



Land » For Sale

## Bank Owned Acreage

745 TALLASSEE ROAD, ATHENS, GA 30606

**THE SIMPSON COMPANY OF GEORGIA, INC.**

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# Executive Summary

DEVELOPMENT POTENTIAL  
745 Tallasse Road, Athens, GA 30606



## OFFERING SUMMARY

**Sale Price:** \$729,000

**Lot Size:** 67.322 Acres

**Zoning:** RS-15

**Market:** Metro Atlanta

**Traffic Count:** 13,256

## PROPERTY HIGHLIGHTS

- BANK OWNED
- Special financing available
- 67.322+/- Total acres
- 1,100 Feet of frontage along Tallasse Road
- Just over one mile west of the Athens Perimeter
- Gently sloping topography
- All utilities available
- Zoned RS-15
- Currently platted for 122 residential lots
- Traffic Count: 13,256+/- CPD
- Multi-Family, Manufactured Home Park, or Day Care development potential

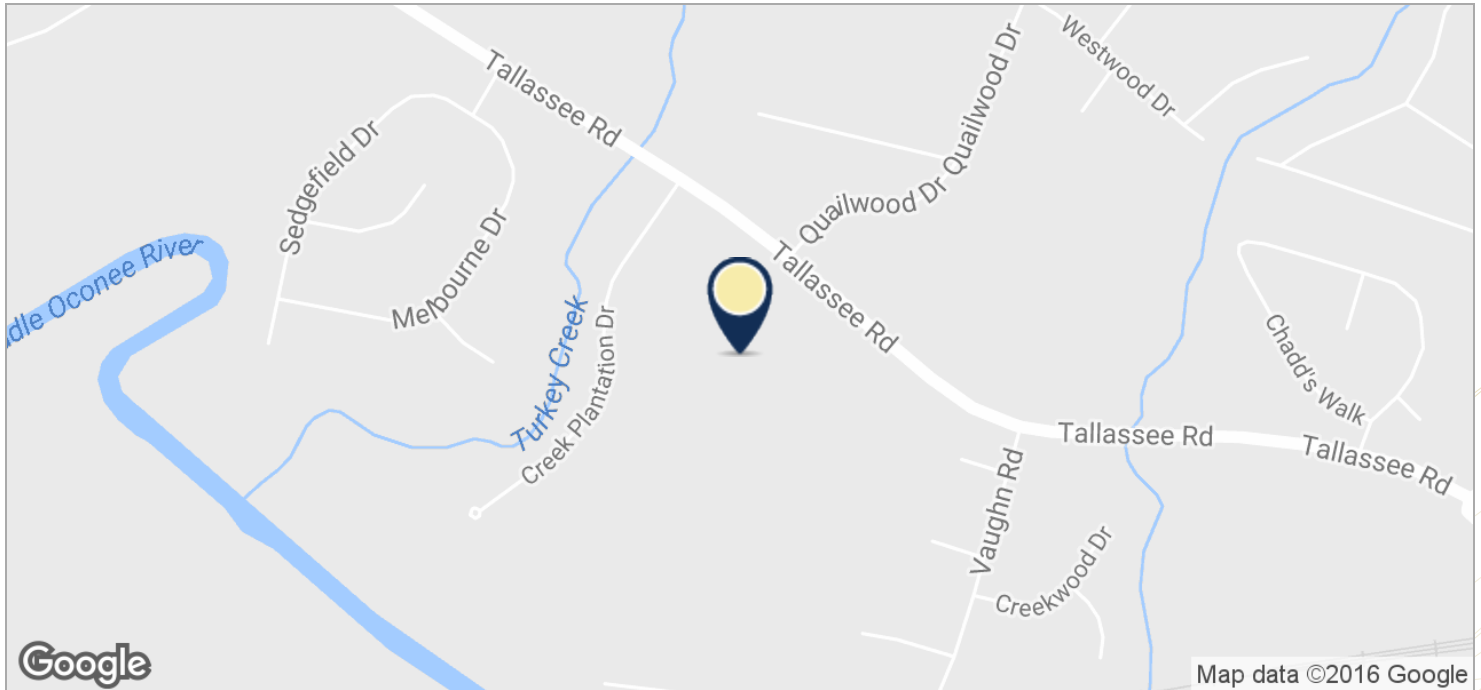
Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com  
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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

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# Location Maps

**BANK OWNED ACREAGE**  
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# Additional Photos

**BANK OWNED ACREAGE**  
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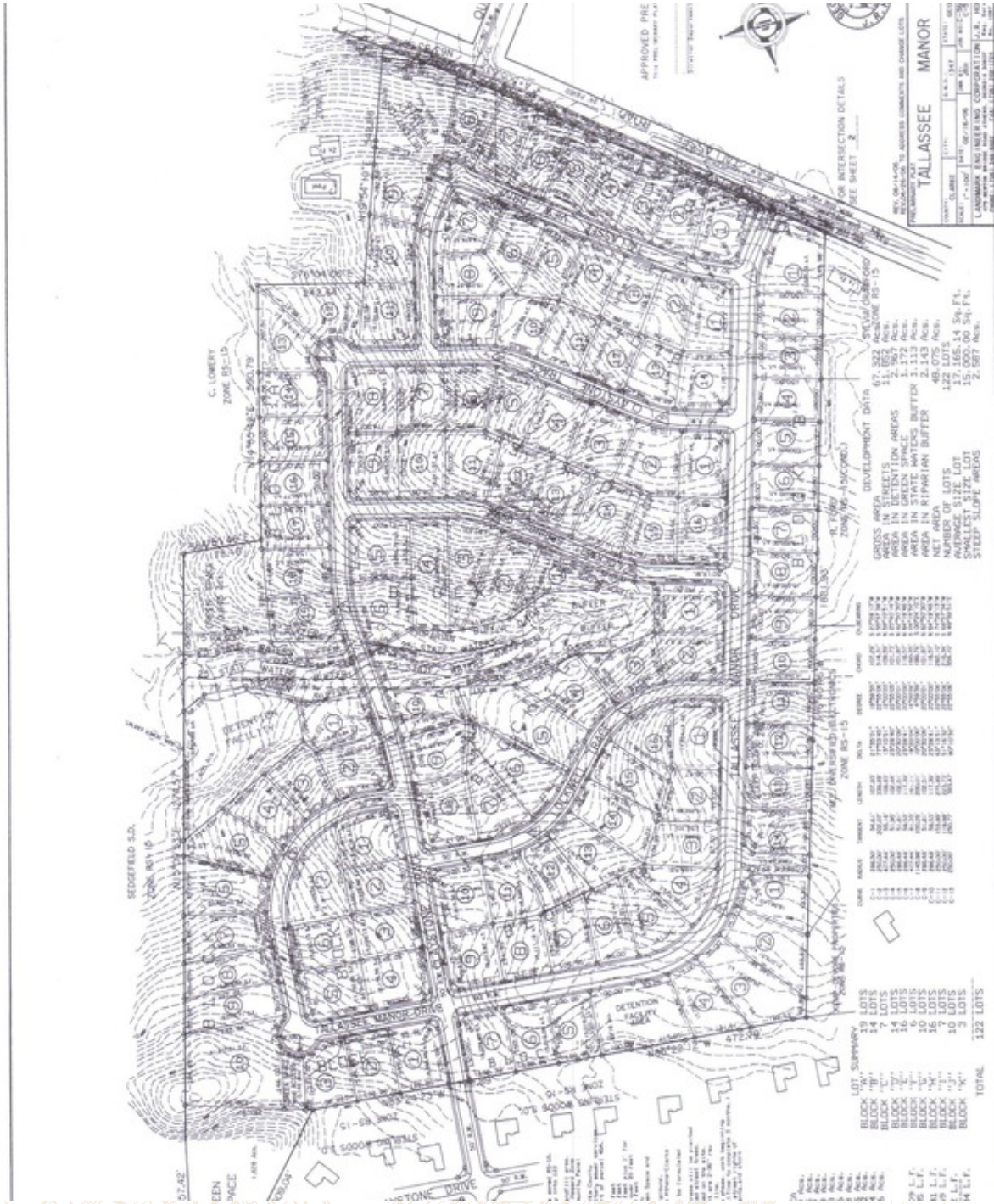
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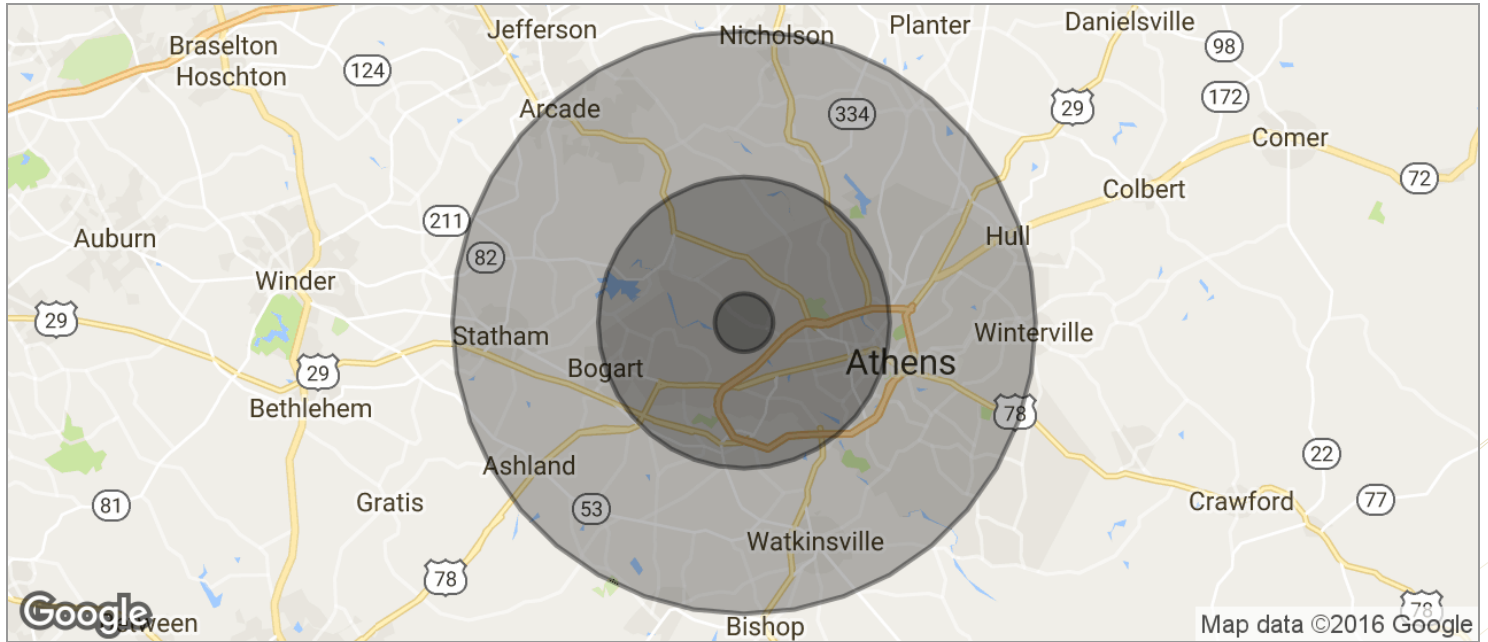
# Additional Photos

PLATS & SURVEYS  
745 Tallasse Road, Athens, GA 30606



# Demographics Map

**BANK OWNED ACREAGE**  
745 Tallasse Road, Athens, GA 30606



	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	2,417	63,590	165,258
MEDIAN AGE	33.0	31.7	30.7
MEDIAN AGE (MALE)	31.1	31.0	29.9
MEDIAN AGE (FEMALE)	34.8	32.2	31.3
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	970	24,953	59,234
# OF PERSONS PER HH	2.5	2.5	2.8
AVERAGE HH INCOME	\$70,790	\$63,727	\$58,256
AVERAGE HOUSE VALUE	\$242,073	\$228,154	\$206,015
<b>RACE</b>			
% WHITE	60.3%	64.8%	69.8%
% BLACK	32.3%	28.6%	22.7%
% ASIAN	2.2%	2.5%	3.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.4%	2.0%	1.8%
<b>ETHNICITY</b>			
% HISPANIC	13.8%	10.3%	8.6%

\* Demographic data derived from 2010 US Census

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# Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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