

Presented By:

DENNIS POWELL

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POWELL PROPERTY GROUP, INC

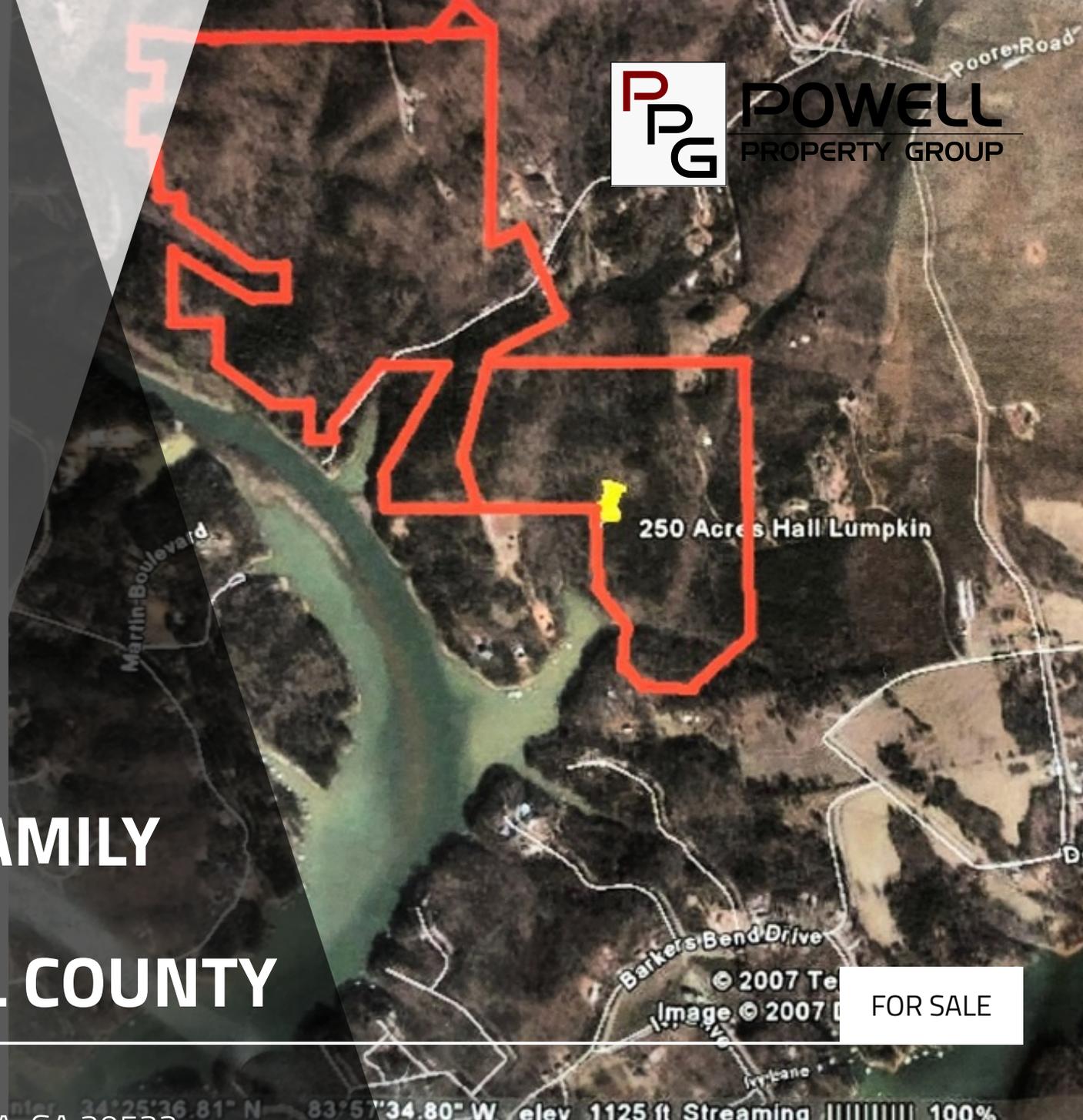
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251.47 ACRE FAMILY COMPOUND IN LUMPKIN/HALL COUNTY

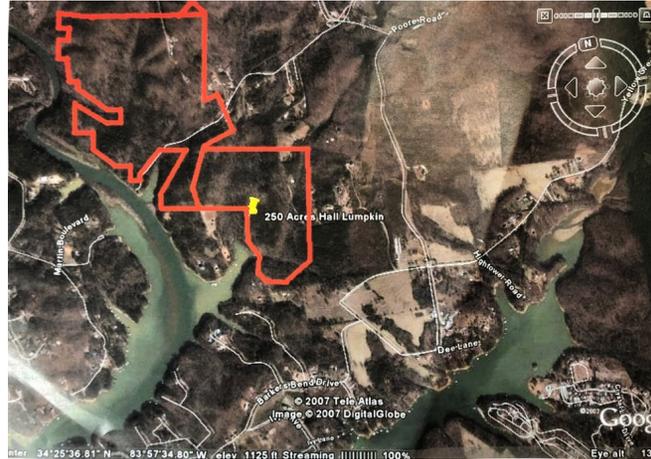
Land :
EAGLE REST ROAD, DAHLONEGA, GA 30533



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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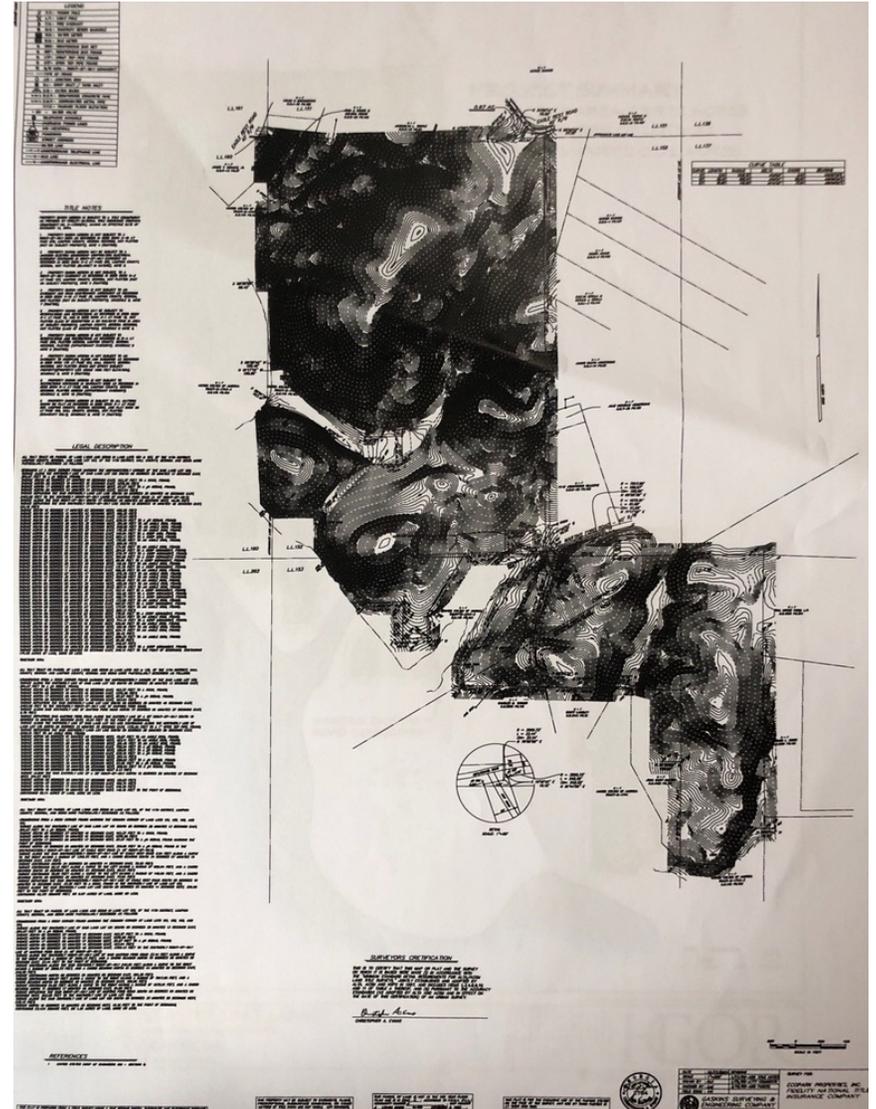
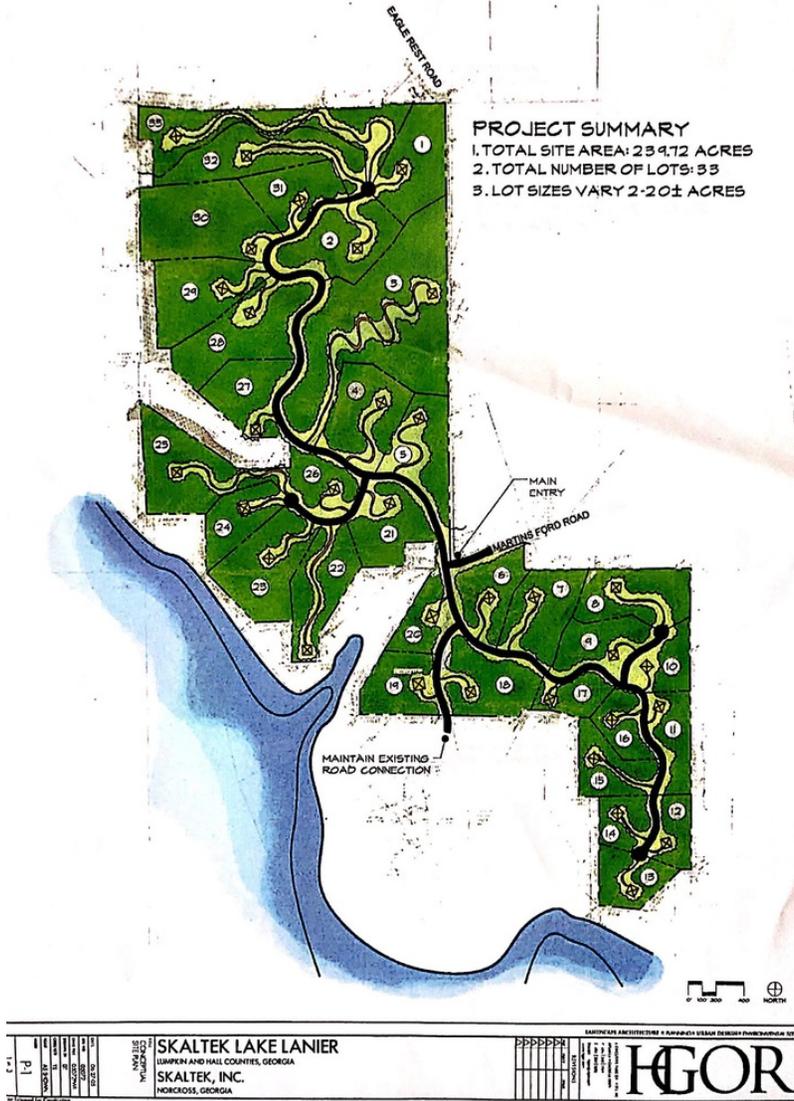
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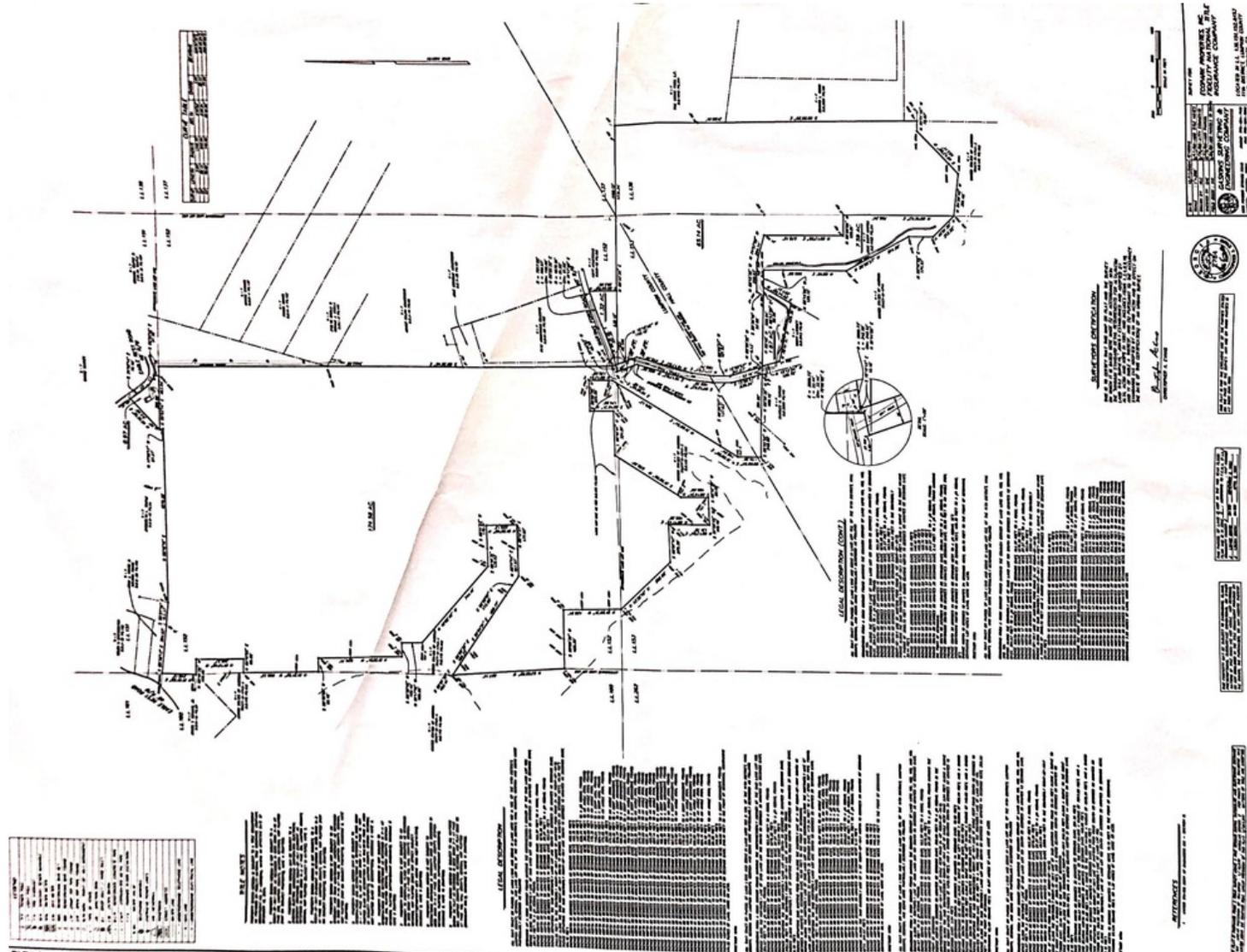
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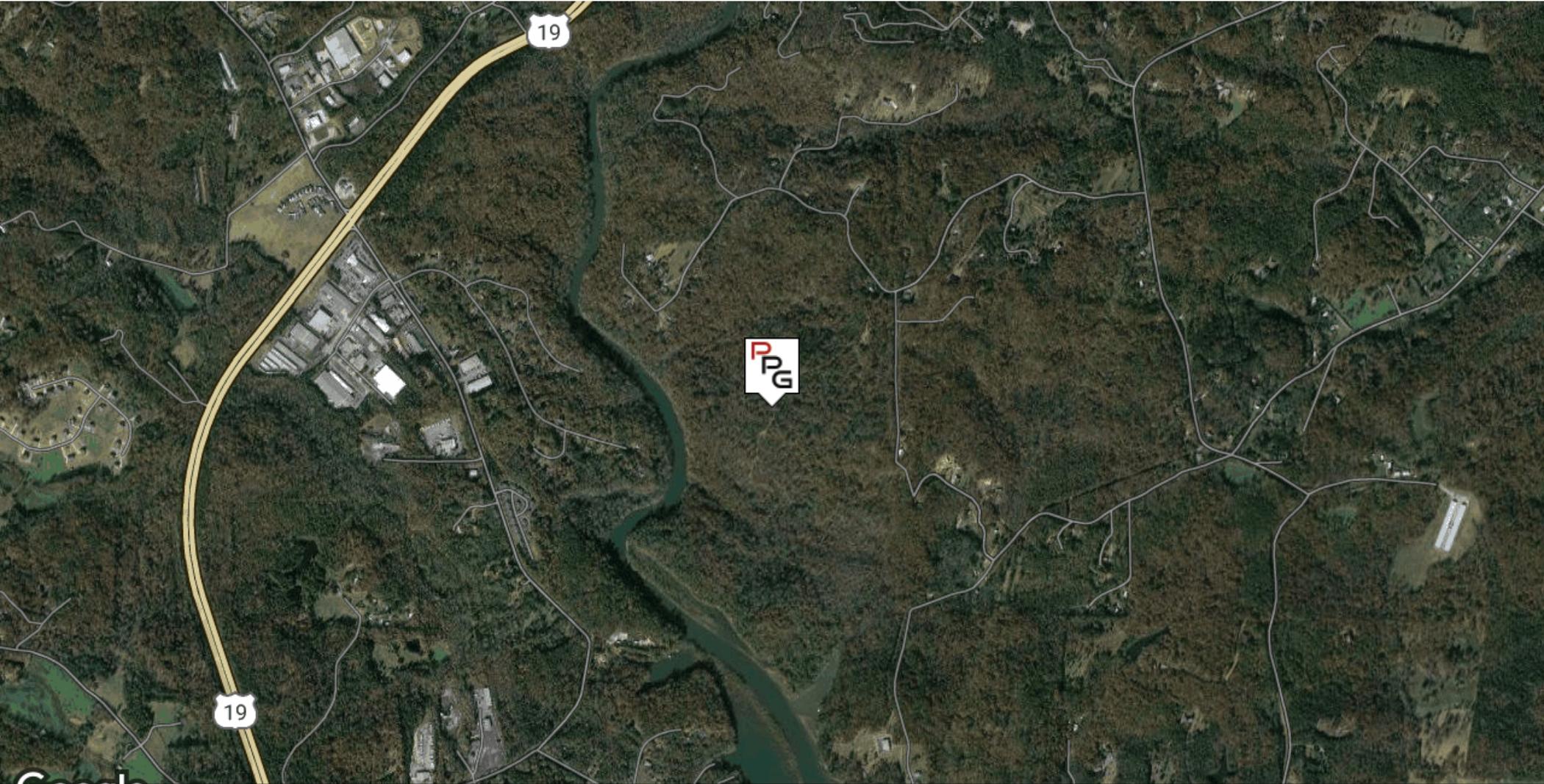
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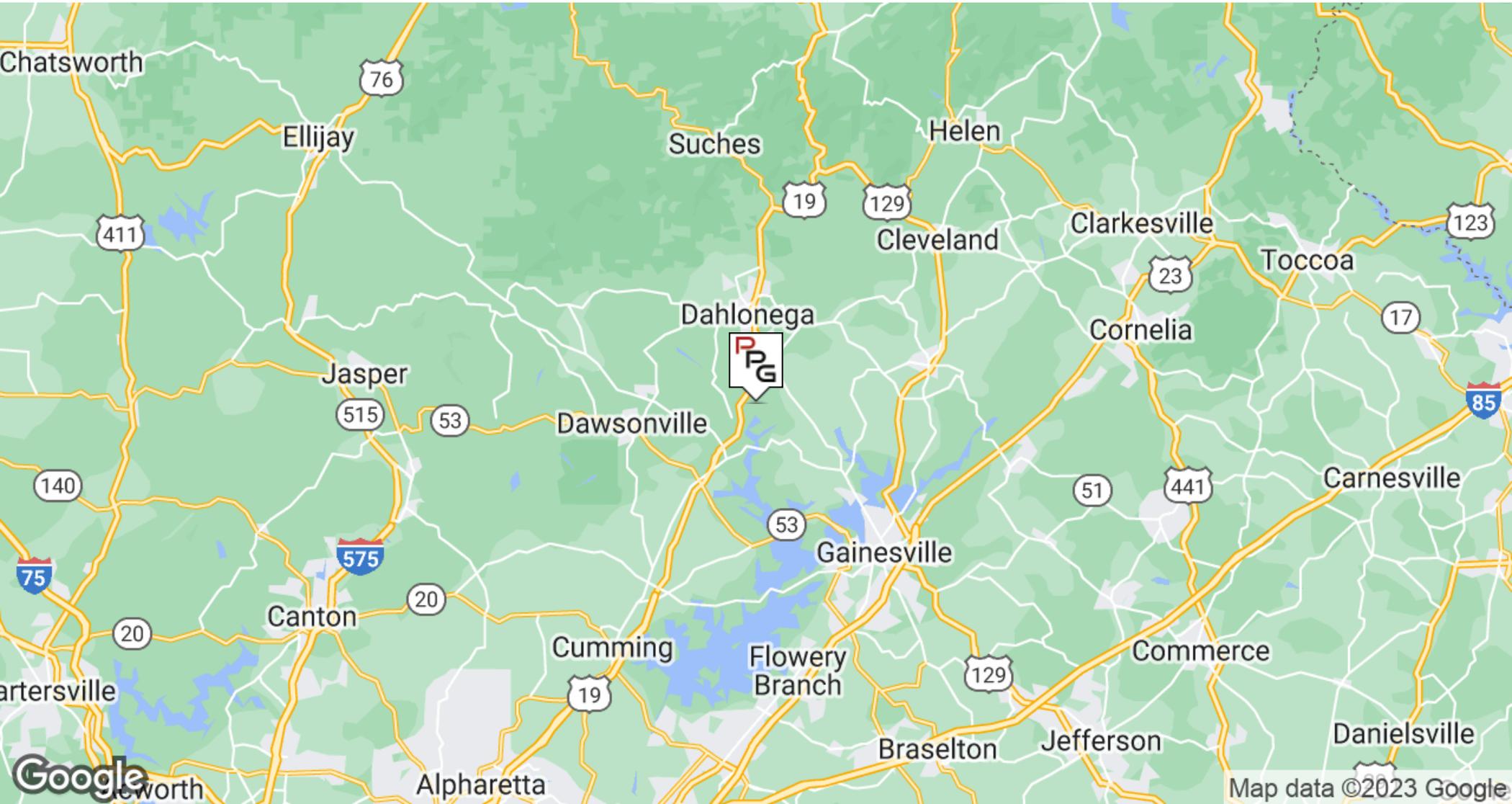
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POPULATION

	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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