

ATLANTA HWY COMMERCIAL TRACT

3011 ATLANTA HIGHWAY, ATHENS, GA 30603



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / Acre	\$150,432
Lot Size:	7.98 Acres
Lot Frontage:	512 ft Atlanta Hwy 390 ft Epps Bridge Pkwy
Zoning:	C-G Commercial- General
Market:	Athens Clarke County
Submarket:	Atlanta Hwy Corridor
Traffic Count:	21,500

PROPERTY OVERVIEW

The property consists of 7.977 acres zoned C-G (Commercial-General) which allows a variety of uses including retail, hospitality, assisted living and multifamily. The property can be accessed from the Atlanta Hwy based on the attached plan. There is a stream running through the western portion of the property. There was previously a 2.5 acre lake located on this portion of the property; however, it has been drained years ago due to issues with the dam. We do not have a current wetland delineation.

LOCATION OVERVIEW

Property located at 3011 Atlanta Highway just west of intersection with Epps Bridge Parkway with frontage on both Atlanta Hwy & Epps Bridge Parkway. It is located on the Atlanta Hwy corridor roughly 3.5 miles from downtown Athens and UGA.

PROPERTY HIGHLIGHTS

- High traffic area with great visibility
- Excellent commercial property allowing a variety of uses
- Frontage on both Atlanta Hwy & Epps Bridge Parkway

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

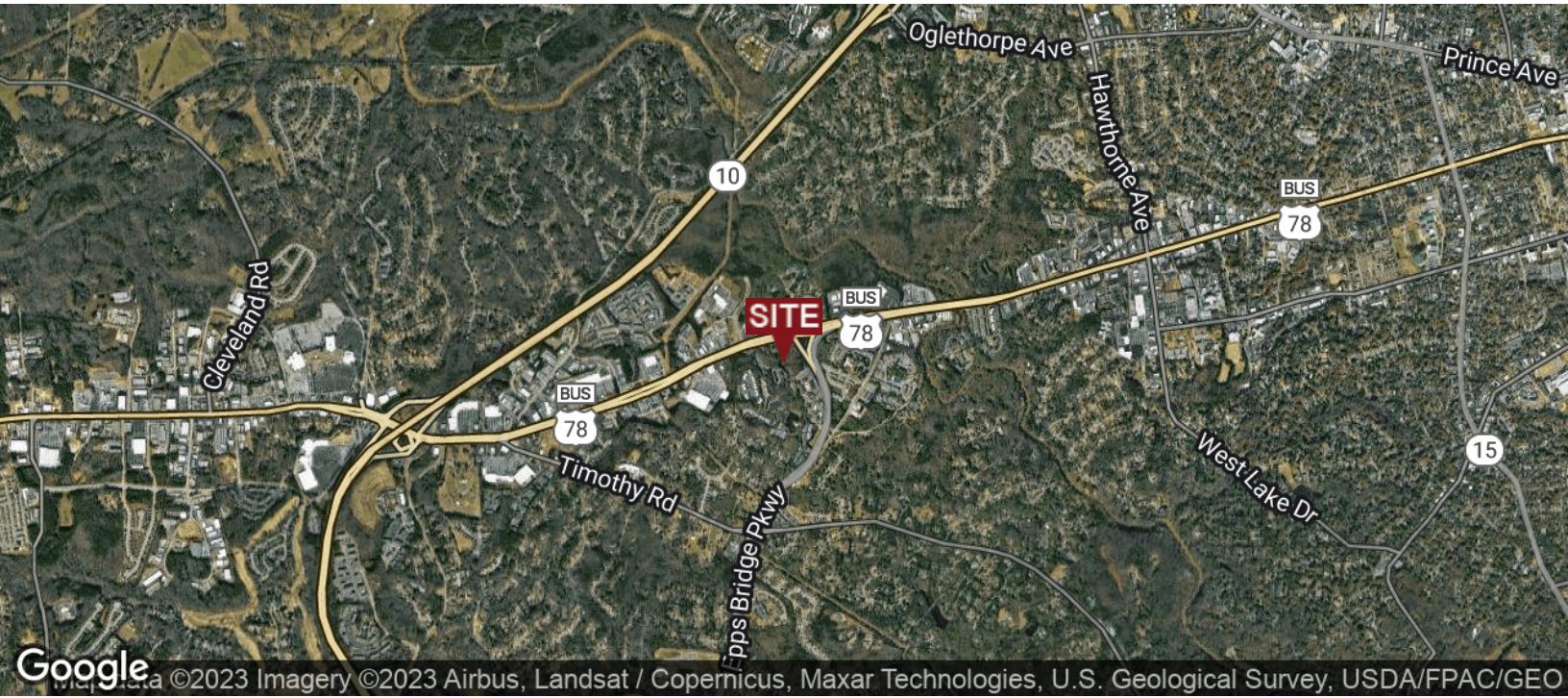
Revised:12-7-2023

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LOCATION MAP



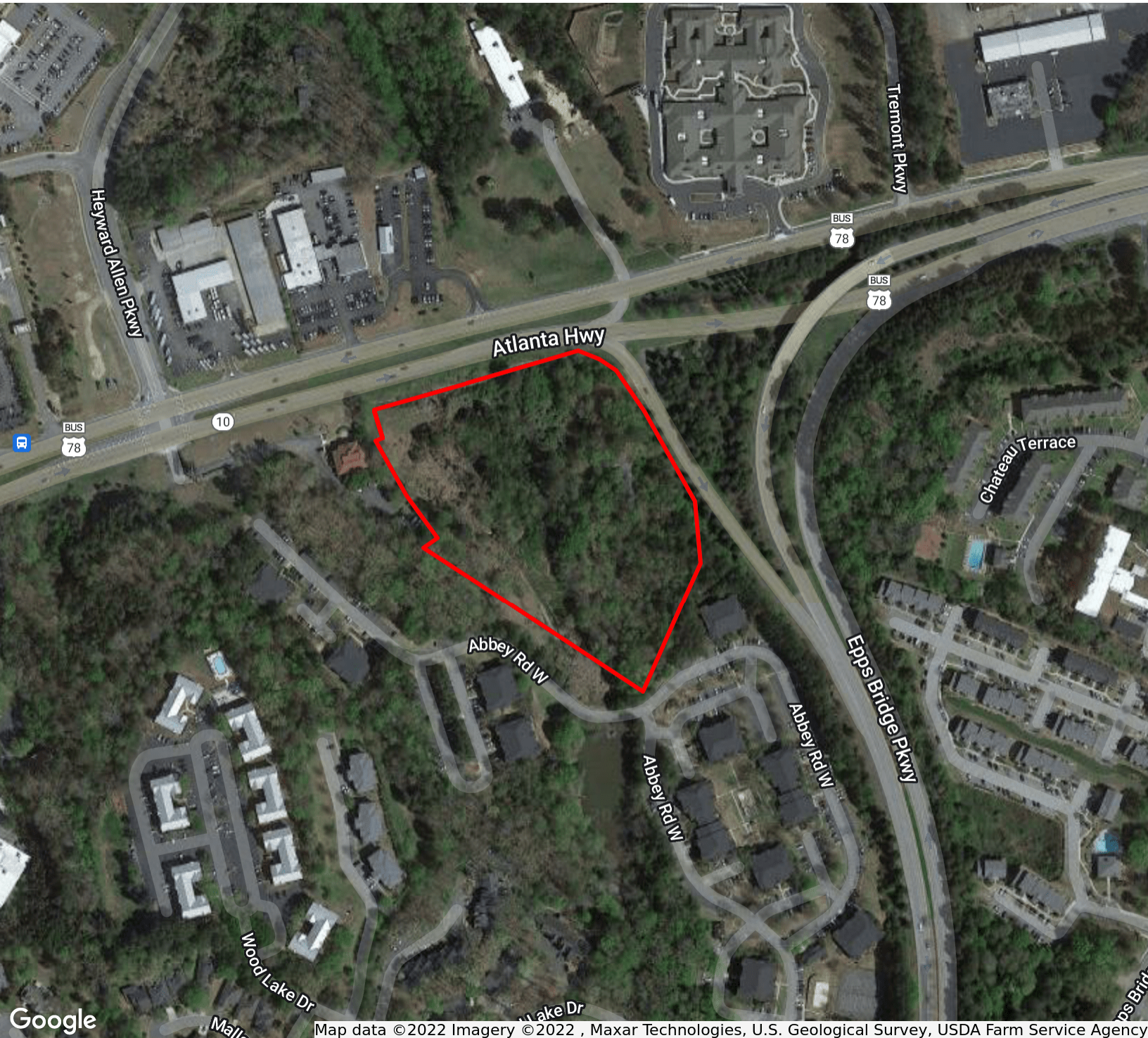
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AERIAL MAP



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RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

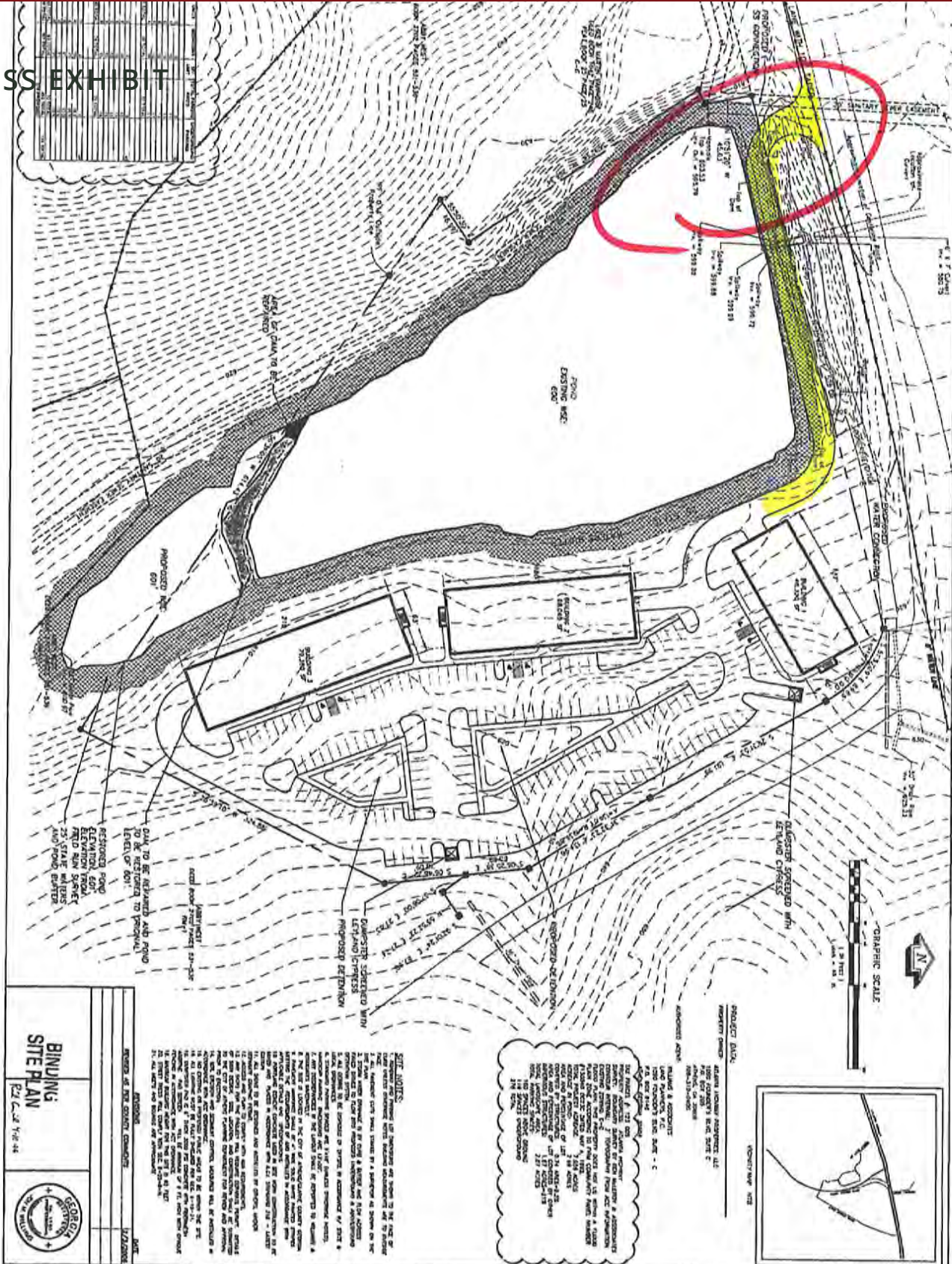
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ACCESS EXHIBIT



BINDING SITE PLAN
 PLAT NO. 144

SOVEREIGN
 STATE OF GEORGIA

RECORDS OF THE COUNTY COMMISSION

DATE 1/24/2008

NOTICE:
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

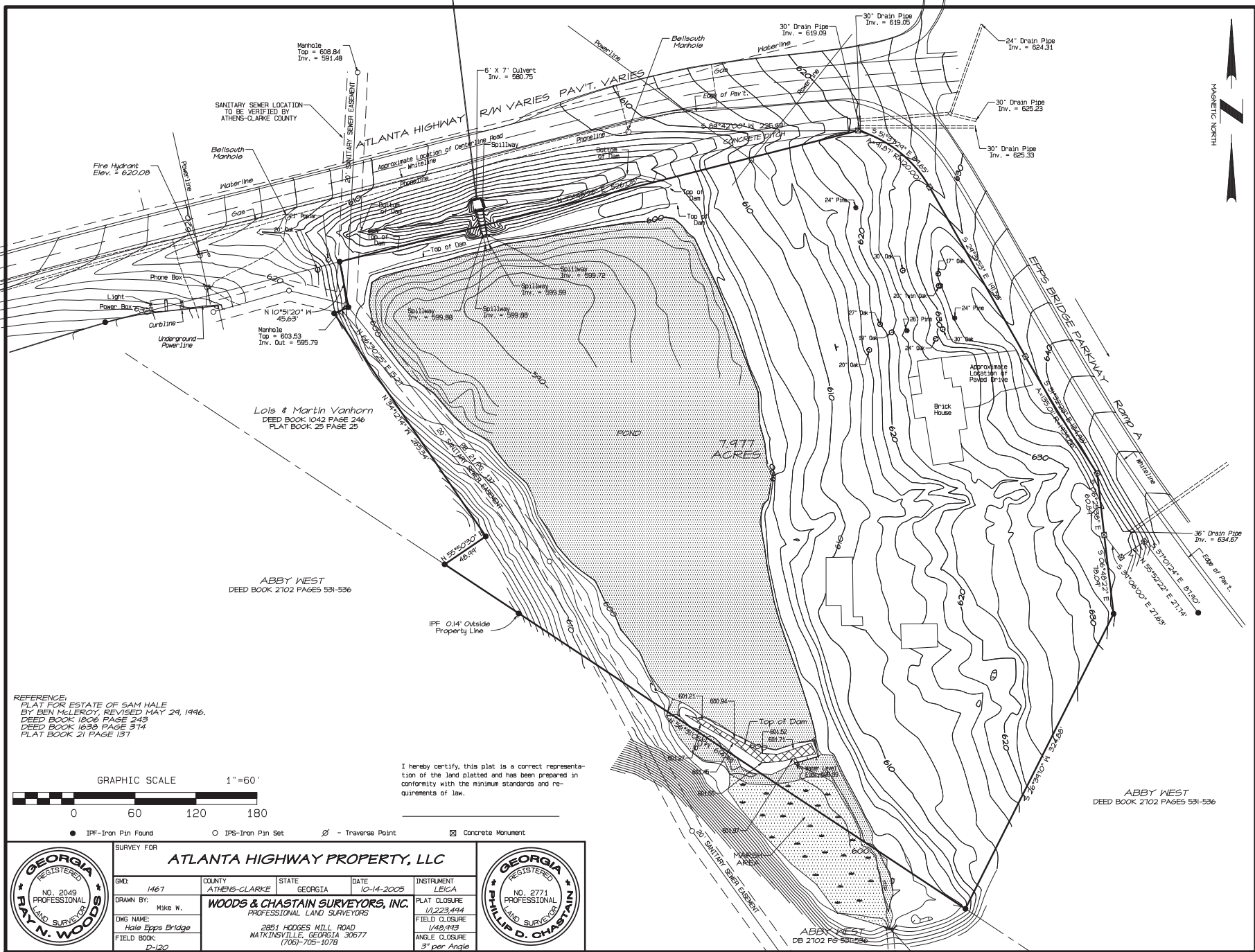
PROJECT DATA:
 PROJECT NAME: ATLANTA HWY COMMERCIAL TRACT
 PROJECT NUMBER: 144
 PROJECT ADDRESS: 3011 ATLANTA HWY, ATHENS, GA 30603
 PROJECT OWNER: GRANT WHITWORTH

GRAPHIC SCALE
 1" = 10'

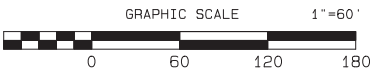
KEY PLAN

INDEX MAP

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 grantwhitworth@gmail.com



REFERENCE:
 PLAT FOR ESTATE OF SAM HALE
 BY BEN McLEROY, REVISED MAY 29, 1996.
 DEED BOOK 1906 PAGE 243
 DEED BOOK 1939 PAGE 314
 PLAT BOOK 21 PAGE 137

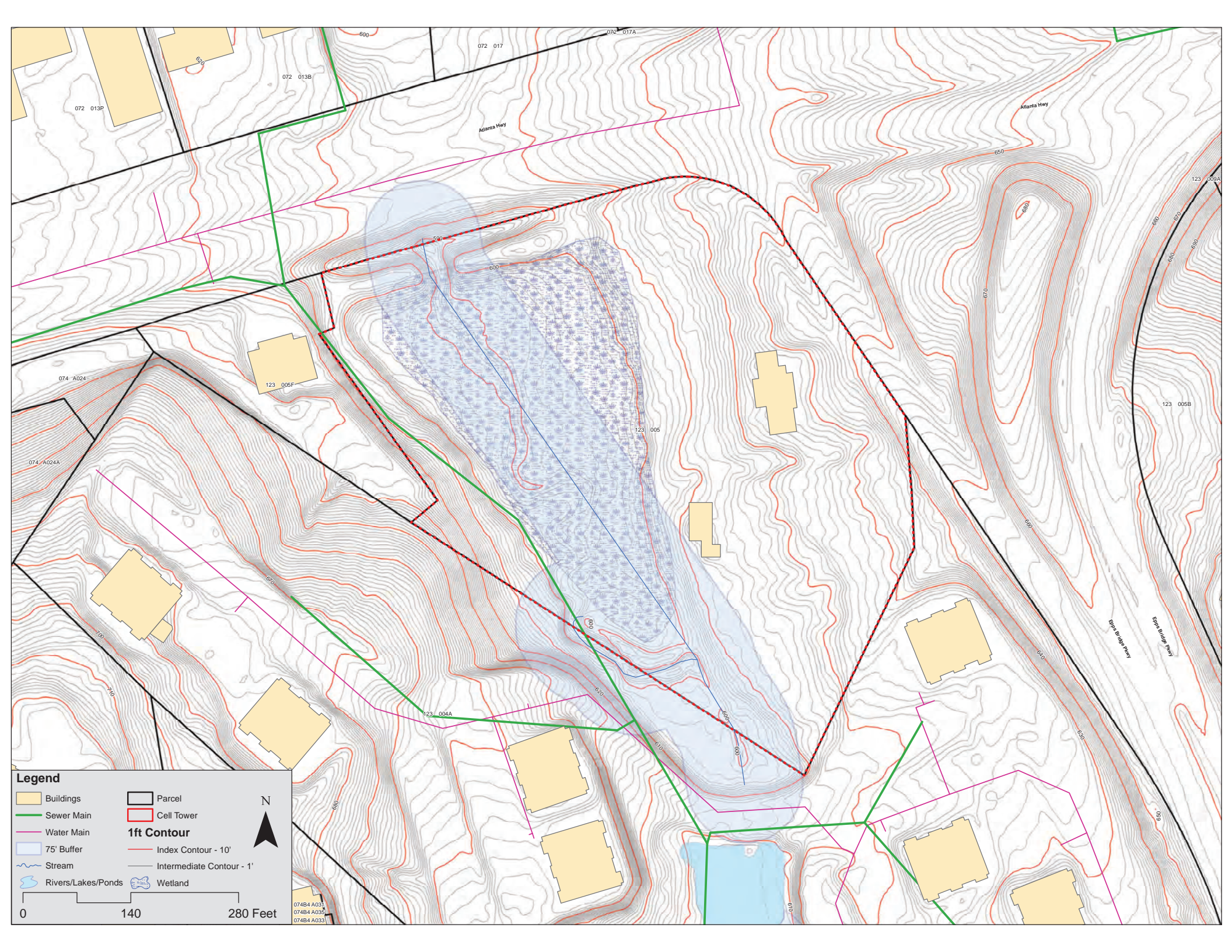


I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



SURVEY FOR ATLANTA HIGHWAY PROPERTY, LLC			
SGR: 1467	COUNTY: ATHENS-CLARKE	STATE: GEORGIA	DATE: 10-14-2005
DRAWN BY: Mike W.	WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS		
DWG NAME: Hale Epps Bridge	2851 HODGES HILL ROAD WATKINSVILLE, GEORGIA 30677 (706)-705-1078		
FIELD BOOK: P-20	INSTRUMENT: LEICA PLAT CLOSURE: 1/223,444 FIELD CLOSURE: 1/48,949 ANGLE CLOSURE: 3" per Angle		





Legend

Buildings	Parcel
Sewer Main	Cell Tower
Water Main	1ft Contour
75' Buffer	Index Contour - 10'
Stream	Intermediate Contour - 1'
Rivers/Lakes/Ponds	Wetland

N

0 140 280 Feet

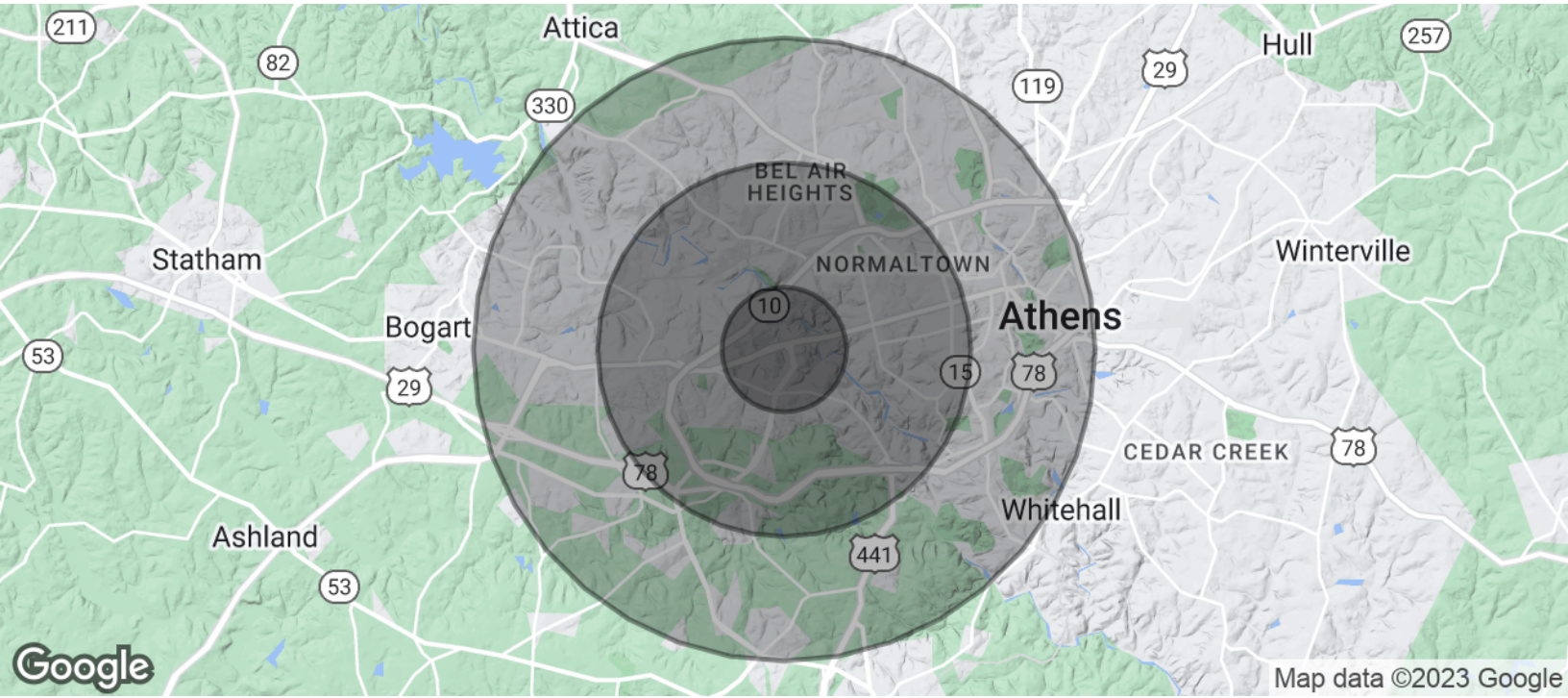
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,636	36,861	92,236
Average Age	32.5	32.9	29.2
Average Age (Male)	32.7	32.6	28.6
Average Age (Female)	31.7	33.1	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,884	15,221	32,694
# of Persons per HH	2.5	2.4	2.8
Average HH Income	\$69,919	\$68,187	\$59,932
Average House Value	\$297,841	\$243,180	\$241,344

* Demographic data derived from 2020 ACS - US Census

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