

FOR SALE
5.8± ACRE DEVELOPMENT SITE



EBERHARDT & BARRY

PRICE DRASTICALLY REDUCED



5.83± Acre Development Site

US Hwy. 341
Barnesville, Lamar County, Georgia 30204

REDUCED SALES PRICE: \$360,000 \$270,000

FOR MORE DETAILS CONTACT:

Revised 10/10/17

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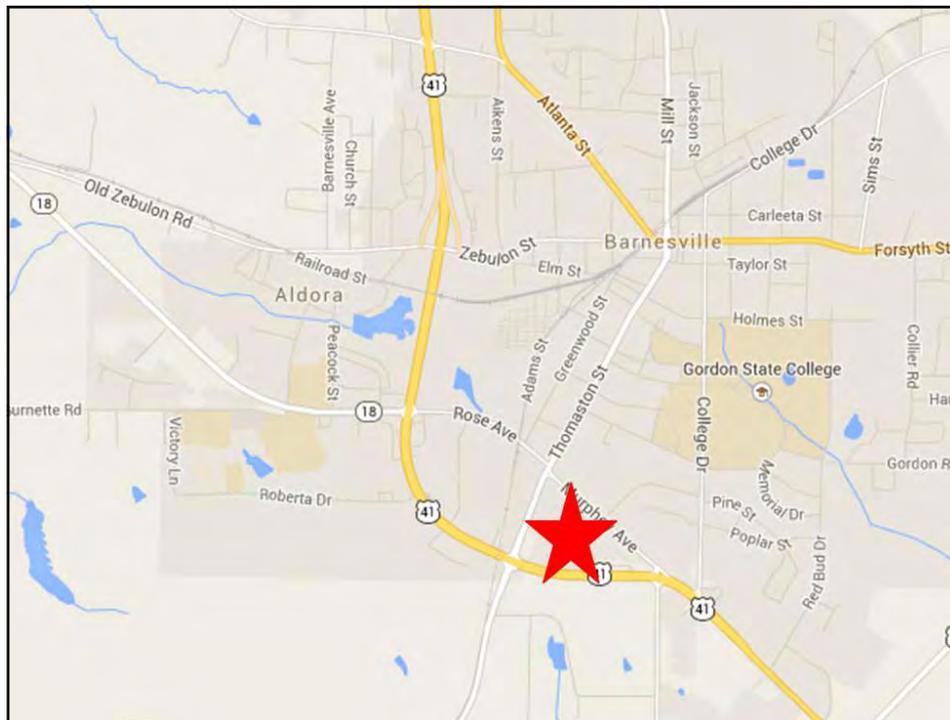


EBERHARDT & BARRY

US Hwy 341 - Barnesville, GA

PROPERTY OVERVIEW

LOCATION:	Subject property is located in the City of Barnesville.
AVERAGE DAILY TRAFFIC COUNT:	12,300 vehicles per day
SITE INFORMATION:	<ul style="list-style-type: none"> • 5.8± Acres • Parcel B18 029
TOPOGRAPHY:	Slightly above road grade
ZONING:	R1-B Residential - good candidate property for commercial rezoning.
NEIGHBORS:	Fred's Dollar Store, Flash Foods, Smith's Furniture, Mama's Restaurant, Sonic Drive-In Restaurant, Garden Patch Restaurant, Commons Apartments, Barnesville Church of the Nazarene, Park Services Bottled Water
REDUCED SALES PRICE:	\$360,000 \$270,000





Demographic and Income Profile

Lamar County, GA
 Lamar County, GA (13171)
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022
Population	18,317	18,260	18,503
Households	6,618	6,721	6,833
Families	4,617	4,640	4,692
Average Household Size	2.55	2.53	2.53
Owner Occupied Housing Units	4,515	4,339	4,403
Renter Occupied Housing Units	2,103	2,382	2,430
Median Age	37.6	39.4	41.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.26%	1.03%	0.83%
Households	0.33%	1.01%	0.79%
Families	0.22%	0.92%	0.71%
Owner HHs	0.29%	0.99%	0.72%
Median Household Income	2.76%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,066	15.9%	1,031	15.1%
\$15,000 - \$24,999	760	11.3%	696	10.2%
\$25,000 - \$34,999	748	11.1%	664	9.7%
\$35,000 - \$49,999	1,165	17.3%	1,002	14.7%
\$50,000 - \$74,999	1,206	17.9%	1,130	16.5%
\$75,000 - \$99,999	759	11.3%	947	13.9%
\$100,000 - \$149,999	767	11.4%	1,055	15.4%
\$150,000 - \$199,999	148	2.2%	193	2.8%
\$200,000+	102	1.5%	115	1.7%
Median Household Income	\$43,938		\$50,350	
Average Household Income	\$57,607		\$66,607	
Per Capita Income	\$23,645		\$27,006	

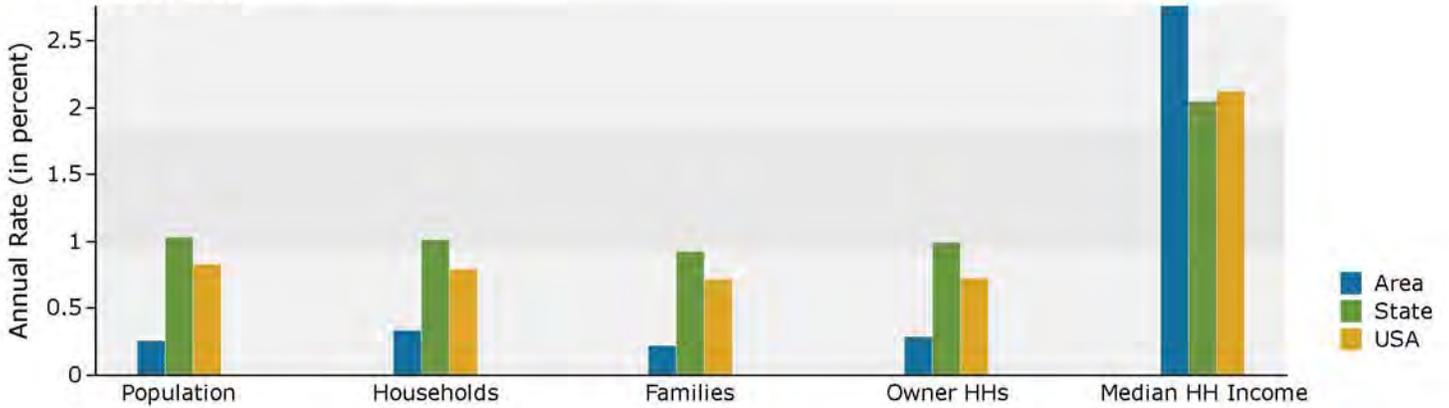
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,087	5.9%	1,012	5.5%	969	5.2%
5 - 9	1,056	5.8%	1,074	5.9%	1,031	5.6%
10 - 14	1,063	5.8%	1,029	5.6%	1,124	6.1%
15 - 19	1,897	10.4%	1,510	8.3%	1,610	8.7%
20 - 24	1,443	7.9%	1,196	6.5%	1,050	5.7%
25 - 34	2,044	11.2%	2,388	13.1%	2,060	11.1%
35 - 44	2,268	12.4%	2,080	11.4%	2,218	12.0%
45 - 54	2,586	14.1%	2,364	12.9%	2,229	12.0%
55 - 64	2,386	13.0%	2,516	13.8%	2,558	13.8%
65 - 74	1,482	8.1%	1,963	10.8%	2,224	12.0%
75 - 84	748	4.1%	851	4.7%	1,120	6.1%
85+	257	1.4%	277	1.5%	310	1.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,098	66.0%	11,860	65.0%	11,860	64.1%
Black Alone	5,650	30.8%	5,695	31.2%	5,800	31.3%
American Indian Alone	47	0.3%	48	0.3%	48	0.3%
Asian Alone	72	0.4%	83	0.5%	91	0.5%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	142	0.8%	212	1.2%	280	1.5%
Two or More Races	306	1.7%	360	2.0%	422	2.3%
Hispanic Origin (Any Race)	341	1.9%	532	2.9%	700	3.8%

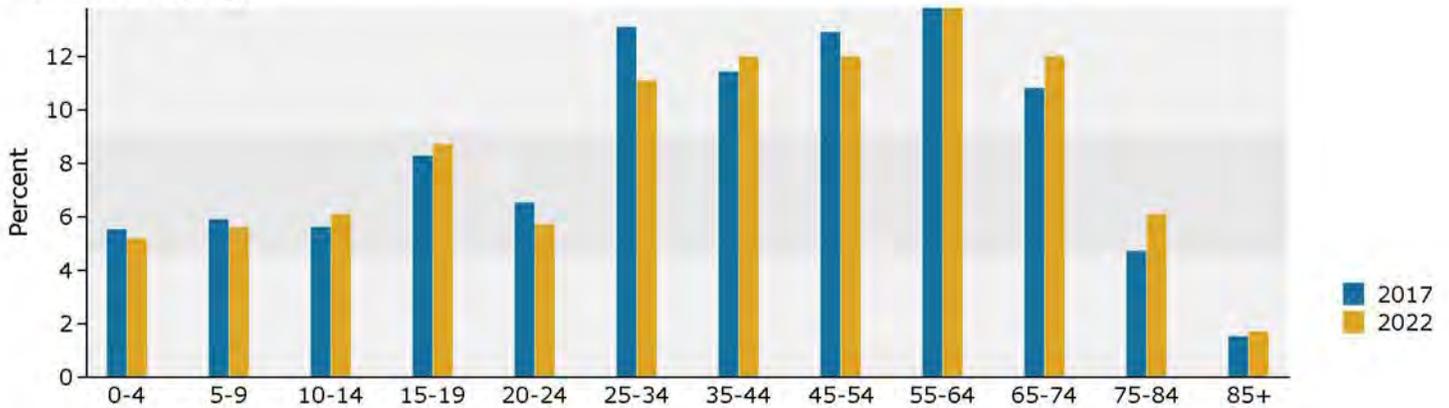
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

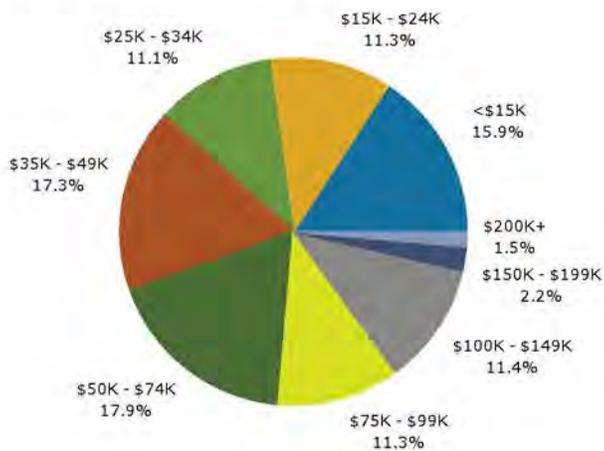
Trends 2017-2022



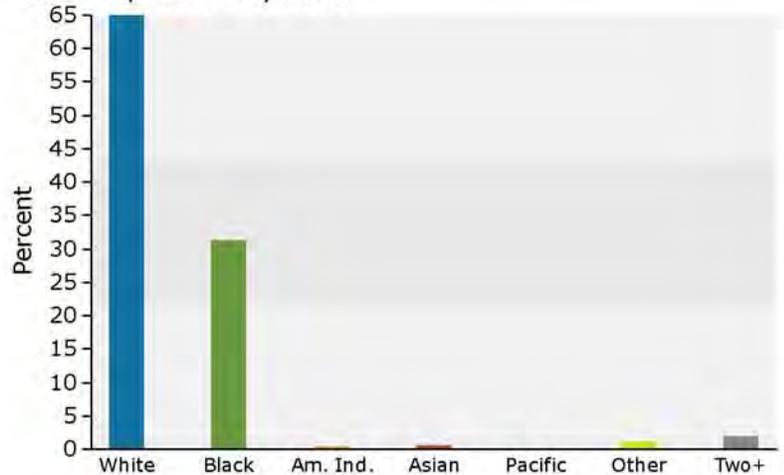
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.