

1486 Georgia 51

Homer, GA 30547

SPECIAL PURPOSE PROPERTY FOR SALE



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Property Summary



PROPERTY DESCRIPTION

Norton Commercial is proud to present this unique church and family life center opportunity situated on approximately ±10 acres with over 450 feet of frontage along the highway, offering strong visibility and a scenic setting. The property includes a total of ±10,483 square feet across two buildings, featuring a historic ±3,041 square foot church/school building originally constructed in 1883 and a newer ±7,442 square foot fellowship hall and gymnasium building completed in 2002. The church building includes a sanctuary with seating for approximately 100 people, classrooms, fellowship space, kitchen area, and restrooms. The Family Life Center features a ±5,000 square foot gymnasium with approximately 20'6" clear height, industrial fans, fellowship hall space, kitchen, restrooms, and a partially finished upper level. Zoned ARR (Agricultural-Rural Residential), the property offers flexibility for continued ministry, community use, educational purposes, or potential adaptive reuse opportunities.

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	±10 Acres
Total Building Size:	±10,483 SF
Year Built	1883 2002
Zoning	ARR

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	549	1,572	9,023
Total Population	1,490	4,303	25,559
Average HH Income	\$96,186	\$104,523	\$85,709

Additional Photos



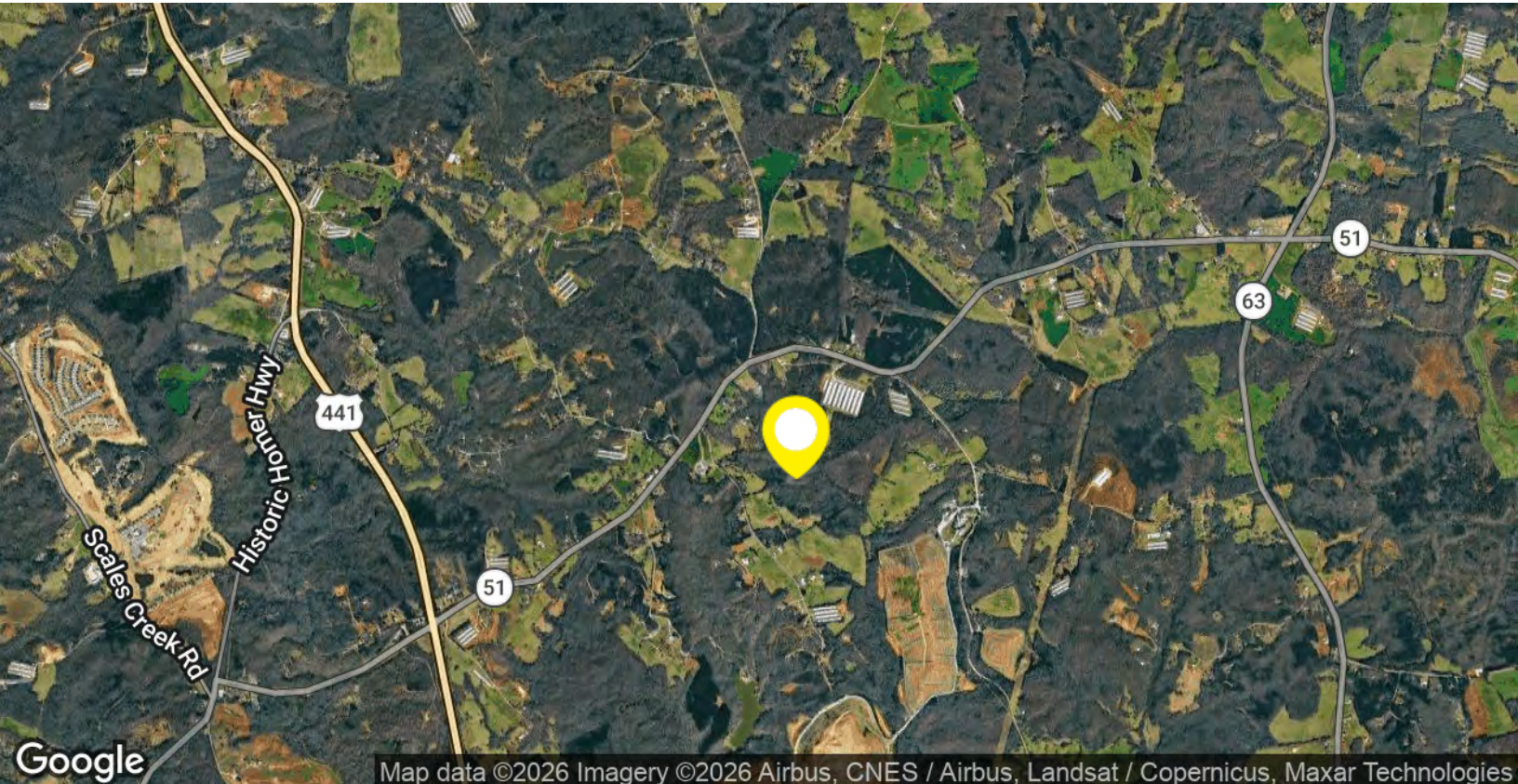
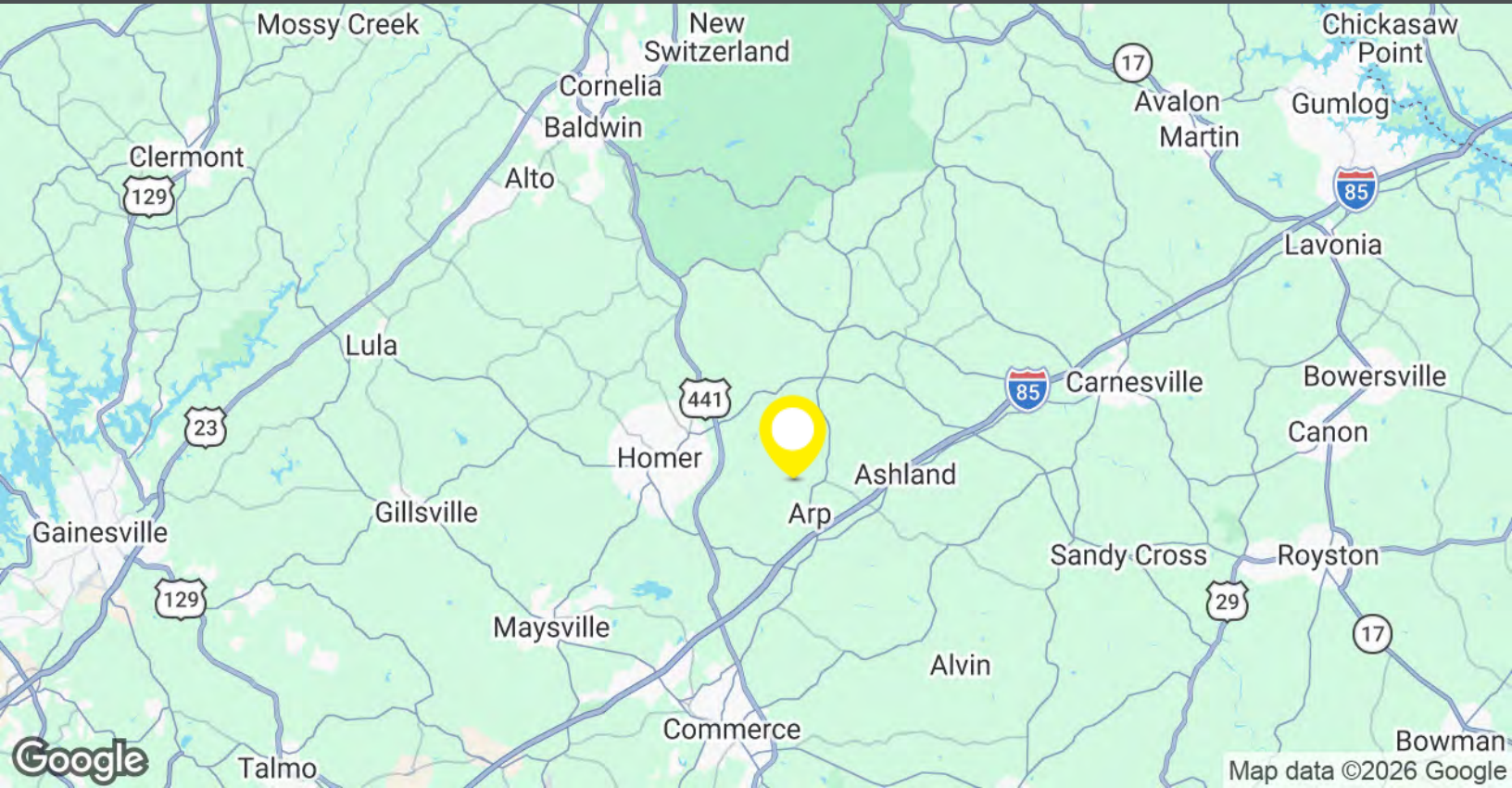
Additional Photos



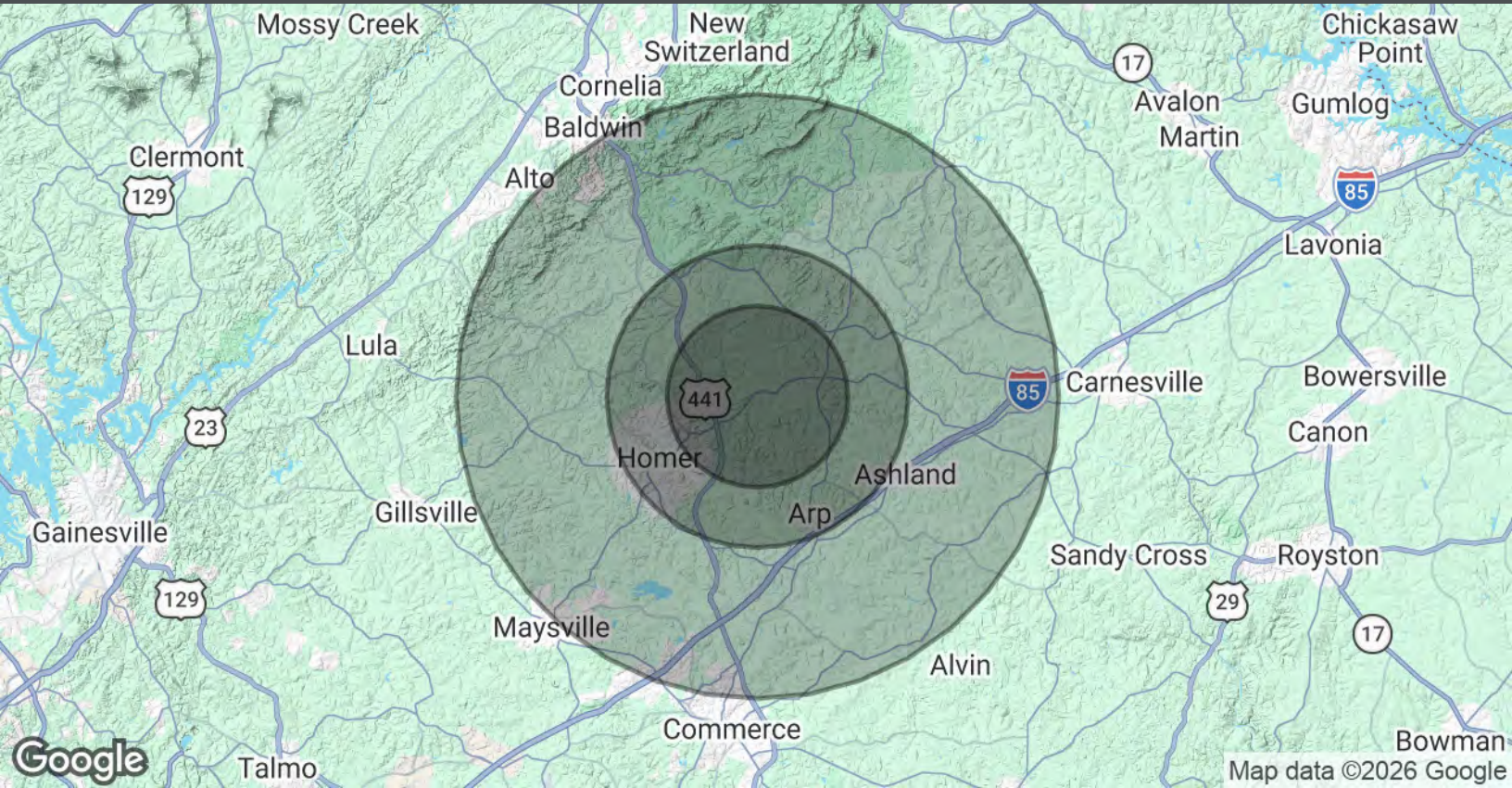
Additional Photos



Location Map



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,490	4,303	25,559
Average Age	37.6	38.9	42.0
Average Age (Male)	37.6	38.4	40.7
Average Age (Female)	36.6	38.2	41.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	549	1,572	9,023
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$96,186	\$104,523	\$85,709
Average House Value	\$250,585	\$276,673	\$240,549

2023 American Community Survey (ACS)