

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,941,000
Price / Acre	\$100,000
Lot Size:	19.41 Acres
Lot Frontage:	415.3 ft Hwy 11 363 ft Gifton Thomas Rd
Zoning:	AR
Market:	Barrow County
Submarket:	Atlanta Hwy Corridor
Traffic Count:	27,600 Hwy 316 8260 Hwy 11

PROPERTY OVERVIEW

The property is partially wooded. The GDOT has plans to put an interchange in at Hwy 11 and 316. The future land use map calls for mixed use tract.

LOCATION OVERVIEW

Property is located on the southeast corner of Hwy. 11 and Gifton Thomas Road just south of the intersection with Hwy 316.

PROPERTY HIGHLIGHTS

- Great mixed use tract.
- Very close to Hwy 316.
- In major business area.
- Ideal Investment Opportunity.

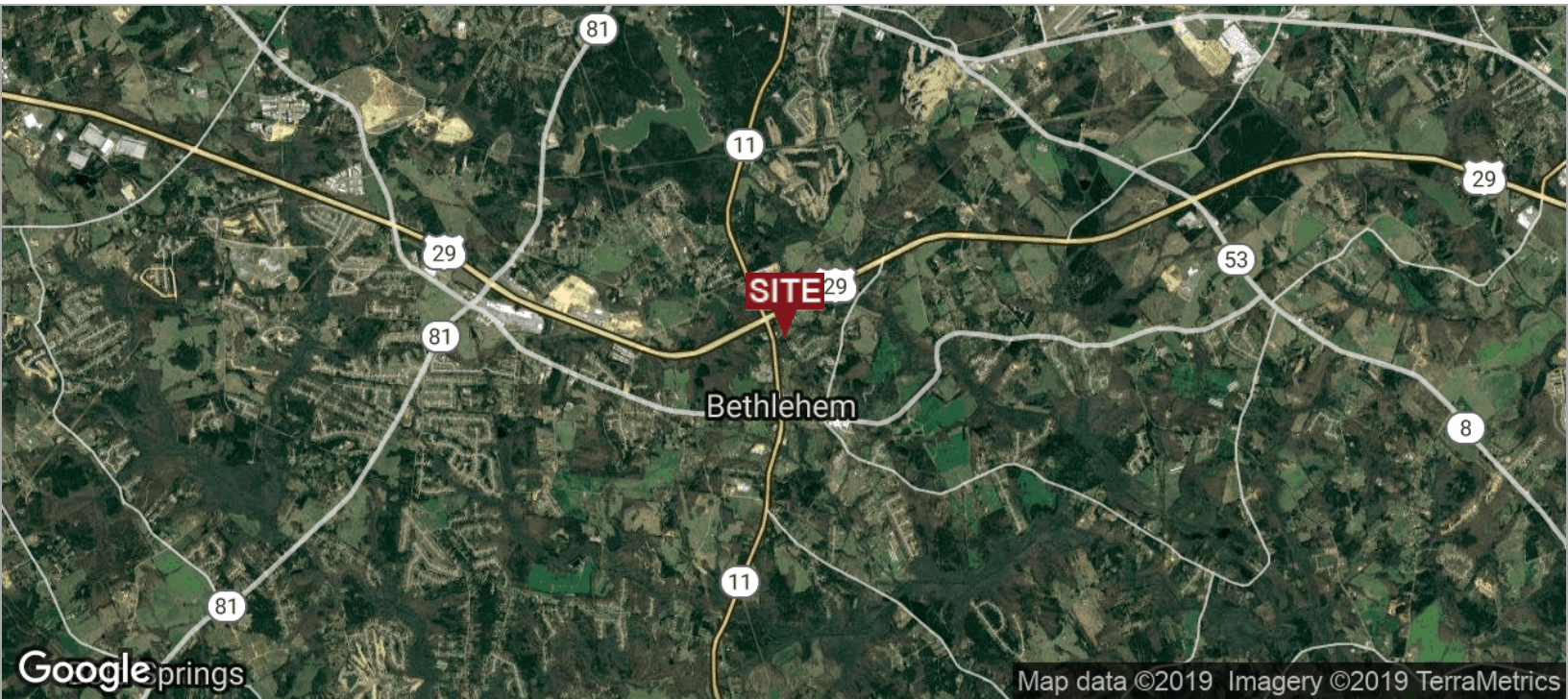
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

WAGES TRACT

HWY 11, BETHLEHEM, GA 30620



LOCATION MAPS



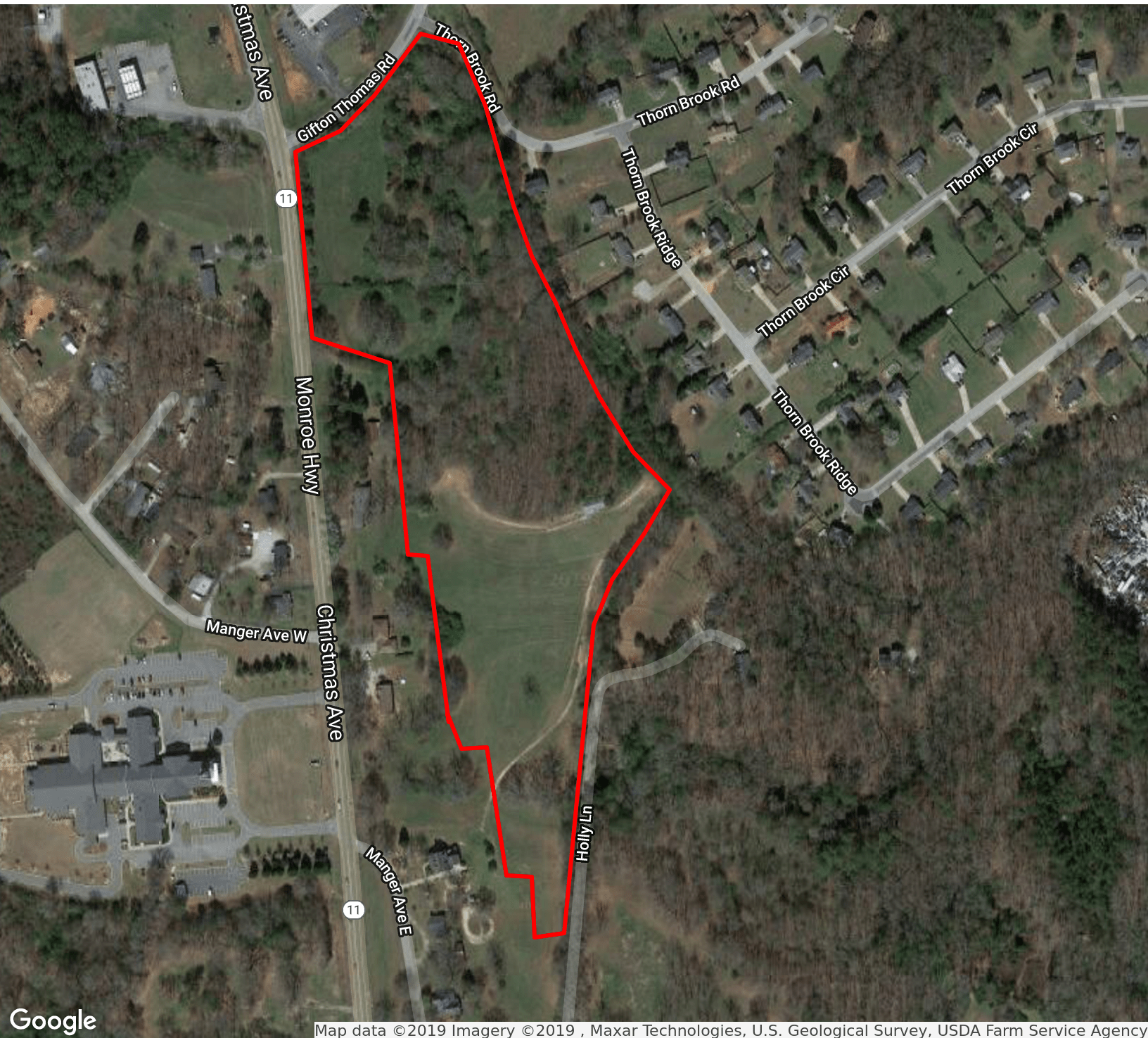
GRANT WHITWORTH
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WAGES TRACT

HWY 11, BETHLEHEM, GA 30620



AERIAL MAP



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

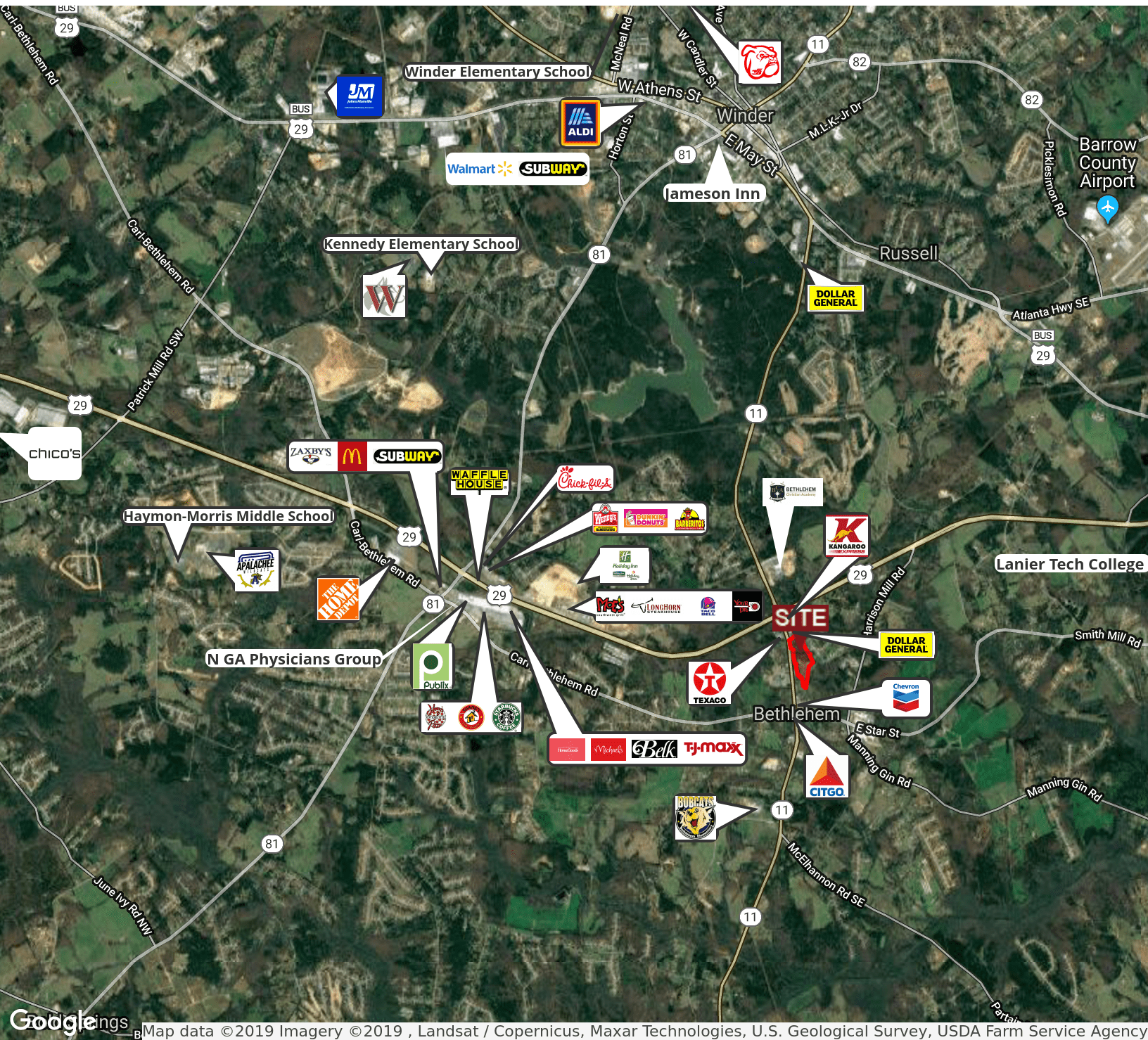
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RETAILER MAP



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PROPERTY DETAILS

Sale Price	\$100,000 / ACRE
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LOCATION INFORMATION

Building Name	WAGES TRACT
Street Address	Hwy 11
City, State, Zip	Bethlehem, GA 30620
County	Barrow
Market	Barrow County
Sub-market	Atlanta Hwy Corridor
Cross-Streets	Hwy 11 & Gifton Thomas Rd
Township	Bethlehem
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316
Nearest Airport	Atlanta International

BUILDING INFORMATION

Number of Lots	1
Best Use	Mixed Use

PROPERTY INFORMATION

Property Type	Mixed Use
Property Subtype	Residential
APN #	BE06 058
lot Frontage	415.311 ft
Corner Property	Yes
Traffic Count	27600
Traffic Count Street	Hwy 316
Power	Yes

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes