

FOR SALE

98.01 +/- acres - Jefferson Street and HWY 211

191 Jefferson Street, Statham, Barrow County, GA 30666

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

**Bear Creek
Middle School**

Jefferson Street

98.01 +/- Acres

Highway 211

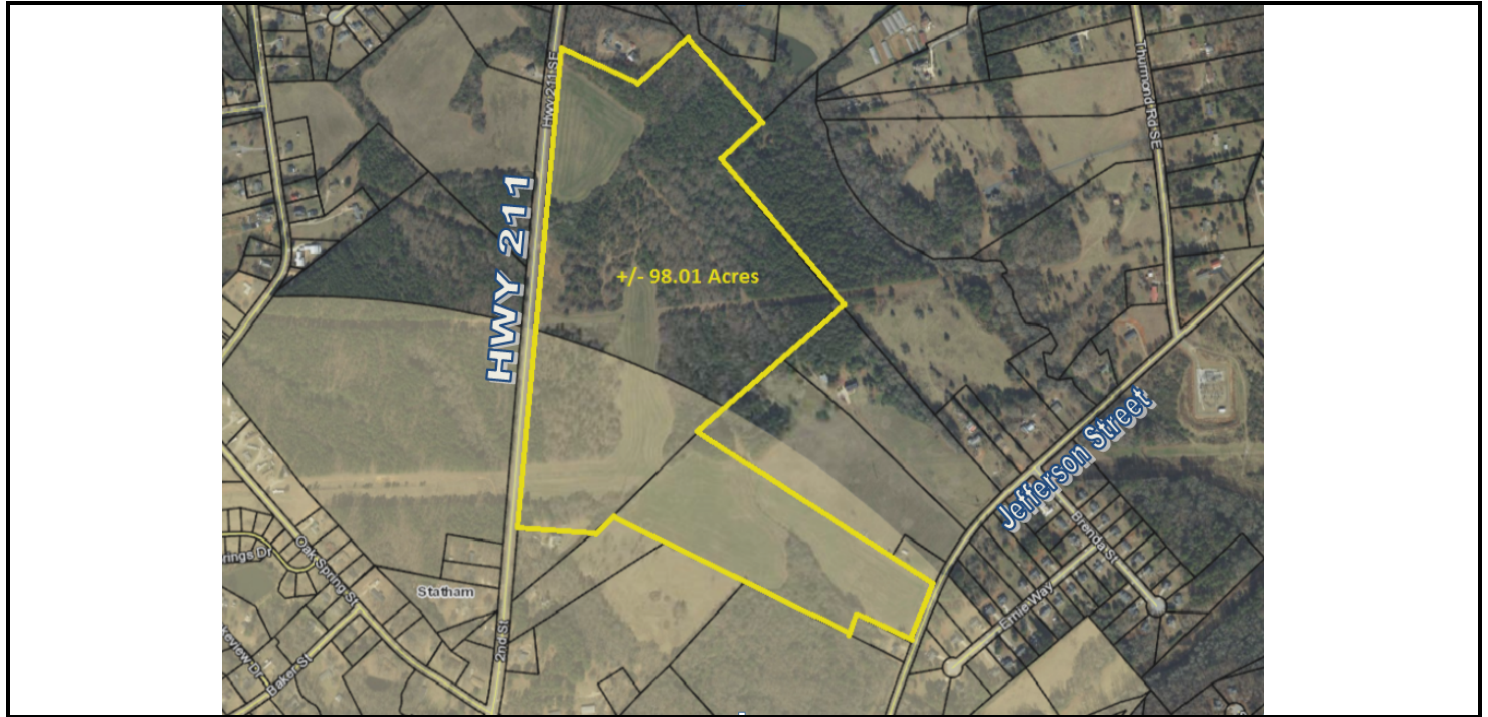


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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HIGHWAY 211, STATHAM, GA 30666



OFFERING SUMMARY

Sale Price: \$2,352,240

Price / Acre: \$24,000

Lot Size: 98.01 Acres

Zoning: AG

PROPERTY OVERVIEW

Multiple options for uses with this property so close to downtown Statham, Atlanta Highway and Highway 316. The property has over 2700 Feet of frontage on Hwy 211 and about 330 feet on Jefferson Street. Gently rolling and level topography with a large portion of the property being pasture.

Terrific opportunity to subdivide with the extensive road frontage in place. Mini Farms, estates or traditional subdivisions are all options. There is also potential for an additional 51.16 +/- acreage immediately adjacent to the subject property.

LOCATION OVERVIEW

98.01 +/- acres with dual road frontage on Highway 211 and Jefferson Street. A portion of the property is in the city limits of Statham. Zoned Agricultural. A short walk to downtown Statham and the newly built Bear Creek Middle School.

Perfect for subdividing, Statham Elementary, Bear Creek Middle, Winder-Barrow High School districts Easy access to Atlanta Highway and Highway 316. Quick drive to Athens.

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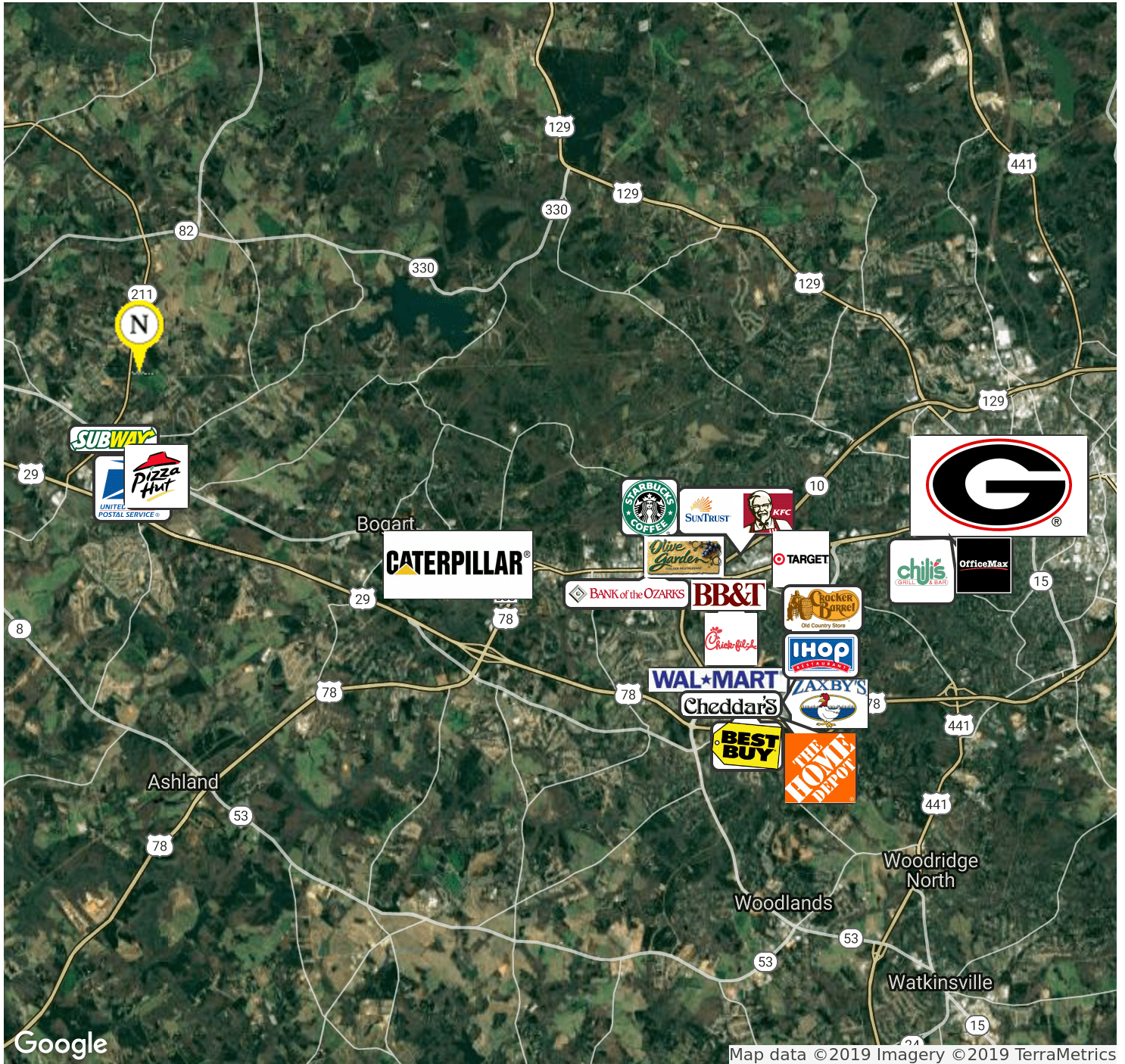
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ADDITIONAL PHOTOS

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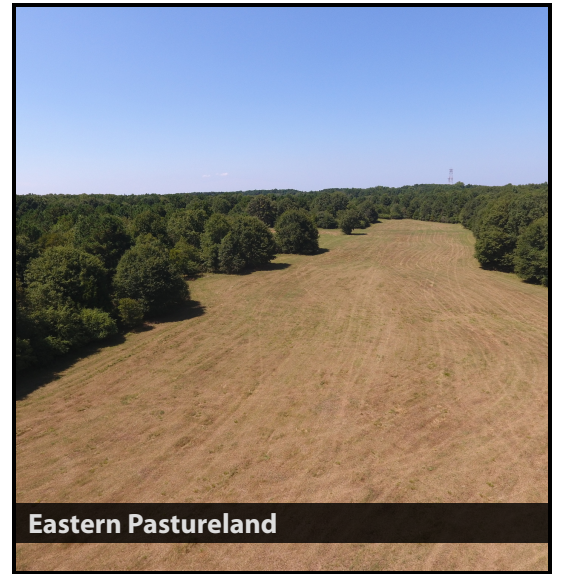
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Potential 149 +/- Acre Assemblage



Western Pastureland



Eastern Pastureland

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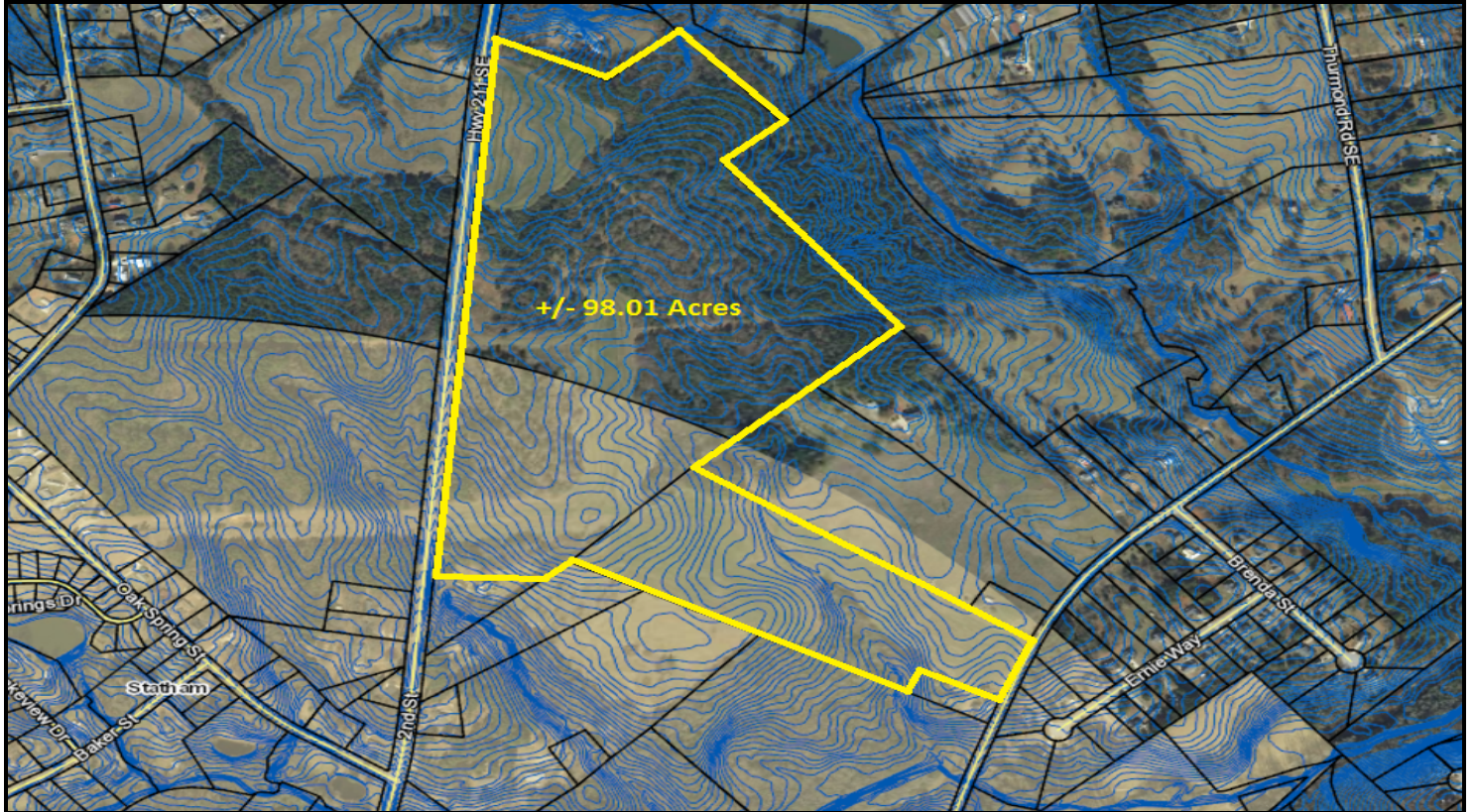
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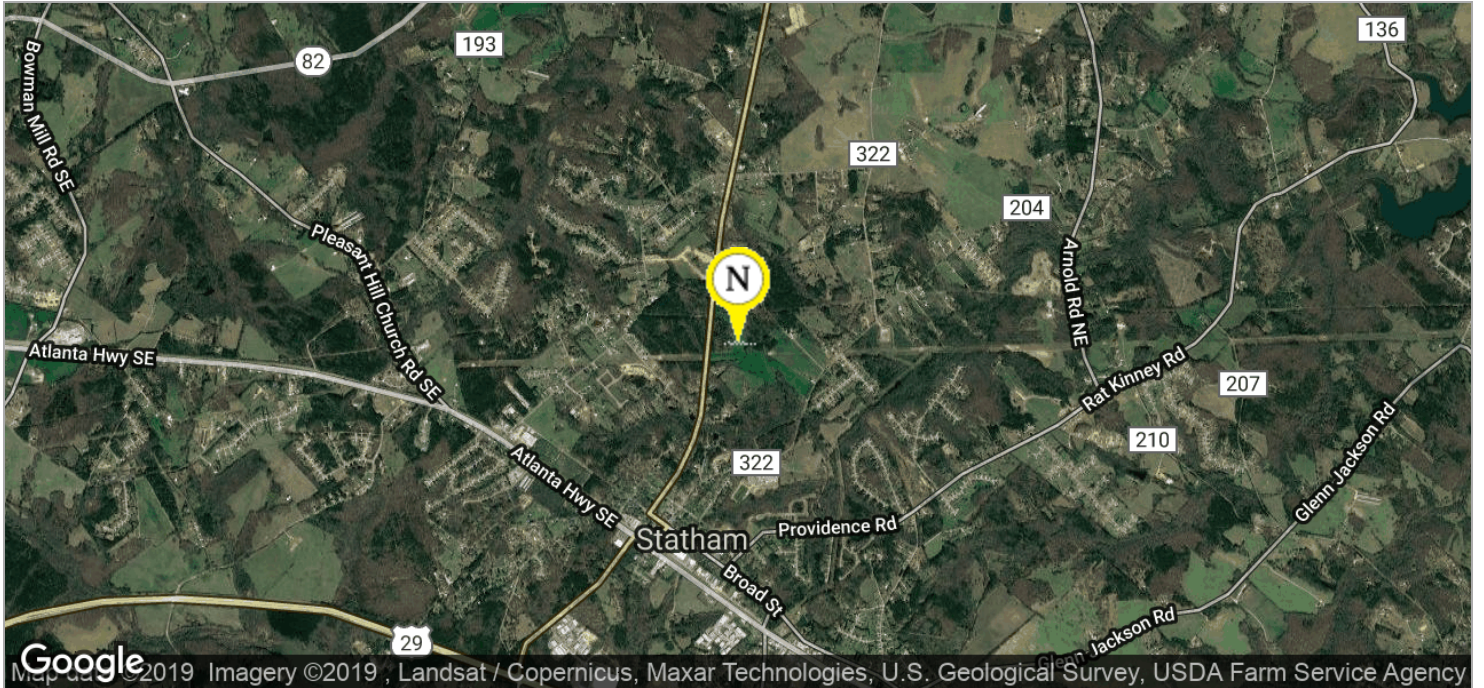
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