

LAND FOR SALE

5 ACRES FOR RESIDENTIAL DEVELOPMENT - 1250 ROBIN LANE, ACWORTH, GA. 30102



1250 Robin Lane, Acworth, GA 30102



PROPERTY DESCRIPTION

Currently zoned R-40 but is also located within the Bells Ferry Overlay District. Owner would have two development paths; one using the existing zoning with some overlay requirements and one utilizing the full provisions of the overlay district. Existing Zoning Scenario – 4 to 5 residential lots. Bells Ferry Overlay Scenario – Up to 20 residential lots. Property is adjacent to Block E of New Proposed Buice Lake Project. Property mostly cleared and level.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	5 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	583	3,036	6,236
Total Population	1,605	8,193	17,418
Average HH Income	\$71,935	\$70,567	\$80,238

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

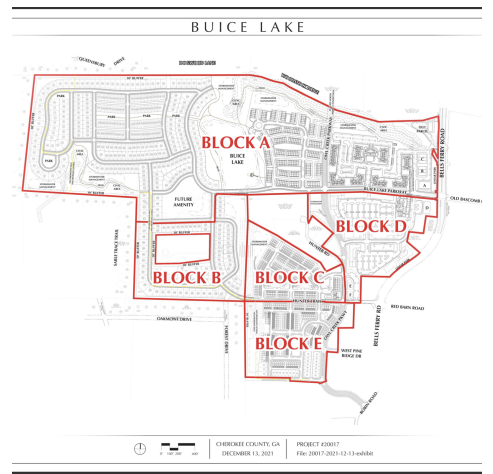
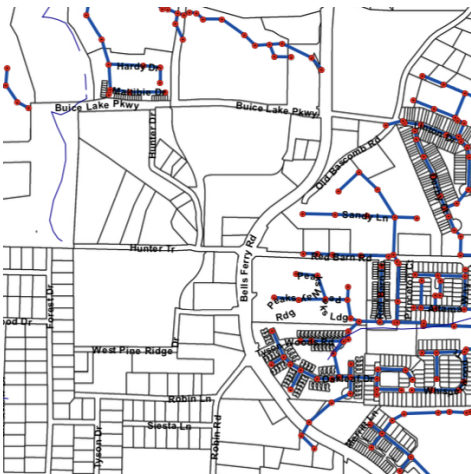
Each Office Independently Owned and Operated

LAND FOR SALE

5 ACRES FOR RESIDENTIAL DEVELOPMENT - 1250 ROBIN LANE, ACWORTH, GA. 30102



1250 Robin Lane, Acworth, GA 30102



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
 Associate Broker
 O: 770.880.5596
 deedeeveres@gmail.com
 GA #183928

KW COMMERCIAL
 722 Stonecroft Lane
 Woodstock, GA 30188

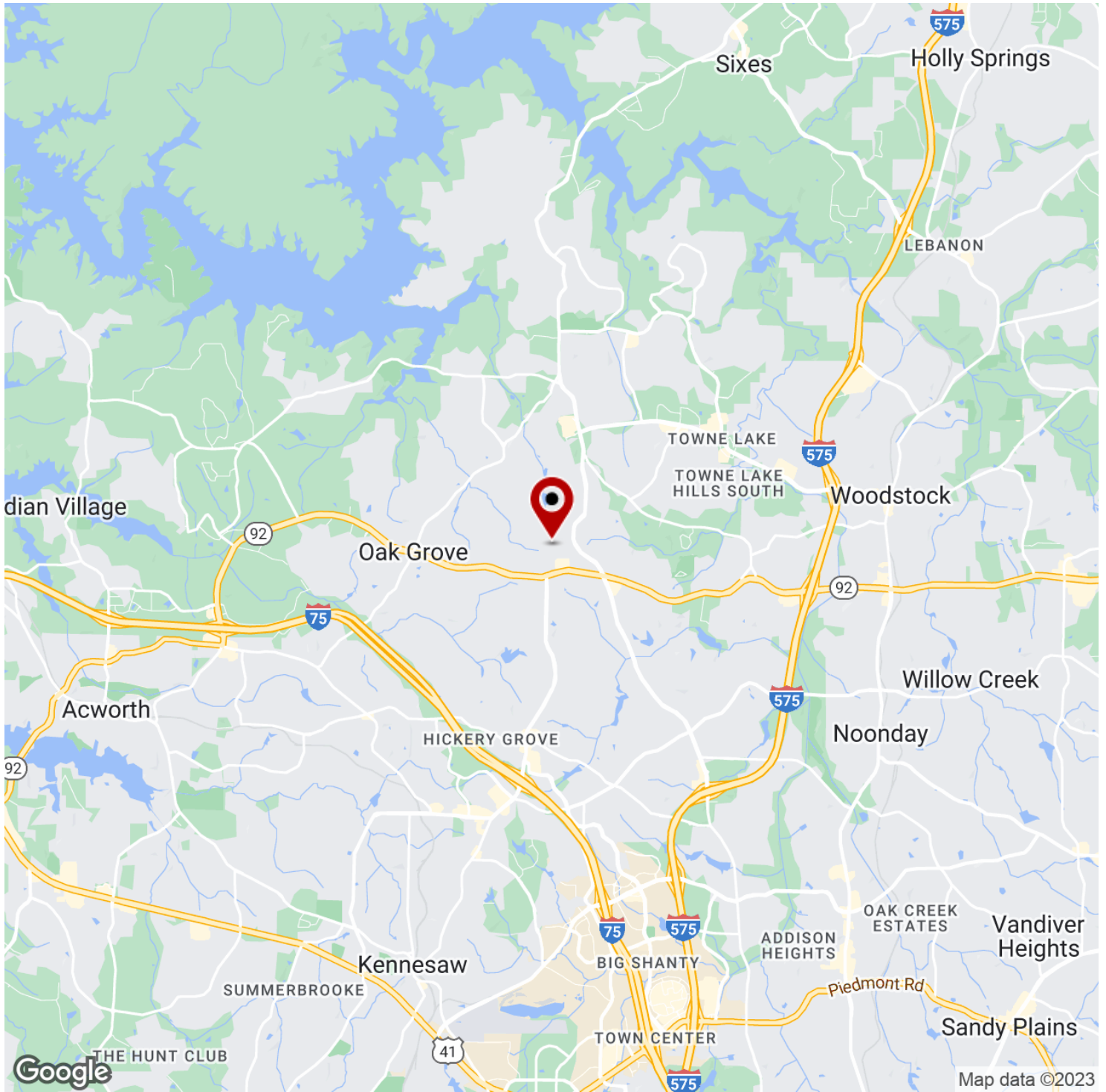
Each Office Independently Owned and Operated

LAND FOR SALE

5 ACRES FOR RESIDENTIAL DEVELOPMENT - 1250 ROBIN LANE, ACWORTH, GA. 30102



1250 Robin Lane, Acworth, GA 30102



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

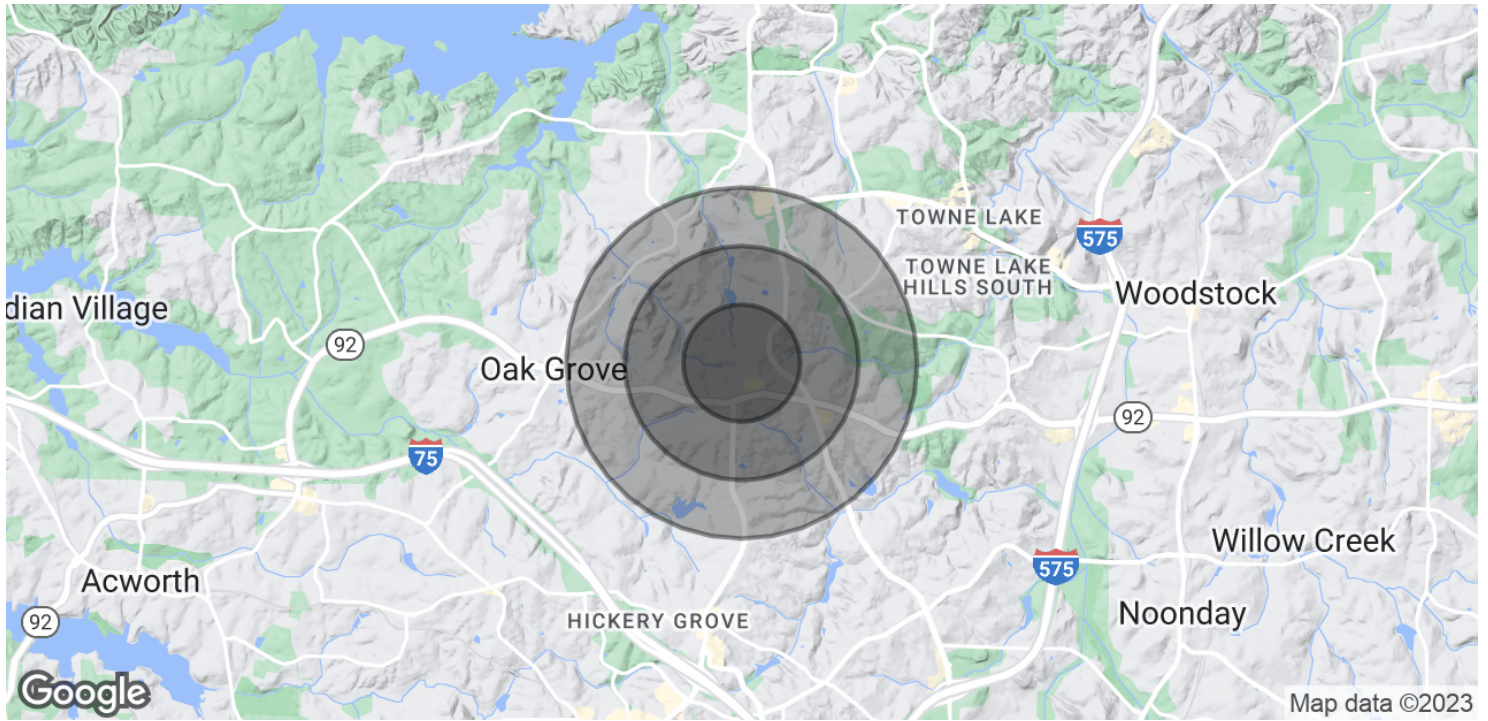
Each Office Independently Owned and Operated

LAND FOR SALE

5 ACRES FOR RESIDENTIAL DEVELOPMENT - 1250 ROBIN LANE, ACWORTH, GA. 30102



1250 Robin Lane, Acworth, GA 30102



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,605	8,193	17,418
Average Age	33.4	34.6	35.1
Average Age (Male)	31.9	30.8	31.6
Average Age (Female)	31.9	35.0	35.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	583	3,036	6,236
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$71,935	\$70,567	\$80,238
Average House Value	\$172,097	\$187,573	\$198,017

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
 Associate Broker
 O: 770.880.5596
 deedeeveres@gmail.com
 GA #183928

KW COMMERCIAL
 722 Stonecroft Lane
 Woodstock, GA 30188

Each Office Independently Owned and Operated