

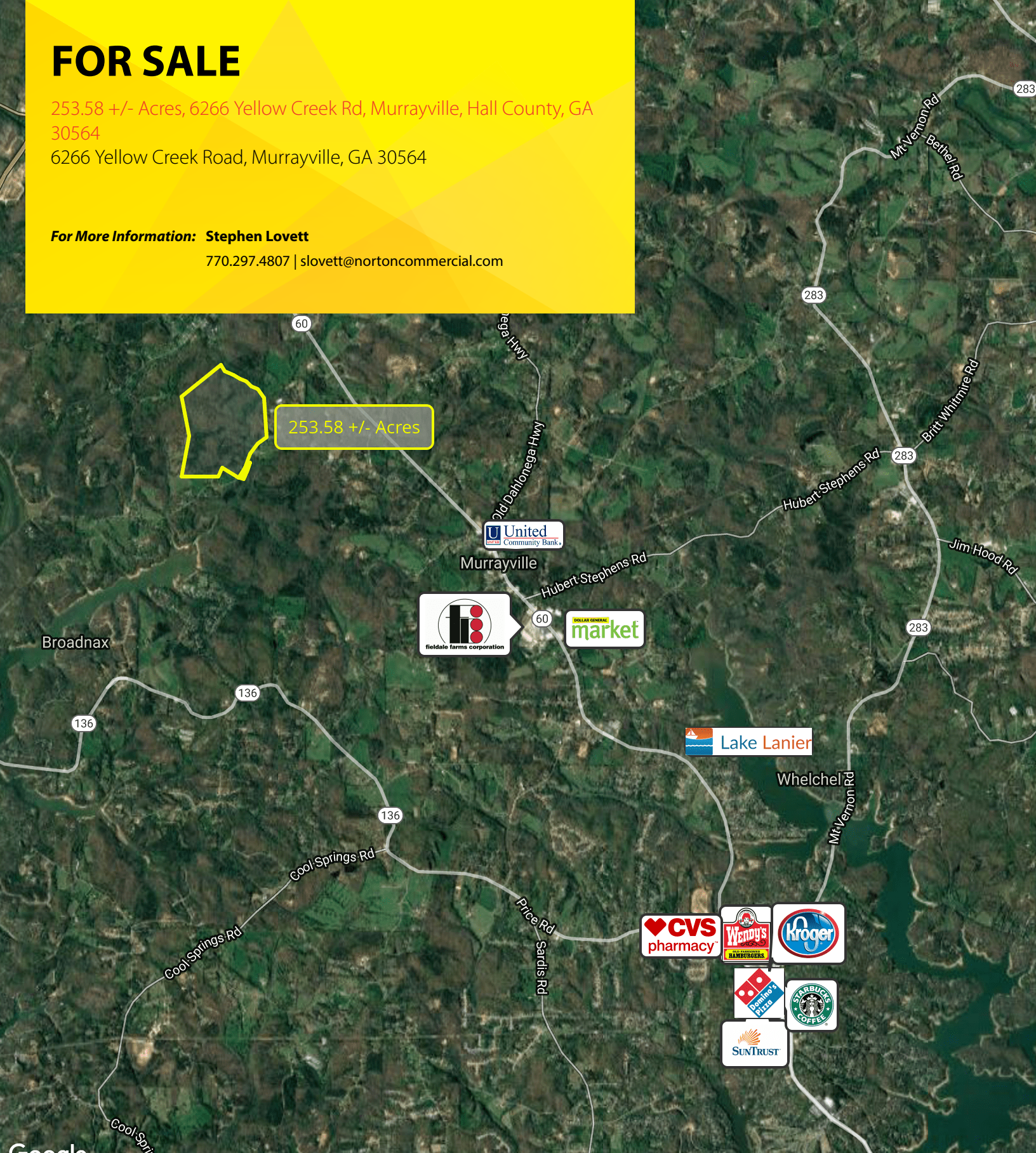
FOR SALE

253.58 +/- Acres, 6266 Yellow Creek Rd, Murrayville, Hall County, GA 30564

6266 Yellow Creek Road, Murrayville, GA 30564

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
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EXECUTIVE SUMMARY

253.58 +/- Acres, 6266 Yellow Creek Rd, Murrayville, Hall County, GA 30564

6266 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564



OFFERING SUMMARY

Sale Price: \$1,995,000

Price / Acre: \$7,867

Lot Size: 253.58 Acres

Zoning: AR-III

PROPERTY OVERVIEW

The property is located in a desirable area of Hall County for residential development, large tracts, estate lots, farms and timber holdings. Utilities: Electricity/Power, Telephone, Water-City of Gainesville, Gas/Propane- Atlanta Gas Light. Septic required.

LOCATION OVERVIEW

The subject property is located in a rural, yet beautiful and desirable areas in North Hall County with quick and easy access to Highway 60 (Thompson Bridge Road) as well as GA 400 to the north. The property boasts roughly 2,000 feet of road frontage on Yellow Creek Road and has Yellow Creek flowing through the eastern portion of the property. The property has rolling to steep topography producing some beautiful potential home sites with views as well as some challenges with development. There are two ridgelines on the property that show the highest elevations of 1,234 and 1,266 and the lowest elevations are at the creek at roughly 1,080.

For More Information:

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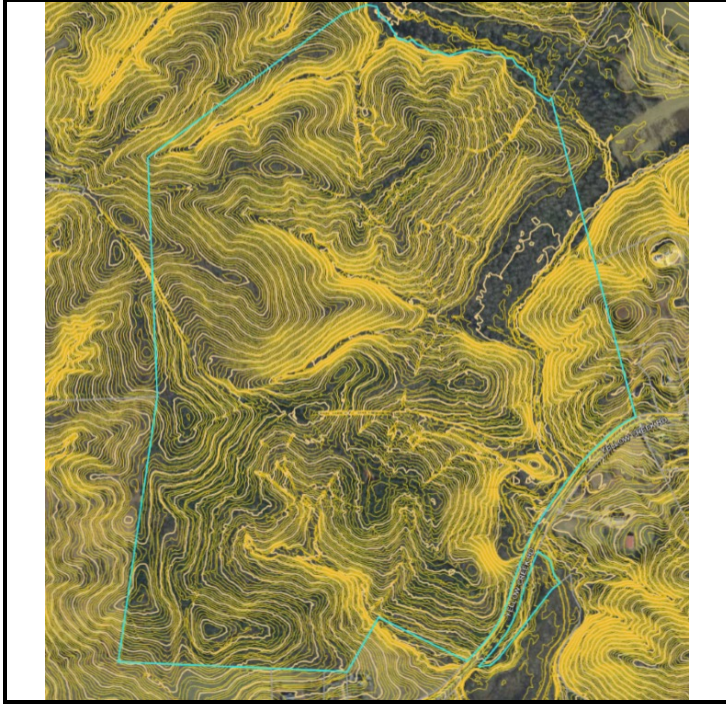
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ADDITIONAL PHOTOS

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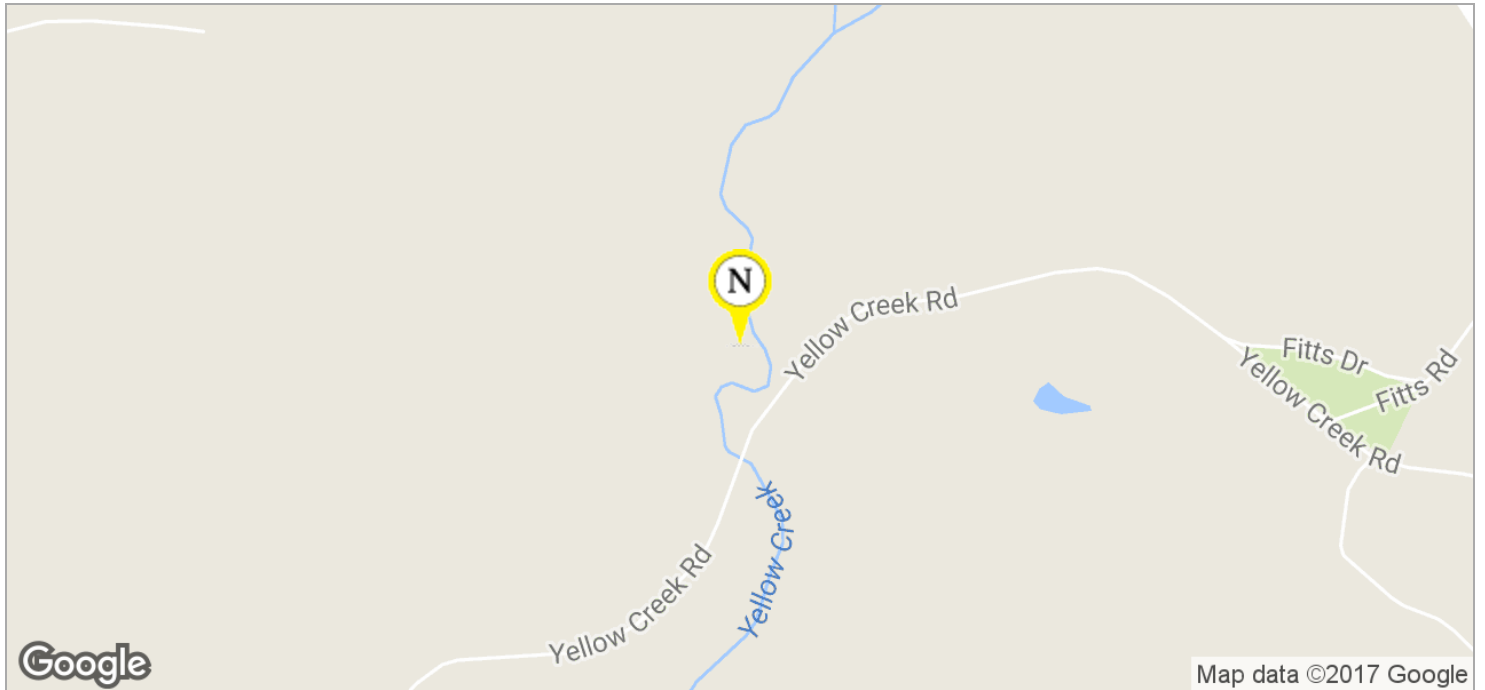
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LOCATION MAPS

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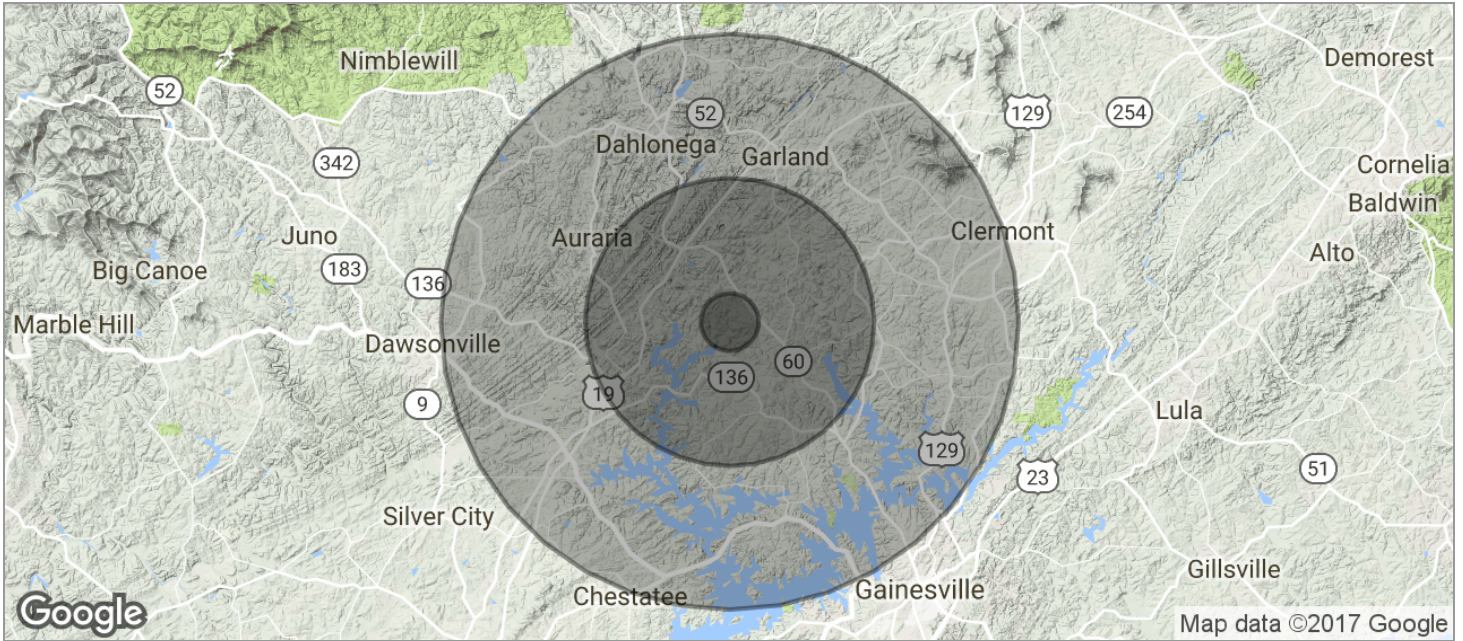
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DEMOGRAPHICS MAP

253.58 +/- Acres, 6266 Yellow Creek Rd, Murrayville, Hall County, GA 30564

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,036	18,957	77,312
MEDIAN AGE	35.5	38.0	37.4
MEDIAN AGE (MALE)	33.2	37.0	36.3
MEDIAN AGE (FEMALE)	36.2	38.6	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	378	7,055	28,433
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$68,550	\$69,830	\$73,707
AVERAGE HOUSE VALUE	\$225,025	\$255,851	\$262,888

* Demographic data derived from 2010 US Census

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