

Presented By:

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POWELL PROPERTY GROUP, INC

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CASTLEBERRY BRIDGE

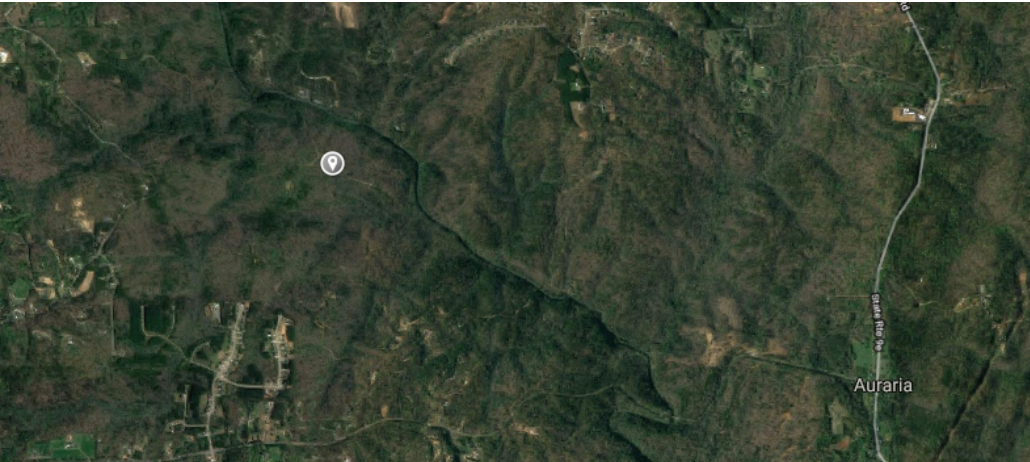
Land :

CASTLEBERRY BRIDGE ROAD, DAWSONVILLE, GA 30534

FOR SALE

CASTLEBERRY BRIDGE

CASTLEBERRY BRIDGE ROAD, DAWSONVILLE, GA 30534



OFFERING SUMMARY

Sale Price: \$7,200 / Acre

Lot Size: 256.97 Acres

Zoning: RP

Market: Atlanta

Submarket: Metro Atlanta, North
Georgia

PROPERTY OVERVIEW

Features Rolling Hills, ample woodland along with cleared areas with easily traveled trails. Also has large and flat river frontage on the Etowah river and sprawling mountain views.

PROPERTY HIGHLIGHTS

- Raw Land
- Rolling Hills
- Wooded
- Frontage on the Etowah river
- Cleared areas
- Mountain views
- Several homesites
- Loaded with wildlife
- Both tracts must be sold together, will not separate

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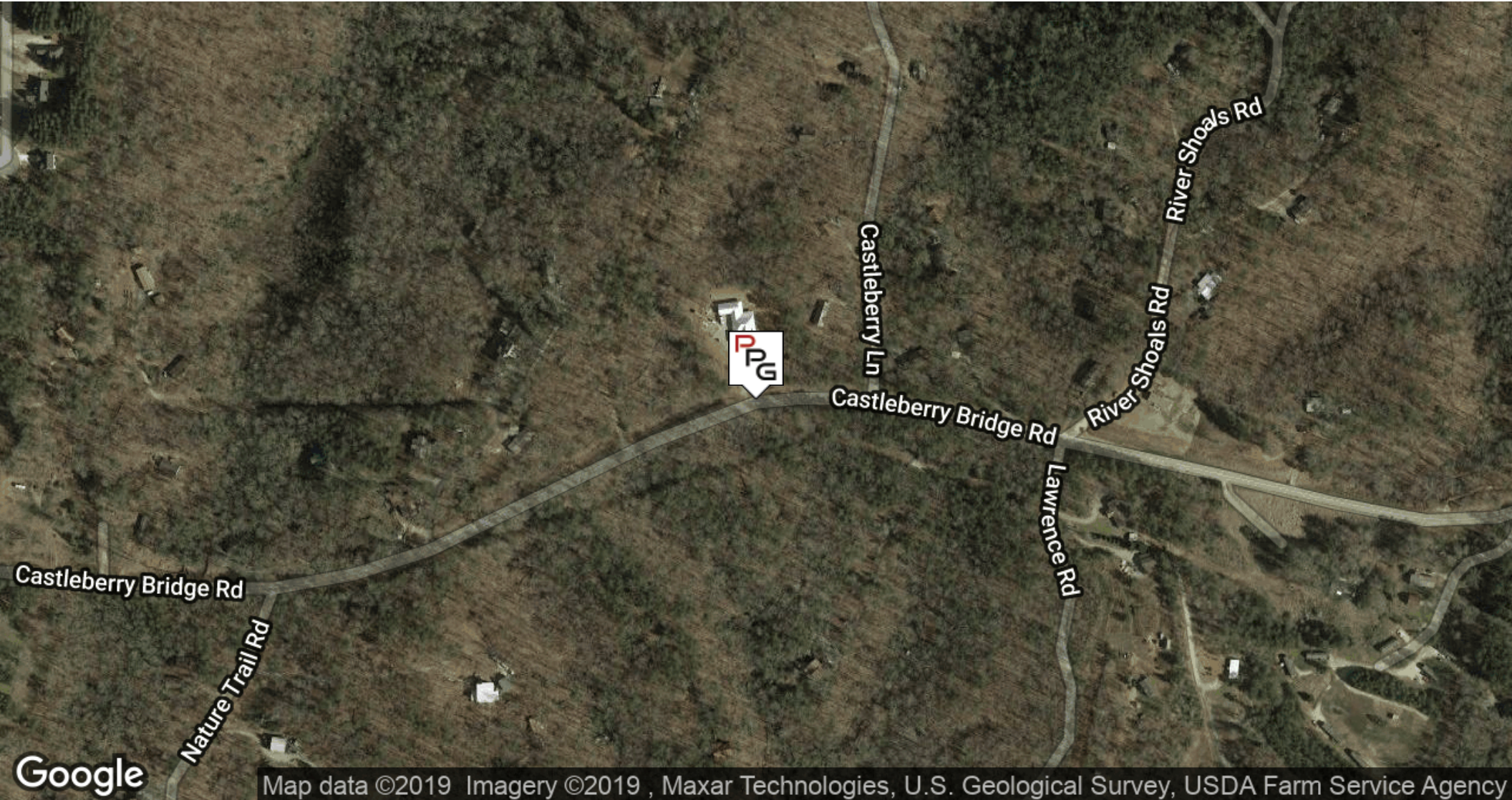
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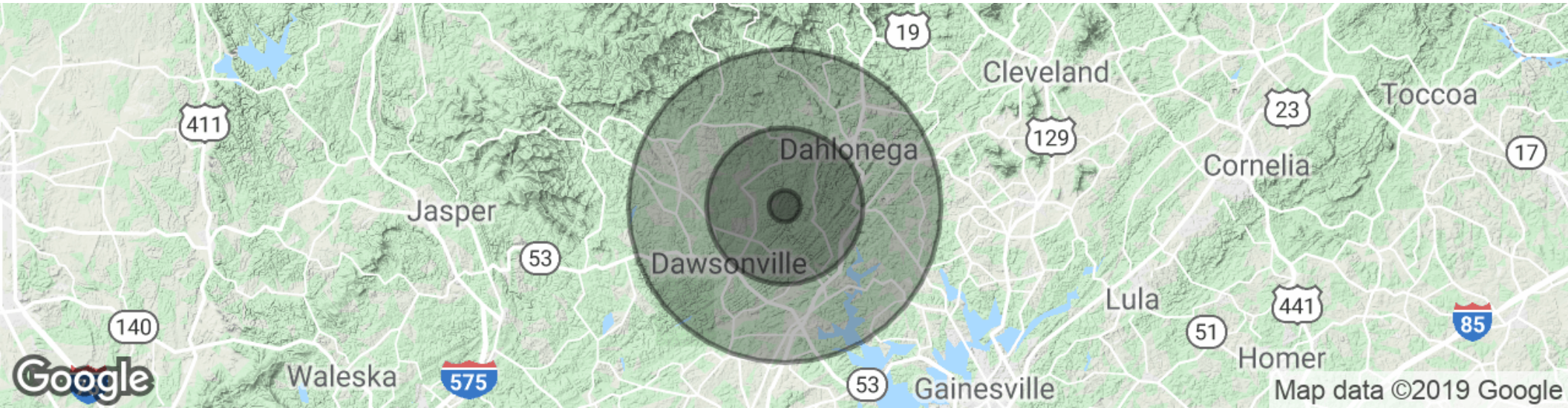
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	486	10,630	42,807
Median age	26.2	29.5	35.4
Median age (Male)	24.0	27.6	34.1
Median age (Female)	28.8	31.7	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	152	3,492	15,647
# of persons per HH	3.2	3.0	2.7
Average HH income	\$54,215	\$55,350	\$62,141
Average house value	\$217,222	\$219,465	\$241,227

* Demographic data derived from 2010 US Census

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