

FOR SALE



EBERHARDT & BARRY

Property Video & 3D Tour Video: <http://www.goroundmedia.com/1370-bottoms-rd-concord-ga/>



41.09± Acre Estate with 2.6± Acre Pond

8,910± SF Estate House

3,131± SF Detached Guest House

1370 Bottoms Road

Concord, Pike County, GA 30206

REDUCED SALES PRICE: ~~\$1,200,000~~ \$1,100,000

FOR MORE DETAILS CONTACT:

Revised 3/19/19

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990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY

1370 Bottoms Road - Concord, GA 30206

PROPERTY OVERVIEW - MAIN HOUSE

| | |
|--------------------------|---|
| PROPERTY VIDEO: | http://www.goroundmedia.com/1370-bottoms-rd-concord-ga/ |
| LOCATION: | Subject site is a one hour drive from Atlanta, Macon or Columbus. |
| SITE INFORMATION: | <ul style="list-style-type: none"> • 8,910± Square Foot Residence <ul style="list-style-type: none"> - Nine (9) Bedrooms - Six (6) Full Baths - One (1) Half Bath - Home Theatre - Four (4) Fireplaces - 3,158± SF Finished Basement - 886± SF Finished Attic • 18 X 40 Swimming Pool built in 2003 |
| POND: | 2.6± acre pond with dock |
| ACREAGE: | 41.09± Acres |
| YEAR BUILT: | 2002 |
| INTERIOR WALLS: | Sheetrock |
| EXTERIOR WALLS: | Masonry (brick) |
| ROOF: | Asphalt shingles |
| FLOORING: | Hardwood, carpet and tile |
| HVAC: | Central heating and air |
| UTILITIES: | <ul style="list-style-type: none"> • Electric: Central GA EMC • Water: Well • Septic System |



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1370 Bottoms Road - Concord, GA 30206

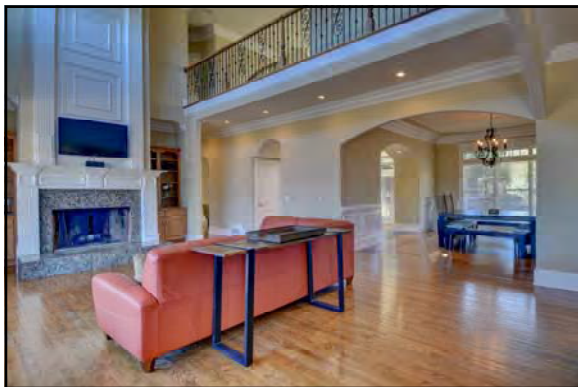
PROPERTY OVERVIEW - GUEST HOUSE

| <u>GUEST HOUSE</u> | |
|---------------------------|--|
| SITE INFORMATION: | 3,131± Square Foot Guest House <ul style="list-style-type: none"> - Exterior - 100% finished - Interior - 40% finished (Needs wiring, drywall & flooring) - Two (2) Bedrooms - One (1) Bath - One (1) Fireplace |
| YEAR BUILT: | 2007 |
| INTERIOR WALLS: | Sheetrock |
| EXTERIOR WALLS: | Masonry (brick) |
| ROOF: | Asphalt shingles |
| FLOORING: | Unfinished (Plywood & Concrete) |
| HVAC: | Central heating and air |
| UTILITIES: | <ul style="list-style-type: none"> • Electric: Central GA EMC • Water: Well • Septic System |

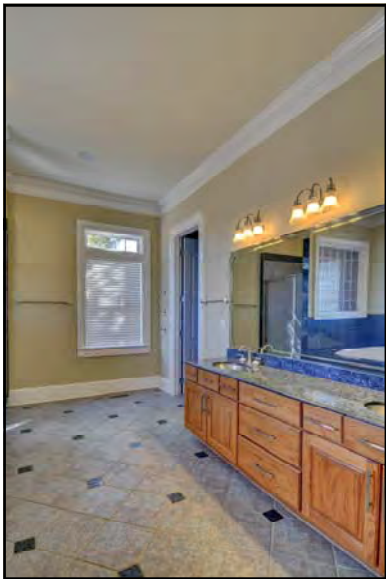




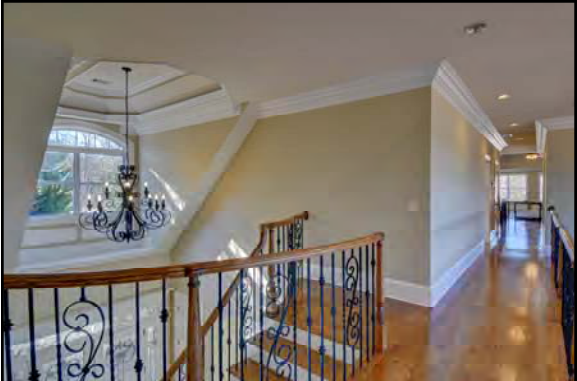








2nd Floor

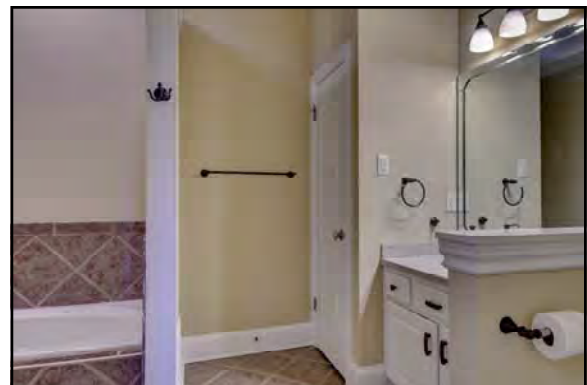
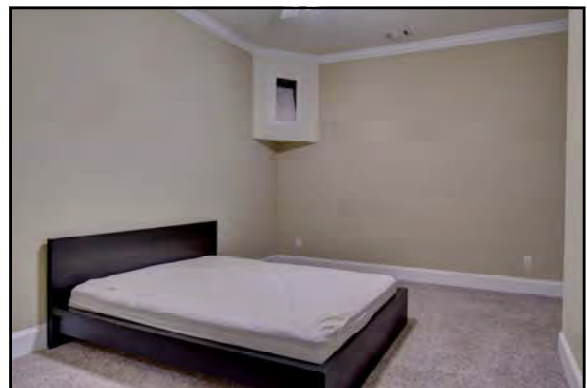
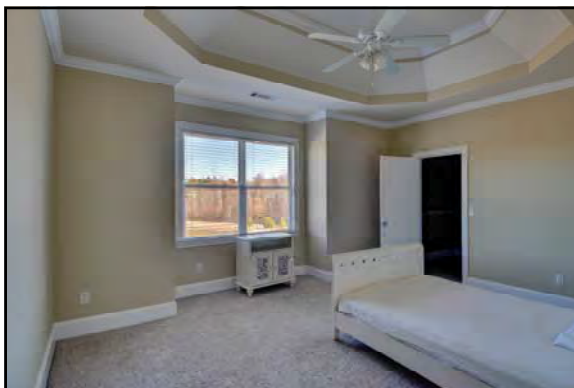






Lower Level







Guest House



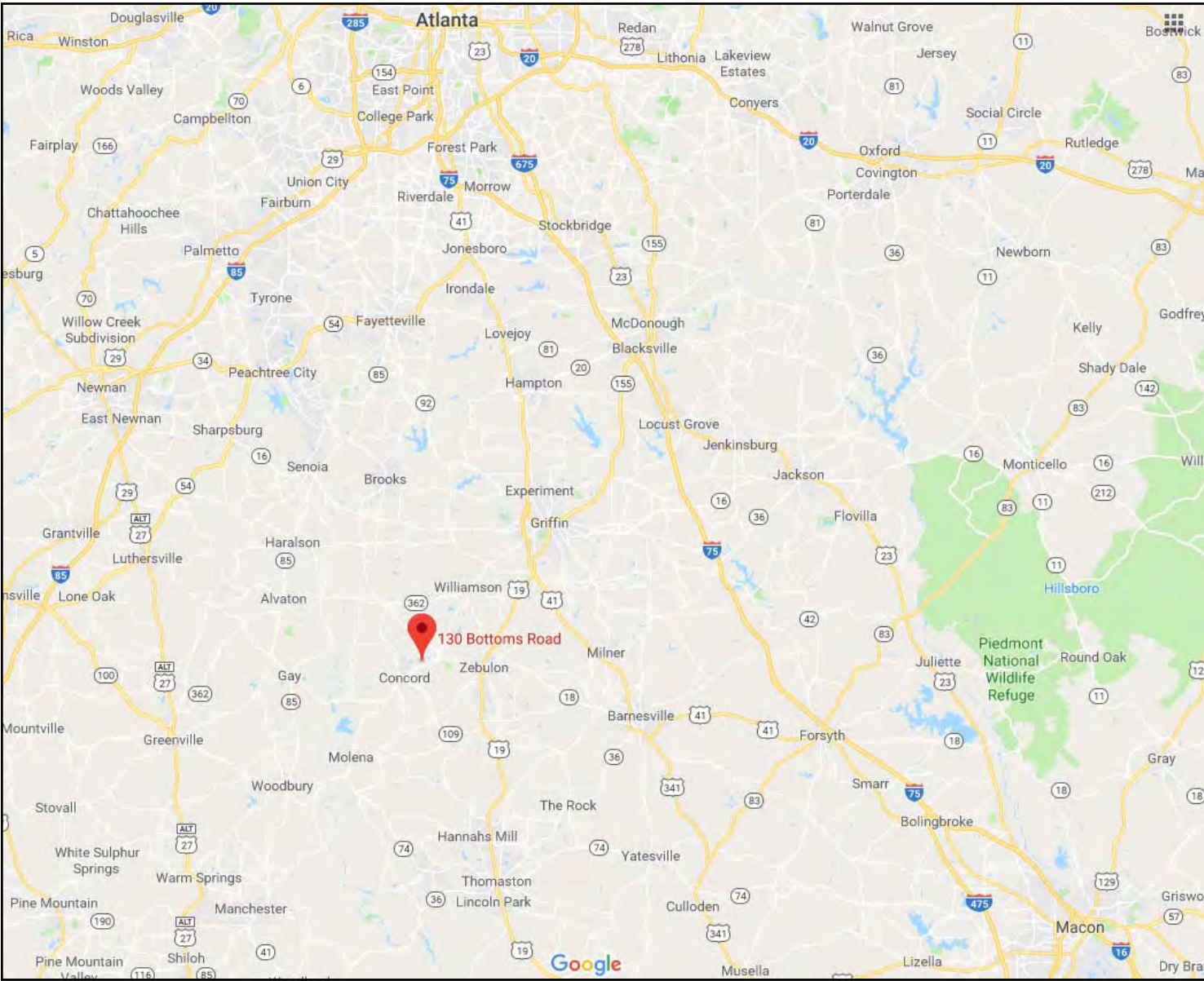




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130 Bottoms Road - Concord, GA 30206 / **LOCATION MAP**





Demographic and Income Profile

Pike County, GA
 Pike County, GA (13231)
 Geography: County

Prepared by Esri

| Summary | Census 2010 | 2018 | 2023 | | | |
|---------------------------------|-------------|---------|----------|---------|--------|---------|
| Population | 17,869 | 18,455 | 19,065 | | | |
| Households | 6,187 | 6,382 | 6,583 | | | |
| Families | 4,906 | 5,019 | 5,156 | | | |
| Average Household Size | 2.84 | 2.86 | 2.86 | | | |
| Owner Occupied Housing Units | 5,077 | 5,267 | 5,516 | | | |
| Renter Occupied Housing Units | 1,110 | 1,115 | 1,067 | | | |
| Median Age | 38.3 | 40.4 | 41.3 | | | |
| Trends: 2018 - 2023 Annual Rate | Area | State | National | | | |
| Population | 0.65% | 1.10% | 0.83% | | | |
| Households | 0.62% | 1.08% | 0.79% | | | |
| Families | 0.54% | 0.99% | 0.71% | | | |
| Owner HHs | 0.93% | 1.52% | 1.16% | | | |
| Median Household Income | 1.83% | 1.68% | 2.50% | | | |
| Households by Income | 2018 | | 2023 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 682 | 10.7% | 601 | 9.1% | | |
| \$15,000 - \$24,999 | 467 | 7.3% | 433 | 6.6% | | |
| \$25,000 - \$34,999 | 589 | 9.2% | 556 | 8.4% | | |
| \$35,000 - \$49,999 | 914 | 14.3% | 873 | 13.3% | | |
| \$50,000 - \$74,999 | 1,349 | 21.1% | 1,339 | 20.3% | | |
| \$75,000 - \$99,999 | 970 | 15.2% | 1,057 | 16.1% | | |
| \$100,000 - \$149,999 | 866 | 13.6% | 998 | 15.2% | | |
| \$150,000 - \$199,999 | 393 | 6.2% | 499 | 7.6% | | |
| \$200,000+ | 152 | 2.4% | 227 | 3.4% | | |
| Median Household Income | \$57,570 | | \$63,031 | | | |
| Average Household Income | \$72,387 | | \$82,435 | | | |
| Per Capita Income | \$25,474 | | \$28,892 | | | |
| Population by Age | Census 2010 | | 2018 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,011 | 5.7% | 1,006 | 5.5% | 1,011 | 5.3% |
| 5 - 9 | 1,400 | 7.8% | 1,089 | 5.9% | 1,120 | 5.9% |
| 10 - 14 | 1,554 | 8.7% | 1,262 | 6.8% | 1,241 | 6.5% |
| 15 - 19 | 1,351 | 7.6% | 1,299 | 7.0% | 1,219 | 6.4% |
| 20 - 24 | 849 | 4.8% | 1,161 | 6.3% | 1,058 | 5.5% |
| 25 - 34 | 1,883 | 10.5% | 2,211 | 12.0% | 2,424 | 12.7% |
| 35 - 44 | 2,701 | 15.1% | 2,294 | 12.4% | 2,336 | 12.3% |
| 45 - 54 | 2,785 | 15.6% | 2,730 | 14.8% | 2,589 | 13.6% |
| 55 - 64 | 2,139 | 12.0% | 2,550 | 13.8% | 2,662 | 14.0% |
| 65 - 74 | 1,363 | 7.6% | 1,866 | 10.1% | 2,136 | 11.2% |
| 75 - 84 | 609 | 3.4% | 751 | 4.1% | 994 | 5.2% |
| 85+ | 224 | 1.3% | 236 | 1.3% | 275 | 1.4% |
| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 15,606 | 87.3% | 16,200 | 87.8% | 16,756 | 87.9% |
| Black Alone | 1,837 | 10.3% | 1,702 | 9.2% | 1,645 | 8.6% |
| American Indian Alone | 55 | 0.3% | 50 | 0.3% | 51 | 0.3% |
| Asian Alone | 56 | 0.3% | 78 | 0.4% | 95 | 0.5% |
| Pacific Islander Alone | 1 | 0.0% | 1 | 0.0% | 1 | 0.0% |
| Some Other Race Alone | 73 | 0.4% | 114 | 0.6% | 149 | 0.8% |
| Two or More Races | 241 | 1.3% | 310 | 1.7% | 368 | 1.9% |
| Hispanic Origin (Any Race) | 193 | 1.1% | 321 | 1.7% | 427 | 2.2% |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

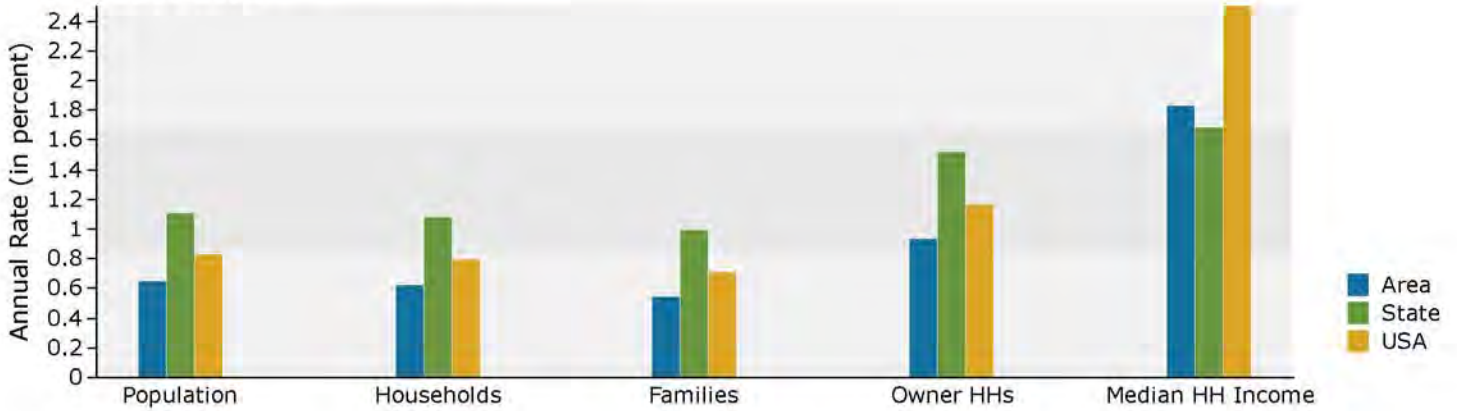


Demographic and Income Profile

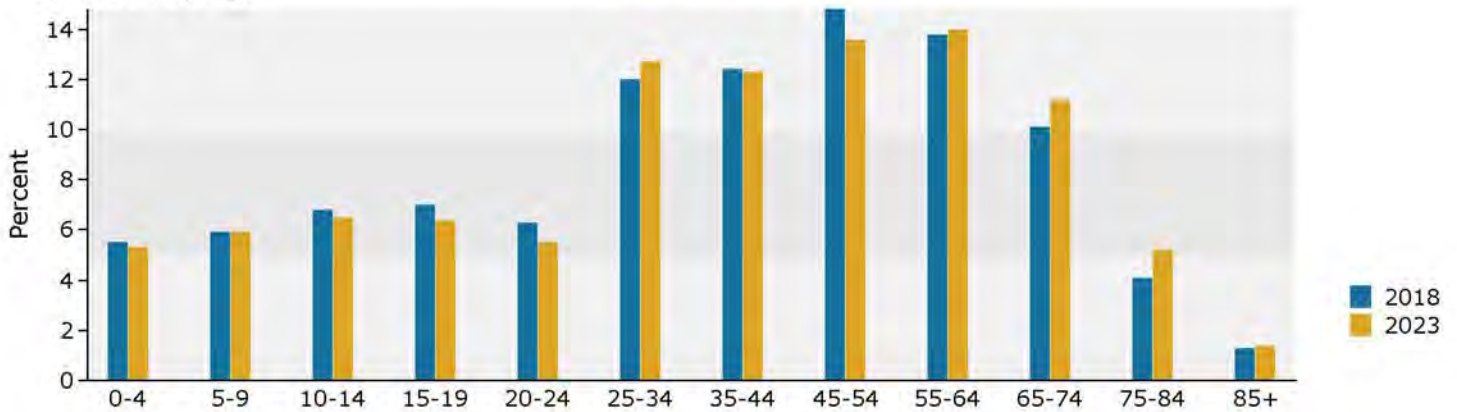
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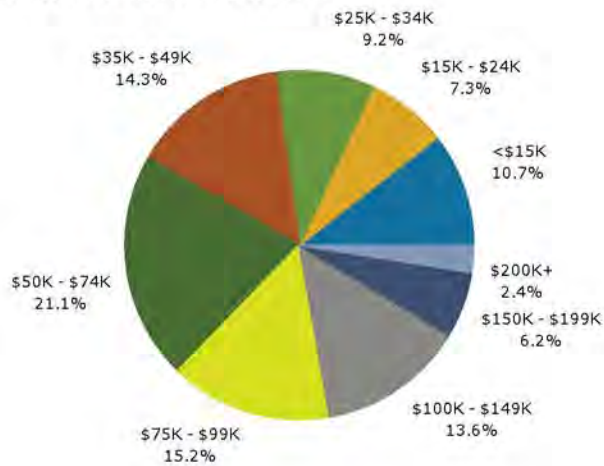
Trends 2018-2023



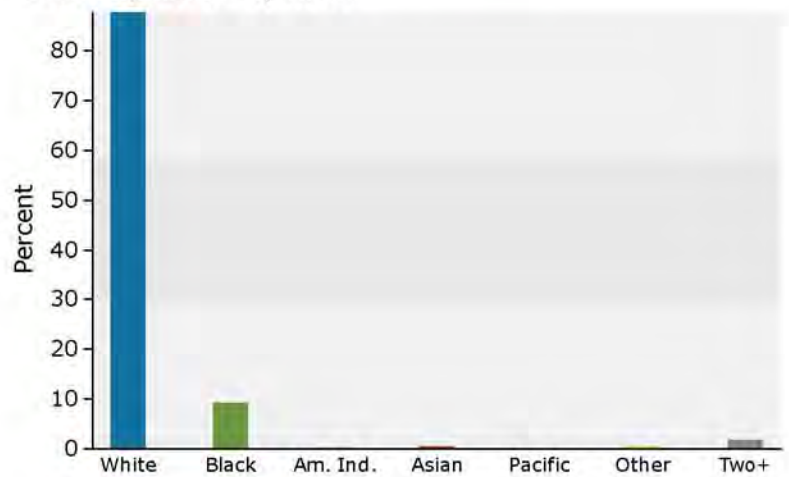
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 1.7%