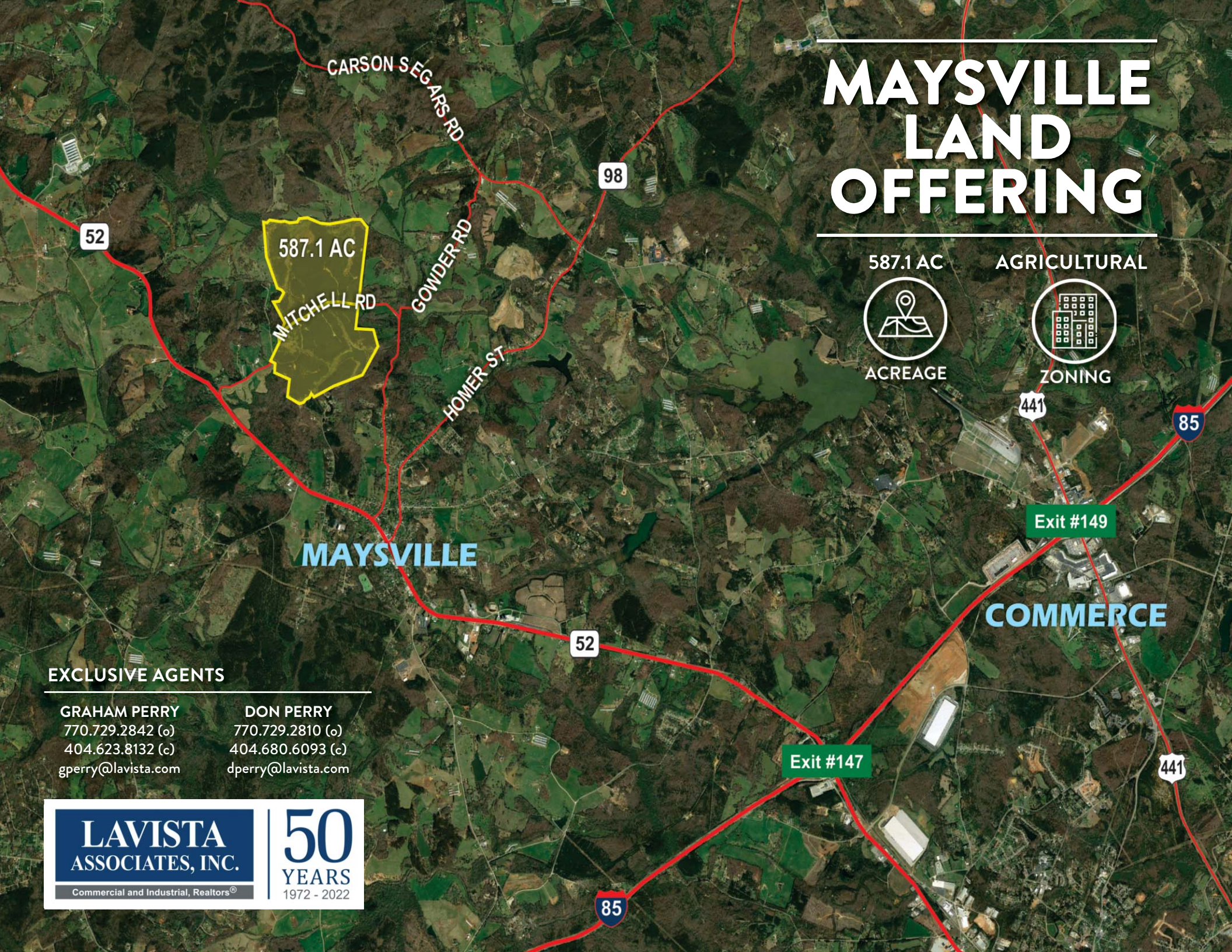

MAYSVILLE LAND OFFERING

587.1 AC
ACREAGE

AGRICULTURAL
ZONING

EXCLUSIVE AGENTS

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404.623.8132 (c)
gperry@lavista.com

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LAVISTA ASSOCIATES, INC.
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50 YEARS
1972 - 2022

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4 PROPERTY OVERVIEW

11 MARKET HIGHLIGHTS

MAYSVILLE LAND OFFERING

CONDITIONS OF OFFERING

This confidential Brochure has been prepared on behalf of the owner of Kennesaw Crossing and Lavista Associates, Inc. (the "Broker"). This Brochure contains selected information pertaining to Kennesaw Crossing and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. No covenant is given by the Owner, or by the Broker or by any other person or entity whether related to or unrelated to the Owner or to the Broker as to (a) the accuracy or completeness of the material contained herein or inferred herefrom or (b) any projections or predictions as to the future or (c) any other fact or matter relating to Kennesaw Crossing or to the transaction described herein.

By receipt of this offering Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat this information in the strictest confidence, and that you will not disclose this Brochure or any of the material herein to any other entity without the prior written authorization of the Owner or Broker, nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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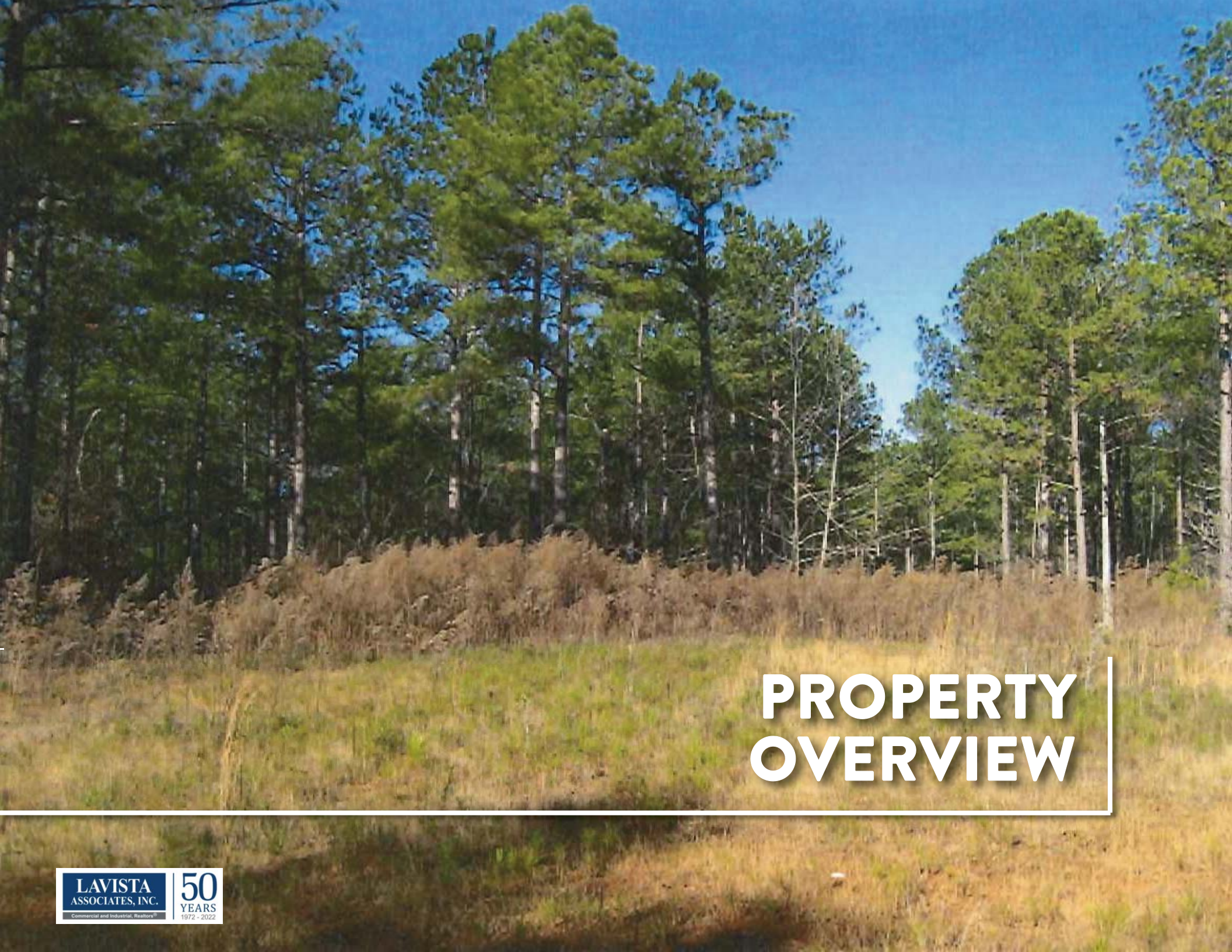

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

ACREAGE

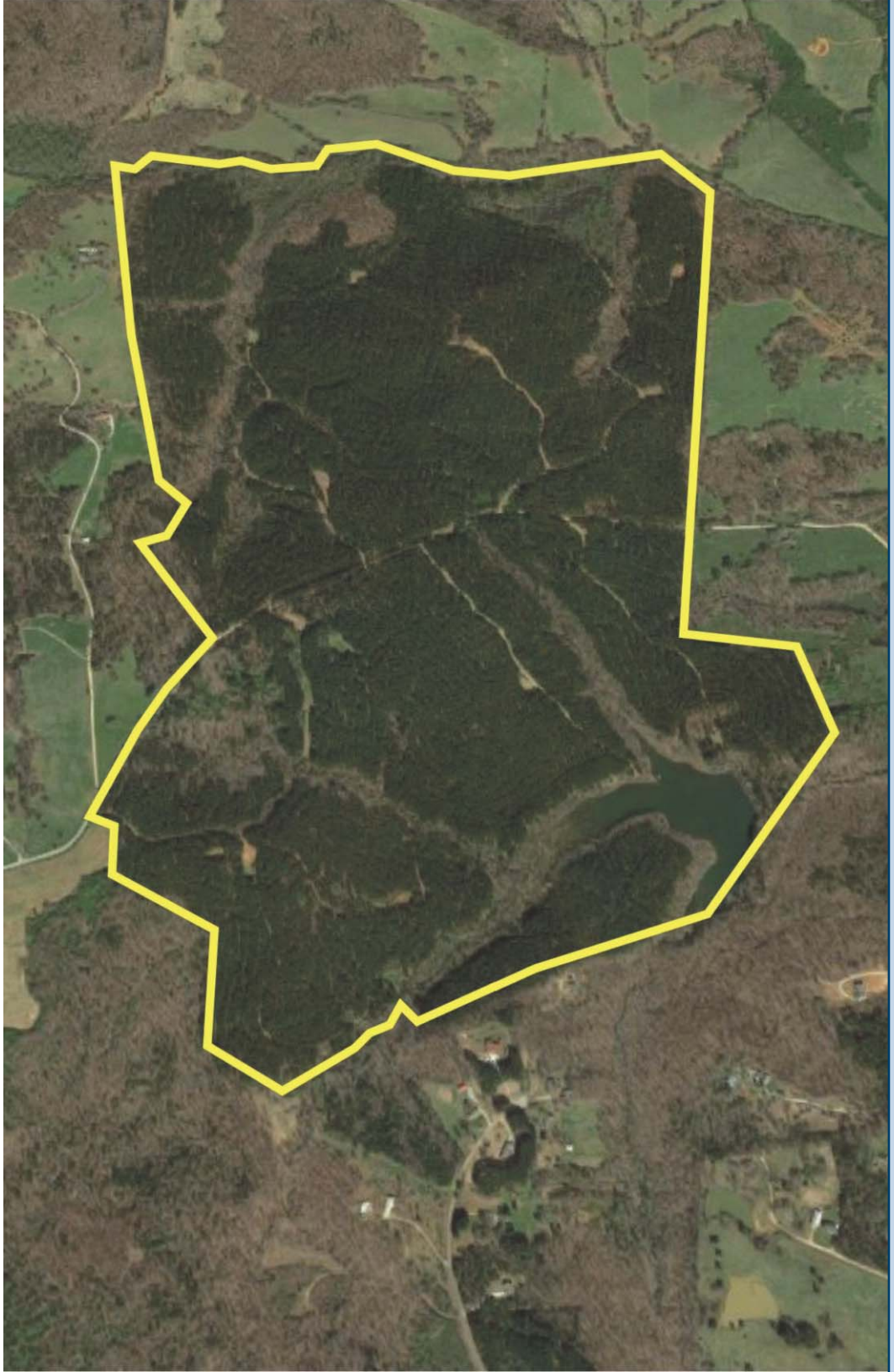
587.1 AC

ZONING

AGRICULTURAL

PRICE

$8,806,500



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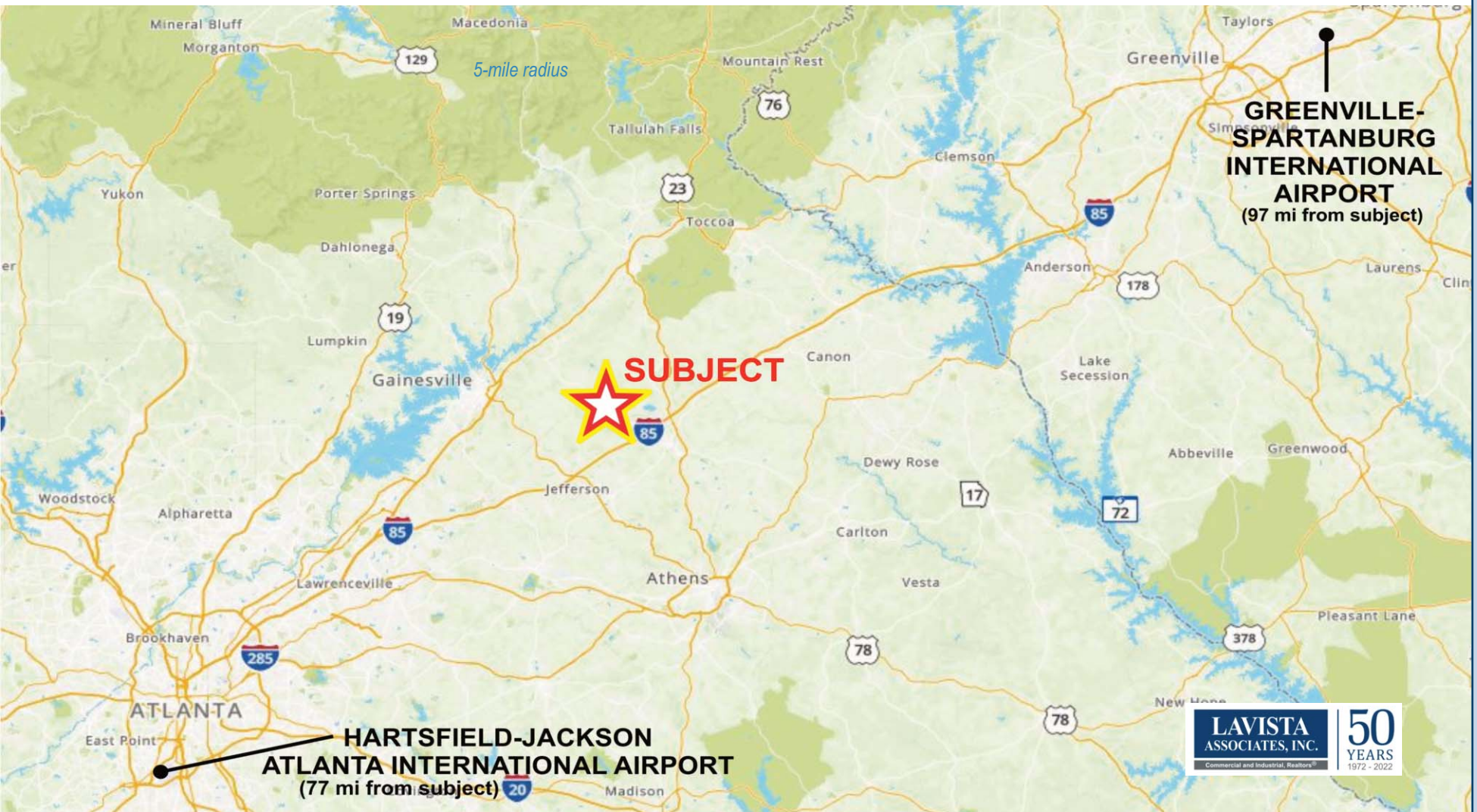
LOCATION

Located in Banks County, Georgia, this 587.1-acre land tract features:

- Abundant Hardwoods and Natural Pines
- An 8± Acre Lake
- Proximity to I-85 (5 Miles to Exit 147)
- Central Location Between Atlanta, GA and Greenville, SC

	3 MILE	5 MILE
2021 POPULATION	3,309	7,606
2021 AVERAGE HH INCOME	$59,626	$63,855



PHOTOGRAPHS

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PHOTOGRAPHS

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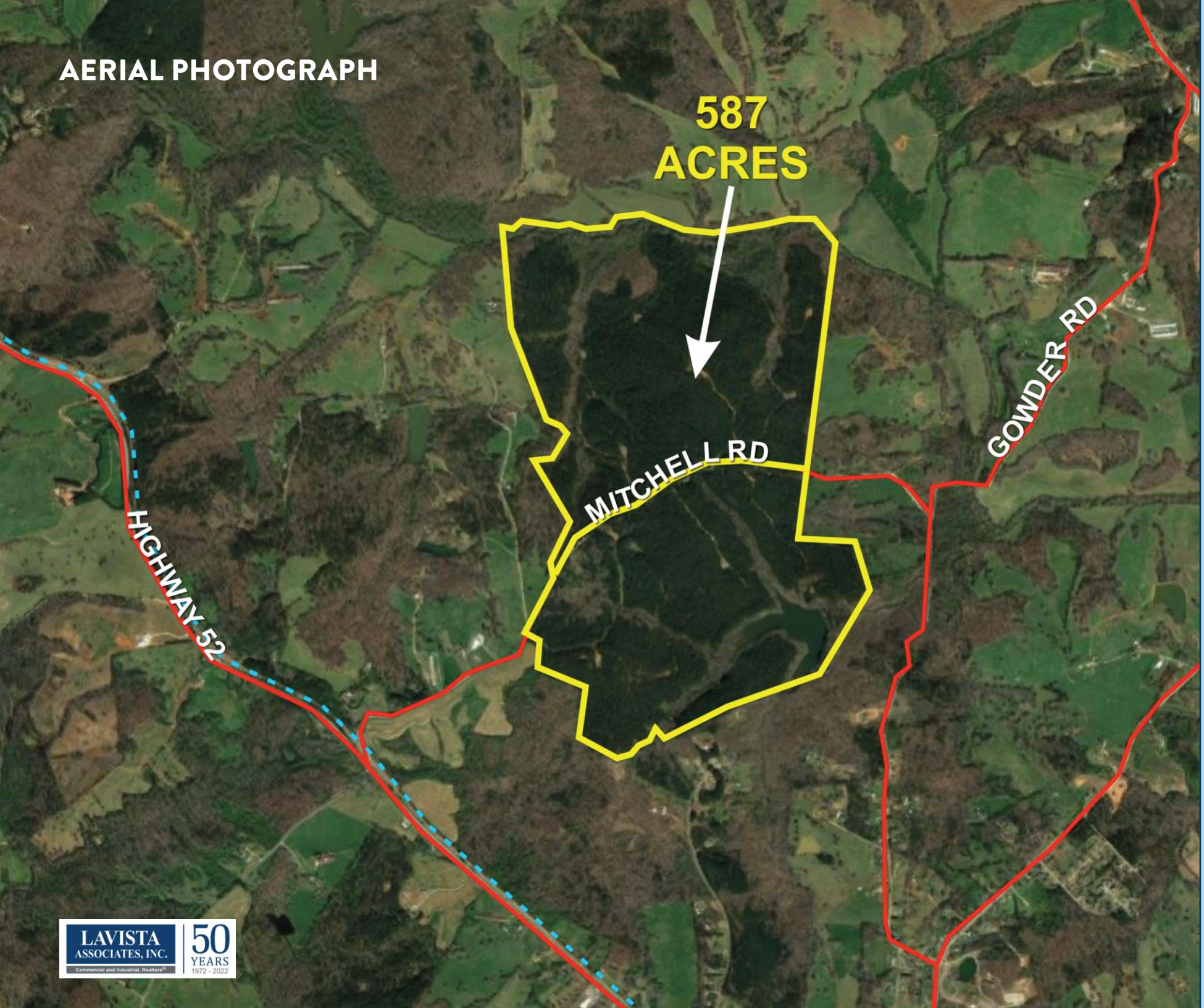
AERIAL PHOTOGRAPH



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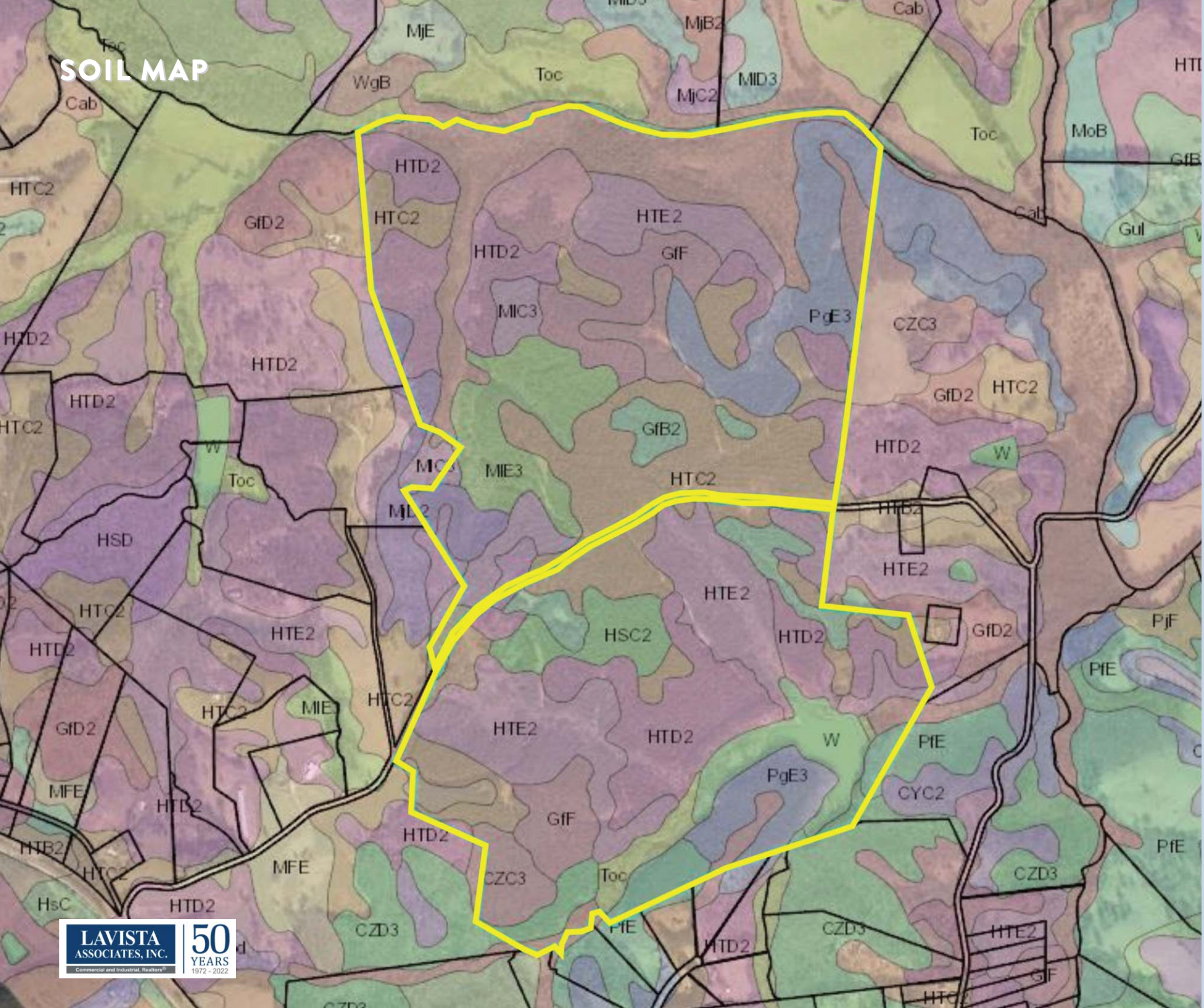
SOIL MAP



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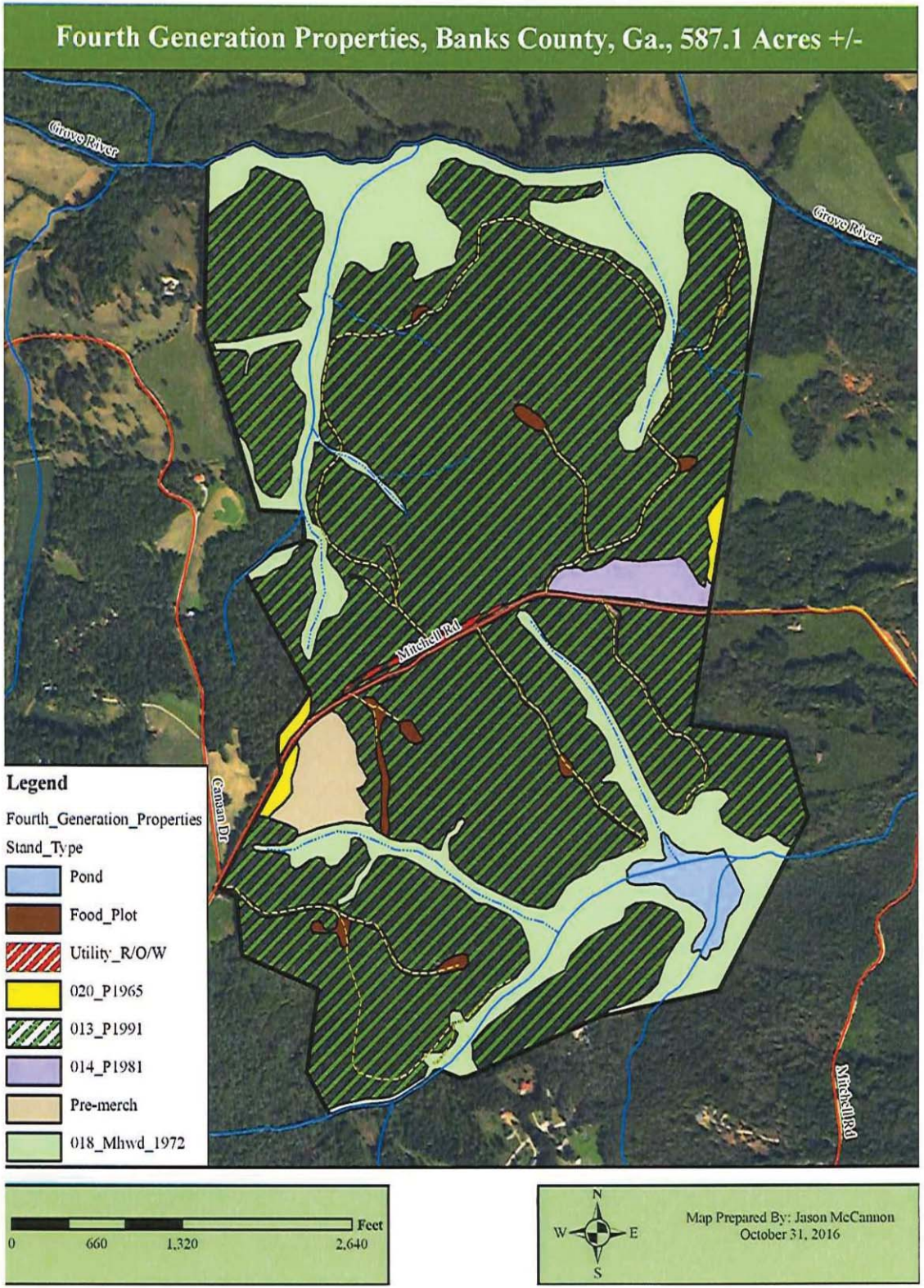
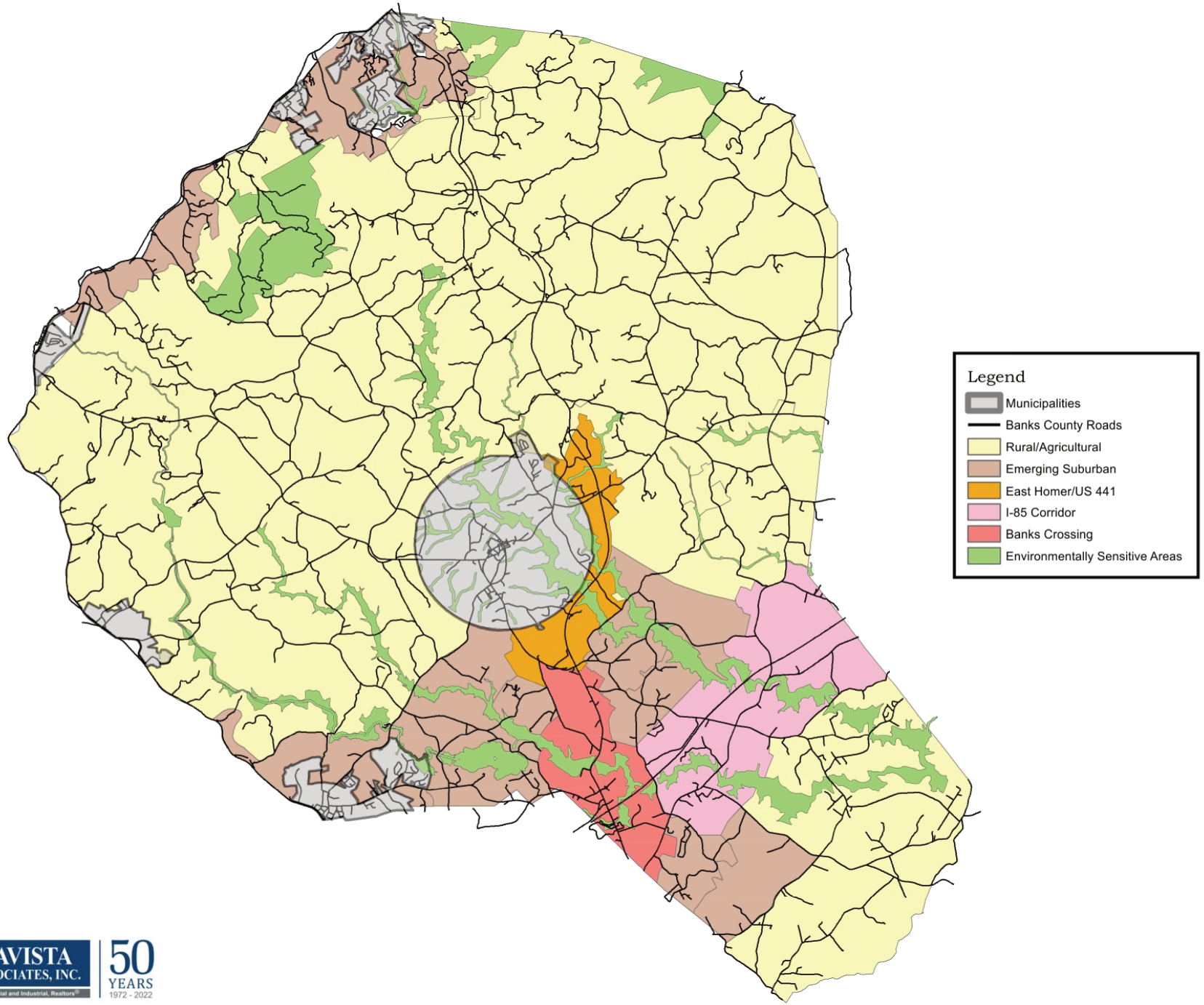
FLOOD MAP


Fourth Generation Properties, Banks County, Ga., 587.1 Acres +/-
Grove River
Grove River
Mitchell Rd
Mitchell Rd
Cantaan Dr
Legend
Fourth_Generation_Properties
Stand_Type
Pond
Food_Plot
Utility_R/O/W
020_P1965
013_P1991
014_P1981
Pre-merch
018_Mhwd_1972
Feet
0
660
1,320
2,640
N
W
E
S
Map Prepared By: Jason McCannon
October 31, 2016

BANKS COUNTY CHARACTER AREAS



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BANKS COUNTY
ENVIRONMENTALLY SENSITIVE AREAS

LAVISTA ASSOCIATES, INC.
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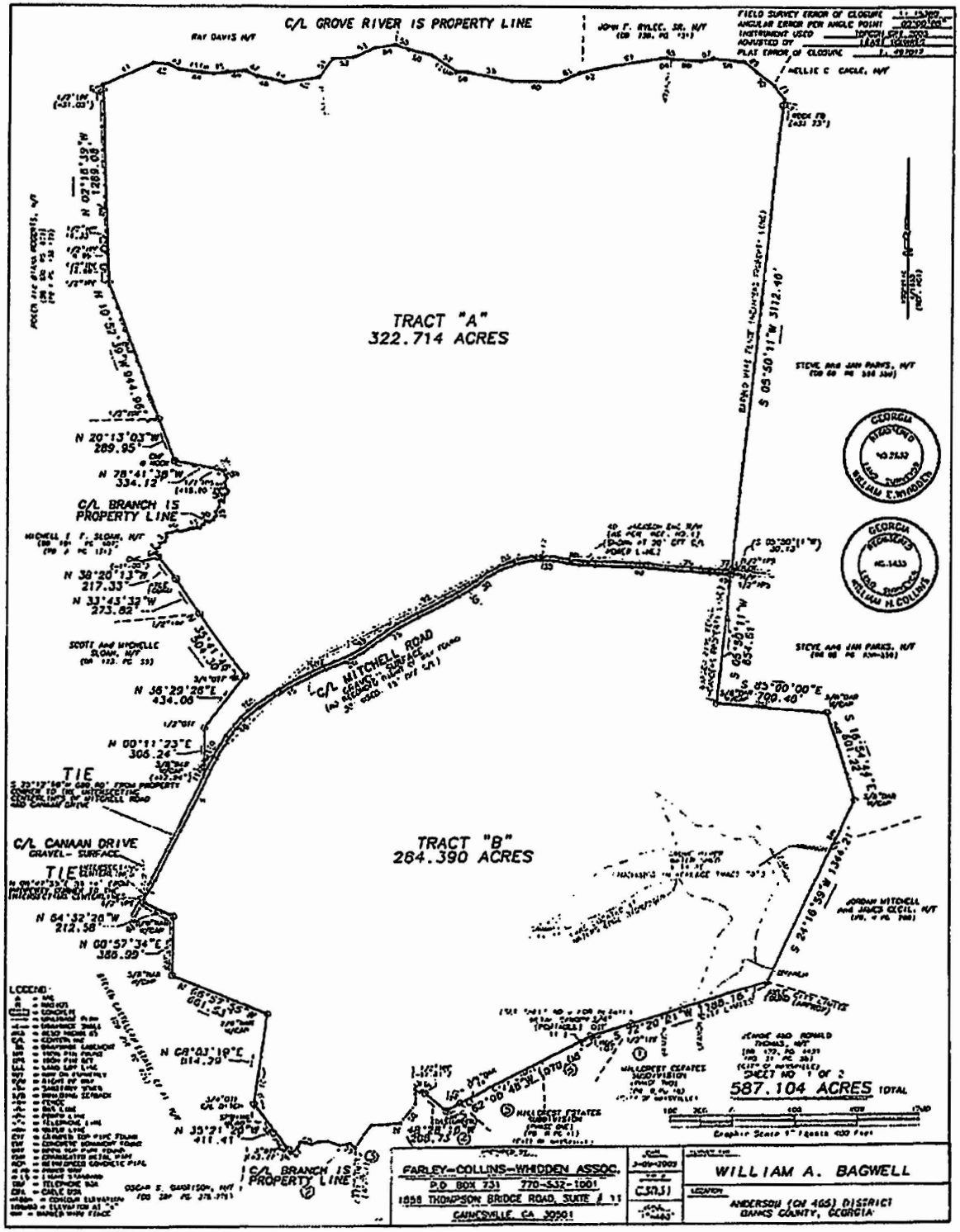
SITE PLAN



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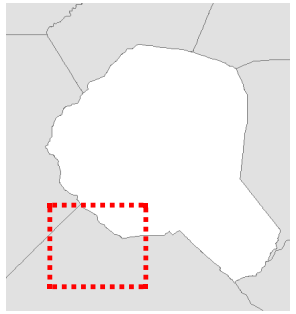
BANKS COUNTY
TAX MAP

Overview



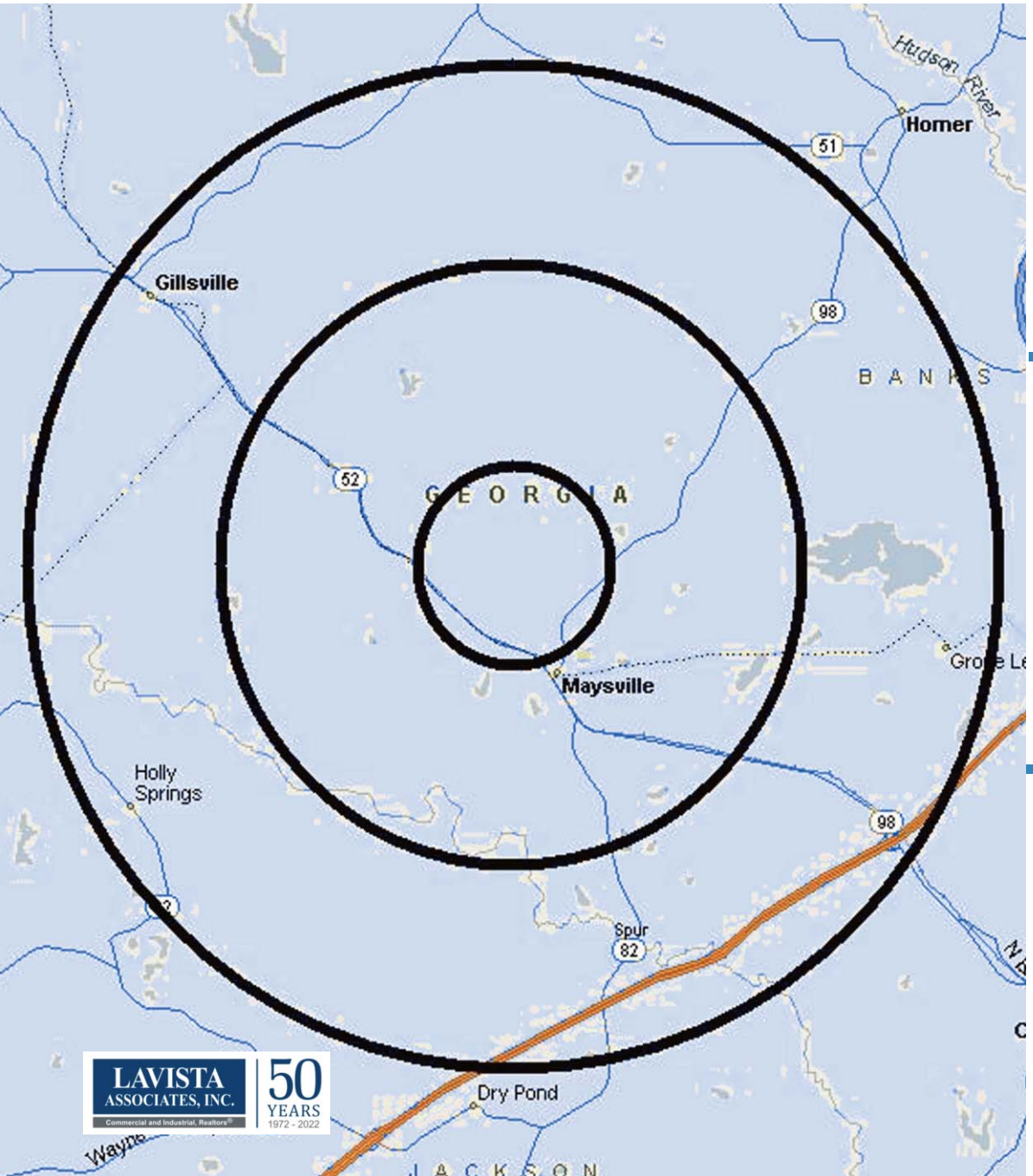
Legend

- Parcels

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

DEMOGRAPHICS



POPULATION

	3-mile	5-mile
2026 Projection	3,836	8,862
2021 Estimate	3,309	7,606
2010 Census	2,974	6,855
Growth 2021 - 2026	3.2%	3.3%

HOUSEHOLDS

	3-mile	5-mile
2026 Projection	1,386	3,187
2021 Estimate	1,196	2,738
2010 Census	1,074	2,469
Growth 2021 - 2026	3.2%	3.3%

INCOME

	3-mile	5-mile
2021 Avg HH Income	$59,626	$63,855
2021 Med HH Income	$41,809	$43,413

MAYSVILLE, GEORGIA

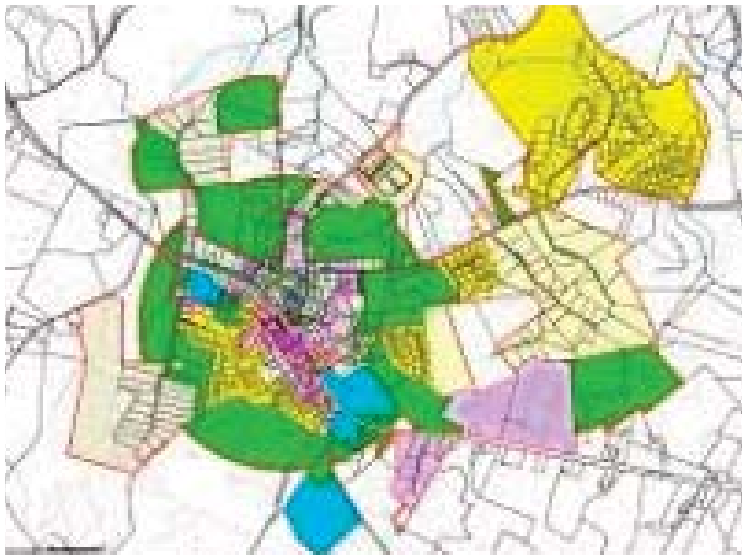
Early records indicate that Maysville was a small village in 1847, and was known as "Midway," as it was midway between Lula and Harmony Grove (Commerce.) In 1869 a brick store was built, and the town's residents began to refer to it as "Brick Store." The name was later changed to Maysville, probably after John Mays, a prominent citizen who came to town with the railroad.

Maysville was incorporated on September 30, 1879. The town limits included parts of both Banks and Jackson Counties, and the original town limits were drawn to include ¾ of a mile in every direction from the Southern Railroad Depot. There were two significant fires in the town; in May, 1880, and the fall of 1897. Each time the town was rebuilt.

In 1878, regular meetings were being held by the Baptist, Methodist, and Presbyterian congregations. The Maysville Institute was established in 1879, and Maysville High School was established in 1891. Both schools were private and students paid tuition.

Regular passenger train service was in place twice daily between Lula and Athens. Traveling salesmen arriving on the train would hire buggies to reach Holly Springs, Dry Pond, and Homer. By the turn of the century, all of the streets were dirt, and there were more mules and horses than people.

This information was taken from the document "The Early History of Maysville, Georgia," by Richard J. Chambers, presented to the Jackson County Historical Society in July, 1986.



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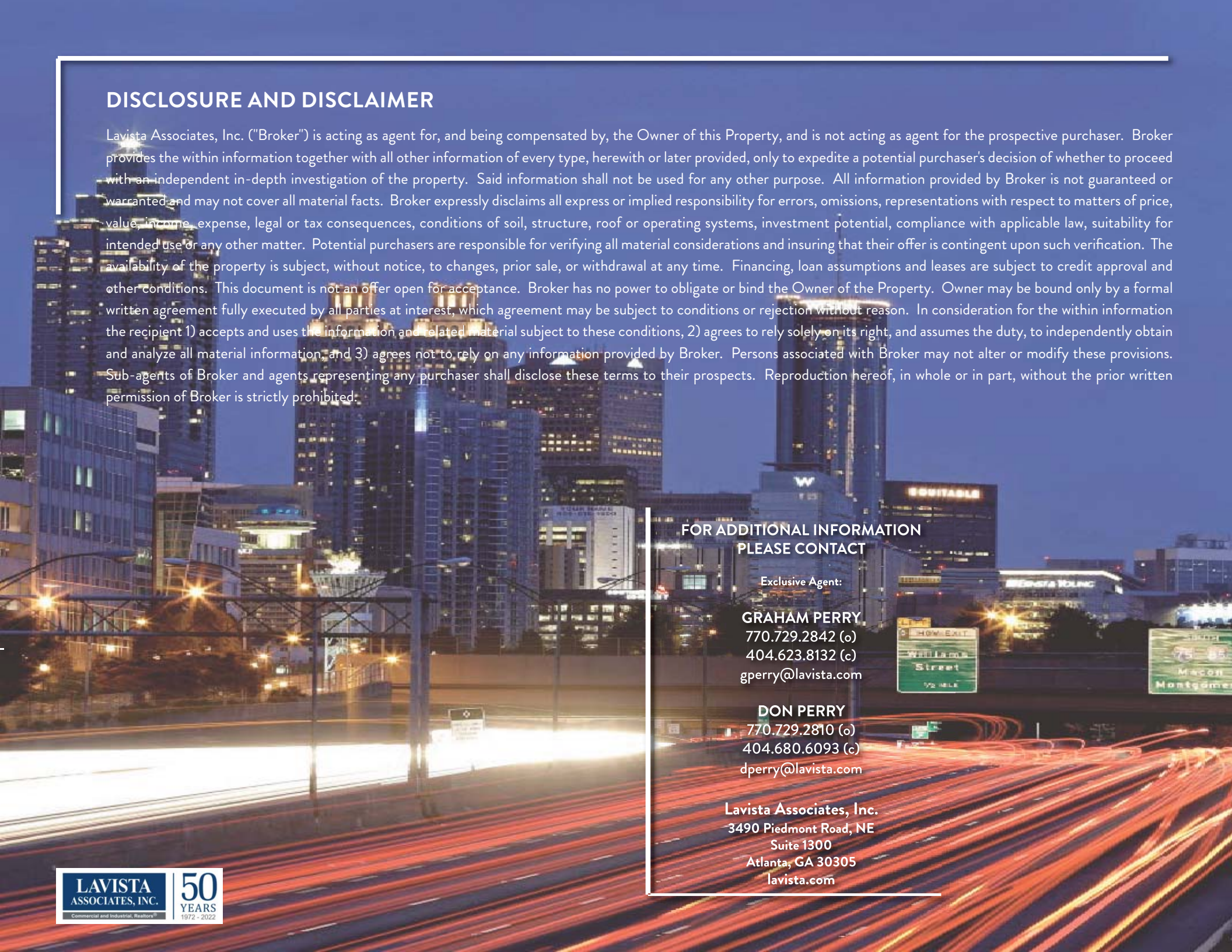

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