

For Sale - V/L Cox Road, Townsend, Georgia 31331

MCINTOSH COUNTY, TOWNSEND, GA



OFFERING MEMORANDUM

KW COMMERCIAL
122 Island Professional Park
St. Simons Island, GA 31522

PRESENTED BY:

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TOWNSEND, GA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$29,500
AVAILABLE SF:	
LOT SIZE:	8 Acres
ZONING:	N/Av
PRICE / SF:	\$0.08

PROPERTY OVERVIEW

This property is priced to move. Seller is highly motivated due to inability to develop on property as originally planned.

LOCATION OVERVIEW

This undeveloped agriculture property is located approximately 5.8 miles SW of Townsend, Georgia. The property is very secluded, allowing an investor/owner a quiet, large piece of land to hunt, camping or just enjoy a peaceful day in the outdoors.

The current owner planned to develop the land for their personal home but later discovered that greater than 90% of the land is protected wetlands. Consultant studies are available, and recognize that a water/well system could be adopted at a very specific area on the property.

The property is bounded on three sides by primarily timber or recently cleared timber tracts.

PROPERTY HIGHLIGHTS

- Located in quiet, rural area of the county
- Large and flat, suited for temporary housing, such as a modular home, camper or similar short term housing

Property Details

SALE PRICE

\$29,500

LOCATION INFORMATION

Building Name	VL 0 Cox Road, Townsend, Georgia
	31331
Street Address	V/L 0 Cox Road
City, State, Zip	Townsend, GA 31331
County/Township	McIntosh
Road Type	Highway
Market Type	Rural
Nearest Airport	Brunswick Golden Isles Airport

PROPERTY DETAILS

Property Type	Undeveloped Residential Land
Property Subtype	Rural
Zoning	N/Av per County Records
Lot Size	8 Acres
APN#	0015 0001001
Lot Frontage	343 feet
Lot Depth	953 feet
Corner Property	Yes
Waterfront	Yes
MLS ID#	1604734

LAND

Number Of Lots	1
Best Use	Undeveloped, hunting site or similar use for outdoor enthusiasts.
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Level, Rectangular site
Soil Type	Mixed

UTILITIES & AMENITIES

Power	Yes
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Additional Photos

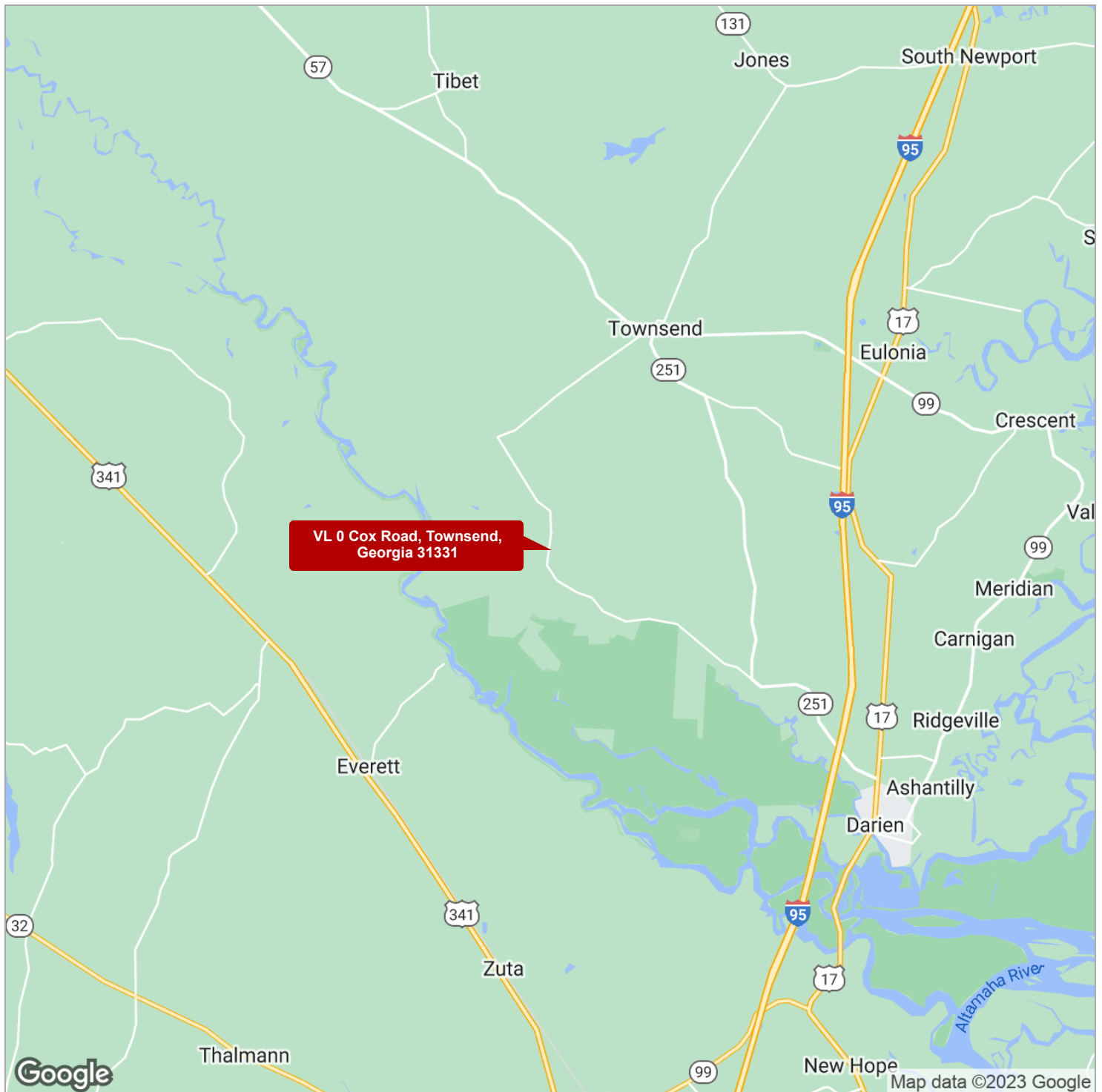
NW View of Property

Interior View of Property

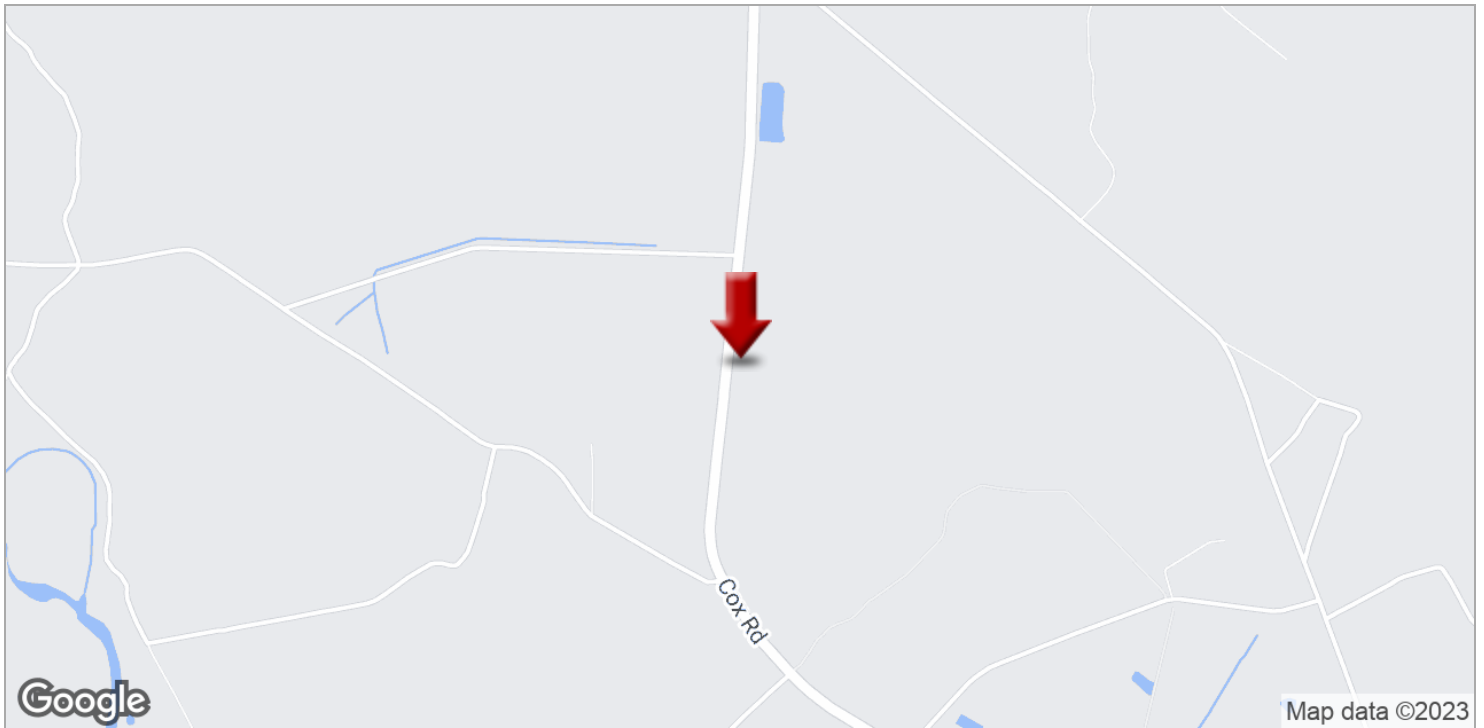
Caption 3



Regional Map



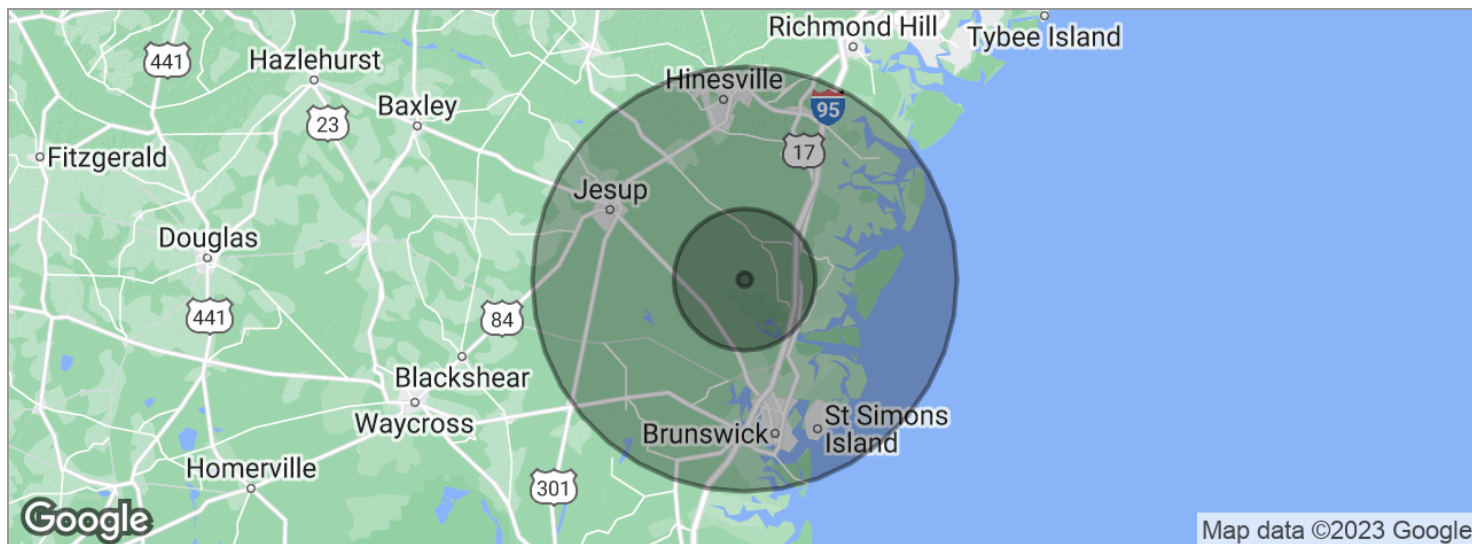
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
Total population	74	14,511	219,056
Median age	47.0	38.9	35.8
Median age (male)	46.6	38.9	34.3
Median age (Female)	47.5	39.1	37.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	32	5,532	82,344
# of persons per HH	2.3	2.6	2.7
Average HH income	\$54,410	\$62,651	\$57,346
Average house value	\$138,298	\$188,493	\$197,526

* Demographic data derived from 2020 ACS - US Census

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