL COUNTY

EAGLE REST ROAD, DAHLONEGA, GA 30533



### OFFERING SUMMARY

**Sale Price:** \$20,000 / acre

**Lot Size:** 251.47 Acres

**Market:** Atlanta

**Submarket:** North Georgia

### PROPERTY OVERVIEW

Located at the foothills of the North Georgia Mountains with land bordering the Chestatee River. Close proximity to Dahlonega and the University of North Georgia. Beautiful ridge line views stretching miles in every direction. Exceptional land to develop a family compound.

### PROPERTY HIGHLIGHTS

- Beautiful Views
- Close to UNGA
- Riverfront Access
- Access to Lake Lanier

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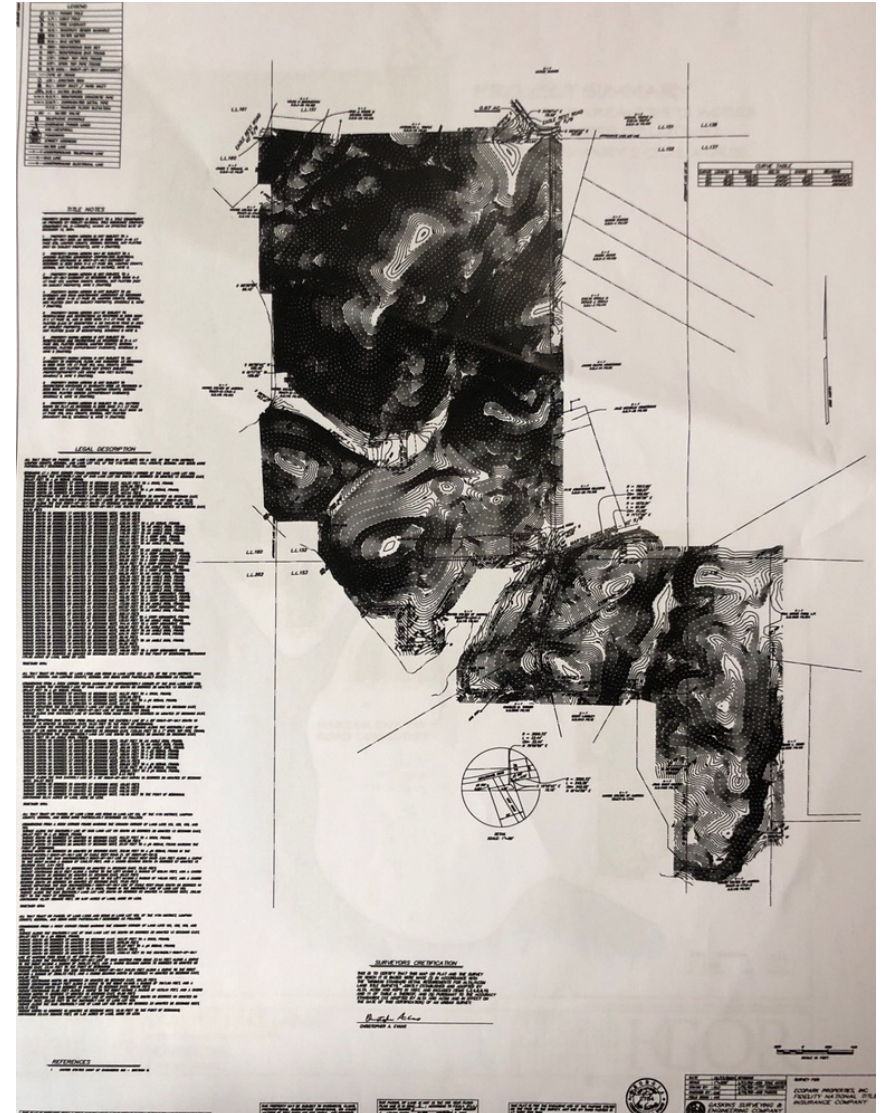
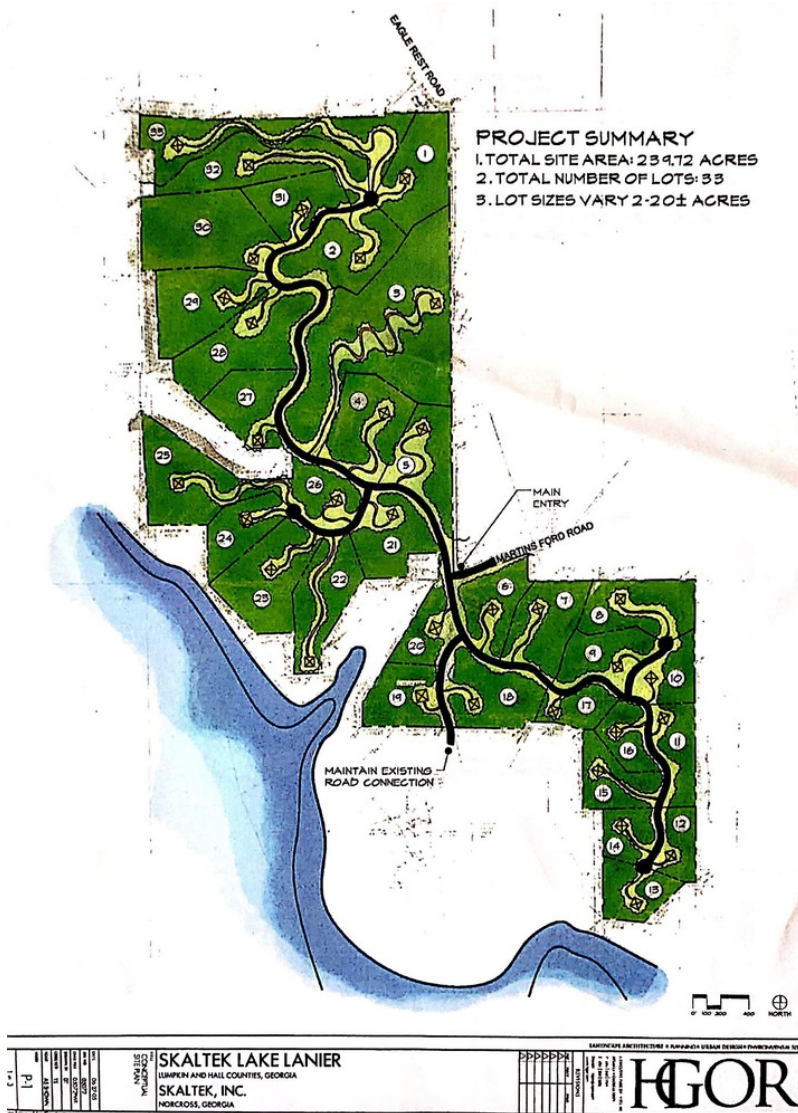
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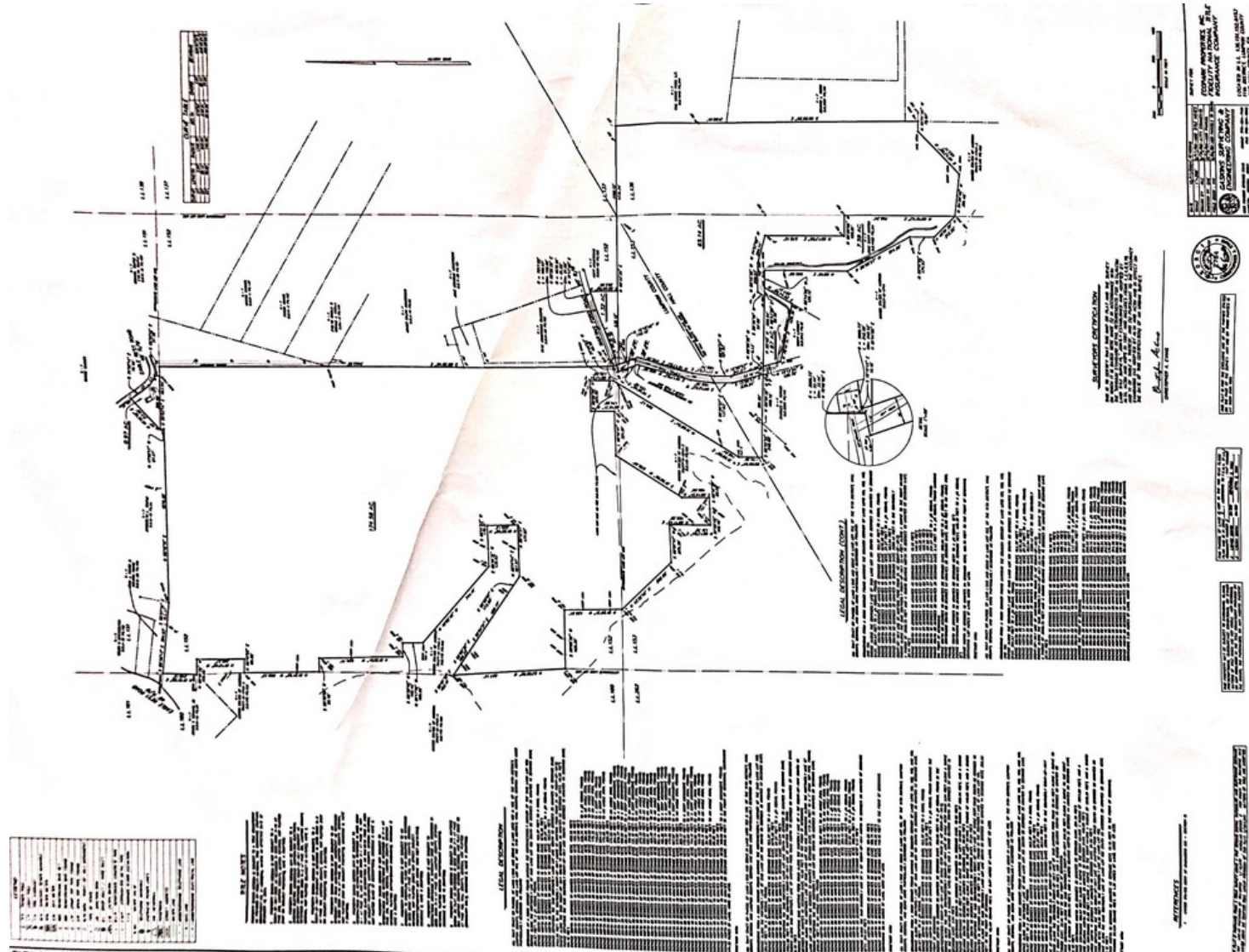
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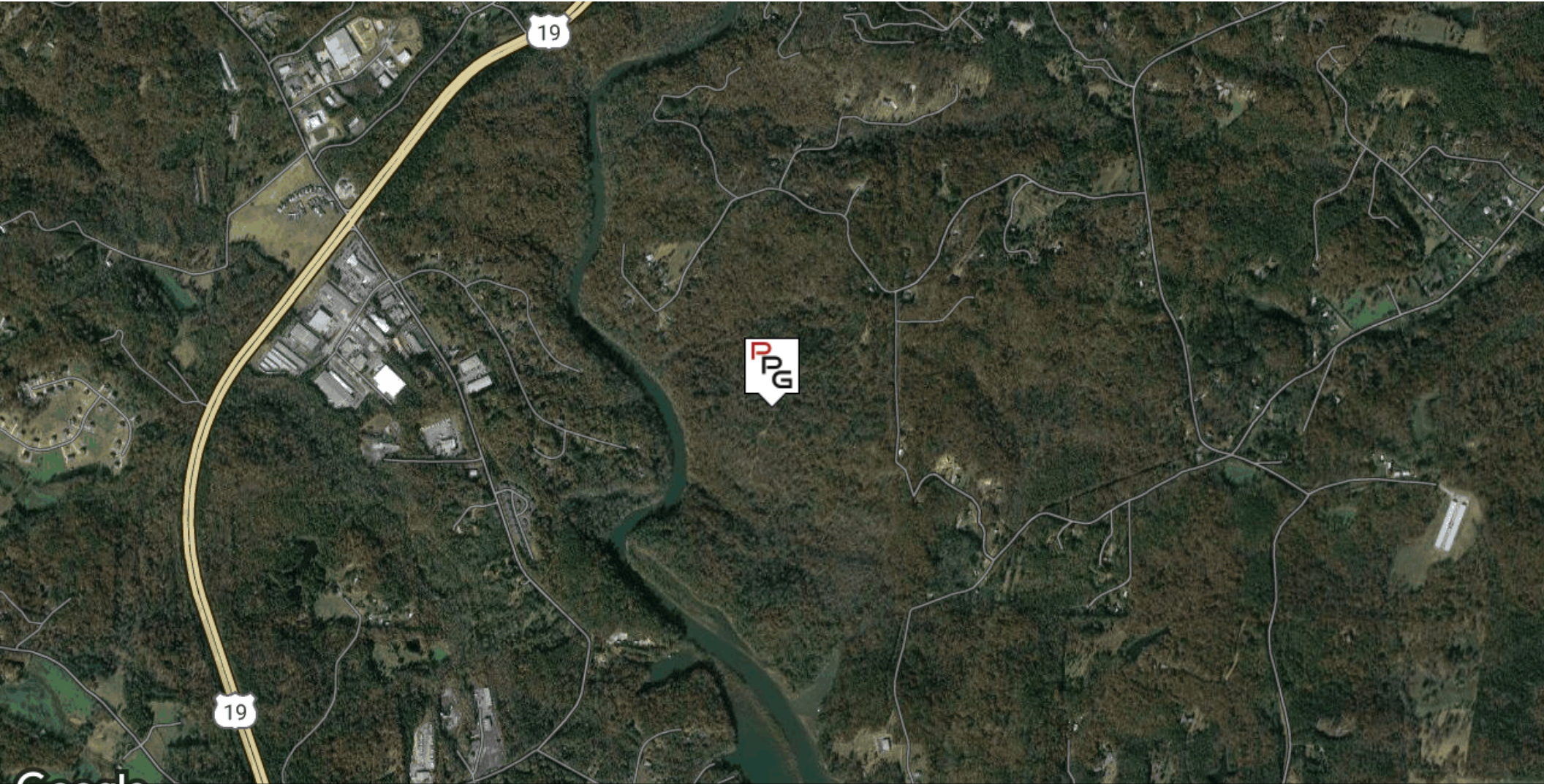


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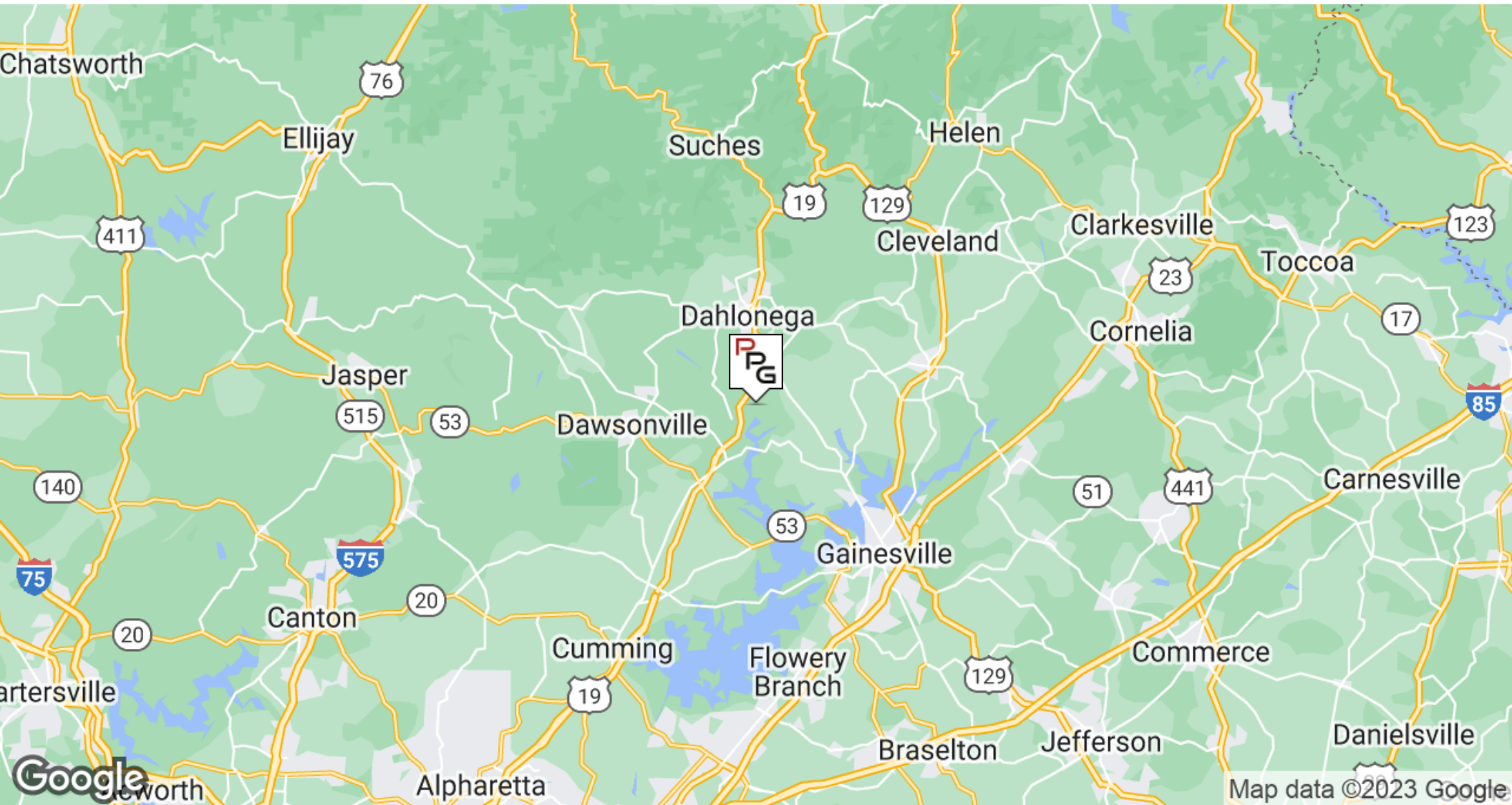


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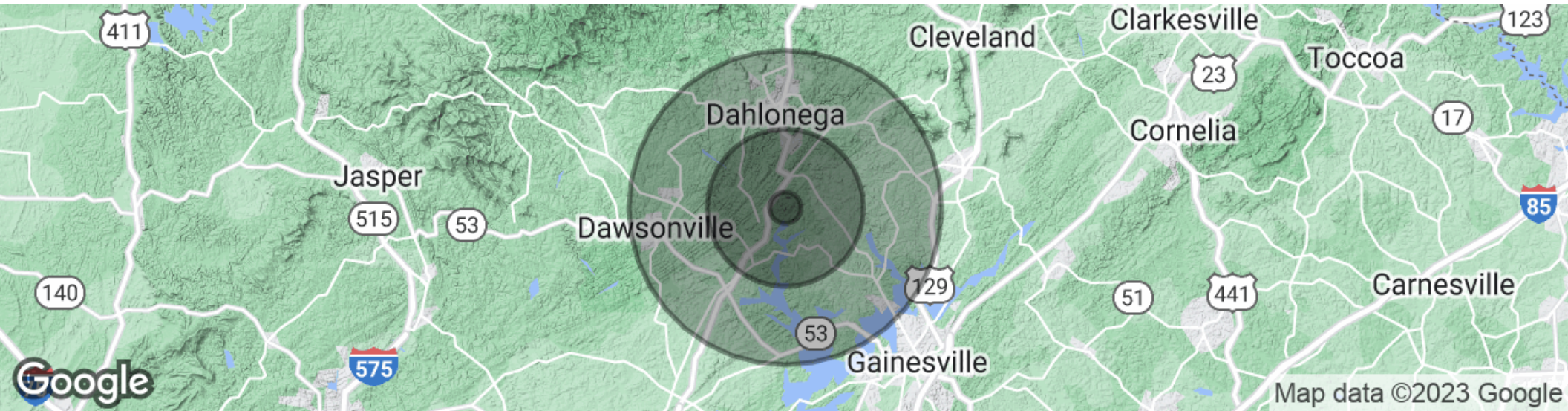
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	601	17,096	67,202
Median age	33.5	35.9	37.1
Median age (Male)	31.5	34.7	36.2
Median age (Female)	34.8	36.7	37.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	211	6,205	24,585
# of persons per HH	2.8	2.8	2.7
Average HH income	\$57,949	\$67,470	\$70,811
Average house value	\$218,001	\$252,287	\$252,931

\* Demographic data derived from 2020 ACS - US Census

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