

GOLF COURSE RD TRACT

GOLF COURSE RD, ELBERTON, GA 30635



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$185,000

Lot Size: 28.56 ± Acres

Lot Frontage: 1,114 ft Golf Course Rd

Zoning: R-4

Market: Elbert County

Traffic Count: 16,100 GA Hwy 17

PROPERTY OVERVIEW

Property has frontage on Golf Course Rd and less than 1/4 mile to entrance of Elbert County Country Club. Near downtown Elberton with shopping & restaurants. Approximately 5 miles to Russell Dam

LOCATION OVERVIEW

Travel through Elberton on Hwy 72 East for approximately two miles. Turn right on Golf Course Rd. Travel one mile to property on right.

PROPERTY HIGHLIGHTS

- Close to County Club
- Minutes to downtown Elberton
- Short distance to Russell Dam
- Excellent larger acreage home sites.

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 3-10-2022

GOLF COURSE RD TRACT

GOLF COURSE RD, ELBERTON, GA 30635



LOCATION MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

GOLF COURSE RD TRACT

GOLF COURSE RD, ELBERTON, GA 30635



AERIAL MAP



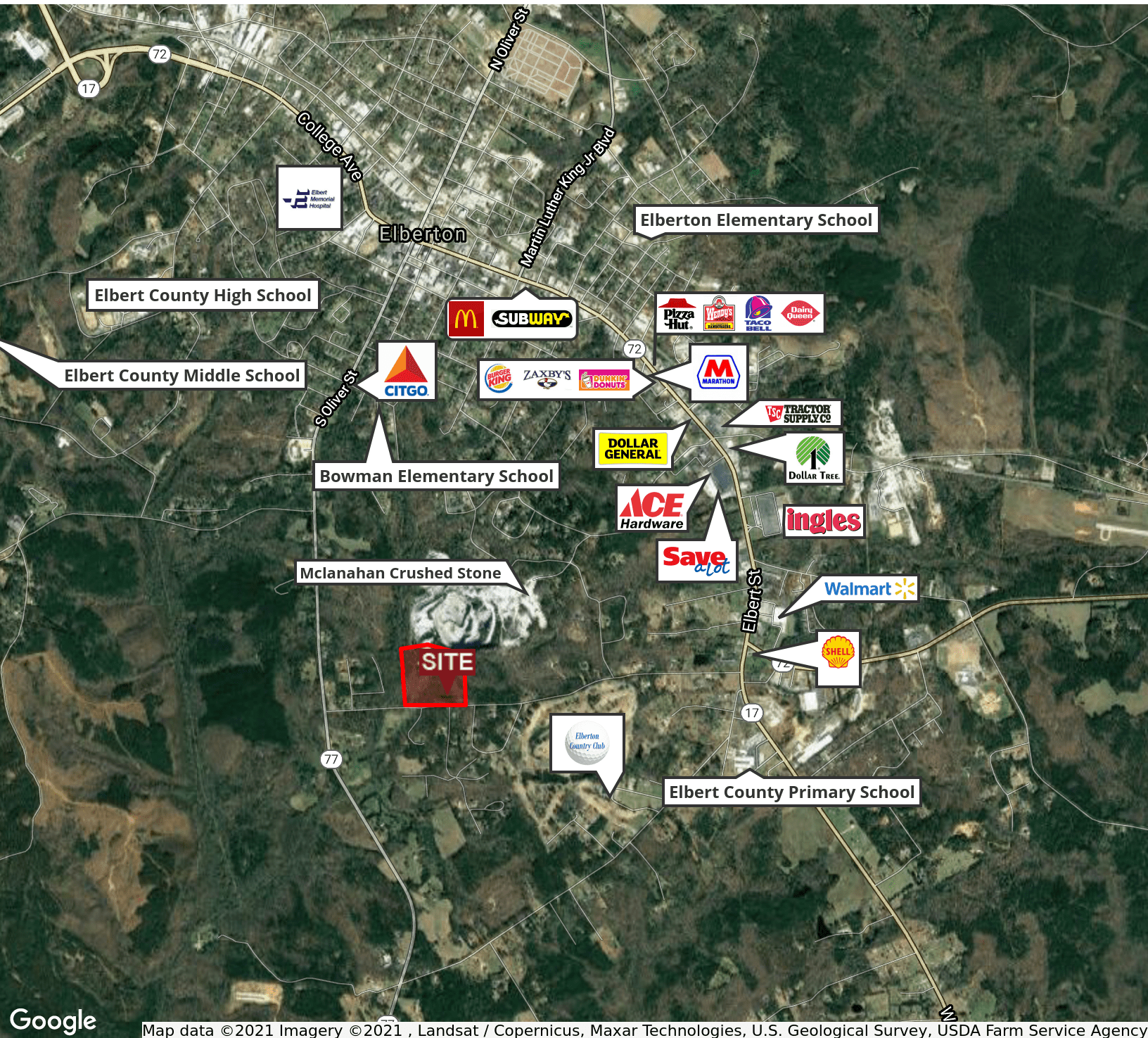
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

GOLF COURSE RD TRACT

GOLF COURSE RD, ELBERTON, GA 30635



RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

GOLF COURSE RD TRACT

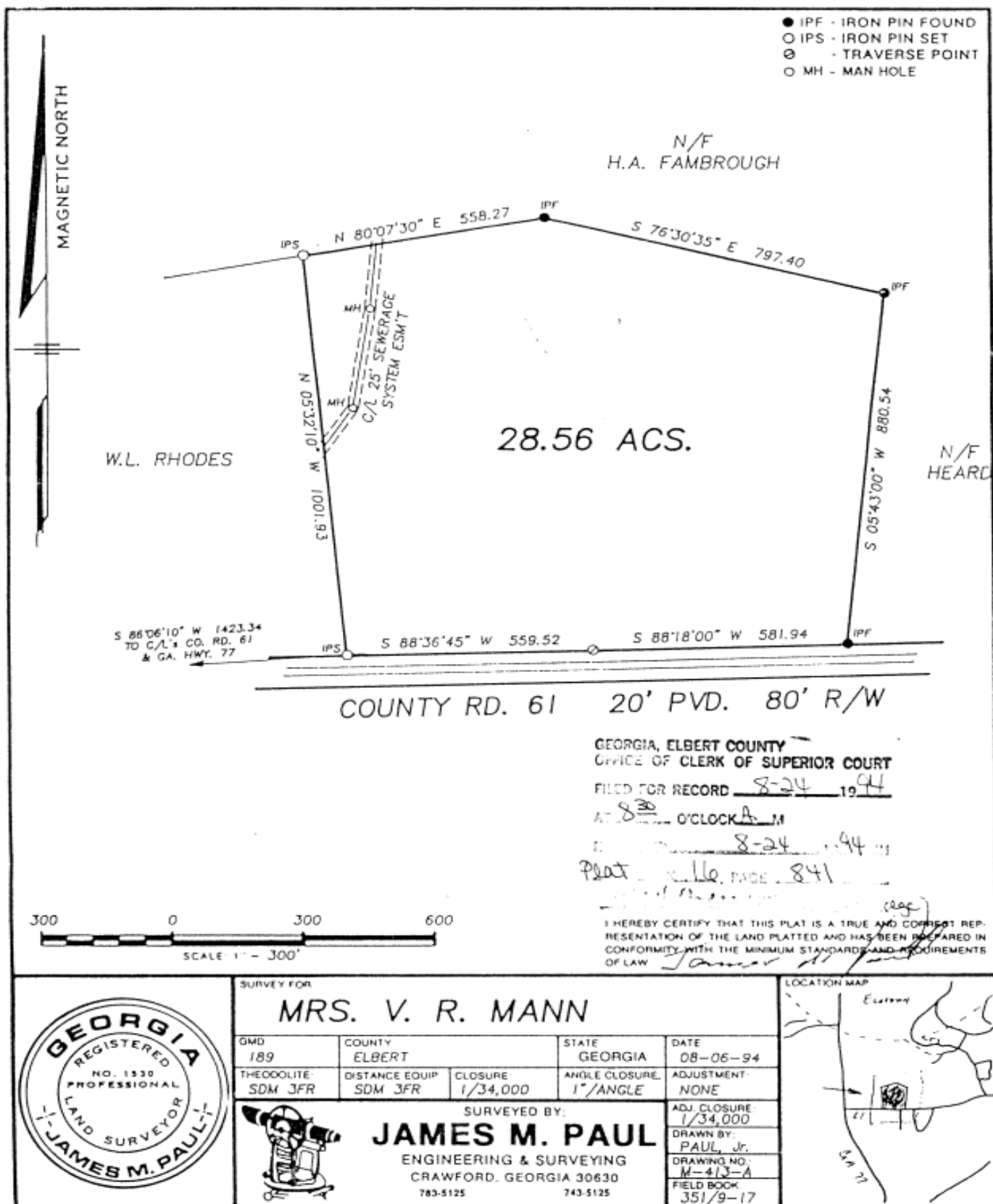
GOLF COURSE RD, ELBERTON, GA 30635



CONTOUR MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

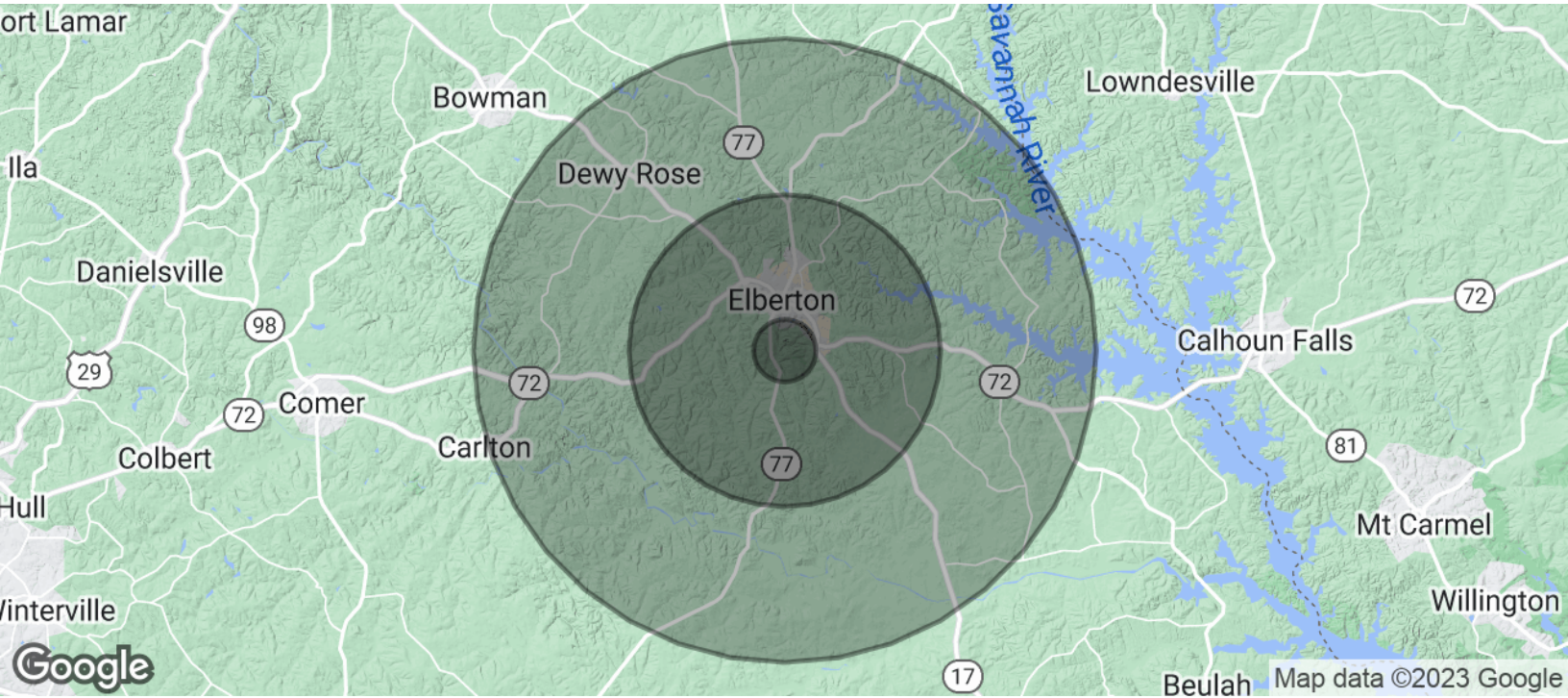


GOLF COURSE RD TRACT

GOLF COURSE RD, ELBERTON, GA 30635



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	170	8,465	16,999
Average age	42.0	37.8	39.6
Average age (Male)	37.1	35.6	37.1
Average age (Female)	44.1	38.6	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	67	3,148	6,371
# of persons per HH	2.5	2.7	2.7
Average HH income	\$45,736	\$38,489	\$41,543
Average house value			\$123,747

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com