



Land » For Sale

# Possible Industrial Development

MCEVER ROAD , OAKWOOD, GA 30566

**THE SIMPSON COMPANY OF GEORGIA, INC.**

425 Spring Street, Suite 200

Gainesville, GA 30501

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# Executive Summary

TRACT CN - 10.61 ACRES  
McEver Road , Oakwood, GA 30566



## OFFERING SUMMARY

**Sale Price:** \$45,000 / acre

**Price / Acre:** \$45,000

**Lot Size:** 10.61 Acres

**Zoning:** A-1

## PROPERTY HIGHLIGHTS

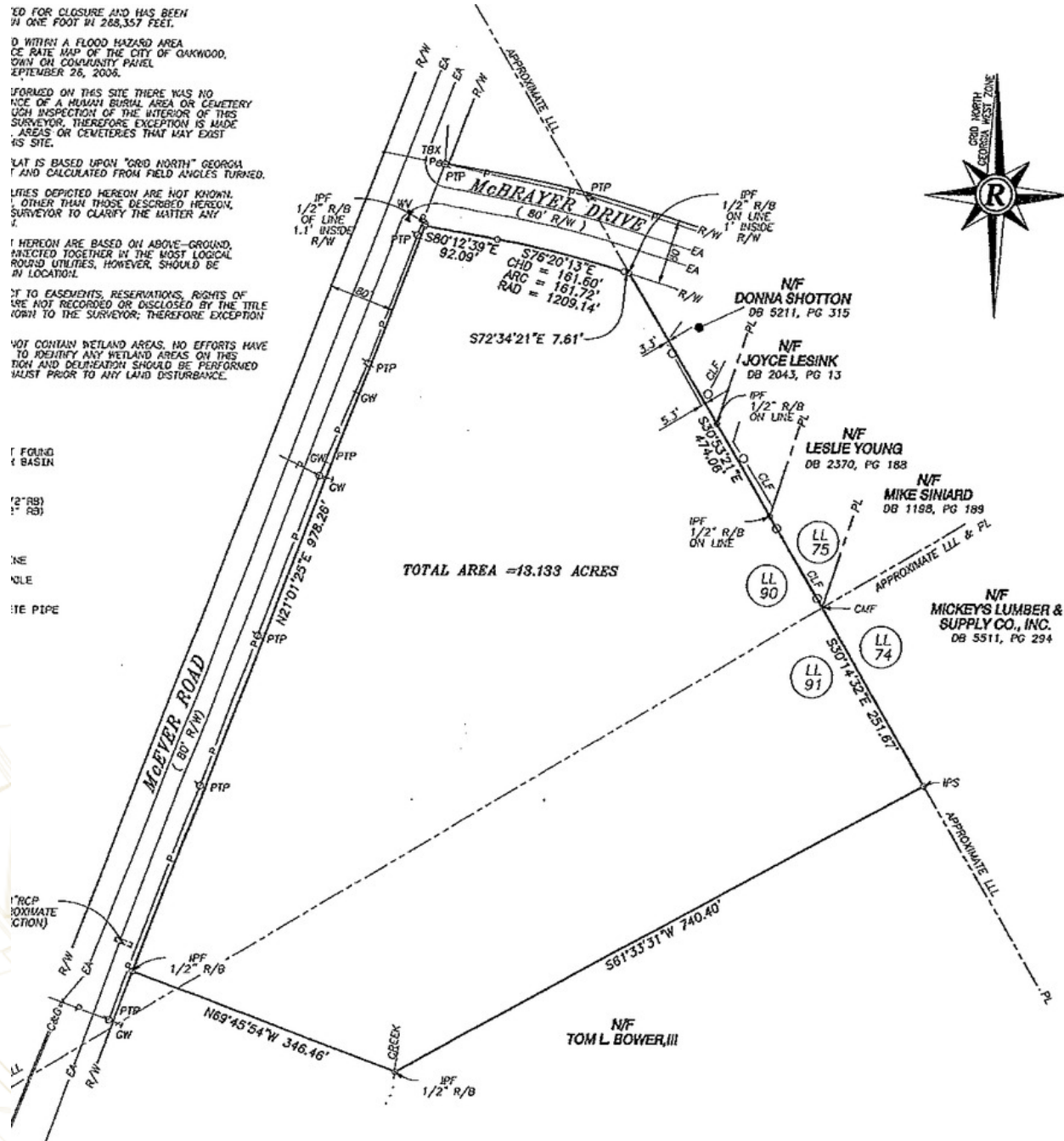
- 10.61+/- acres
- Zoned A-1
- Ideal for industrial or retail use
- Located near King's Hawaiian, Clipper Petroleum, Oakwood South Industrial Park
- Traffic Count: 9,100/cpd
- Note: Prices subject to change without notice

## DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	806	18,246	63,993
Total Population:	2,203	52,528	189,257
Average HH Income:	\$60,377	\$63,895	\$70,946

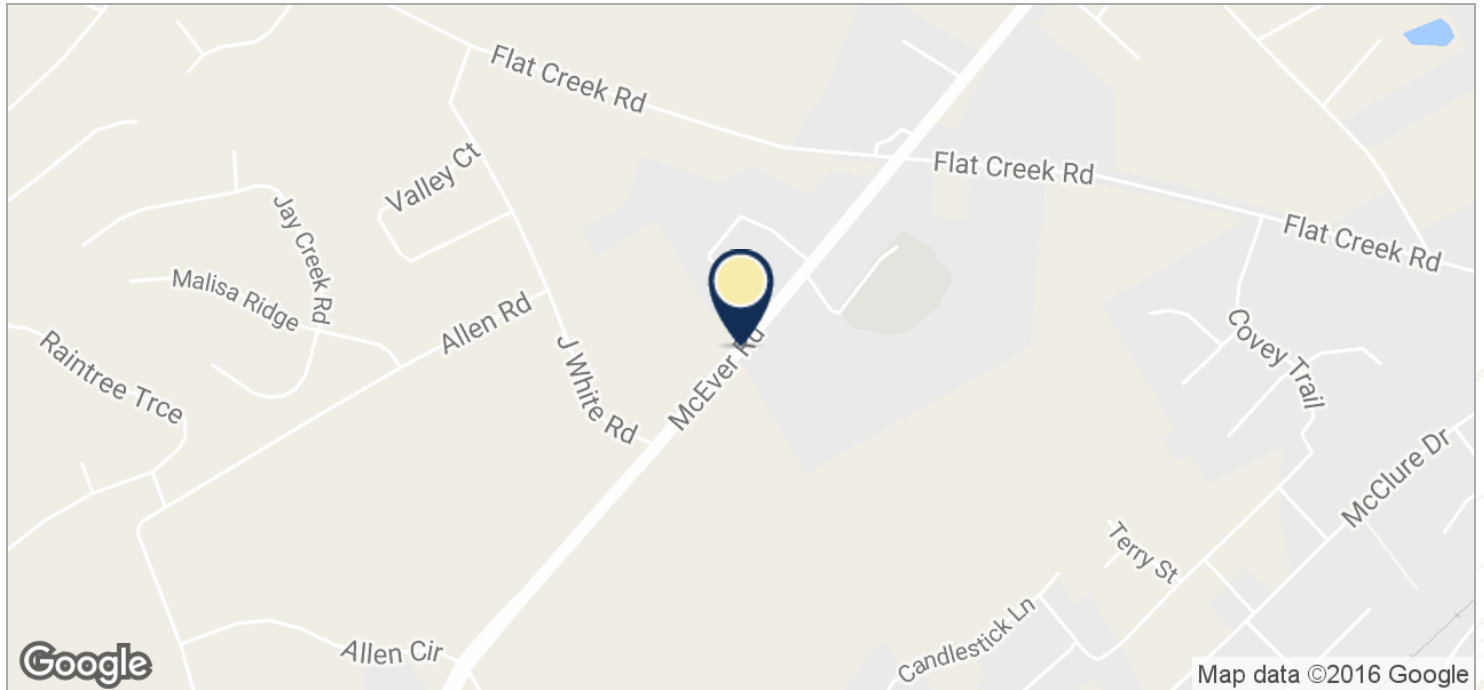


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# Location Maps

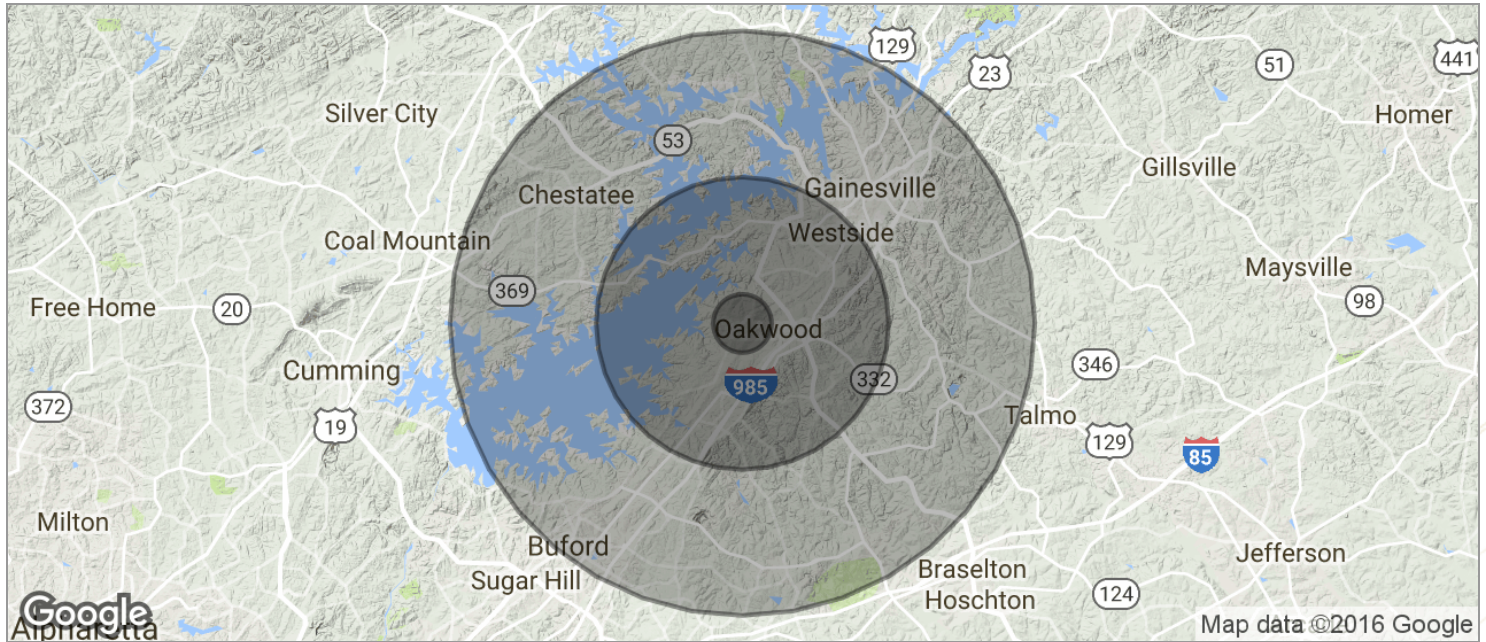
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# Demographics Map

TRACT CN - 10.61 ACRES  
McEver Road , Oakwood, GA 30566



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,203	52,528	189,257
MEDIAN AGE	34.8	33.9	34.5
MEDIAN AGE (MALE)	35.4	33.4	33.9
MEDIAN AGE (FEMALE)	34.9	34.9	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	806	18,246	63,993
# OF PERSONS PER HH	2.7	2.9	3.0
AVERAGE HH INCOME	\$60,377	\$63,895	\$70,946
AVERAGE HOUSE VALUE	\$223,410	\$253,683	\$260,370

\* Demographic data derived from 2010 US Census

# Broker Profile



Presented by:

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President

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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