

## LAND FOR SALE

# 7370 HICKORY FLAT HWY

7370 Hickory Flat Highway, Woodstock, GA 30188



## OFFERING SUMMARY

### SALE PRICE:

N/A

### LOT SIZE:

27.77 Acres

### ZONING:

AG

## PROPERTY OVERVIEW

Approximately 27.77 Acre Tract with 4 Acre Pond. Fronts Highway 140.

Can Subdivide - Approximately 1.3 Acre lot available, easily rezoned NEC is marketed for \$475,000.

Remaining 26.4 acres and pond marketed at \$25,000/acre.

Seller financing available.

**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.

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## RETAILER MAP

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## LAND FOR SALE

# 73070 HICKORY FLAT HWY

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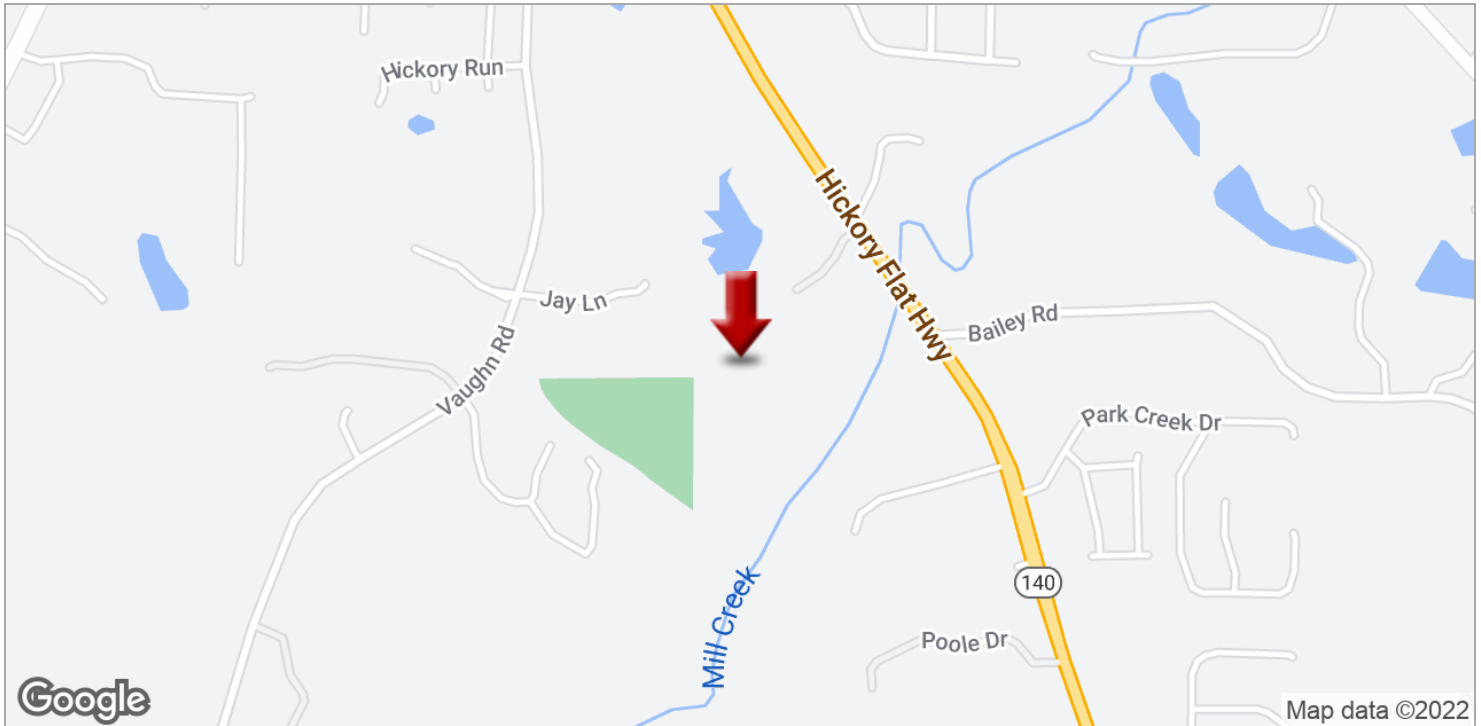
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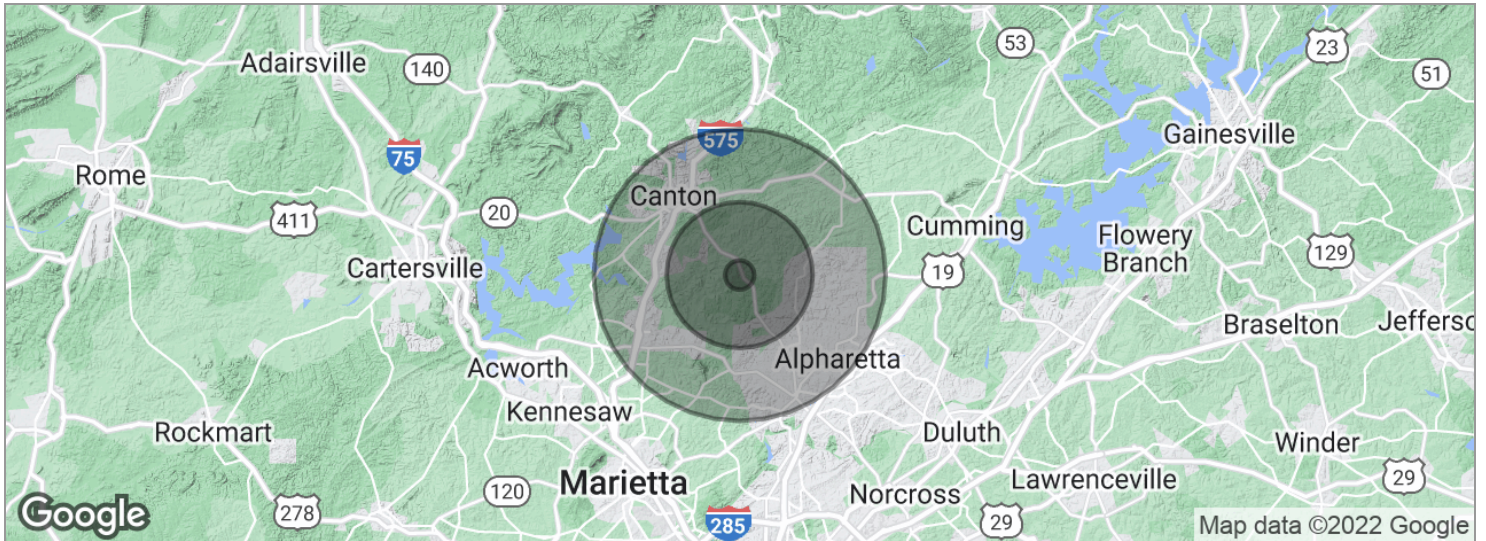
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,167	55,376	294,962
Median age	35.6	36.8	37.8
Median age (male)	36.0	36.9	37.1
Median age (Female)	35.1	36.7	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	720	18,819	105,557
# of persons per HH	3.0	2.9	2.8
Average HH income	\$95,350	\$103,418	\$104,807
Average house value	\$240,650	\$315,490	\$328,321

\* Demographic data derived from 2020 ACS - US Census

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