

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonaga Street, Suite A

Cumming, GA 30040

commercial400.com



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6175 YELLOW CREEK ROAD

FOR SALE

Land :

6175 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564

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OFFERING SUMMARY

Sale Price: \$849,640

Lot Size: 38.62 Acres

Market: Atlanta

Submarket: North Georgia, Northeast
Georgia, Gainesville

PROPERTY OVERVIEW

This Property is being offered For Sale at \$22,000.00 per acre.

PROPERTY HIGHLIGHTS

- Great location for a small farm or family compound.
- Beautiful mix of pasture and woods with several potential building sites.
- Stream fed fish pond.
- Out of the way property but still convenient to Dawsonville and Gainesville

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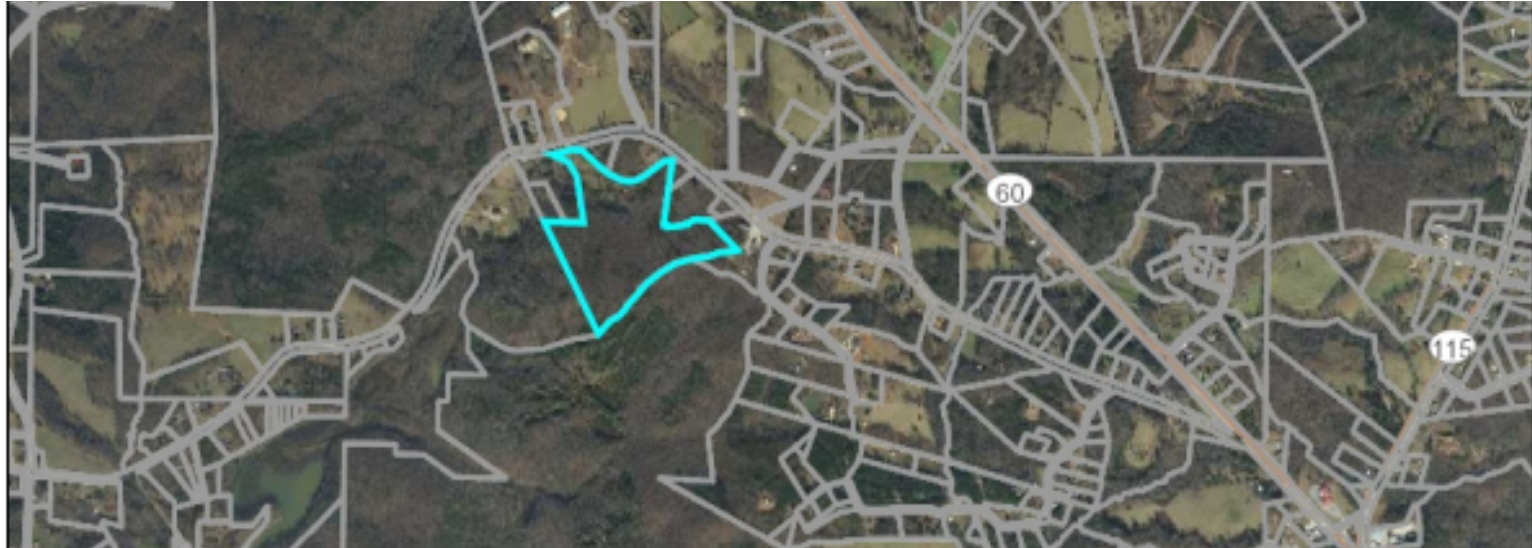
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— Roads

Cities

- BRASELTON
- BUFORD
- CLERMONT
- FLOWERY B
- GAINESVILLE
- GILLSVILLE
- LULA
- OAKWOOD
- BETHAVEN



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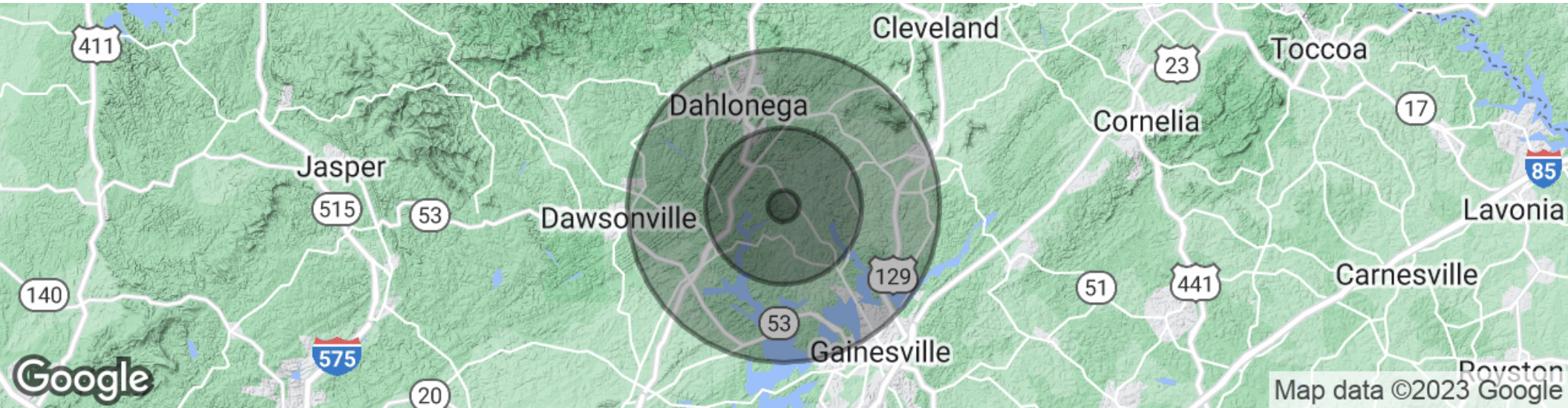
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,024	19,086	78,687
Median age	36.5	38.2	37.4
Median age (Male)	34.5	37.1	36.3
Median age (Female)	37.2	38.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	377	7,117	29,004
# of persons per HH	2.7	2.7	2.7
Average HH income	\$69,890	\$70,075	\$73,835
Average house value	\$224,107	\$255,877	\$264,509

* Demographic data derived from 2020 ACS - US Census

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