

# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$996,600
Price / Acre	\$27,500
Lot Size:	36.24 ± Acres
Lot Frontage:	1981 ft I-85
Zoning:	AG Agricultural
Market:	Pendergrass
Submarket:	I-85 Corridor
Traffic Count:	53,500, I-85

### PROPERTY OVERVIEW

The property is well suited for a residential development. It will require a creek crossing to access the property. The property is mostly wooded and it is bordered by Walnut Creek and I-85. There are roughly 18.5 useable acres. The attached concept plan shows 84 single family detached lots, and will require a rezoning to R4 in the city of Pendergrass. Sewer is located on the property.

### LOCATION OVERVIEW

The property is located at the end of Gary Watson Rd which runs off of Hwy 332 in the City of Pendergrass. The property has roughly 2,000 ft of frontage on Highway I-85 South and is located roughly one mile west of the Hwy 129 Exit..

### PROPERTY HIGHLIGHTS

- High Growth Area
- Sewer located on the property
- Excellent visibility from I-85
- Owner Financing available

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH  
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grantwhitworth@gmail.com

Revised: 7-11-2022

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## LOCATION MAP



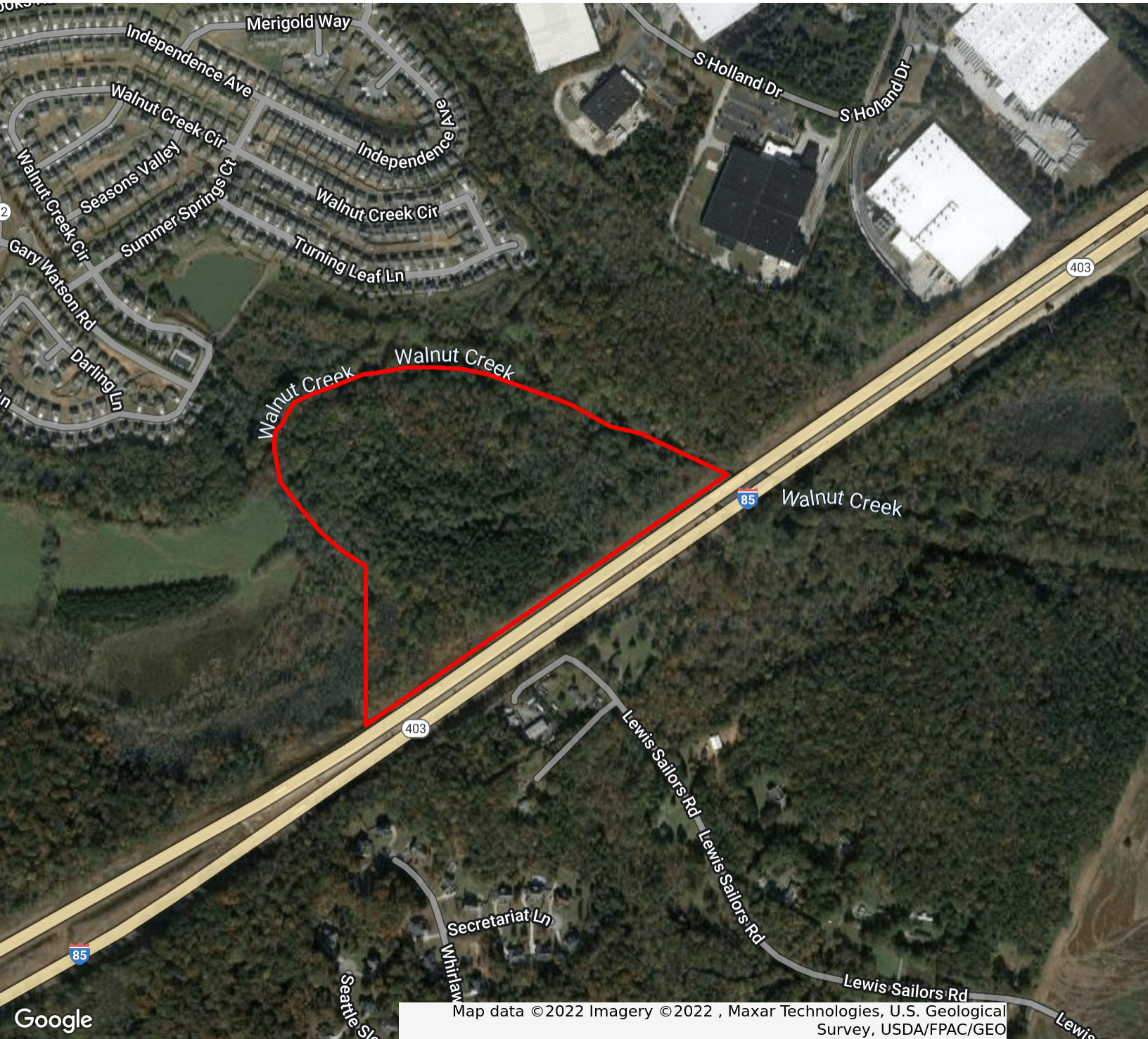
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## AERIAL MAP



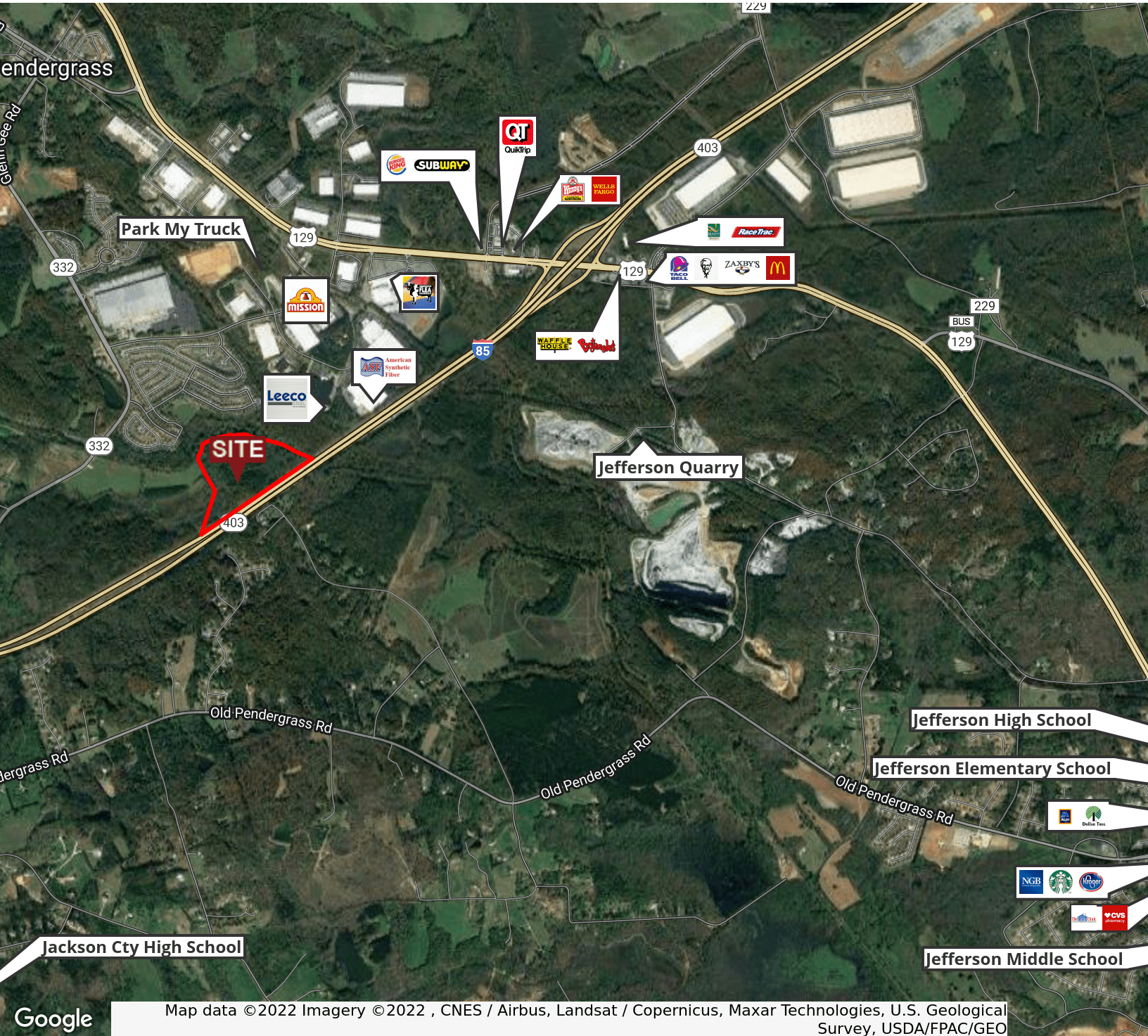
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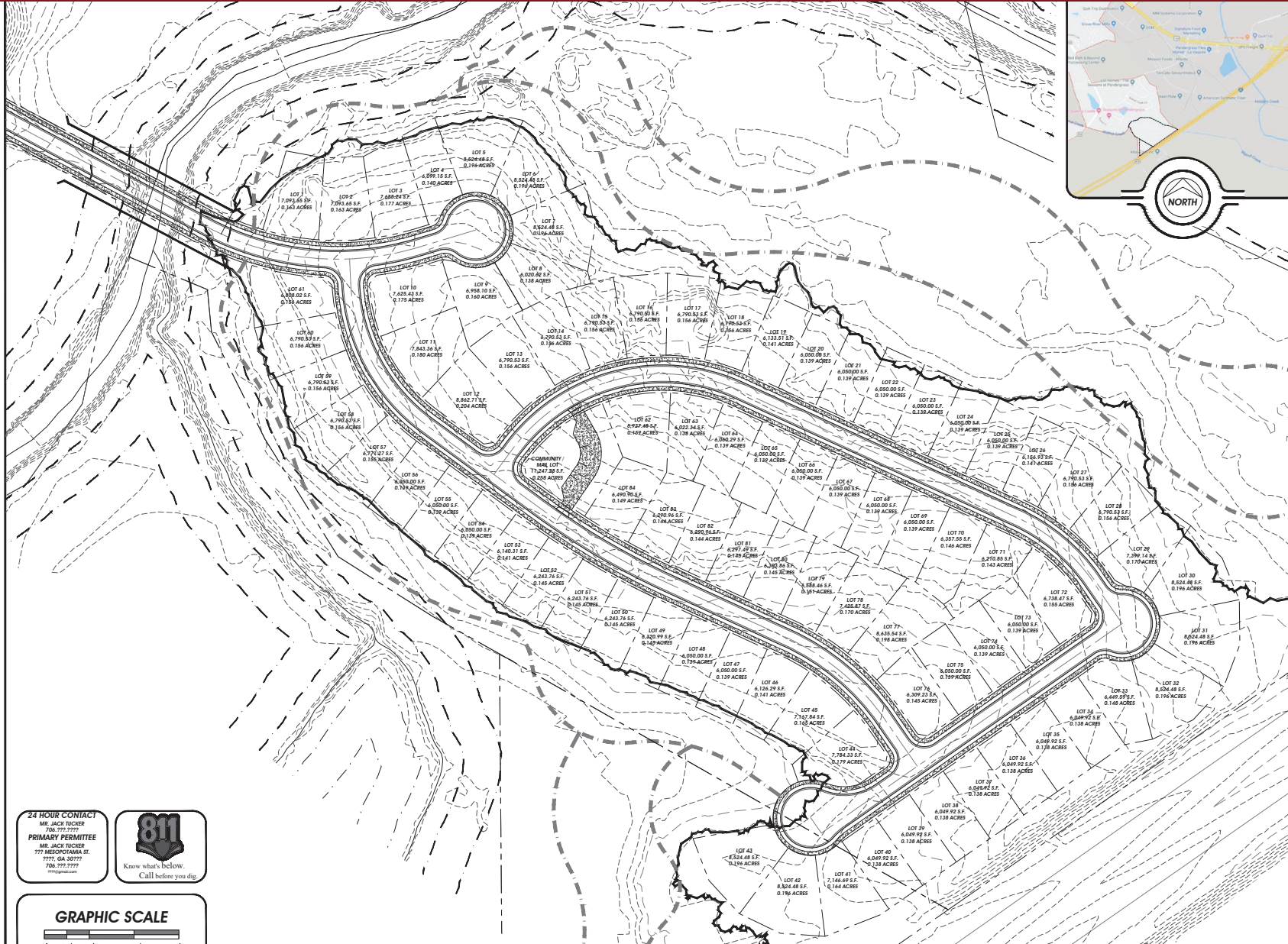
## RETAILER MAP



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# GARY WATSON ROAD 36 ACRES

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ENVIRONMENTAL CONSULTING  
ENVIRONMENTAL ENGINEERING  
LAND PLANNING/DESIGN  
SOIL CLASSIFICATION  
WETLAND DELINEATION

P.O. BOX 100  
BOGART, GA 30622  
706.248.1823 OFFICE  
678.227.4545 CELL

**WALNUT BEND**  
GARY WATSON ROAD  
PENDERGRASS, GA 30567  
CITY OF PENDERGRASS  
JACKSON COUNTY  
36.24 ACRES  
0.?? ACRES DISTURBED  
TAX PARCEL #: 092 027,  
092 022B

REVISIONS	DATE

ANY CHANGES OR REVISIONS MADE TO THESE CONCEPTS ARE THE PROPERTY OF THE ENGINEER. OPINIONS OF ADMITTED ENVIRONMENTAL, RESOURCE, TECHNOLOGICAL, AND SOIL USE ARE GIVEN WITHOUT ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWING AND REPORT ARE FILED FOR RECORDATION OF ANY CHANGES.



**DATE**  
01/05/2020

**CONCEPT  
PLAN A**

**SHEET**

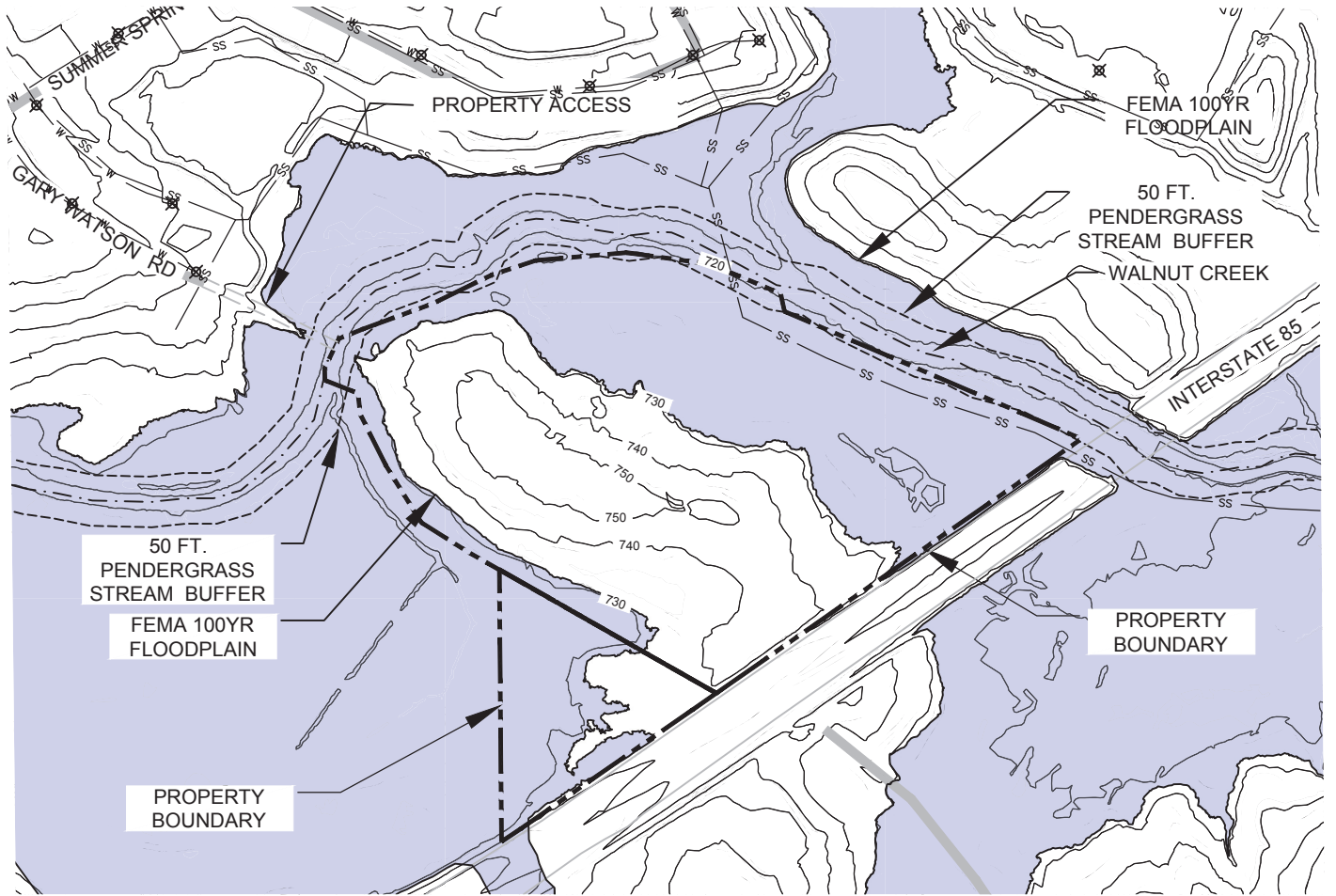
24 HOUR CONTACT  
MR. JACK TUCKER  
706.777.7777  
PRIMARY PERMITTEE  
MR. JACK TUCKER  
777 MERCURY LANE ST.  
7777 GA 30777  
706.777.7777

Know what's below.  
Call before you dig.

**GRAPHIC SCALE**

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TOTAL PROPERTY  
 AREA = 38.3 AC  
 USABLE AREA = 18.5 AC  
 MIN ELEV. = 712'  
 MAX ELEV. = 756'  
 AVG. SLOPE = 6.8%



Scale: 1 in = 500 ft



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# TOPO MAP

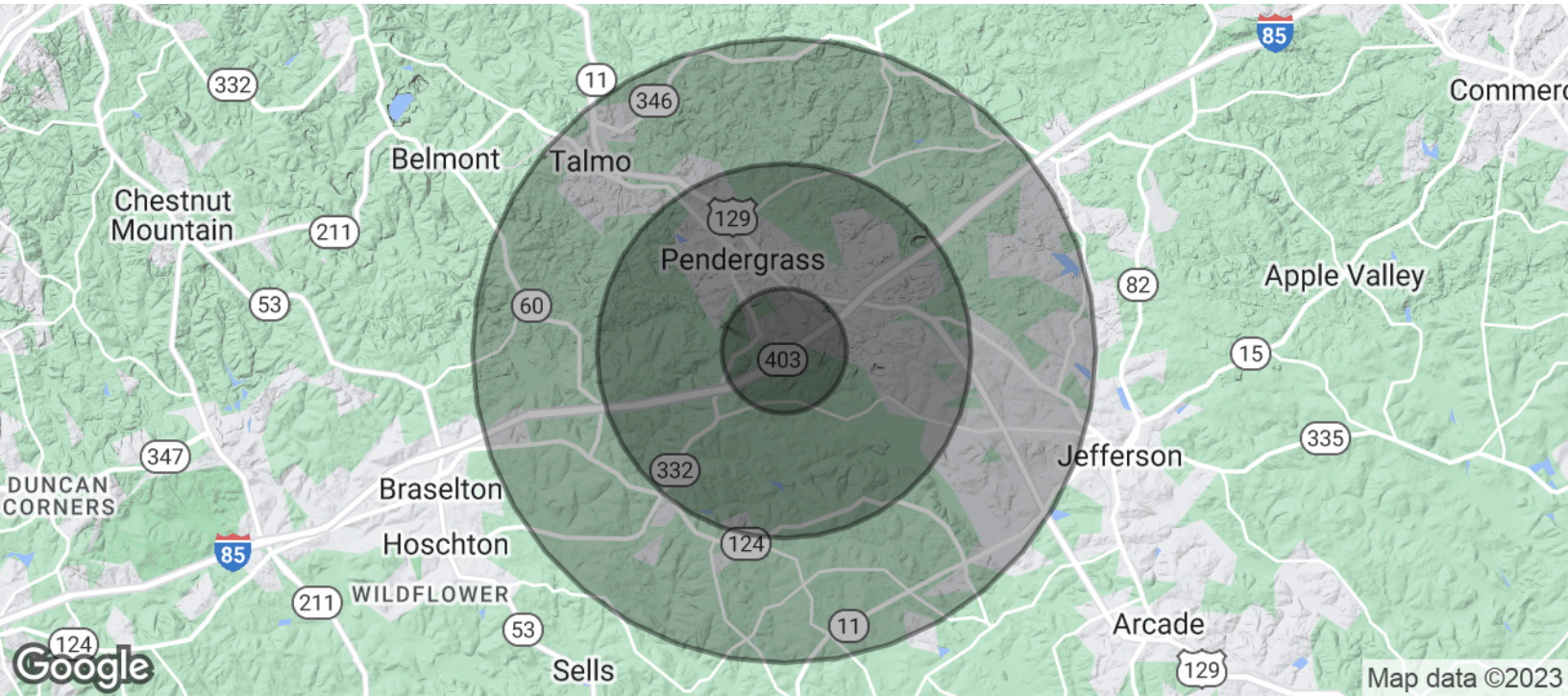
TOP PERFORMING PROPERTIES  
 GARY WATSON RD.  
 JACKSON COUNTY, GEORGIA

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	833	8,153	20,625
Average Age	51.3	41.0	38.2
Average Age (Male)	48.4	40.2	37.8
Average Age (Female)	51.4	40.2	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	301	2,690	6,862
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$99,682	\$91,248	\$92,453
Average House Value	\$956,998	\$441,919	\$294,492

\* Demographic data derived from 2020 ACS - US Census

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