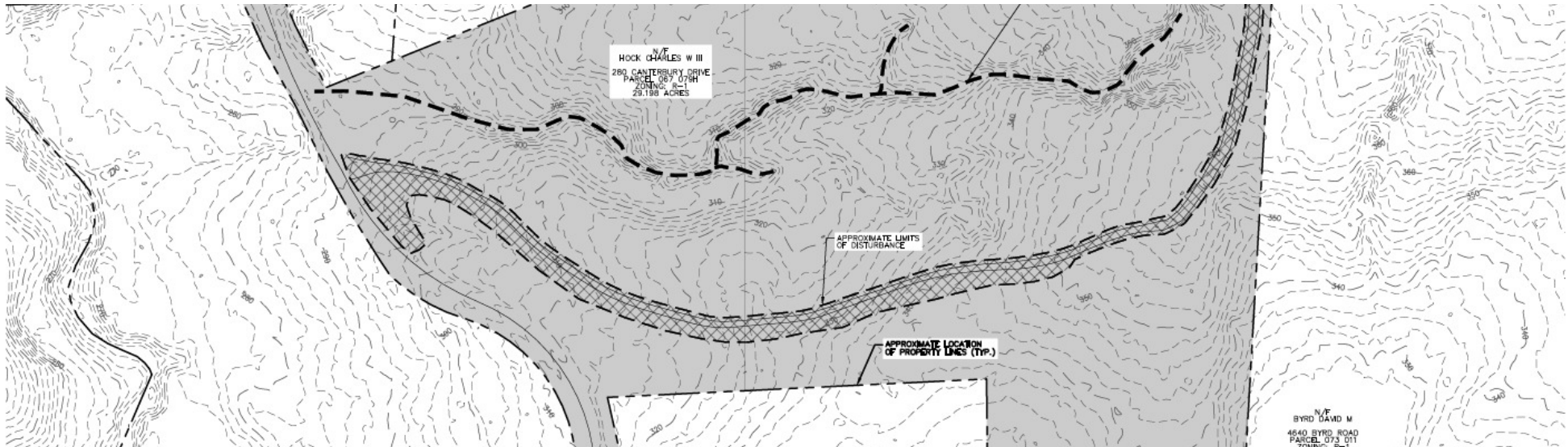


FOR SALE

CANTERBURY DRIVE RESIDENTIAL LAND

280 Canterbury Dr, Evans, GA 30809

Property Summary



PROPERTY DESCRIPTION

This 29.2-acre residential tract is zoned R-1 and has an easement to a 15" sewer line in the direction of Crawford Creek. It also has a new 1,200-foot-long road that is 24 feet wide and goes to the back where there is an elevated graded home site at the highest point on the property. The road also has a foundation with surge stone that is compacted. The front of the property along Canterbury Drive has a brand-new fence and gate. This property also has a water line that goes to the rear of the property.

PROPERTY HIGHLIGHTS

- Great Location
- Sewer Available
- Mature Trees
- Seasoned Residential Area

OFFERING SUMMARY

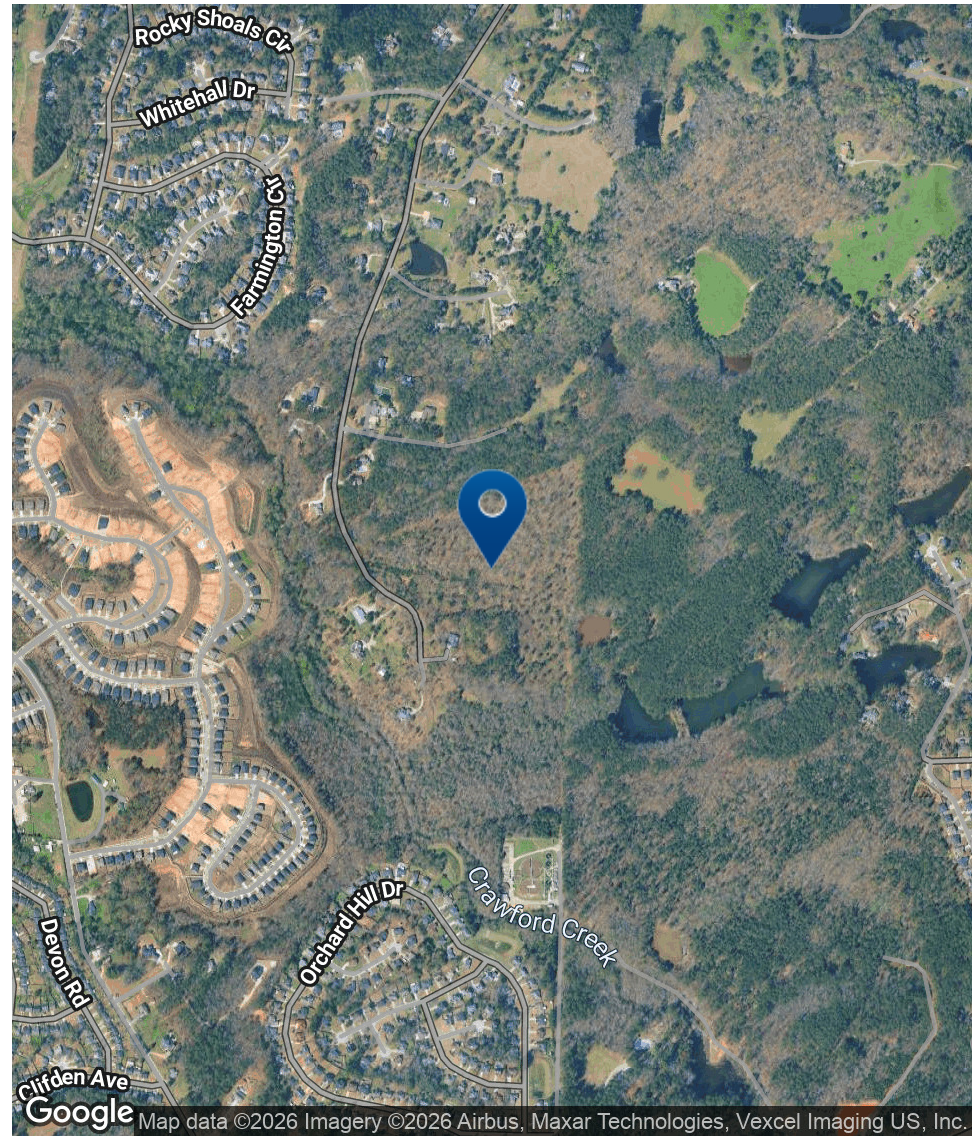
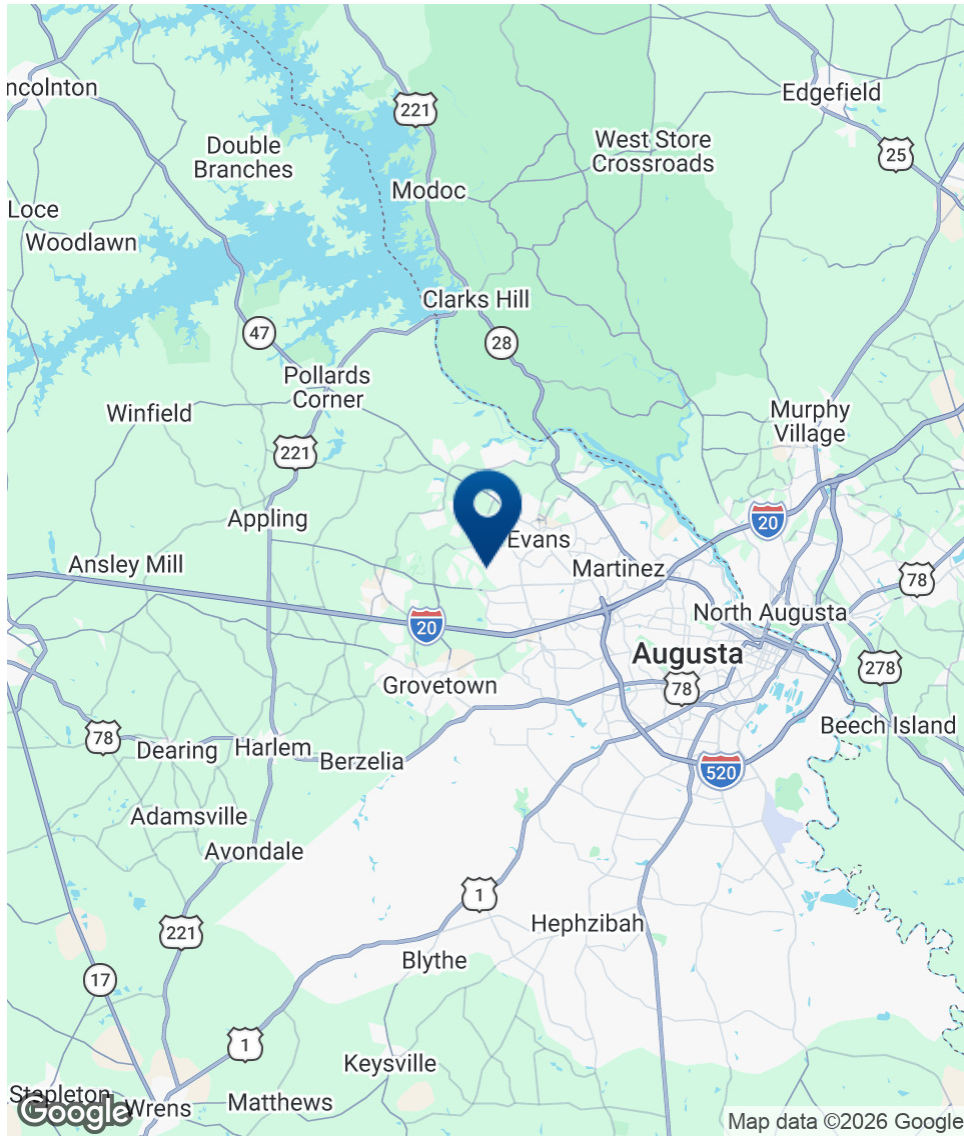
Sale Price:	\$949,000
Lot Size:	29.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,879	14,519	37,410
Total Population	5,796	44,868	111,388
Average HH Income	\$111,095	\$114,475	\$110,810



CHARLES HOCK, SIOR, CCIM
charleswhock@aol.com
706.722.8334

Location Map



SHERMAN & HEMSTREET
Real Estate Company

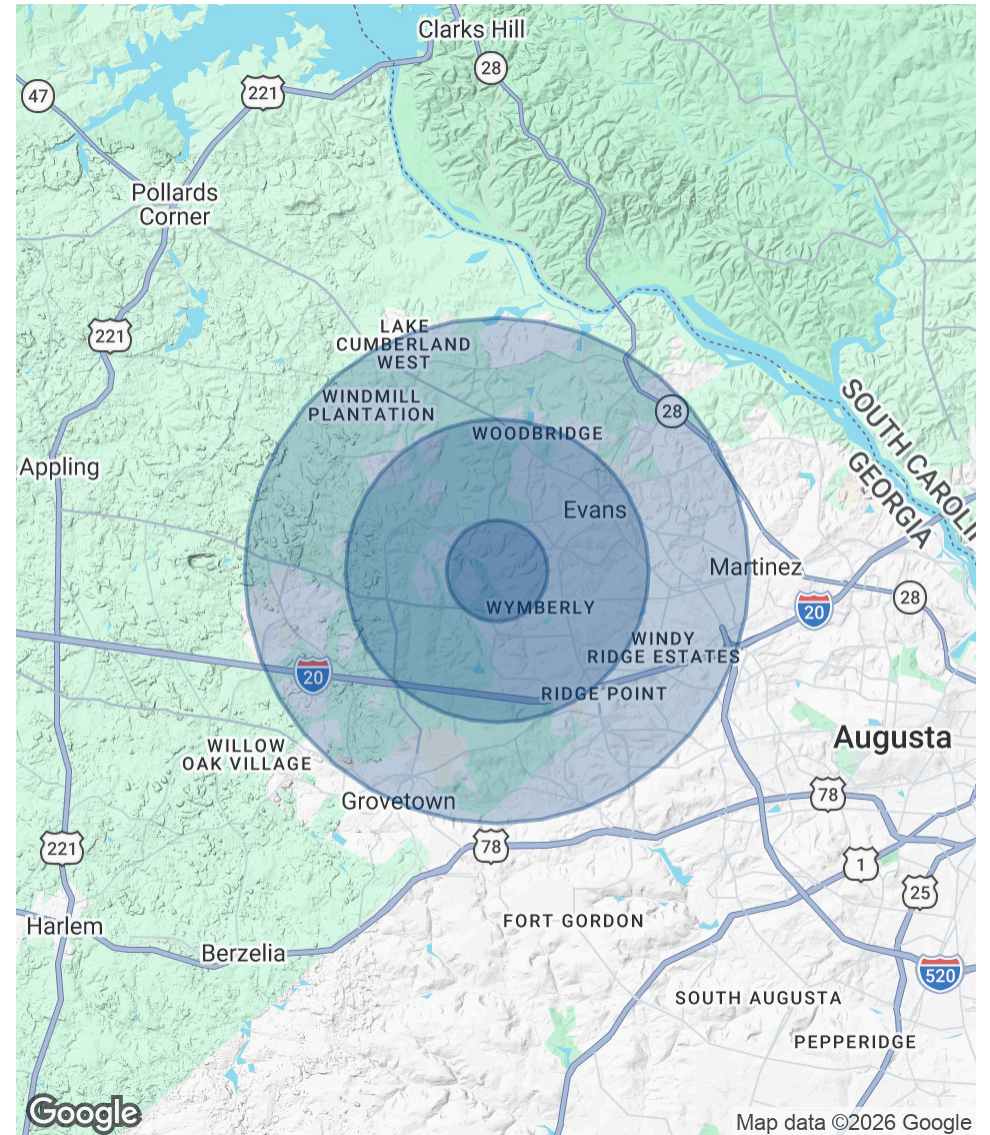
CHARLES HOCK, SIOR, CCIM
charleswhock@aol.com
706.722.8334

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,796	44,868	111,388
Average Age	41.1	40.4	38.5
Average Age (Male)	38.6	37.8	36.2
Average Age (Female)	41.0	42.4	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,879	14,519	37,410
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$111,095	\$114,475	\$110,810
Average House Value	\$263,161	\$282,979	\$287,774

2023 American Community Survey (ACS)



CHARLES HOCK, SIOR, CCIM
charleswhock@aol.com
706.722.8334