

PICKETT BRIDGE RD TRACT - 225 ACRES

PICKETT BRIDGE RD, COVINGTON, GA 30016



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,251,300
Price / Acre	\$10,000
Lot Size:	225.13 ± Acres
Lot Frontage:	584 ft Hwy 212
Zoning:	AR Agricultural-Residential
Market:	Newton County
Traffic Count:	4,920 Hwy 212

PROPERTY OVERVIEW

The property is mostly wooded with frontage on Ga Hwy 212 and Pickett Bridge Rd, which was recently paved. The property zoned AG, Agricultural Residential, which allows 1 acre septic lots. County water is located in Hwy 212. The property is mostly wooded with a creek running along it's south east border. There is a 1,300 acre Boy Scout Camp located on the north side of Pickett Bridge Rd. and, there is a power substation located on Pickett Bridge Rd roughly 1200 ft west of the property. There are several new subdivisions being developed in the area.

LOCATION OVERVIEW

The property is located off of Hwy 212 in south Newton County, between Hwy 212 and Hwy 36. It has 630 ft of frontage on Hwy 212 and 3,180 ft on the newly paved Pickett Bridge Rd. It's located less than a mile from Alcovy High School.

PROPERTY HIGHLIGHTS

- Potential Residential Development
- Zoning allows 1 acre septic lots
- County water available in Hwy 212

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.

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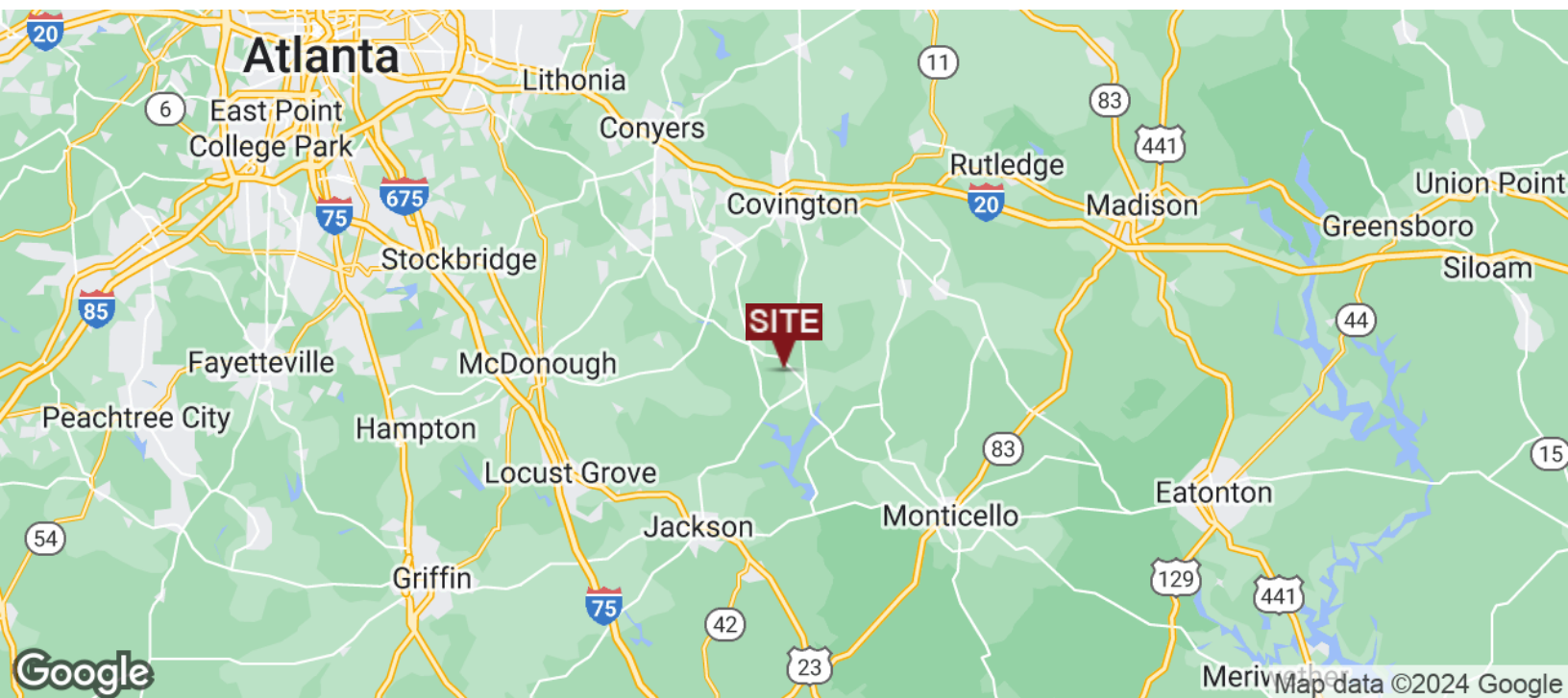
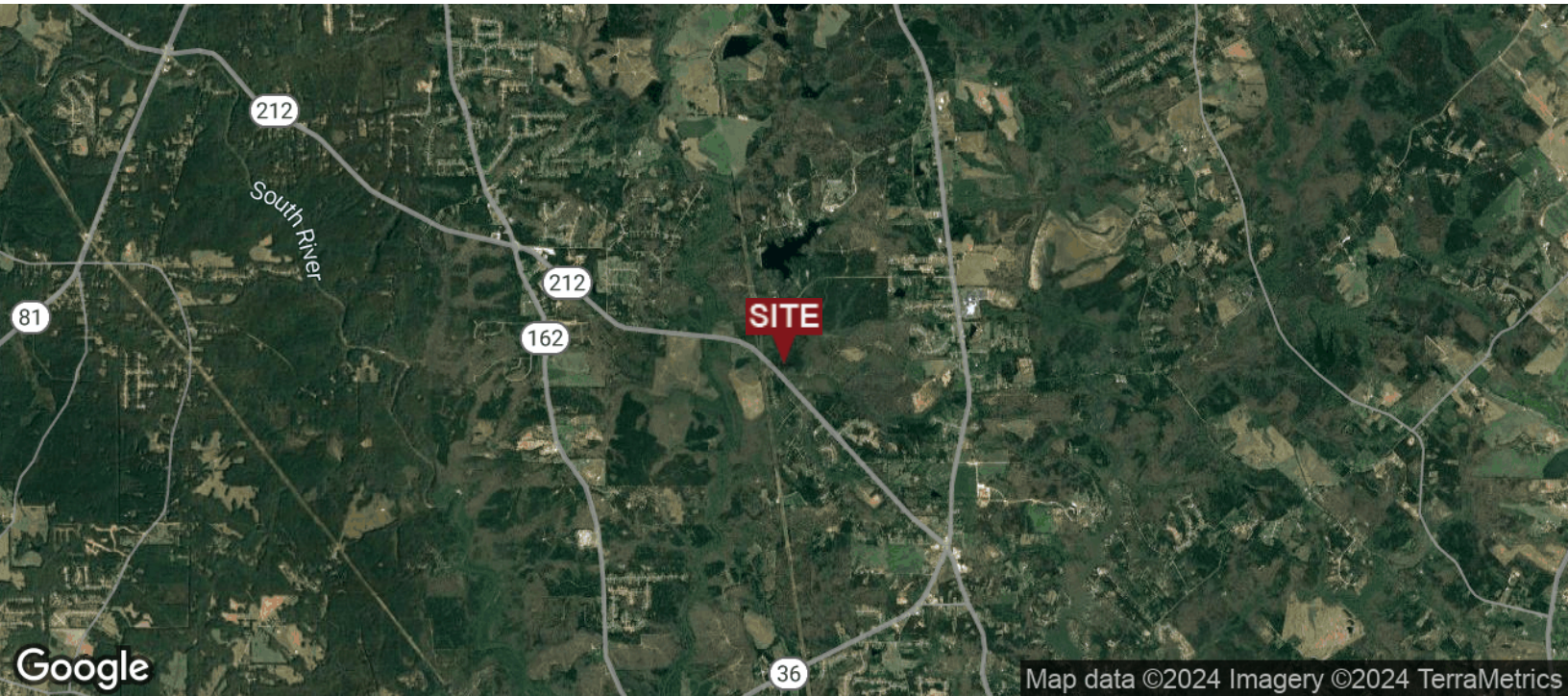
Revised: 9-21-2023

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LOCATION MAP



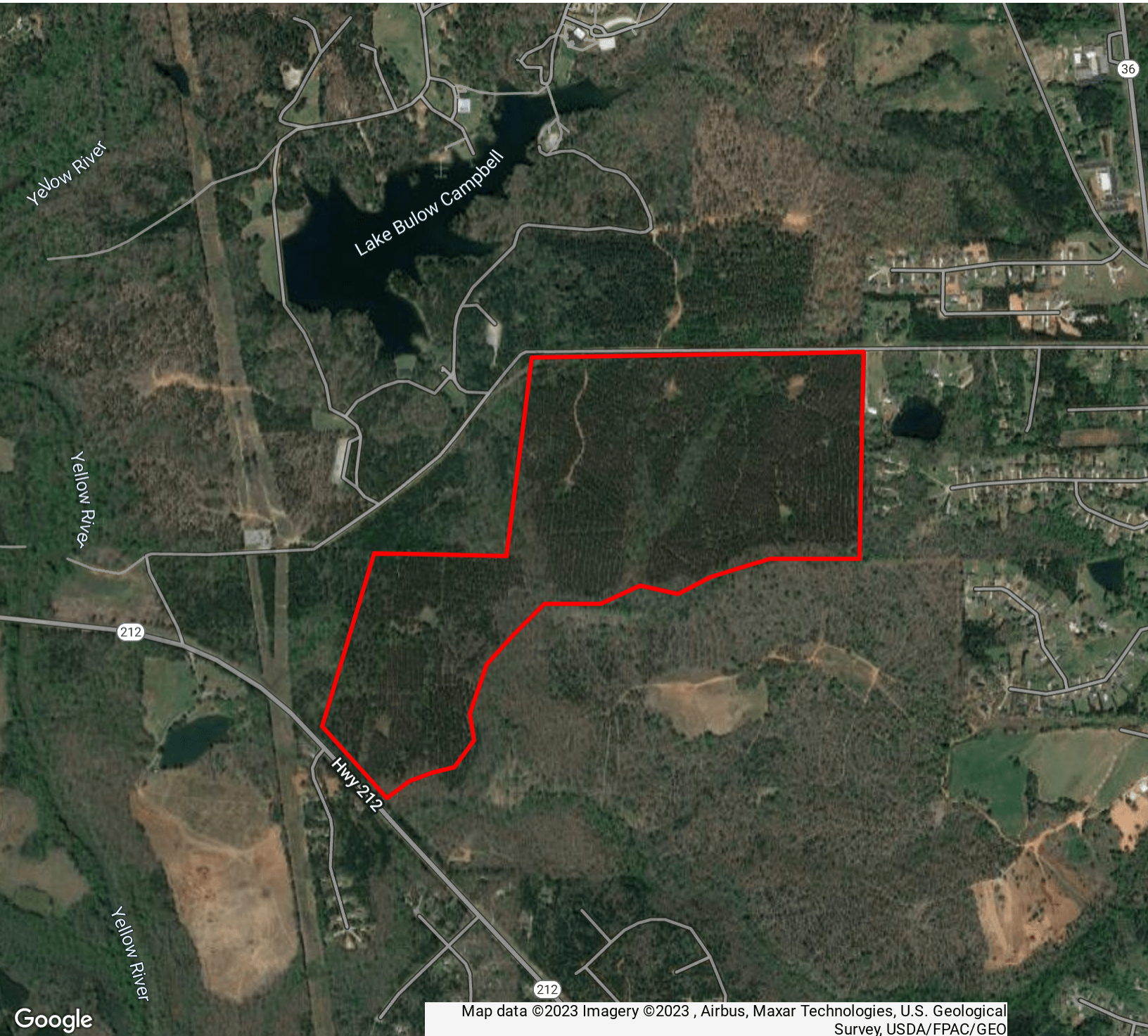
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AERIAL MAP



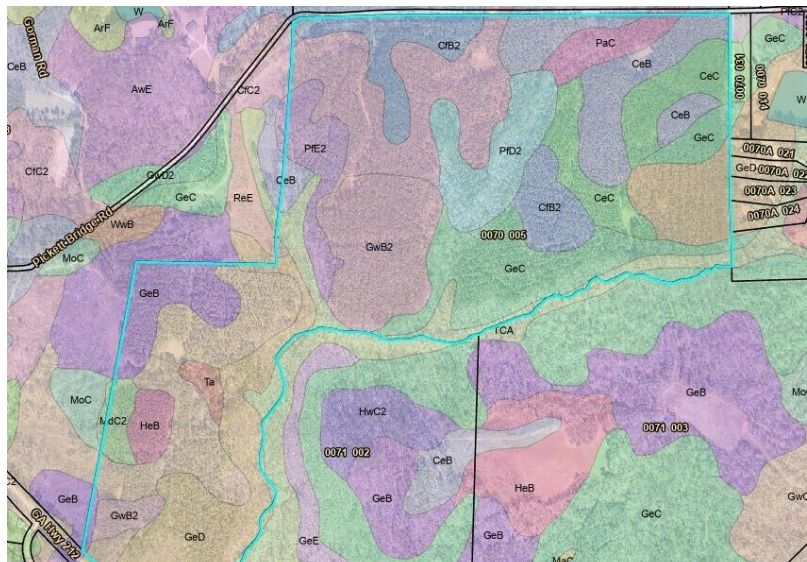
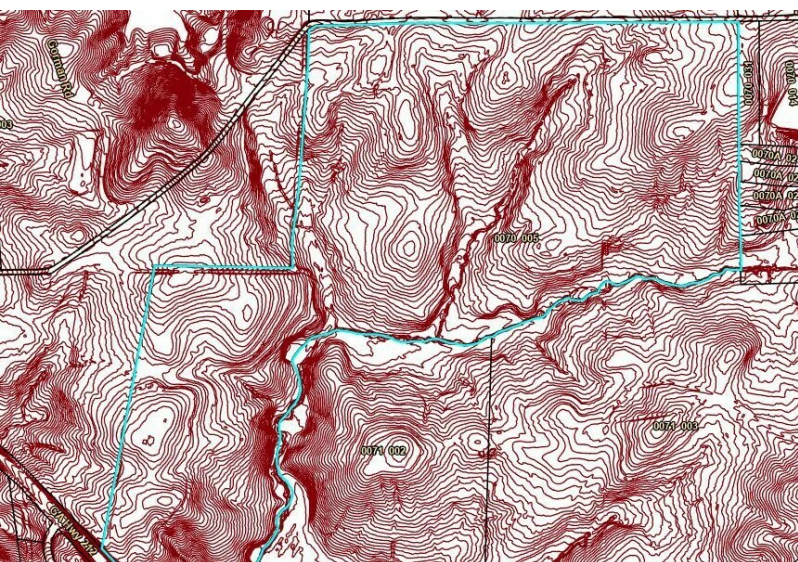
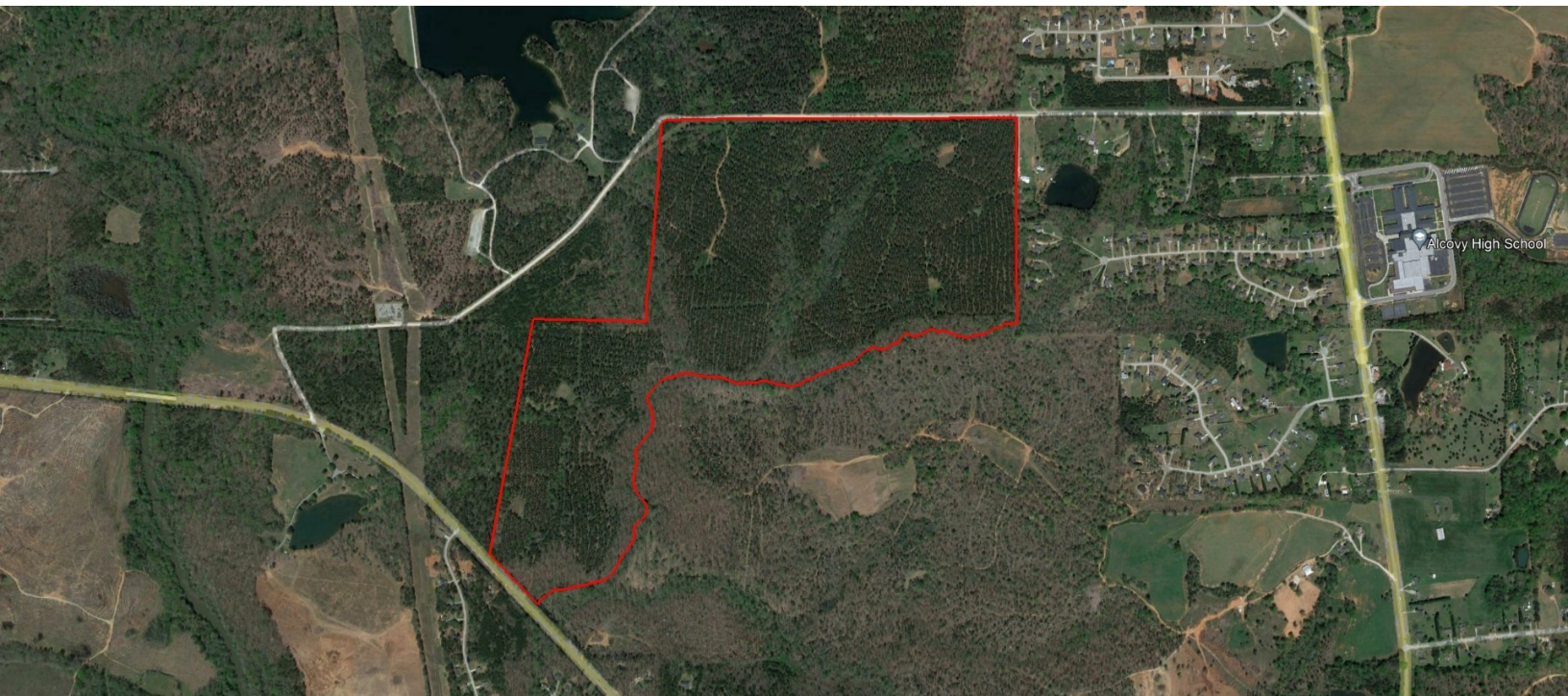
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AERIAL MAP **P3**

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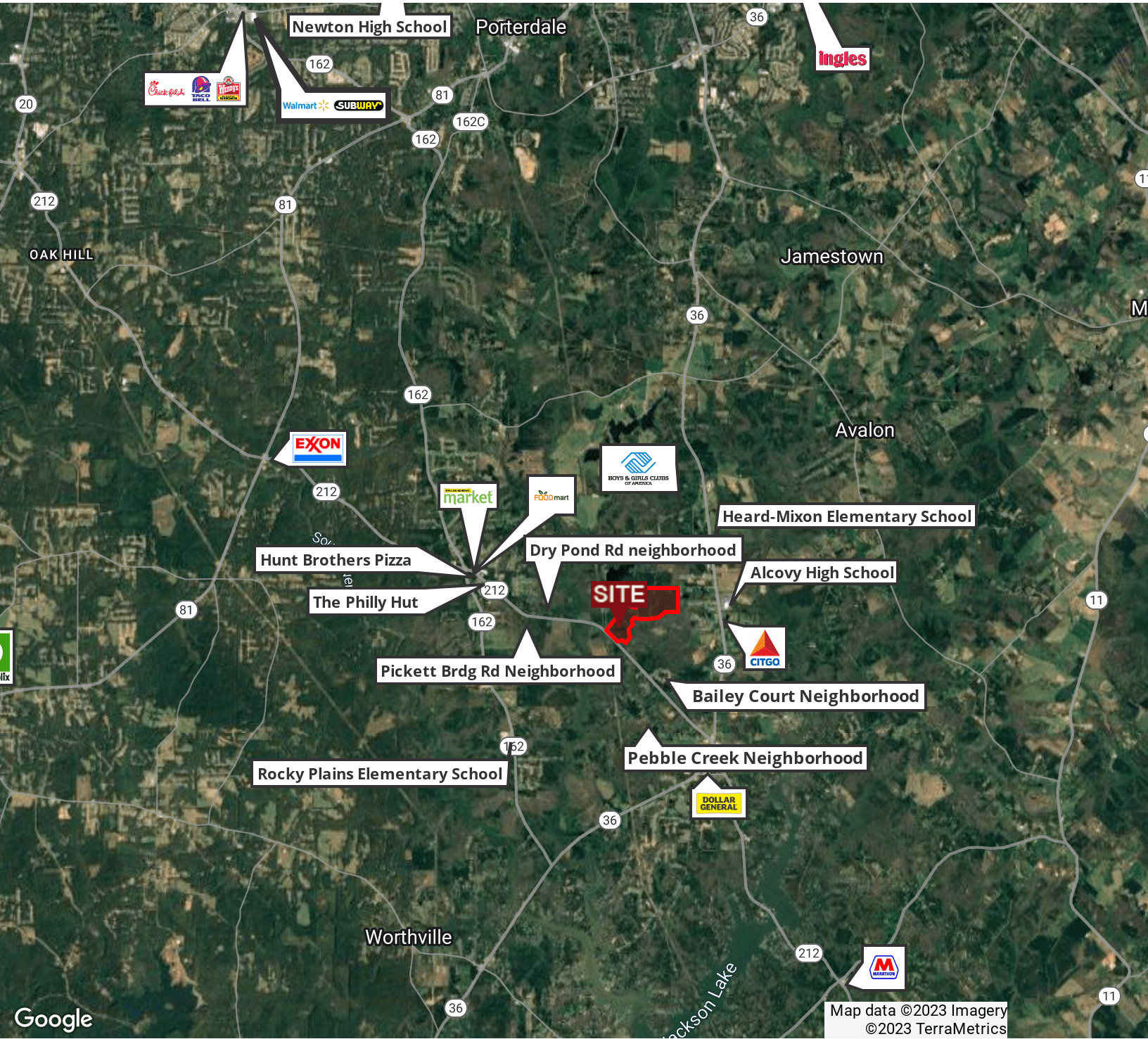


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RETAILER MAP



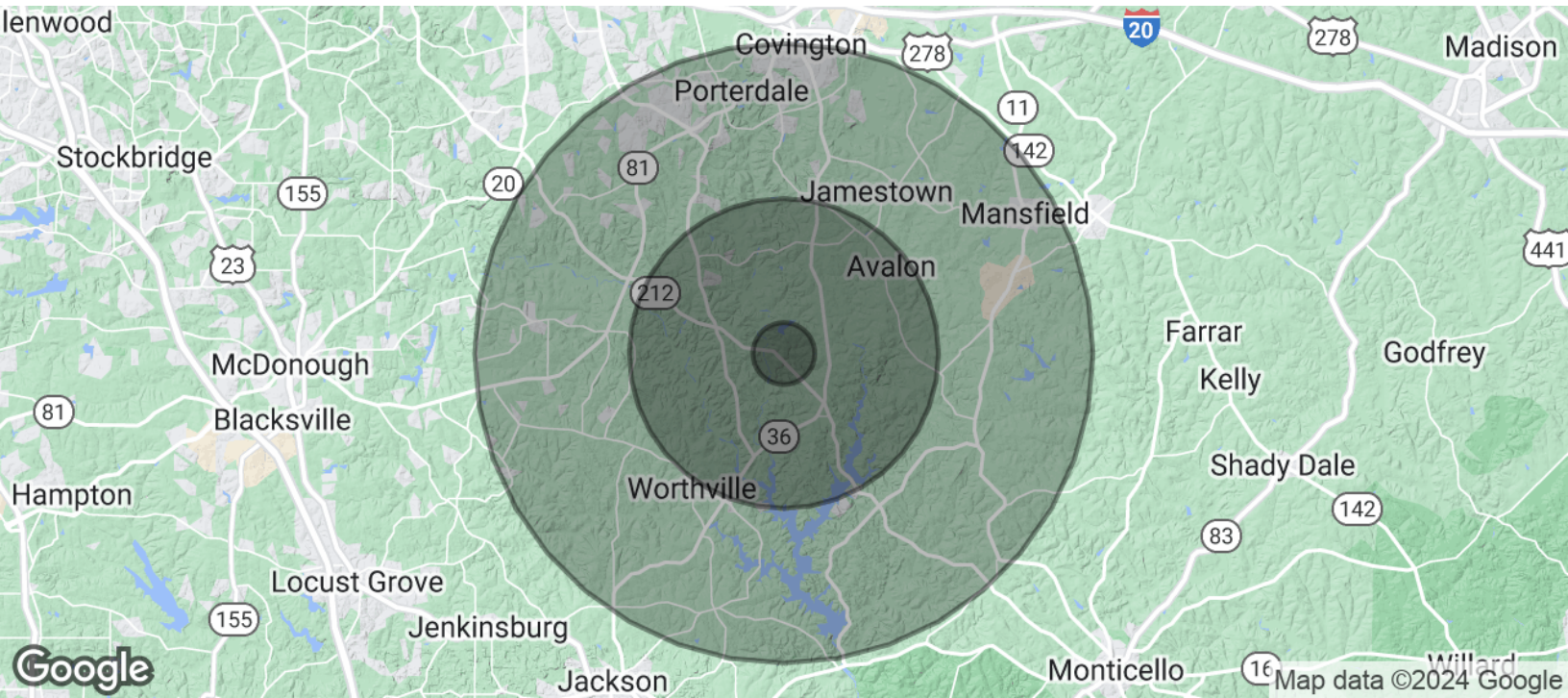
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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