

**EXECUTIVE SUMMARY**

**82.64 +/- Acres - Marlow Road, Maysville, GA 30558**

0 MARLOW ROAD, MAYSVILLE, GA 30558



**OFFERING SUMMARY**

**Sale Price:** \$619,500

**Price / Acre:** \$7,496

**Lot Size:** 82.64 Acres

**Zoning:** A2

**PROPERTY OVERVIEW**

This 82.64 +/- acre tract is located about 20 minutes from both Gainesville and Jefferson. The property is zoned A2 and is mostly wooded. Topography is gently rolling. This site is well suited for a residential subdivision or large estate tract. Great for hunting and fishing as there is frontage on the North Oconee River and a smaller stream. Just over 5 miles to I-85. 930 ft of frontage on Marlow Road. Make an Offer!

**For More Information:**

**Norton Commercial** 434 Green Street Gainesville, GA 30501 [nortoncommercial.com](http://nortoncommercial.com)

**Stephen Lovett**

770.297.4807  
[slovett@nortoncommercial.com](mailto:slovett@nortoncommercial.com)

**Matt McCord**

770.718.5102  
[matt@nortoncommercial.com](mailto:matt@nortoncommercial.com)

**NORTON**

ADDITIONAL PHOTOS

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ROAD FRONTAGE

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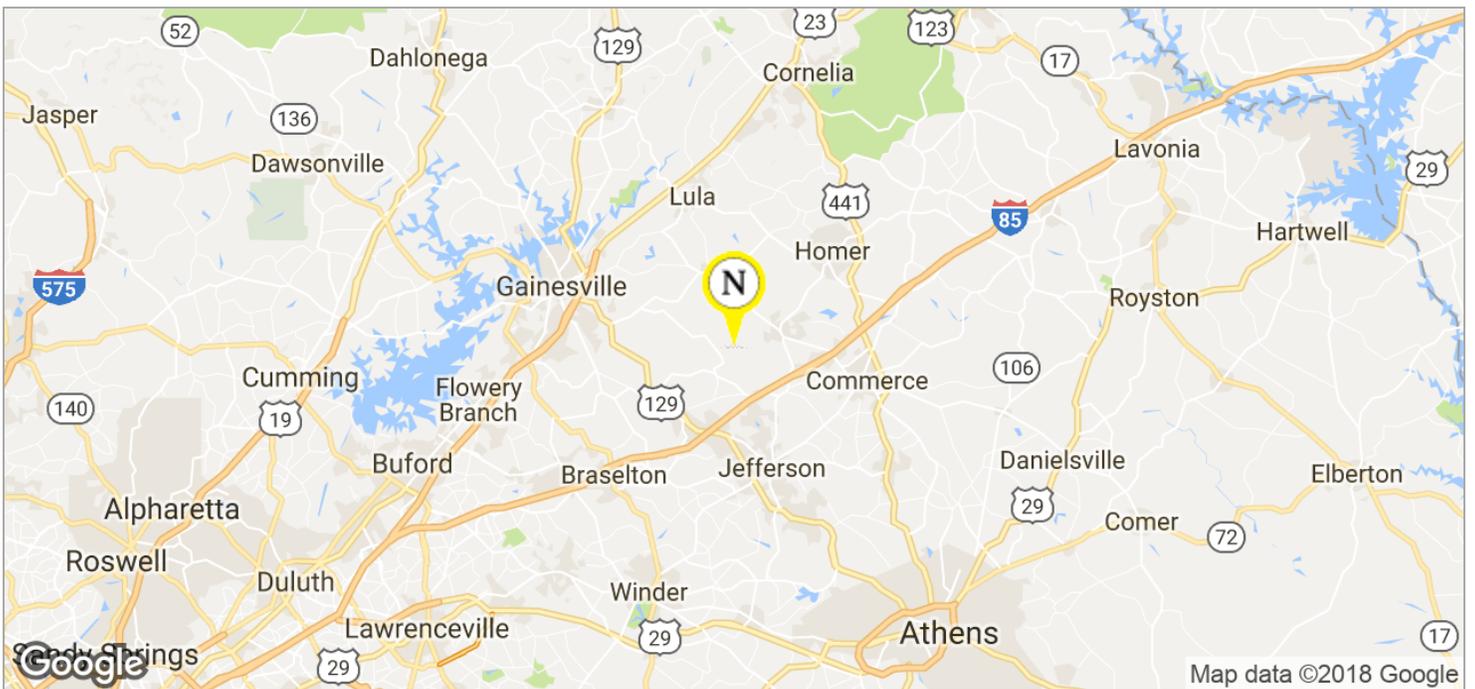
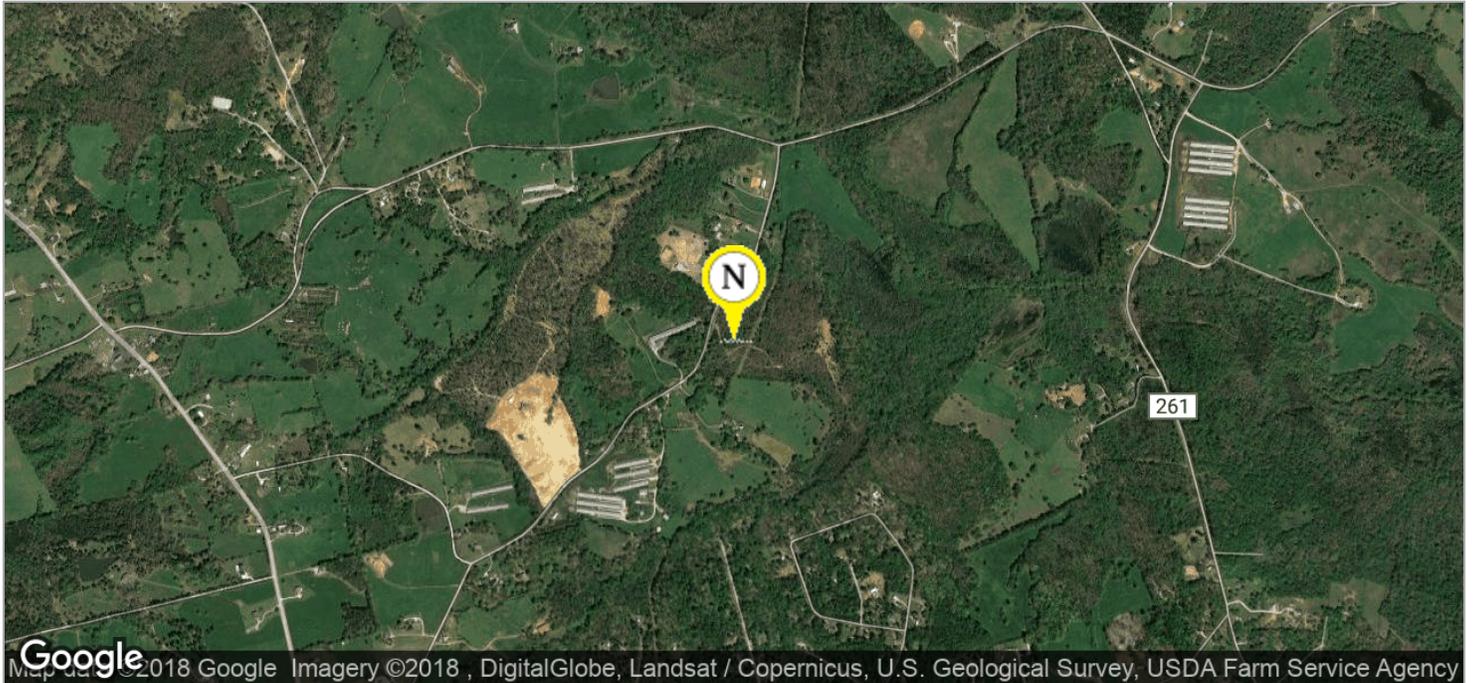
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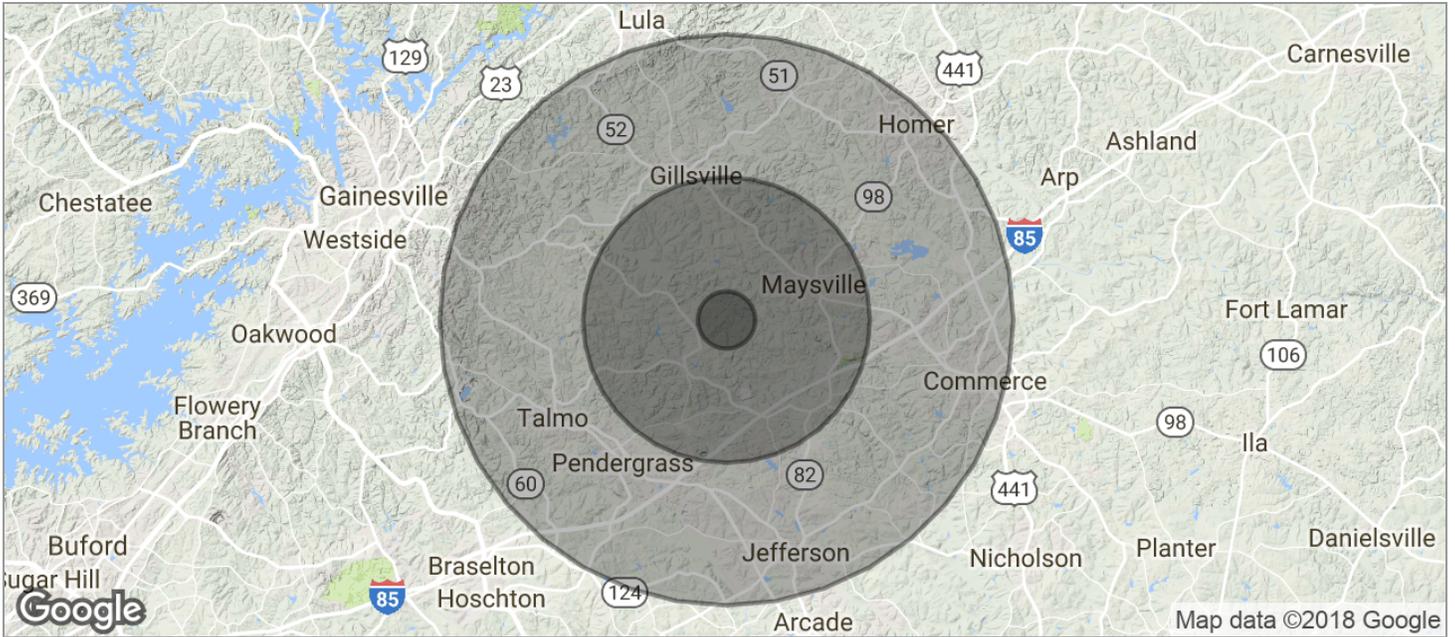
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	295	9,052	53,455
MEDIAN AGE	36.0	36.1	34.8
MEDIAN AGE (MALE)	33.1	34.3	34.1
MEDIAN AGE (FEMALE)	40.3	38.6	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	102	3,136	18,207
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$56,075	\$58,275	\$59,258
AVERAGE HOUSE VALUE	\$184,017	\$186,056	\$190,581

\* Demographic data derived from 2010 US Census

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