



# CANDLER

REAL ESTATE

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9384 Skitts Mountain Dr | Lula, GA 30554  
Land For Sale

7.62 Acres

LEE HEMMER, CCIM, SIOR

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

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## Property Description

Beautiful corner acreage located in the scenic Skitts Mountain area of Lula, Georgia. This 7.62-acre property, consisting of two tracts sold together (2.23 acres and 5.39 acres), offers a peaceful and private mountain setting surrounded by large-acreage landowners. The property features a running creek, waterfall, and natural pool at the base of the falls, creating a rare and special natural backdrop. The land is elevated and slopes in places, offering potential building sites that take advantage of the setting. Less than one mile from the Chattahoochee River, this location is ideal for nature lovers and outdoor enthusiasts. With frontage on both Skitts Mountain Road and Oliver Mill Road, the corner lot provides flexibility for access and site planning. The drive along Skitts Mountain offers incredible mountain views, adding to the overall charm and sense of escape. Whether you envision building a private forever home, a weekend cabin, or a recreational retreat, this property delivers the peace and quiet of rural living while remaining conveniently close to Gainesville for shopping, dining, and medical care.

## Offering Summary

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	7.56 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	121	1,133	3,697
Total Population	341	3,122	10,021
Average HH Income	\$82,372	\$88,245	\$89,614

## Presented By:

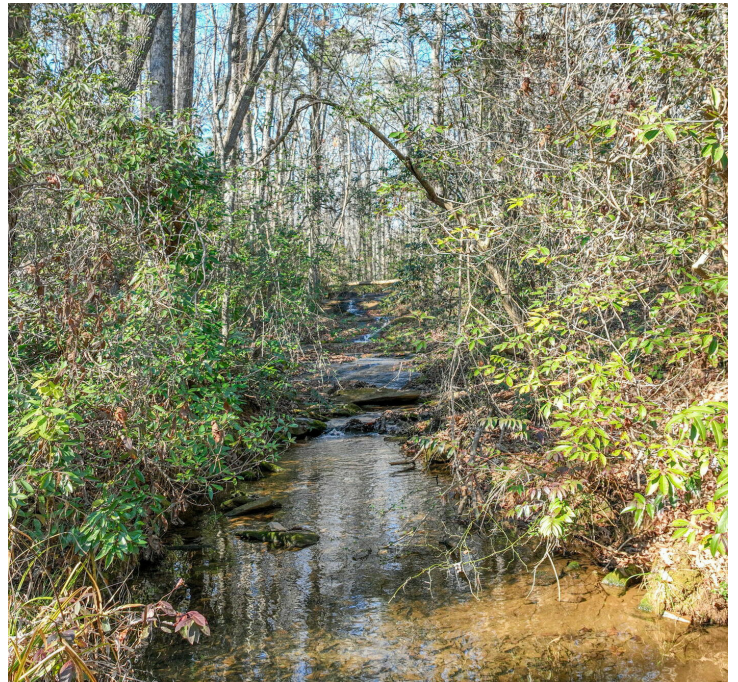
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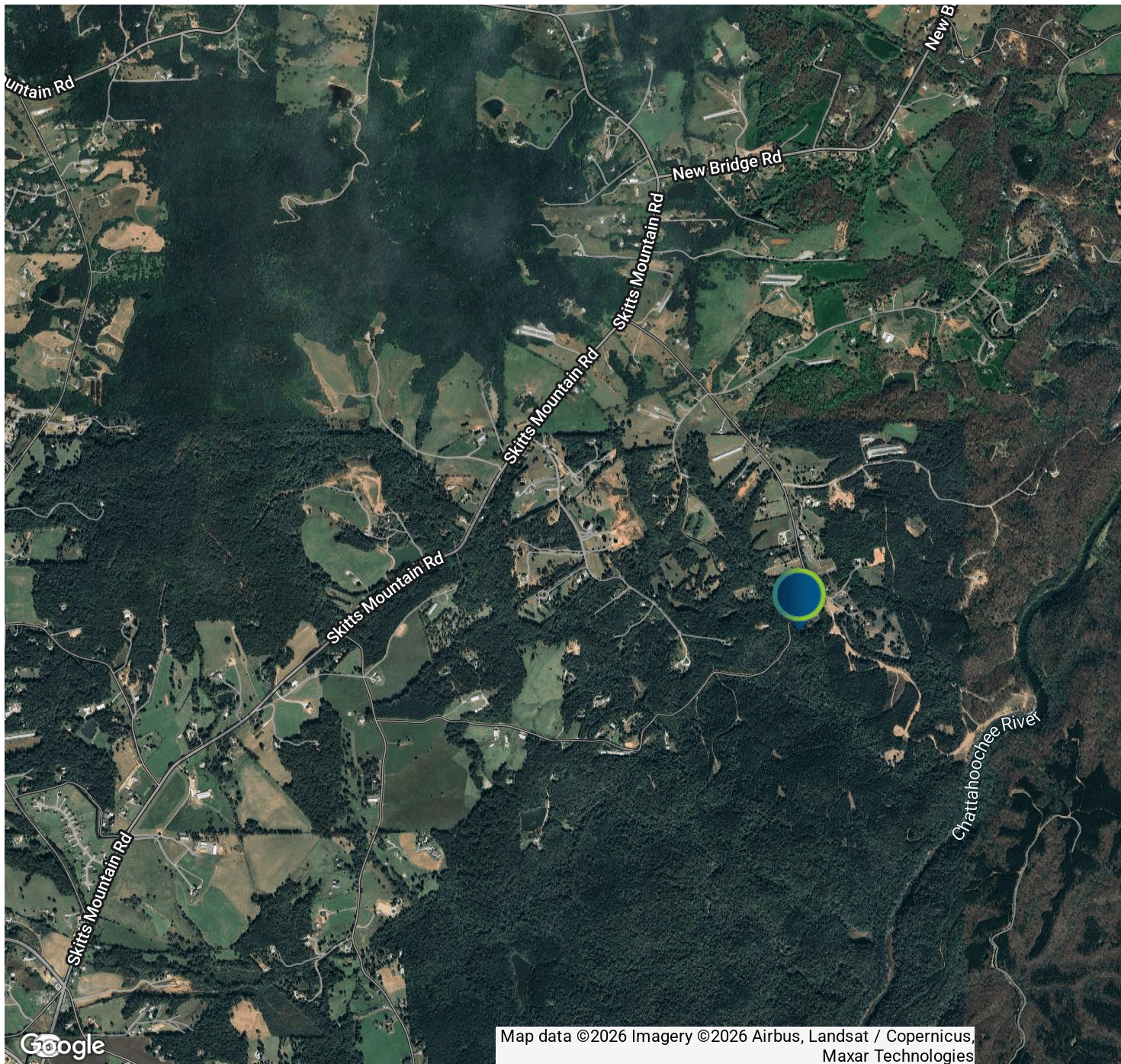
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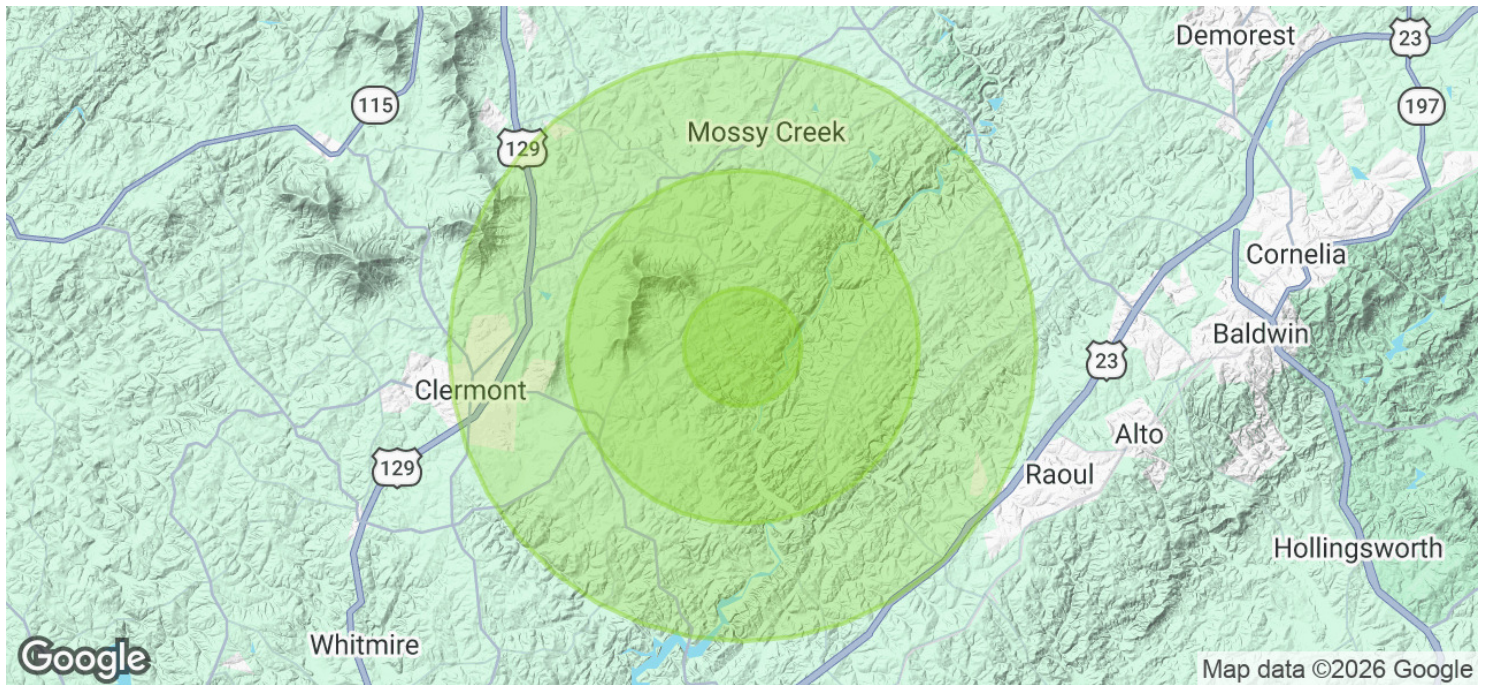
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Population	1 Mile	3 Miles	5 Miles
Total Population	341	3,122	10,021
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	121	1,133	3,697
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$82,372	\$88,245	\$89,614
Average House Value	\$341,482	\$288,622	\$293,964

2020 American Community Survey (ACS)

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