

OAKLAND ASSETS TRACT

DANIELSVILLE ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre	\$499,000
Lot Size:	106.69 Acres
Lot Frontage:	598 ft Danielsville Rd
Zoning:	RS-15
Market:	Athens-Clarke County
Traffic Count:	7,690 Danielsville Rd

PROPERTY OVERVIEW

The site is well suited for a residential development. It is located within close proximity to Athens Tech College and UGA. There is a Kroger Shopping Center within a mile of the site. The site is mostly wooded with a mix of hardwoods and pines. Zoned RS-15 which allows 15,000 SF lots.

LOCATION OVERVIEW

The property is located on the east side of the Danielsville Road, roughly 2 miles north of the Athens Perimeter and roughly 3 miles north of Downtown Athens.

PROPERTY HIGHLIGHTS

- Great residential development potential.
- Close to Kroger Marketplace.
- Great Investment tract.
- All utilities available

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
706.548.9300
grantwhitworth@gmail.com

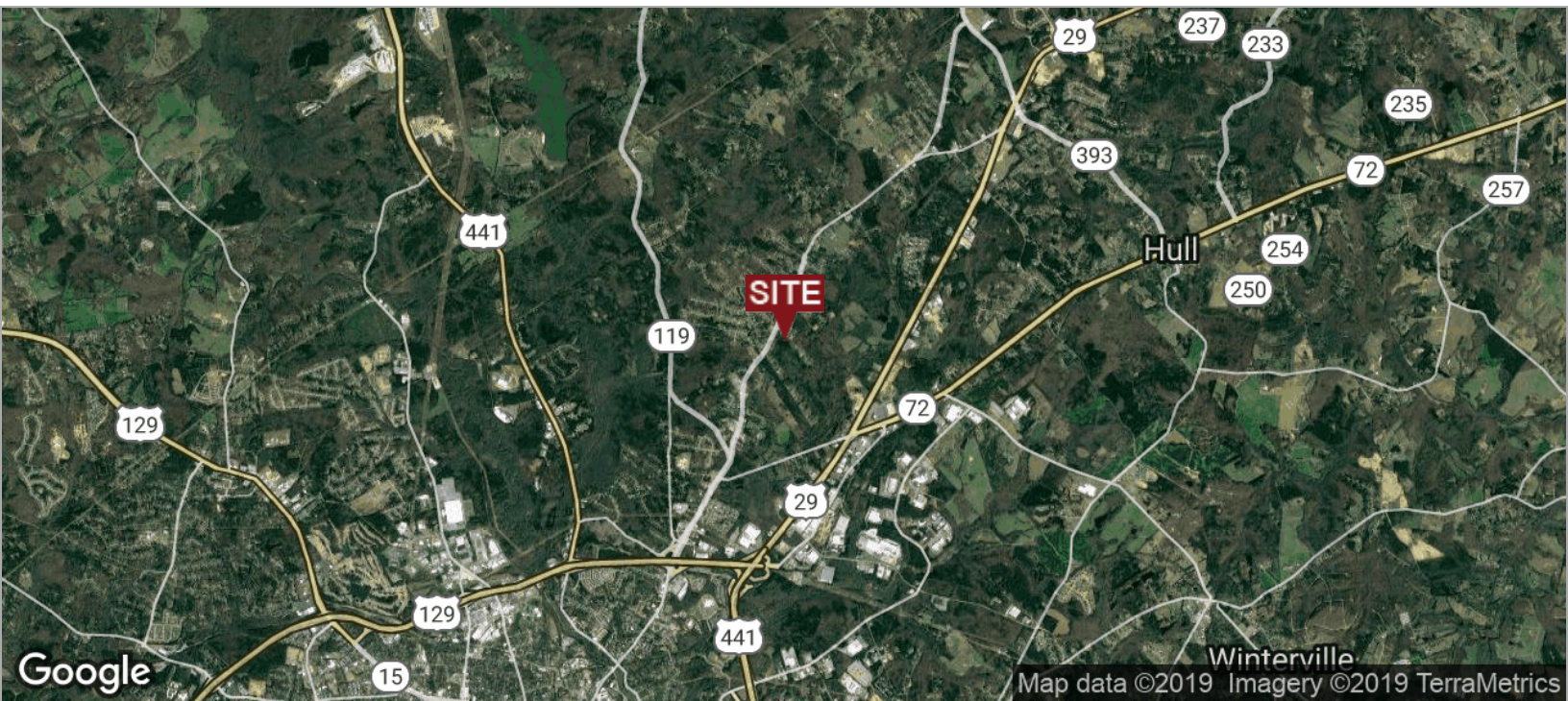
Revised: 10-21-19

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LOCATION MAPS



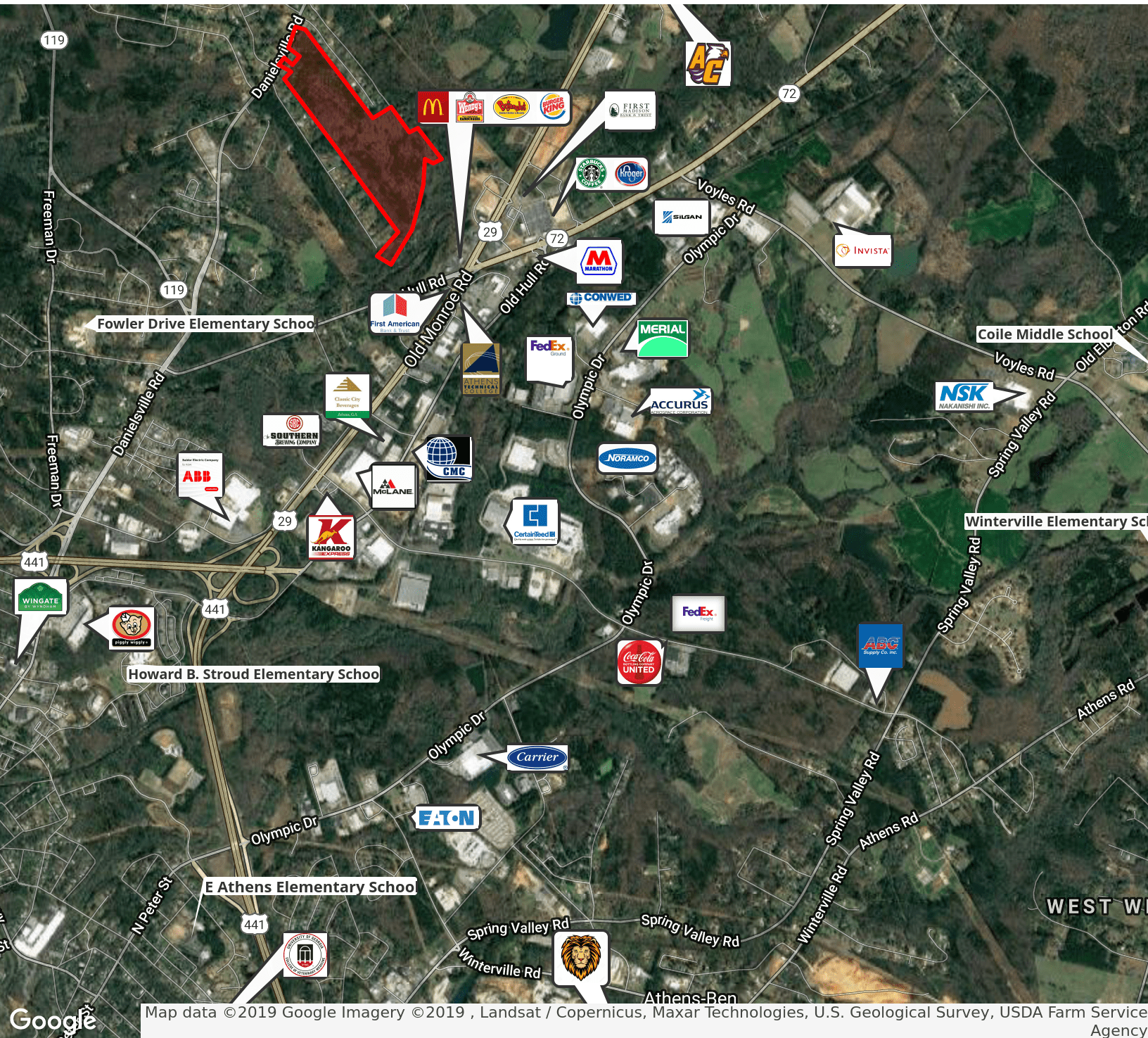
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RETAILER MAP

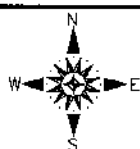


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STATE PLANE
N 1457529566
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Z 806.63

STATE PLANE
N 1457529566
E 254425279
Z 806.63



1. ALL BOUNDARIES OF THIS SURVEY ARE SHOWN BY A DASHED LINE.
2. THE AREA OF THIS SURVEY IS 100.00 ACRES.
3. THE AREA OF THIS SURVEY IS 100.00 ACRES.
4. THE AREA OF THIS SURVEY IS 100.00 ACRES.

Course	Bearing	Distance
11	S 23° 28' 10" W	230.42
12	S 24° 23' 35" W	73.86
13	S 23° 05' 49" W	51.87
14	S 25° 45' 19" W	410.17
15	S 30° 45' 00" W	178.44
16	S 30° 05' 25" W	105.15
17	S 37° 30' 22" W	25.00
18	S 43° 05' 15" W	136.00
19	S 53° 42' 59" W	77.32
20	S 43° 05' 15" W	89.10
21	S 43° 05' 15" W	89.10
22	S 41° 18' 00" W	76.83
23	S 60° 20' 15" W	67.40
24	S 44° 30' 29" W	54.35
25	S 51° 21' 08" W	67.80
26	S 50° 23' 51" W	34.00
27	S 46° 28' 46" W	139.25
28	S 43° 05' 15" W	146.02
29	S 43° 05' 15" W	146.02
30	S 48° 28' 54" W	81.00
31	S 41° 18' 00" W	139.45

Doc: PLAT
Recorded 02/16/2006 03:22PM
Bk 00000 Pg 029H

AREA SURVEY
TRACT 1 = 80.500 ACRES
TRACT 2 = 80.100 ACRES
TRACT 3 = 80.100 ACRES
TOTAL AREA = 240.700 ACRES

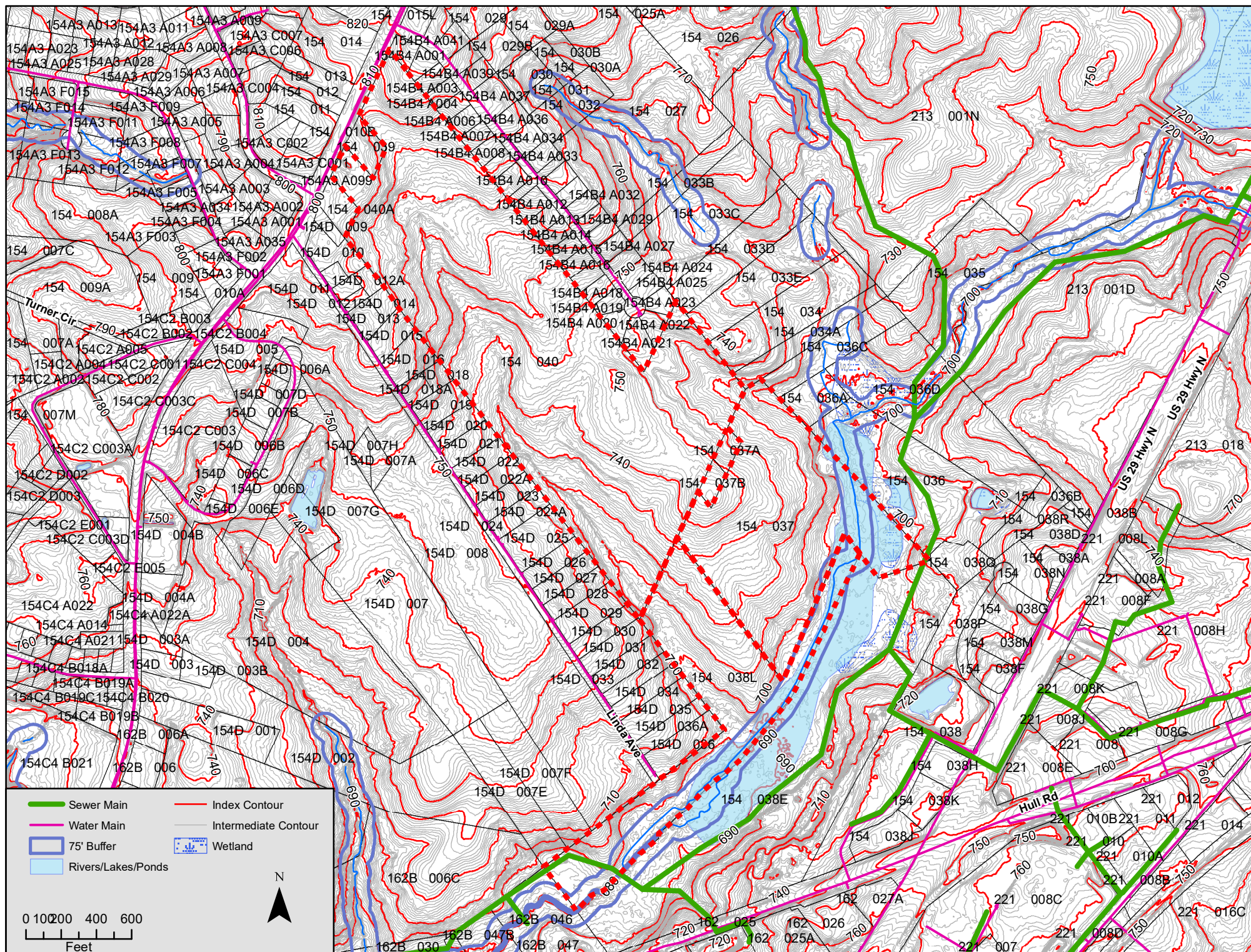


DAVID J. BAGGETT
DAVID J. BAGGETT & ASSOCIATES
P.O. BOX 1000
CLARKE COUNTY, GA 30504
PHONE (770) 847-7883

SURVEY FOR:
WAYNE TARVER

LOCATED WITHIN:
CITY OF ATHENS
G.M.D. 219
CLARKE COUNTY, GEORGIA
DATE: FEBRUARY 06, 2006
SCALE: 1"=200'





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PROPERTY DETAILS

Sale Price	\$499,000
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LOCATION INFORMATION

Building Name	OAKLAND ASSETS TRACT
Street Address	Danielsville Road
City, State, Zip	Athens, GA 30601
County	Clarke
Market	Athens-Clarke County
Road Type	Paved
Nearest Highway	Hwy 29
Nearest Airport	Athens Ben Epps Airport

BUILDING INFORMATION

Number of Lots	3
Best Use	Residential, Investment
Free Standing	No

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
APN #	154 037, 154 040, 054 038L
lot Frontage	598 ft
Lot Depth	4,170 ft
Traffic Count	7690
Traffic Count Street	Danielsville Rd
Power	Yes
Topography	Rolling