

Martins Ford Road

Martins Ford Road, Dahlonega, GA 30533

LAND FOR SALE



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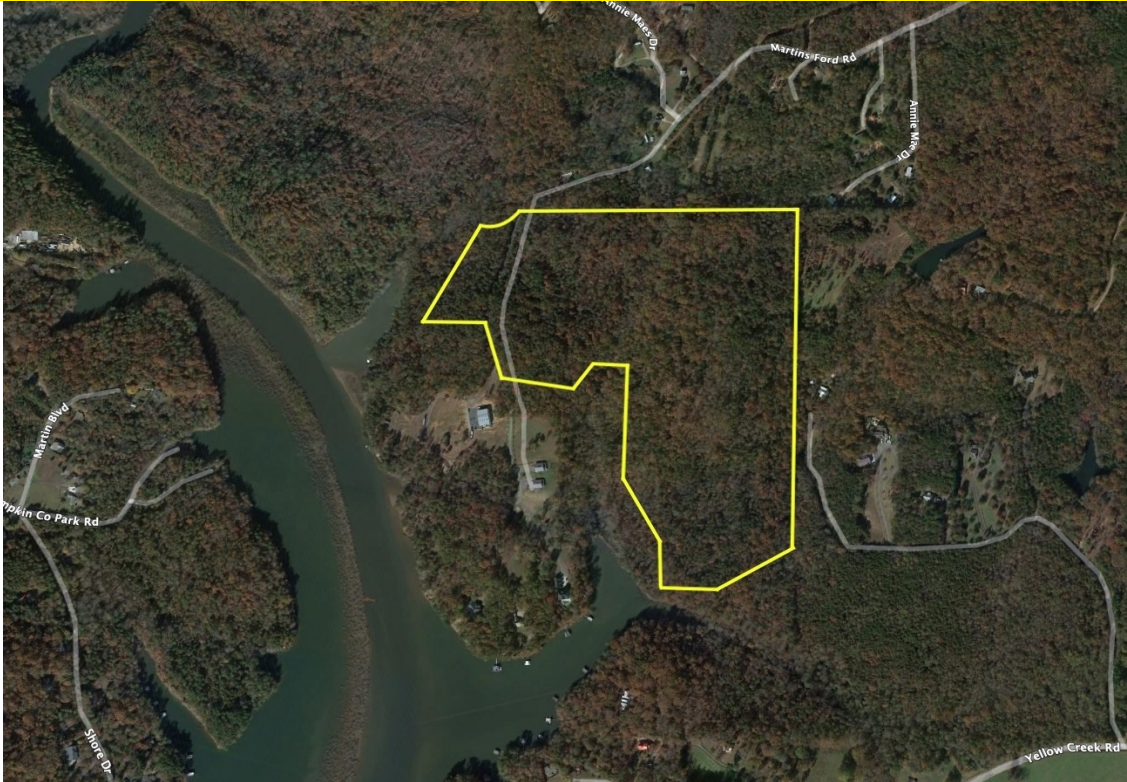
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PROPERTY DESCRIPTION

The subject property is located at the end of Martins Ford Road in the Dahlonega/Hall County area. The property is +/- 74 acres and has access to two coves on the Chestatee River/Lake Lanier. It has rolling topography and currently has a mixed zoning of "V-C" and "AR-III". The property is situated well for a family lake estate, or a multiple lake estate lot development. Reach out today!

OFFERING SUMMARY

Sale Price:	\$19.500/acre
Lot Size:	74.5 Acres
Zoning:	V-C & AR-III
APN:	11136 000001A

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	274	2,871	7,901
Total Population	615	6,613	18,468
Average HH Income	\$110,114	\$95,147	\$92,263

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Norton Commercial Acreage Group
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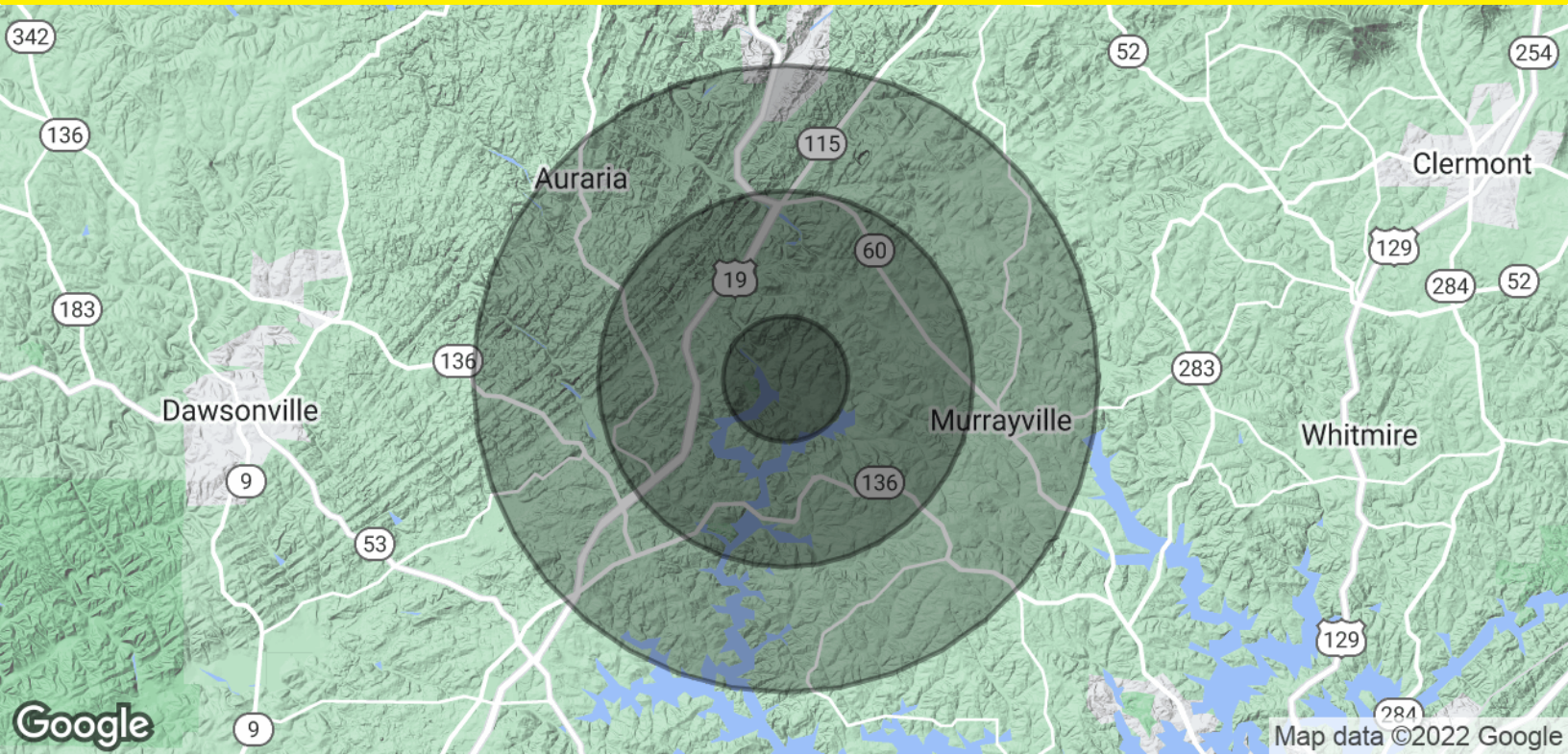
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	615	6,613	18,468
Average Age	44.1	43.5	44.9
Average Age (Male)	40.1	42.6	43.8
Average Age (Female)	54.1	49.0	47.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	274	2,871	7,901
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$110,114	\$95,147	\$92,263
Average House Value	\$280,255	\$258,992	\$273,728

* Demographic data derived from 2020 ACS - US Census