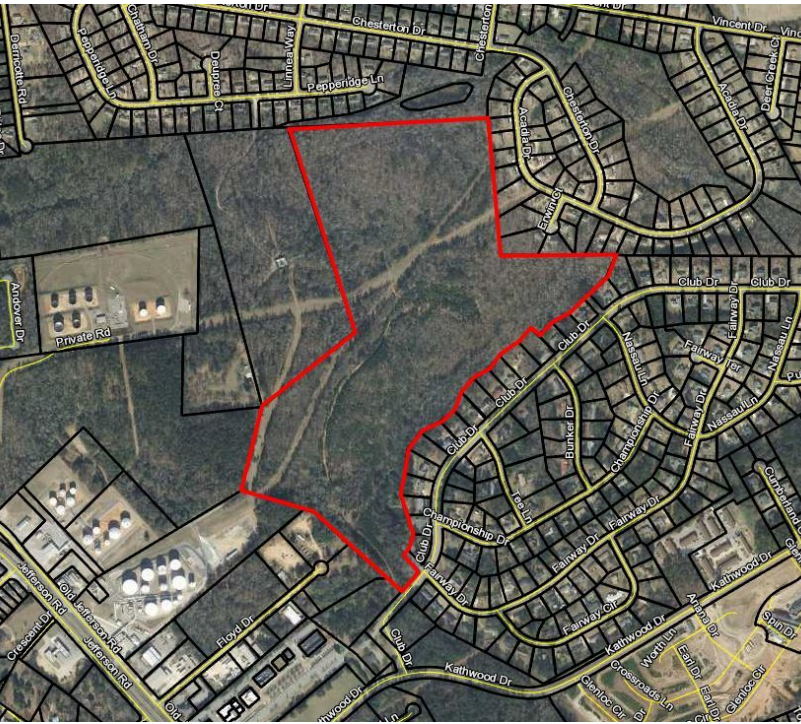


POSTERO TRACT

0 CLUB DRIVE AND KATHWOOD DRIVE, ATHENS, GA 30607



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,052,500
Price / Acre	\$12,500
Lot Size:	84.2 Acres
Lot Frontage:	184.2 ft Club Dr
Zoning:	RS-15
Market:	Athens-Clarke County
Traffic Count	23,200 Jefferson Rd

PROPERTY OVERVIEW

84 acres of gently rolling land suitable for a residential development with an excellent in-town location. The property is serviced by all utilities, It's mostly wooded with a mix of hardwoods and pines. There is a small pond and a creek running along the eastern property line. The property is zoned RS-15 which allows 15,000 square foot lots.

LOCATION OVERVIEW

The property is located a short distance off Hwy 129 (Jefferson Rd). Turn right onto Kathwood Drive and left onto Club Drive. The property is on the left.

PROPERTY HIGHLIGHTS

- Excellent in-town location
- Serviced by all utilities
- 15,000 SF lots
- Great residential development site

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: 10/14/19

POSTERO TRACT

0 CLUB DRIVE AND KATHWOOD DRIVE, ATHENS, GA 30607



LOCATION MAPS



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POSTERO TRACT

0 CLUB DRIVE AND KATHWOOD DRIVE, ATHENS, GA 30607



AERIAL MAP



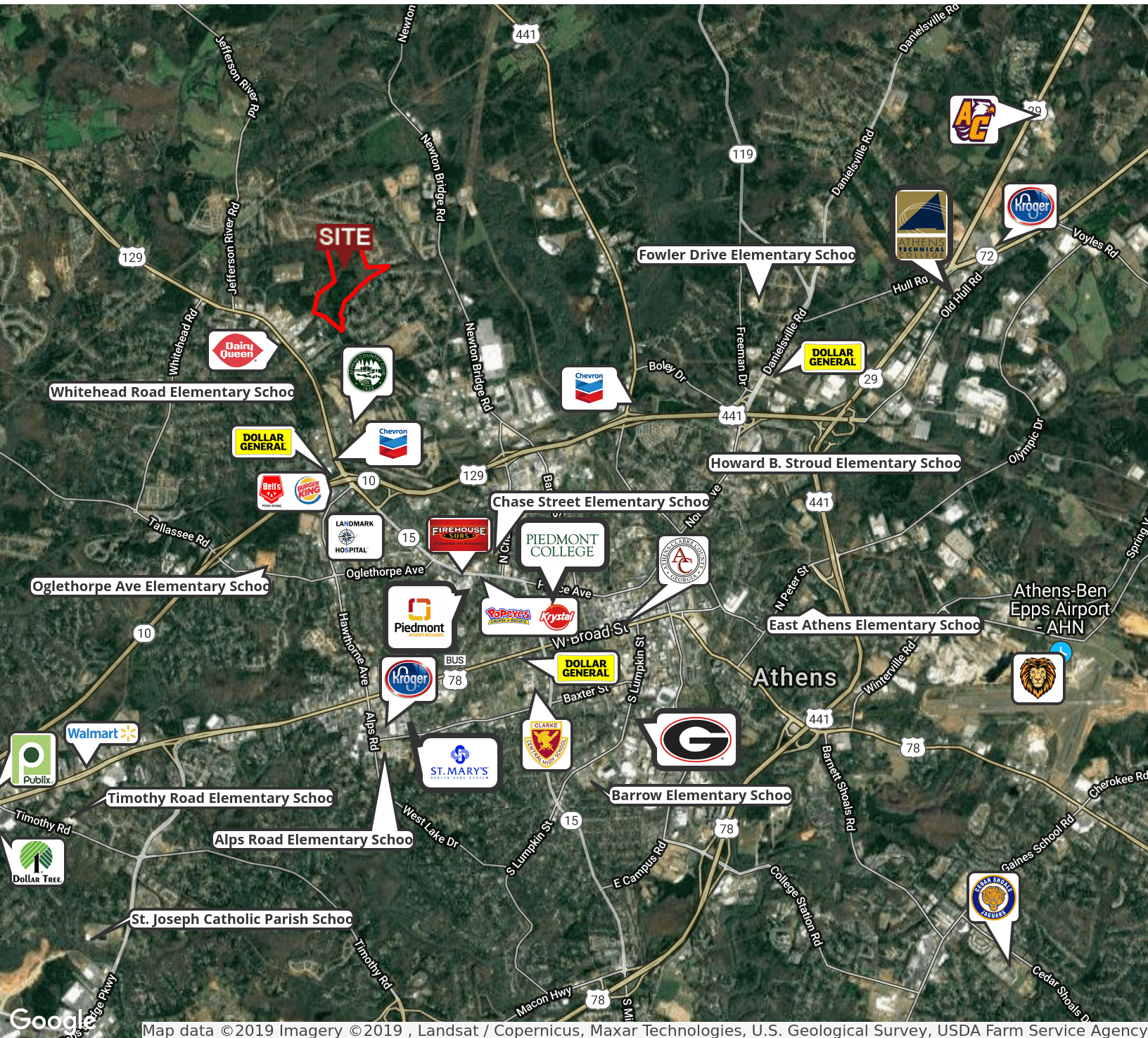
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POSTERO TRACT

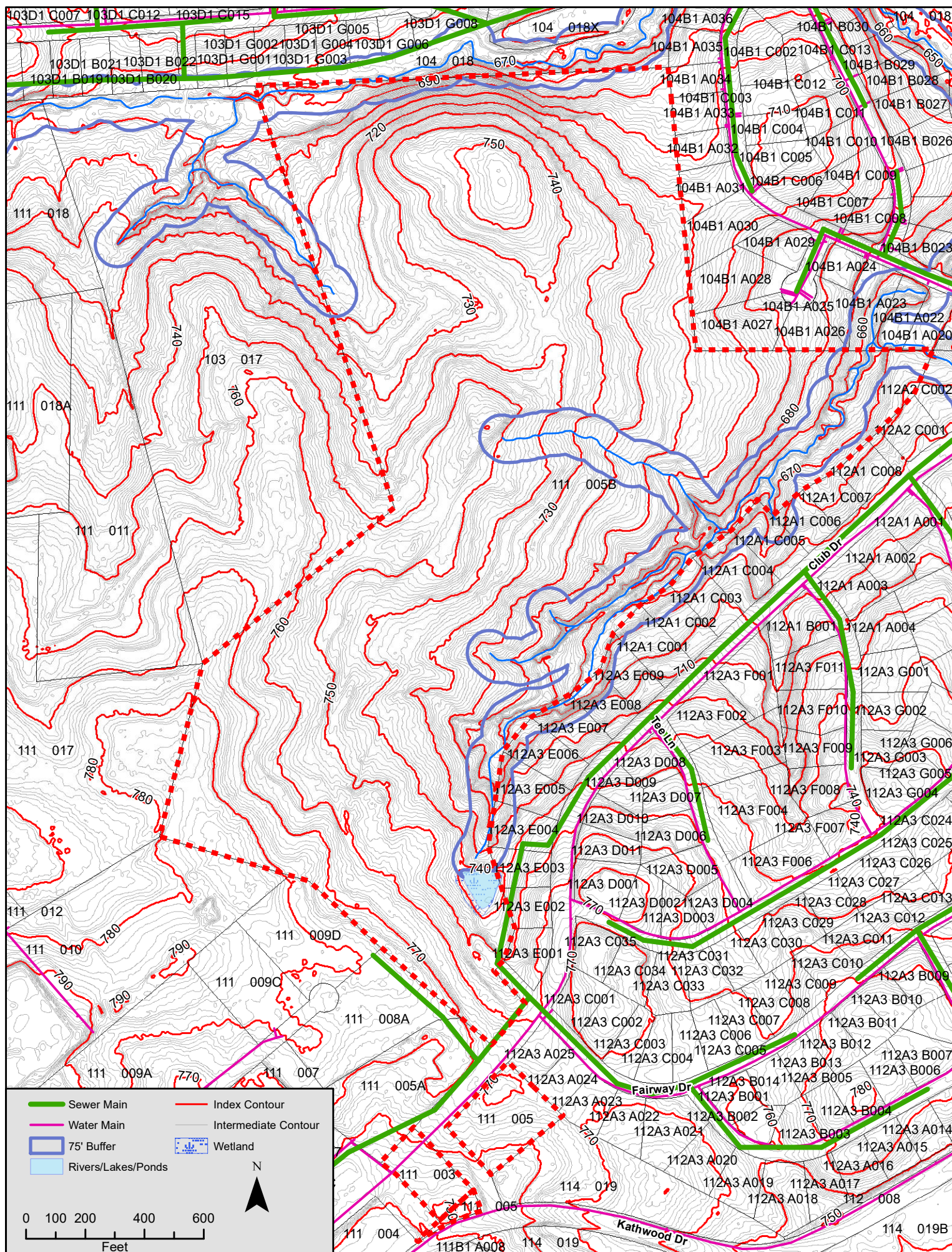
0 CLUB DRIVE AND KATHWOOD DRIVE, ATHENS, GA 30607



RETAILER MAP



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POSTERO TRACT

0 CLUB DRIVE AND KATHWOOD DRIVE, ATHENS, GA 30607



PROPERTY DETAILS

Sale Price	\$12,500 / ACRE
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LOCATION INFORMATION

Building Name	POSTERO TRACT
Street Address	0 Club Drive and Kathwood Drive
City, State, Zip	Athens, GA 30607
County	Clarke
Market	Athens-Clarke County

BUILDING INFORMATION

Number of Lots	1
Best Use	Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
APN #	111 005B
lot Frontage	184.2 ft
Traffic Count Street	Jefferson Rd
Power	Yes
Topography	Gently Rolling

UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes