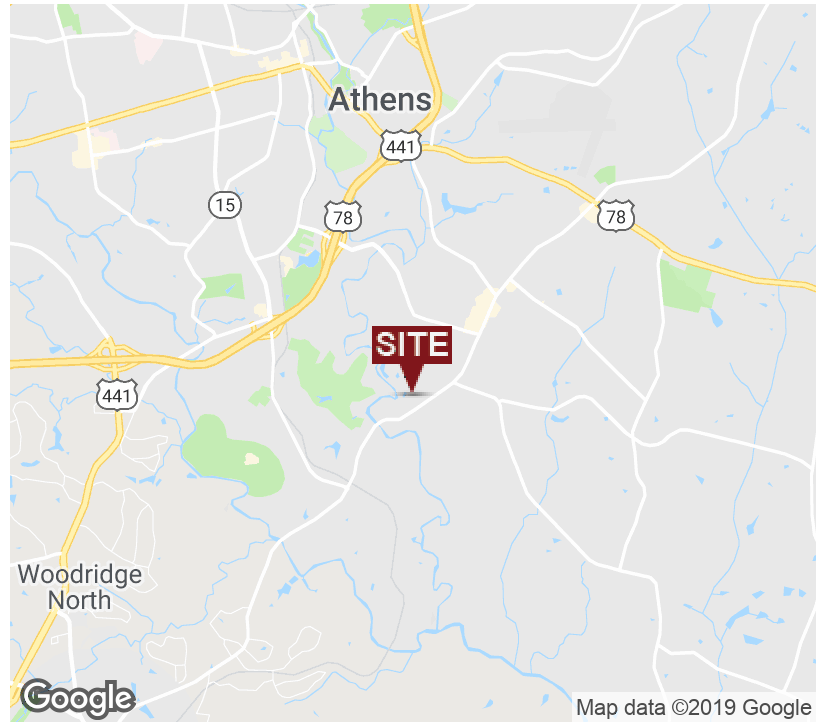
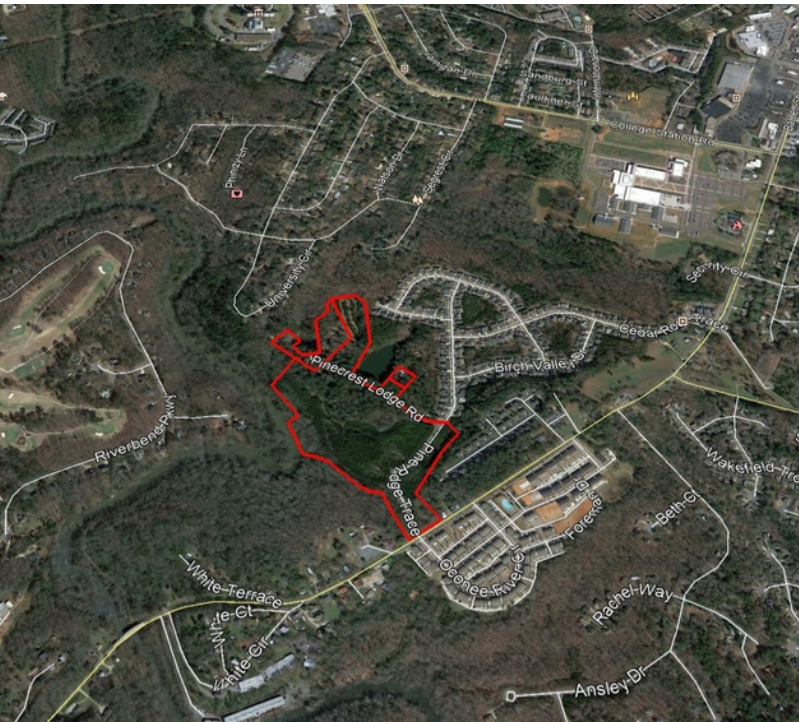


PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,950,000

Lot Size: 33.64 Acres

Lot Frontage: 282 ft Whitehall Rd

Zoning: CN (PD)

Market: Athens-Clarke County

Traffic Count: 8,920 Whitehall Rd

PROPERTY OVERVIEW

The property is known as Pinecrest Village. It's partially developed and zoned for a mixed use residential development with 268 residential units (519 bedrooms) and 7,500 sf of commercial space. The property is well suited for a student housing development. There is a large amount of existing infrastructure in place, and there are five single family rental houses included in the offering. The first phase has been fully engineered. Phase 1 construction plans and architectural renderings are available.

LOCATION OVERVIEW

The property is located in south east Athens at 352 Whitehall Rd. It's roughly 2.5 miles from the UGA Campus. The property is located between the New UGA Veterinarian Hospital and the UGA Golf Course with frontage along the Oconee River. It is also very close to the east Athens retail corridor.

PROPERTY HIGHLIGHTS

- Zoned for Mixed Use Residential Development.
- 268 Residential Units (519 bedrooms) and 7,500 sf Commercial Space.
- Well Suited for a Student Housing Development.
- Partially Developed.

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.

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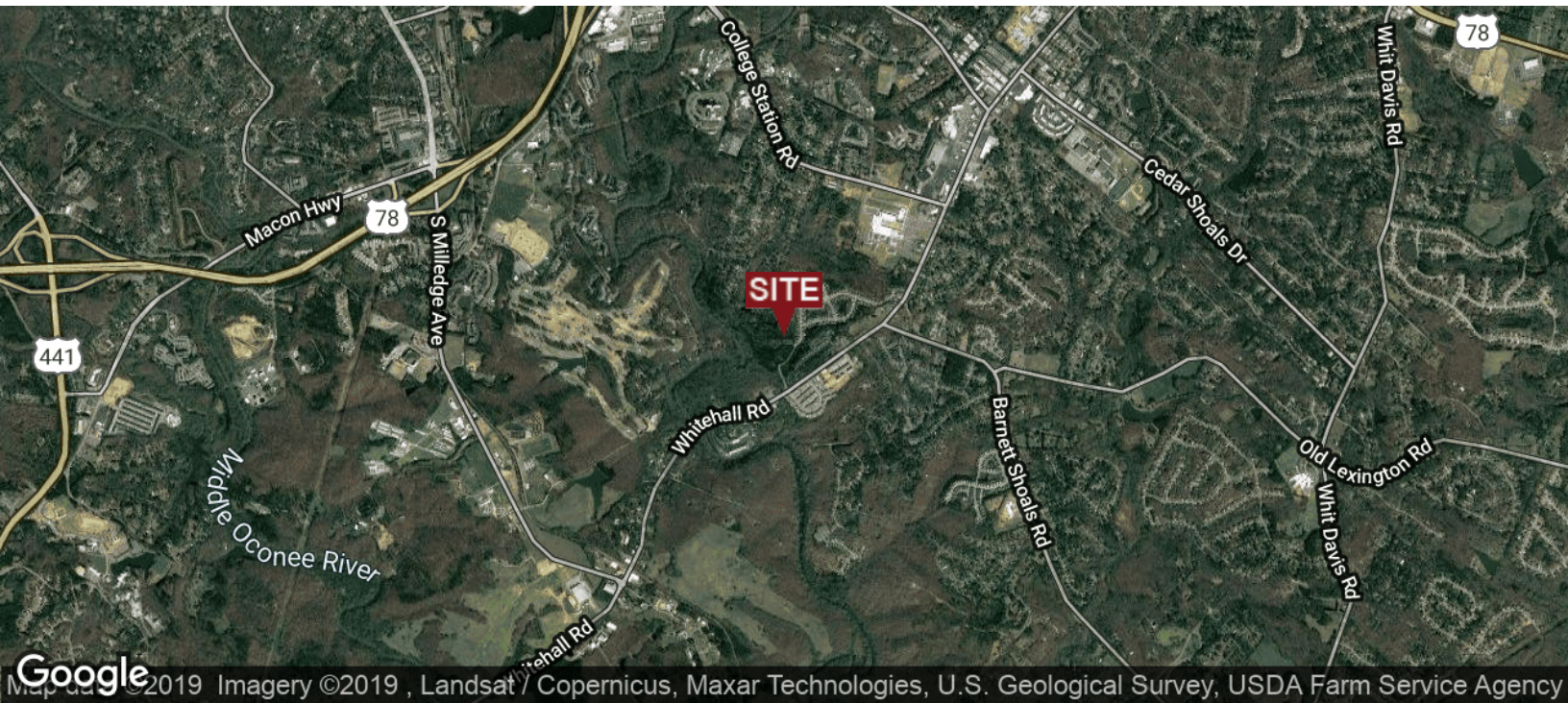
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PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



LOCATION MAPS



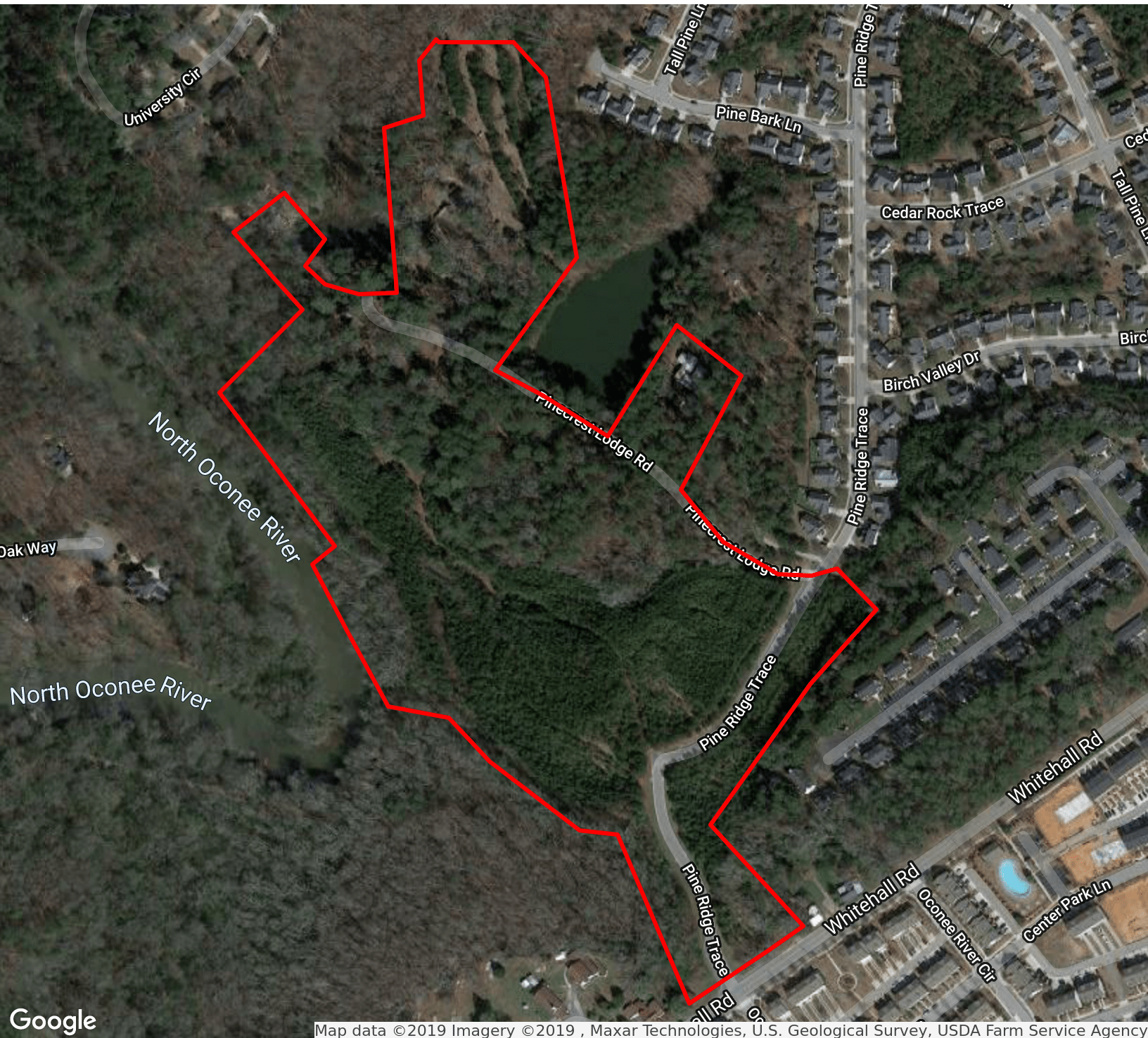
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PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



AERIAL MAP



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

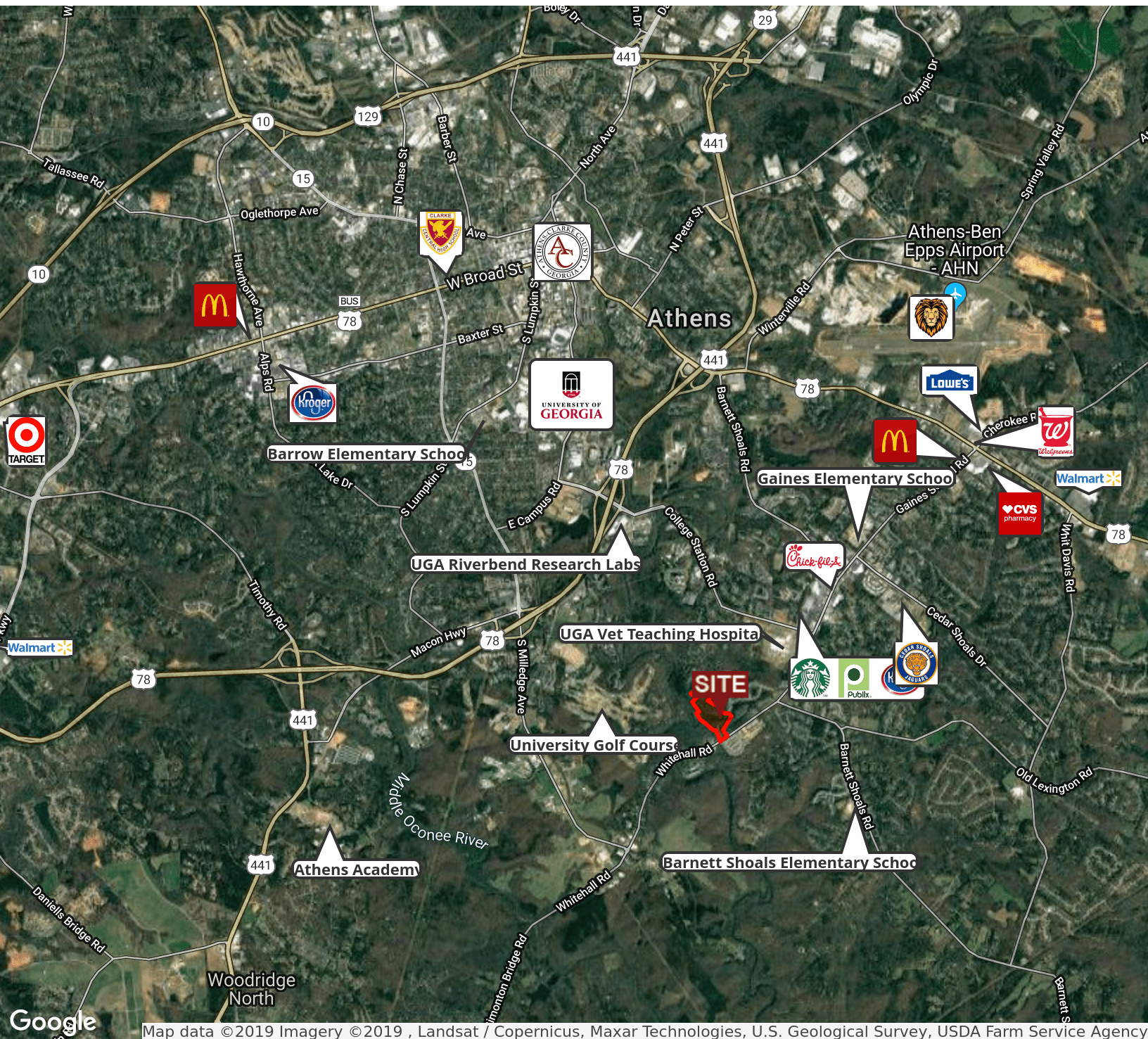
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PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



RETAILER MAP



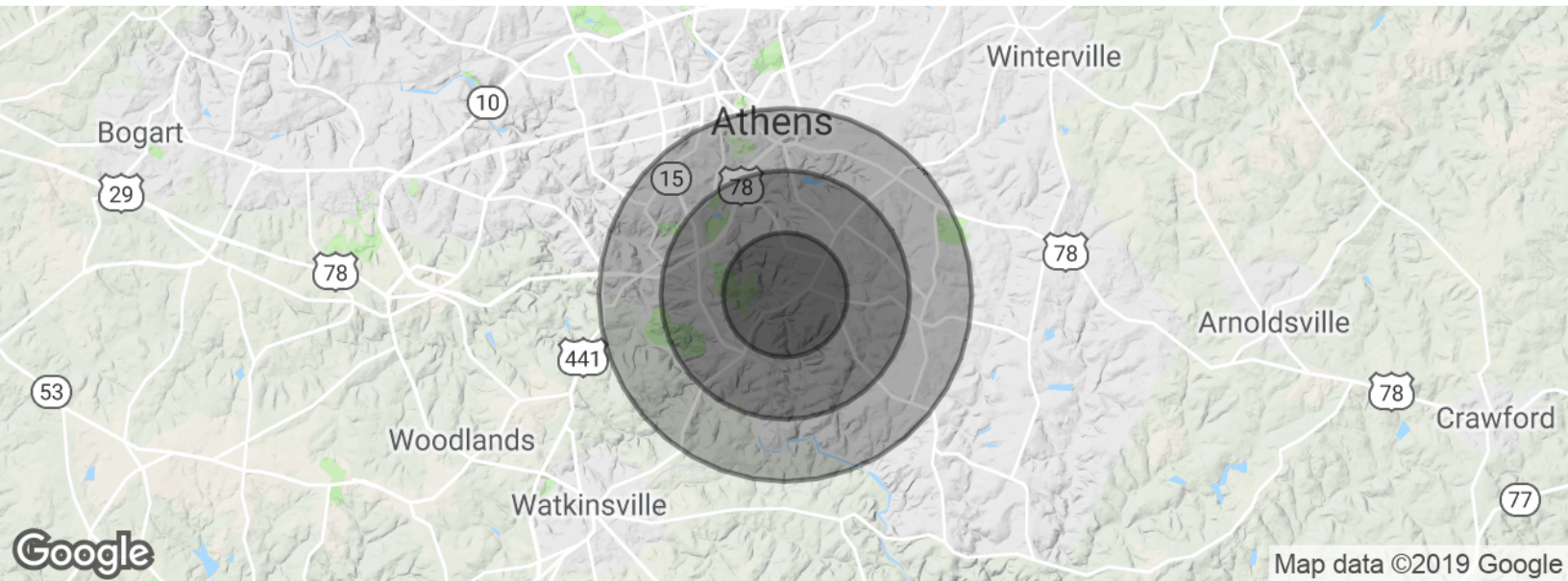
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PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,214	40,115	67,027
Median age	22.0	24.3	25.6
Median age (Male)	22.4	24.4	25.5
Median age (Female)	21.6	24.5	26.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,144	12,524	23,231
# of persons per HH	3.9	3.2	2.9
Average HH income	\$37,145	\$39,913	\$41,215
Average house value	\$239,587	\$234,930	\$221,316

* Demographic data derived from 2010 US Census

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PINECREST VILLAGE

A Walkable Neighborhood along the Oconee River that Preserves the Folk Landscape of Pinecrest Lodge



River Pavilion



- MIXED-USE VILLAGE
- PINECREST LODGE
- UPPER POND COTTAGES
- MEADOW COTTAGES
- MIXED RESIDENTIAL NEIGHBORHOOD
- OCONEE RIVER GREENWAY
- WHITEHALL STATION MIXED-USE



Detached Single Family



Live-Work Residences



Attached Single Family



Condominium Flats



Townhouse Condominiums



A Shared Landscape for Pinecrest



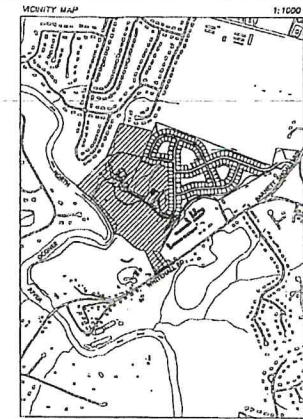
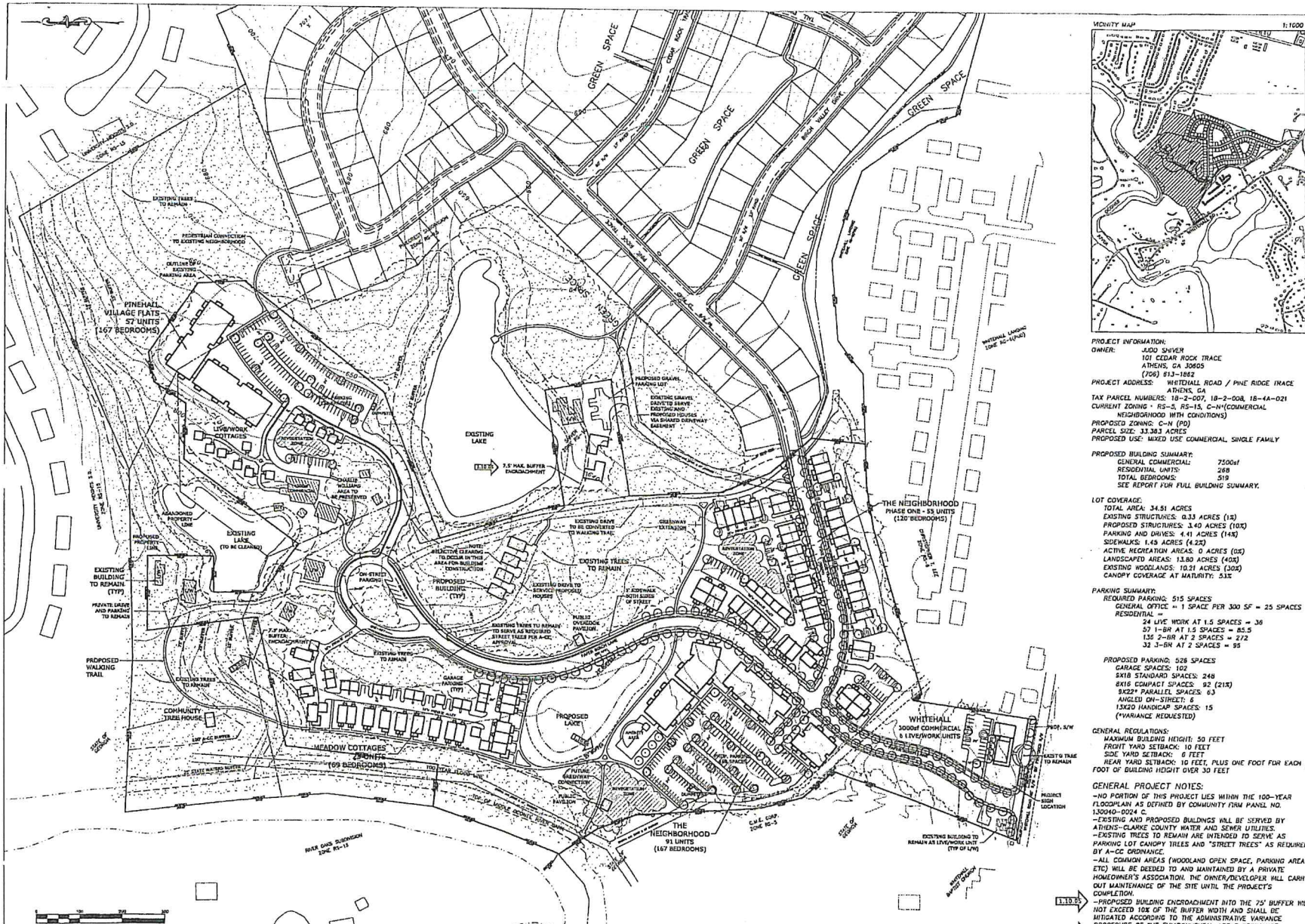
Whitehall Station Mixed Use



The Plan

PINECREST VILLAGE

352 WHITEHALL RD, ATHENS, GA 30605



PROJECT INFORMATION:
OWNER: JUDD SHIVER
101 CEDAR ROCK TRACE
ATHENS, GA 30605
(706) 813-1882
PROJECT ADDRESS: WHITEHALL ROAD / PINE RIDGE INADE
ATHENS, GA
TAX PARCEL NUMBERS: 18-2-007, 18-2-008, 18-4A-021
CURRENT ZONING: RS-3, RS-15, C-N(COMMERCIAL)
NEIGHBORHOOD WITH CONDITIONS
PROPOSED ZONING: C-N (PD)
PARCEL SIZE: 33.363 ACRES
PROPOSED USE: MIXED USE COMMERCIAL, SINGLE FAMILY

PROPOSED BUILDING SUMMARY:
GENERAL COMMERCIAL: 7500sf
RESIDENTIAL UNITS: 268
TOTAL BEDROOMS: 519
SEE REPORT FOR FULL BUILDING SUMMARY.

LOT COVERAGE:
TOTAL AREA: 34.51 ACRES
EXISTING STRUCTURES: 0.33 ACRES (1%)
PROPOSED STRUCTURES: 3.40 ACRES (10%)
PARKING AND DRIVES: 4.41 ACRES (13%)
SIDEWALKS: 1.49 ACRES (4.32%)
ACTIVE RECREATION AREAS: 0 ACRES (0%)
LANDSCAPED AREAS: 13.80 ACRES (40%)
EXISTING WOODLANDS: 10.31 ACRES (30%)
CANOPY COVERAGE AT MATURITY: 51%

PARKING SUMMARY:
REQUIRED PARKING: 515 SPACES
GENERAL OFFICE = 1 SPACE PER 300 SF = 25 SPACES
RESIDENTIAL =
24 LIVE WORK AT 1.5 SPACES = 36
57 1-BR AT 1.5 SPACES = 85.5
135 2-BR AT 2 SPACES = 272
33 3-BR AT 2 SPACES = 66

PROPOSED PARKING: 528 SPACES
GARAGE SPACES: 102
8X18 STANDARD SPACES: 248
8X18 COMPACT SPACES: 92 (21%)
8X20 PARALLEL SPACES: 83
ANGLED ON-STREET: 5
32X20 HANDICAP SPACES: 15
(*VARIANCE REQUESTED)

GENERAL REGULATIONS:
MAXIMUM BUILDING HEIGHT: 30 FEET
FRONT YARD SETBACK: 10 FEET
SIDE YARD SETBACK: 6 FEET
REAR YARD SETBACK: 10 FEET, PLUS ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT OVER 30 FEET

GENERAL PROJECT NOTES:
-NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY COMMUNITY FIRM PANEL NO. 130040-0024 C.
-EXISTING AND PROPOSED BUILDINGS WILL BE SERVED BY ATHENS-CLARKE COUNTY WATER AND SEWER UTILITIES.
-EXISTING TREES TO REMAIN ARE INTENDED TO SERVE AS PARKING LOT CANOPY TREES AND "STREET TREES" AS REQUIRED BY A-CO ORDINANCE.
-ALL COMMON AREAS (WOODLAND OPEN SPACE, PARKING AREAS, ETC) WILL BE DEED TO AND MAINTAINED BY A PRIVATE HOMEOWNERS' ASSOCIATION. THE OWNER/DEVELOPER WILL CARRY OUT MAINTENANCE OF THE SITE UNTIL THE PROJECT'S COMPLETION.
-PROPOSED BUILDING ENCRUSHMENT INTO THE 75' BUFFER WILL NOT EXCEED 10% OF THE BUFFER WIDTH AND SHALL BE MITIGATED ACCORDING TO THE ADMINISTRATIVE VARIANCE REQUIREMENTS OF THE COMMERCIAL ZONING ORDINANCE.

ROBINSON FISHER ASSOCIATES, INC.
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planning
design
330 Research Drive, Suite 210
Athens, Georgia 30605
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Email: info@rfa-ga.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
445
J. ROBINSON FISHER

Pinecrest Village
owner/Developer: Judd Shiver
101 Cedar Rock Trace
Athens, GA 30605
706-215-2177

BINDING SITE PLAN
11/1/25
CHANG MASTER REPORT

Proposed Site Plan
Master
Planned Development

PD1.0

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