

# *Investment Opportunity - Gabby's Country Cabins*



**FOR SALE**  
17 ACRES—WHITE COUNTY



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KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

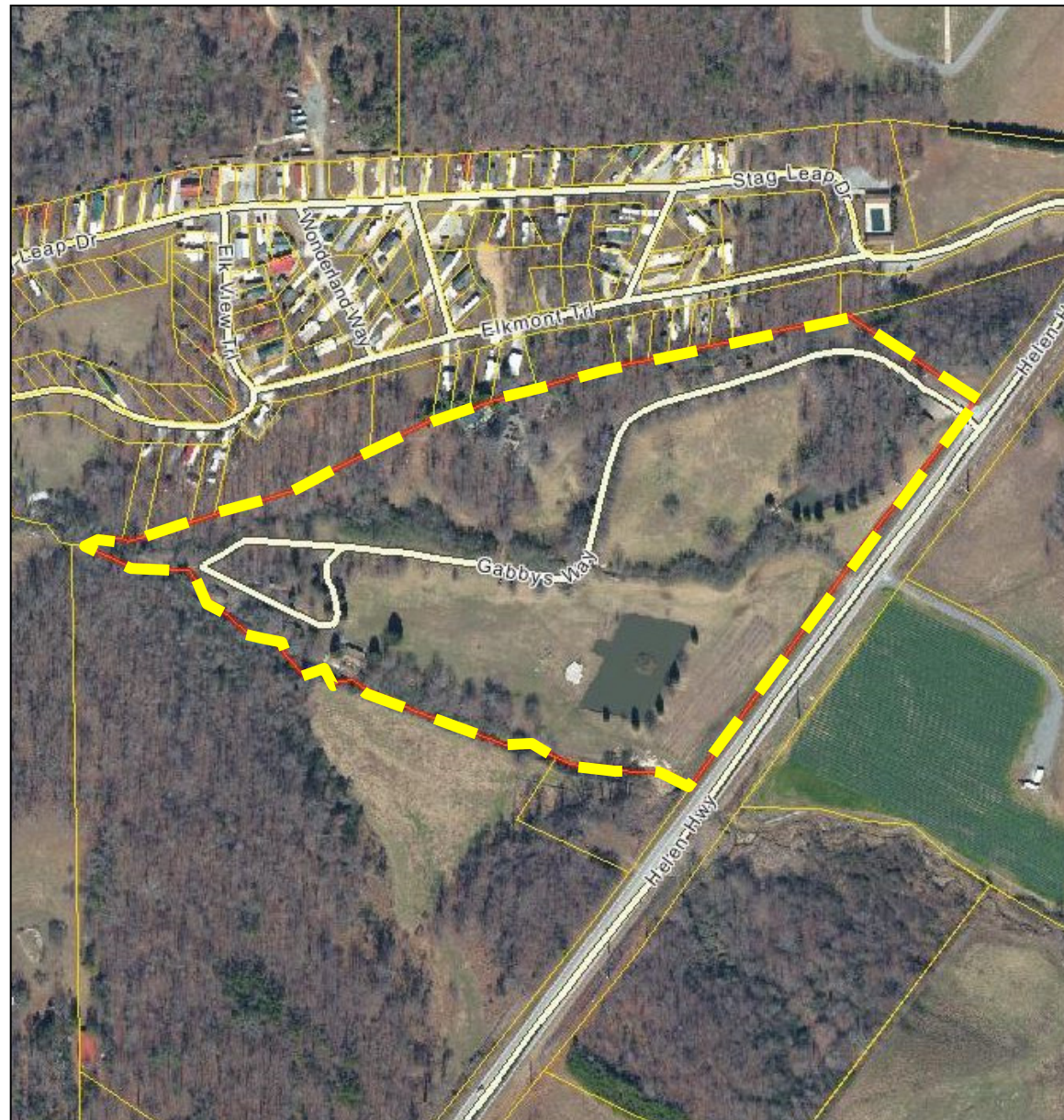


## PROPERTY OVERVIEW

### "Gabby's Country Cabins"

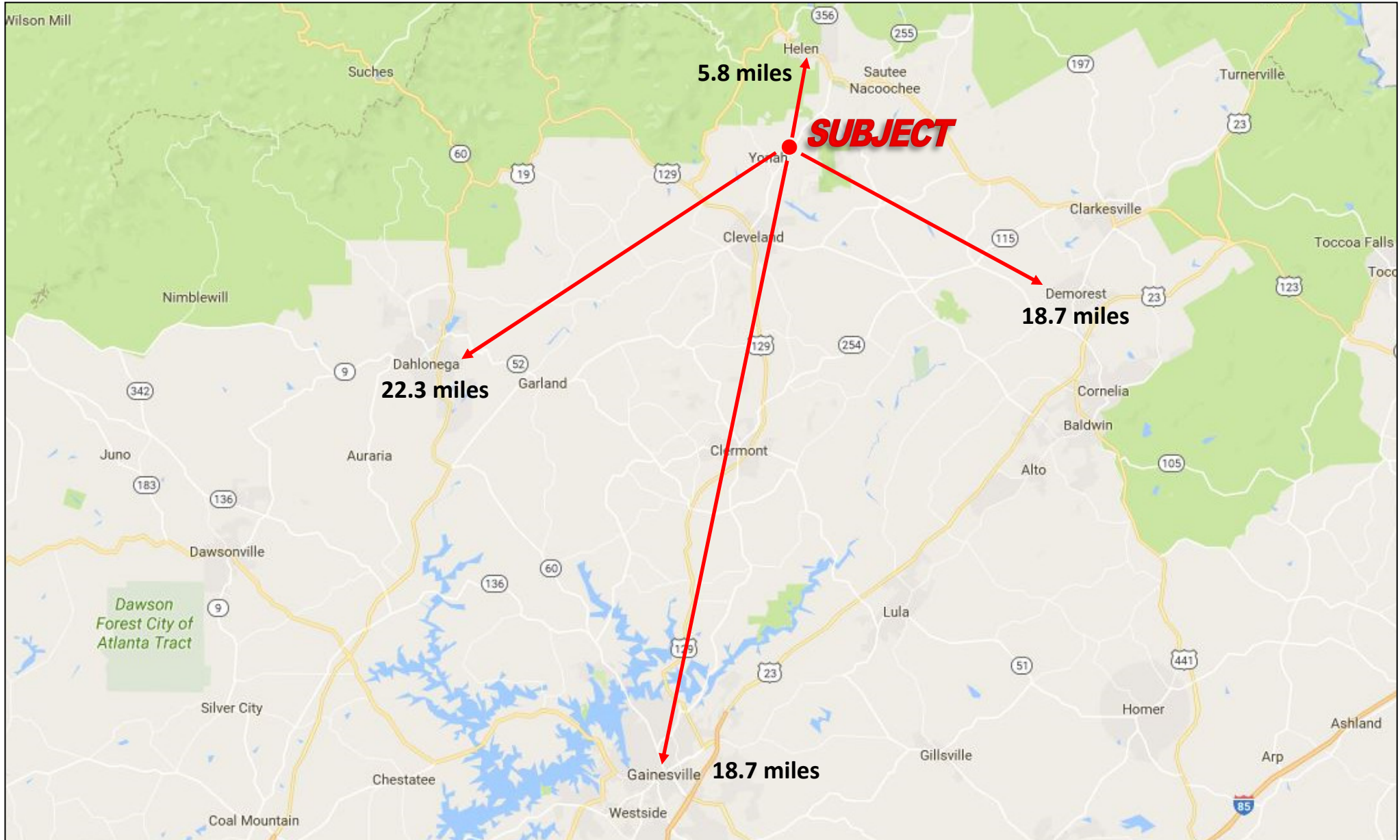
- +/- 17.34 acres—White County
- +/- 905 ft of frontage on Helen Hwy
- White County water system
- 7,860 ADT (15) on Helen Hwy
- 5 BD, 4.5 BA modern, Single-family residence
  - \*Could be converted into Bed & Breakfast\*
- 11 Rental Cabins
- Check-In Office
- Laundry
- Maintenance/ Workshop Building
- Recreation/ Playground Structures
- Gold Panning Facility
- 2 Creeks, 1 Pond on site
- 28 year old business

**Asking \$1,350,000**



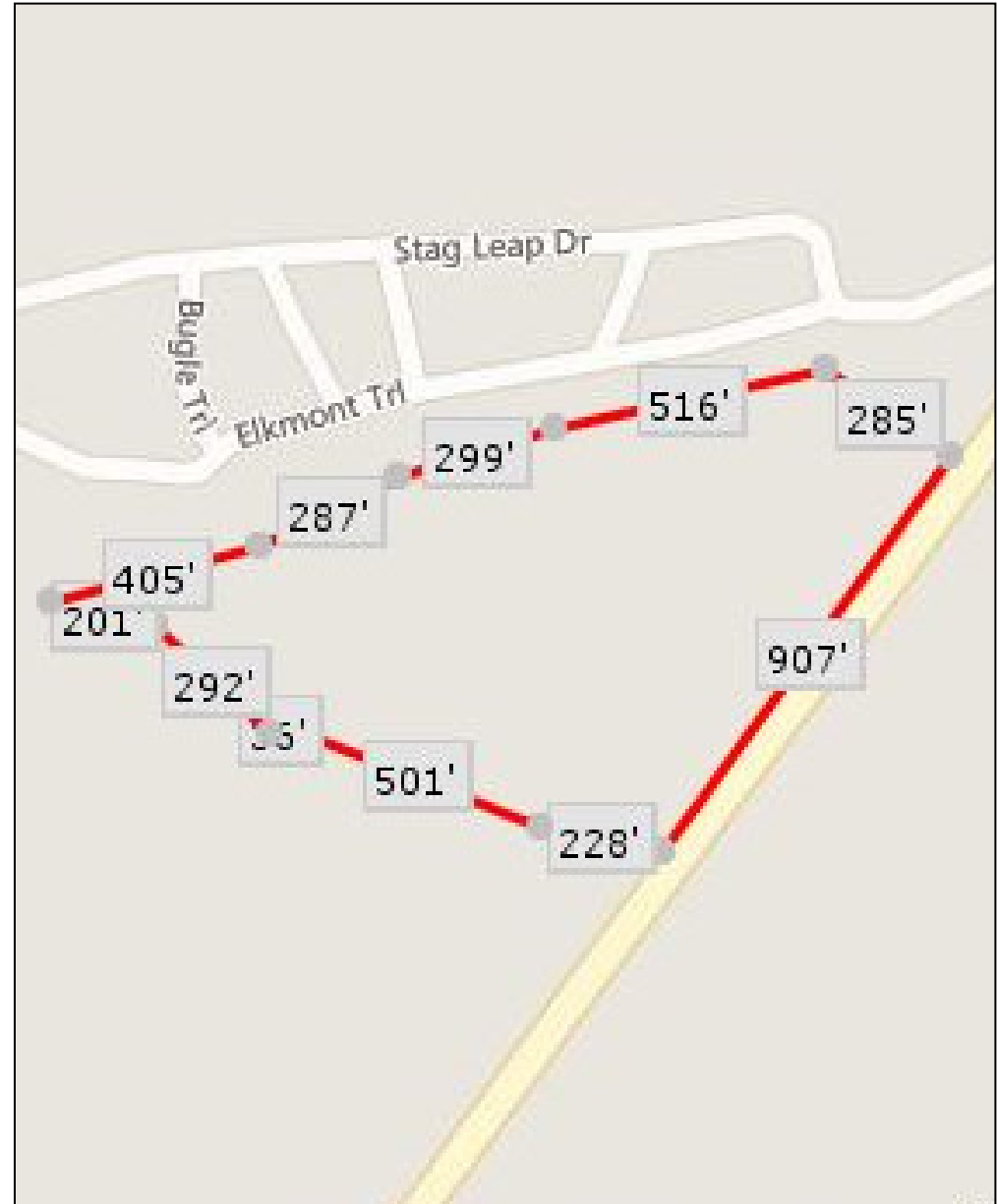
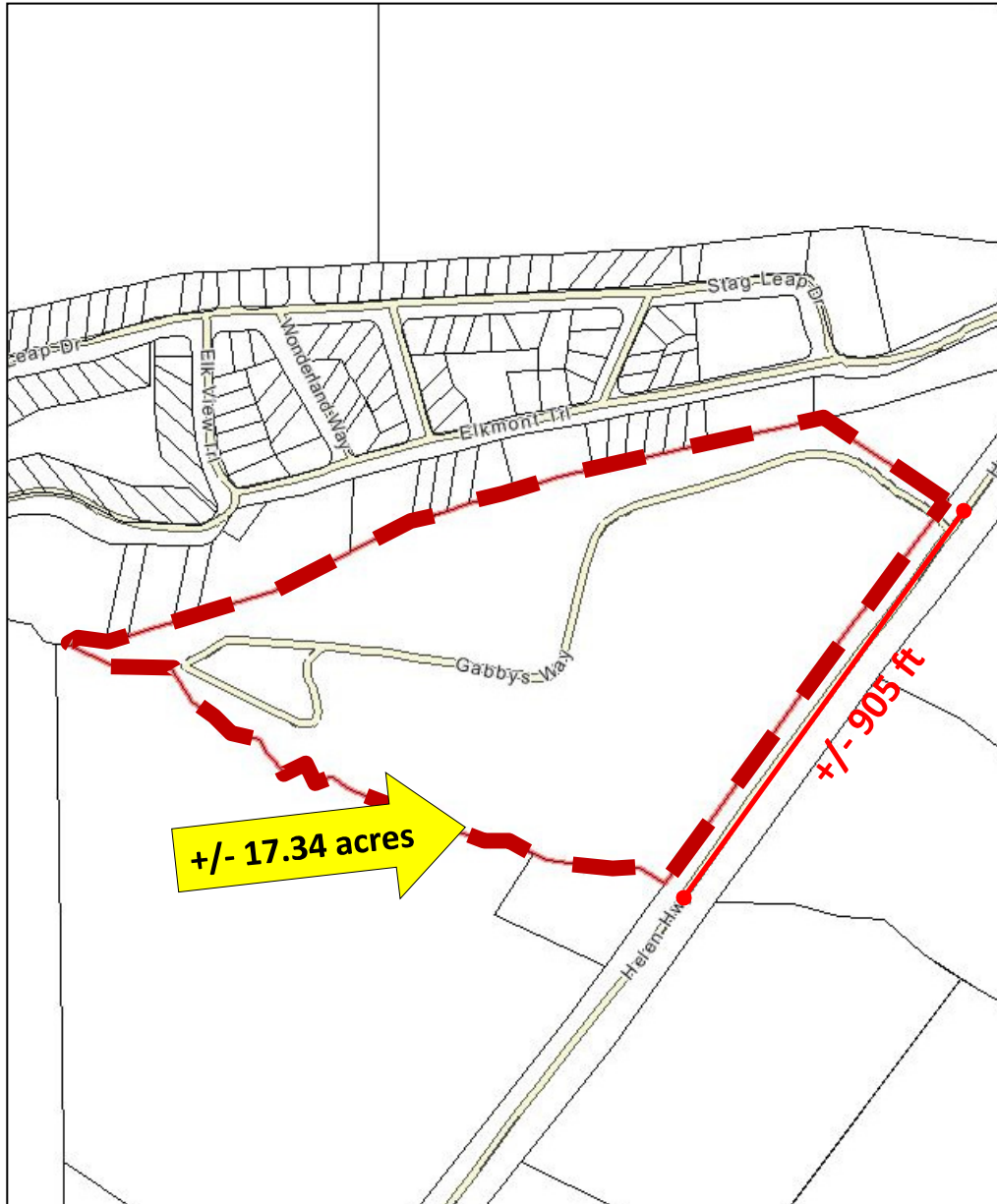


## LOCATION MAP





## TAX PLAT AND DIMENSIONS





# AERIAL





## PROPERTY PHOTOS





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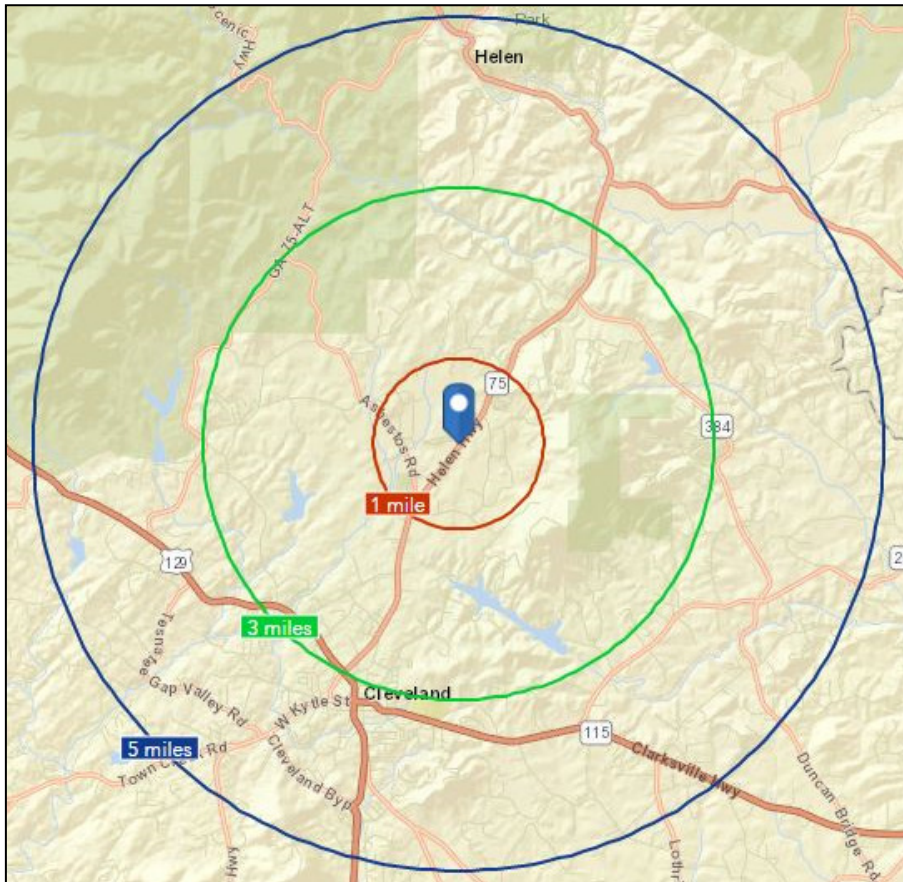
## PROPERTY PHOTOS



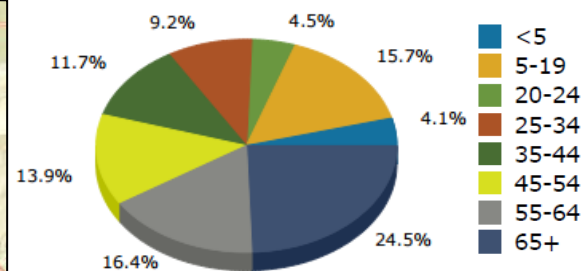


## AREA DEMOGRAPHICS

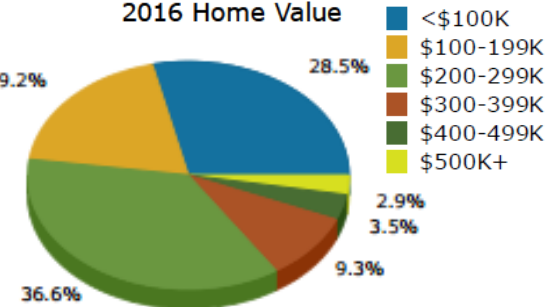
	Population	# of Households	Avg Household Income	Median Age
1 Mile	488	218	\$62,098	48
3 Miles	4,107	1,475	\$62,029	44
5 Miles	13,255	5,156	\$55,147	43



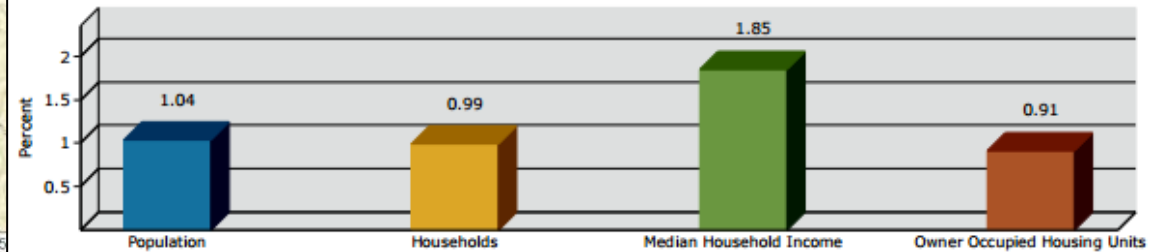
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

