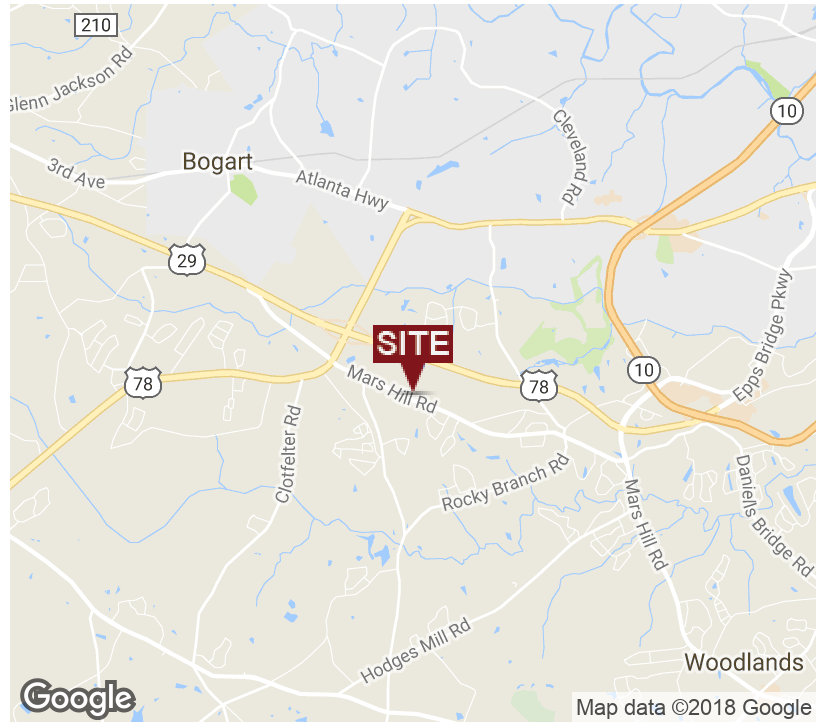


TWIN PONDS OF OCONEE - Tract 2

JULIAN DRIVE, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$660,000
Price / Acre	\$110,000
Lot Size:	6.0 Acres
Lot Frontage:	568ft Mars Hill Rd
Zoning:	R-1
Market:	Oconee County
Traffic Count:	3,870 Mars Hill Rd

PROPERTY OVERVIEW

The property is 6 acres of prime commercial development situated on the corner of Julian Drive and Mars Hill Road. One block to Hwy 316. Located close to retail outlets and new development. The tract is moderate to flat terrain.

LOCATION OVERVIEW

Property is located on western part of Oconee County on the most heavily traveled highway between Athens and Atlanta. In the corner of Julian Drive and Mars Hill Road.

PROPERTY HIGHLIGHTS

- Close to Hwy 316.
- Great commercial site.
- In Oconee County.
- Moderate to Flat terrain.

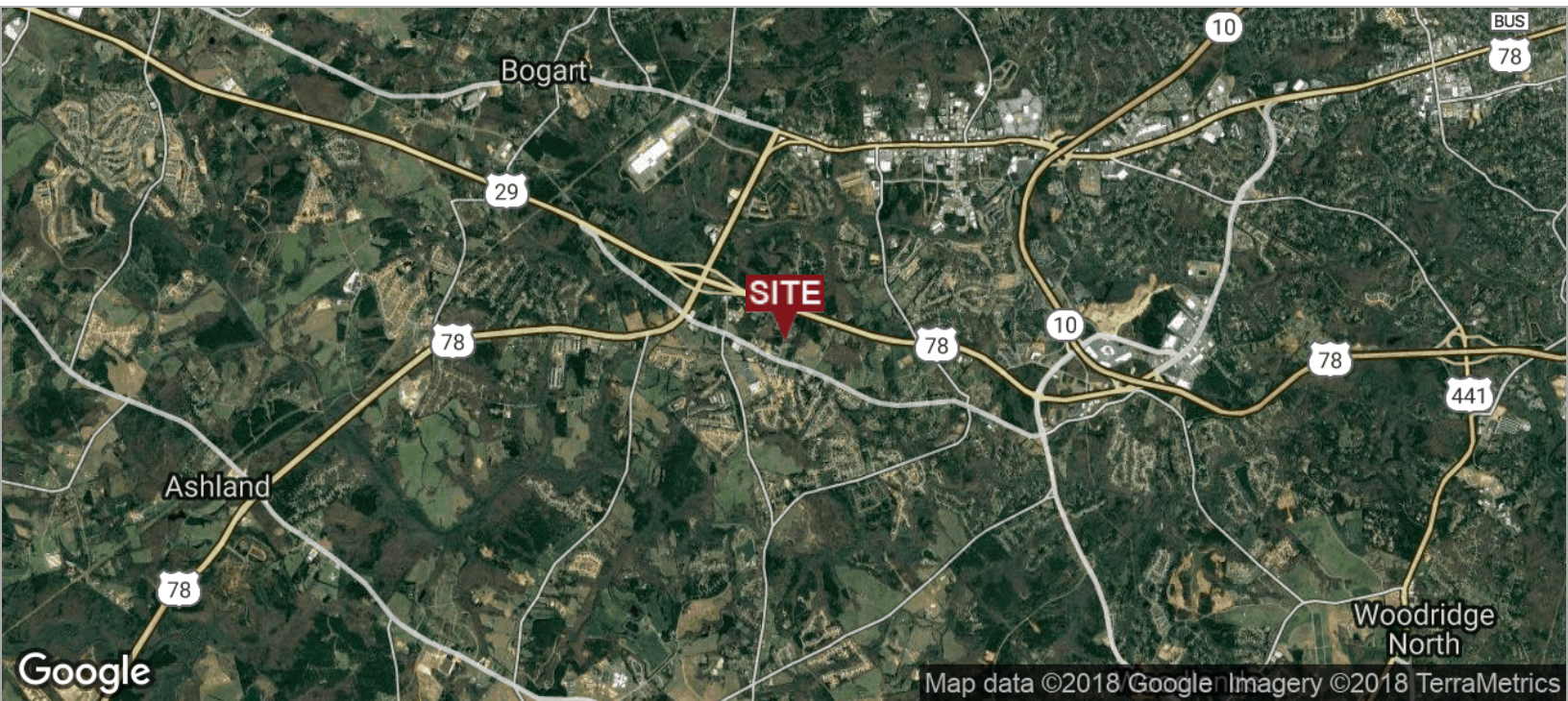
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

TWIN PONDS OF OCONEE - Tract 2

JULIAN DRIVE, WATKINSVILLE, GA 30677



LOCATION MAPS



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706.548.9300
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AERIAL MAP



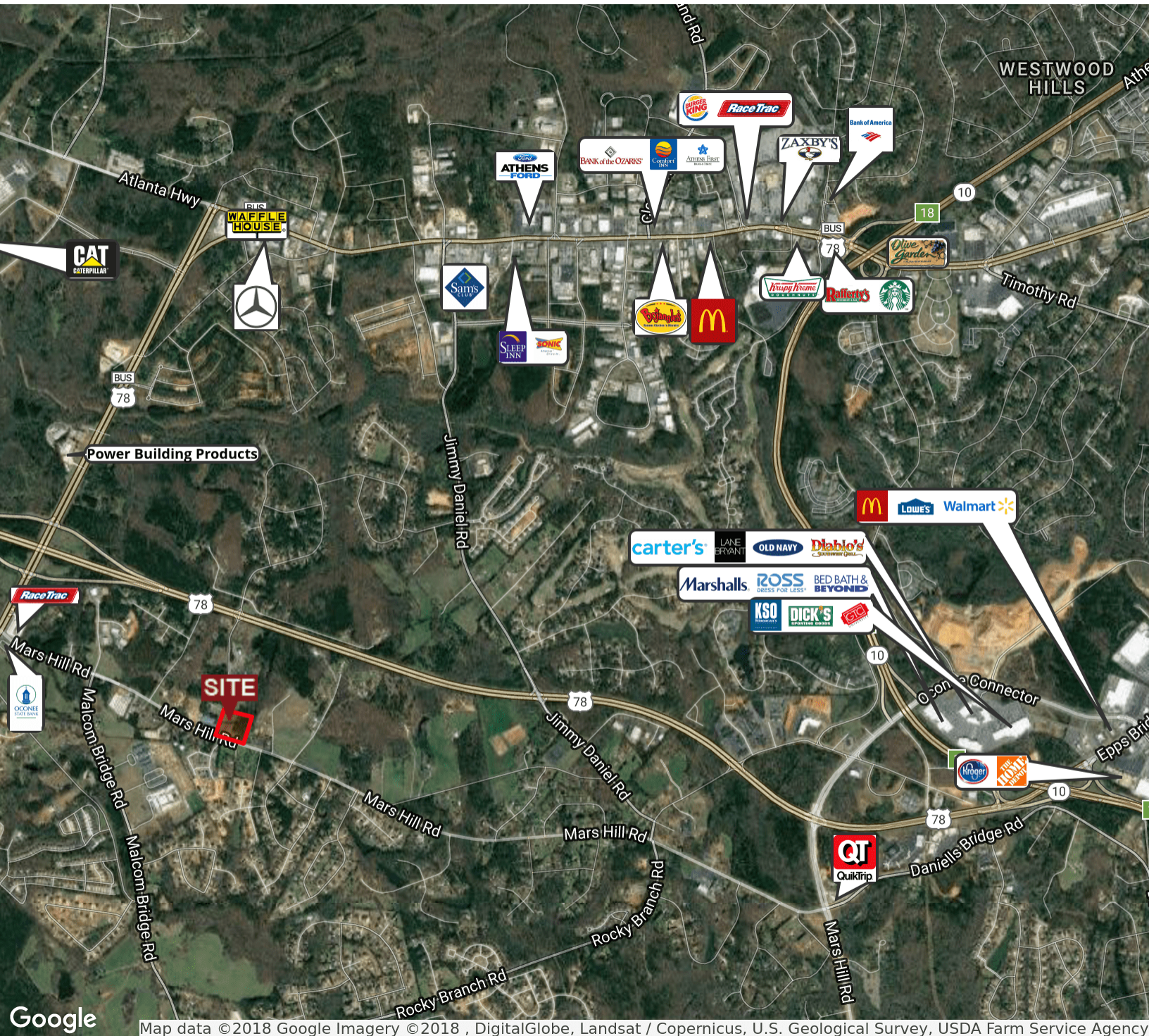
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RETAILER MAP



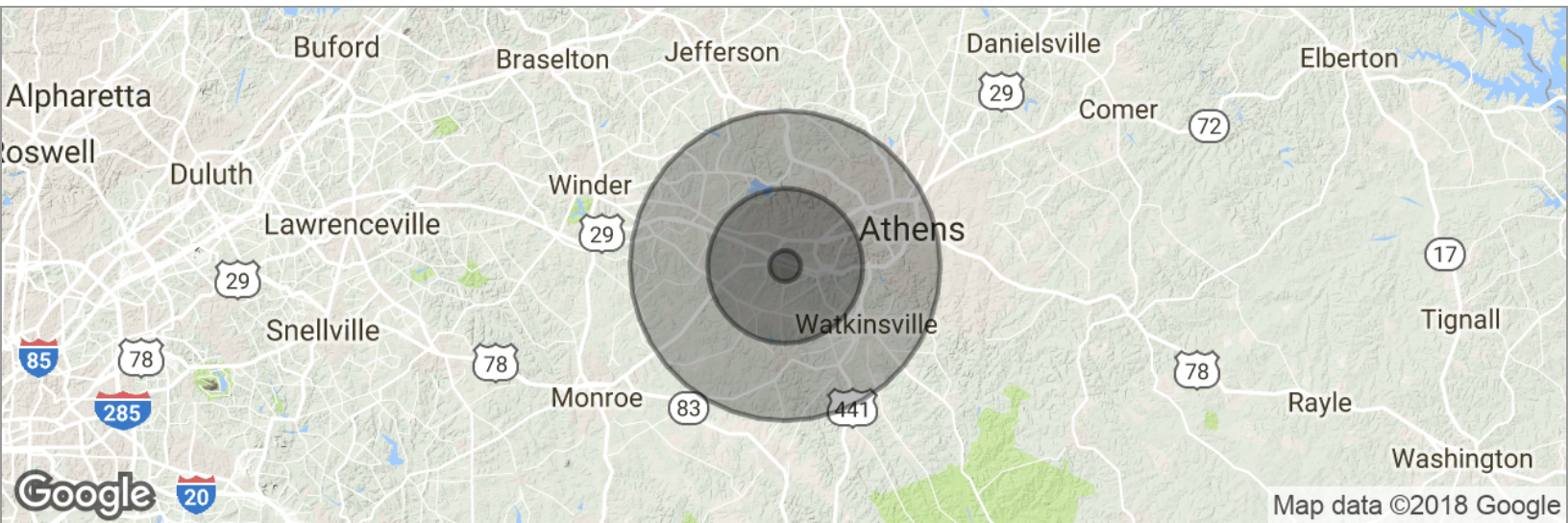
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TWIN PONDS OF OCONEE - Tract 2

JULIAN DRIVE, WATKINSVILLE, GA 30677



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	728	29,466	139,890
Median age	39.0	35.4	31.5
Median age (male)	38.4	34.3	30.7
Median age (Female)	39.3	35.9	32.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	265	11,241	49,525
# of persons per HH	2.7	2.6	2.8
Average HH income	\$98,194	\$86,495	\$64,245
Average house value		\$252,643	\$235,665

* Demographic data derived from 2010 US Census

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