BETHLEHEM RD, STATHAM, GA 30666



EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: \$4,296,889

Price / Acre \$49,900

Lot Size: 86.11 Acres

Lot Frontage: 1653 ft Hwy 316

1440 ft Bethlehem Rd

Zoning: **Highway Commercial**

Market: **Barrow County**

Traffic Count: 26,200 Hwy 316

PROPERTY OVERVIEW

The property is zoned Highway Commercial which allows a variety of Commercial, Office and Industrial uses. Currently cleared, graded, and shovel ready. Consists of a large parcel on the east side of Hwy 211 that is ±78.15 acres and one on the west side is ±7.96 acres. This property is only 10 miles from UGA and About 5 miles from the new Caterpillar plant. This is a high growth area that is also a couple miles from the Georgia Club, home and golf community. GRAD Certified (Georgia Ready for Accelerated Development)

LOCATION OVERVIEW

The property is at the intersection of University Parkway (Hwy 316) and Hwy 211. This is a signalized median break. GA DOT has already made advanced acquisitions at this crossing for a future grade separated interchange.

PROPERTY HIGHLIGHTS

- Property can be subdivided
- Interchange planned at SR 316 and Hwy 211
- GRAD Certified.
- High Growth Area

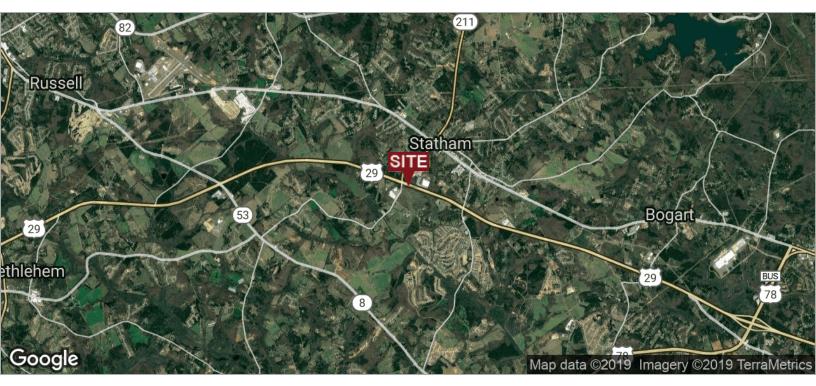
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH 706.548.9300 grantwhitworth@gmail.com Revised: 11-15-19

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LOCATION MAPS





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CONCEPT PLAN



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AERIAL MAP

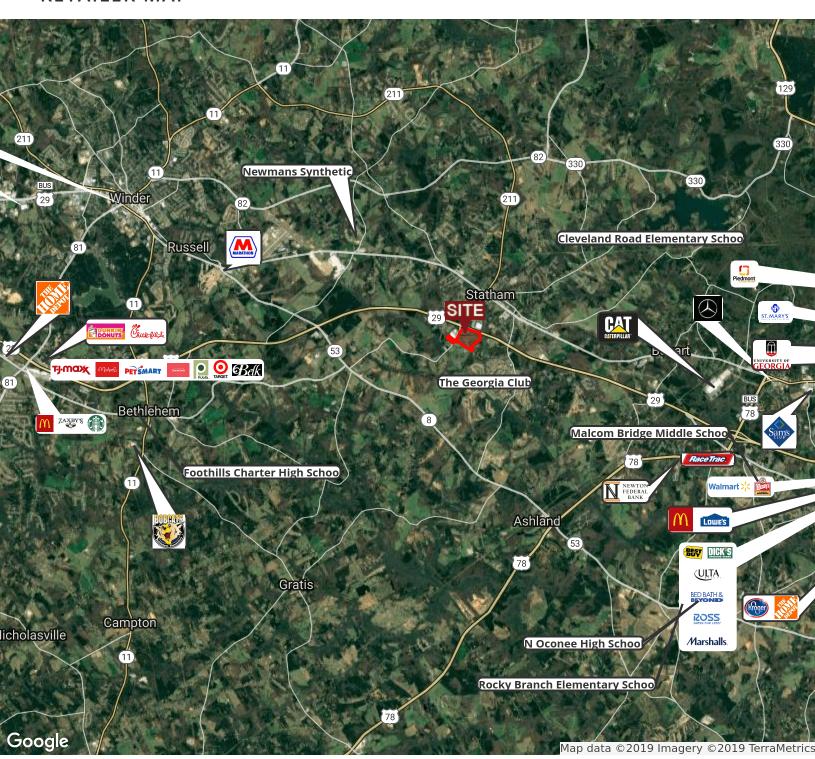


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RETAILER MAP

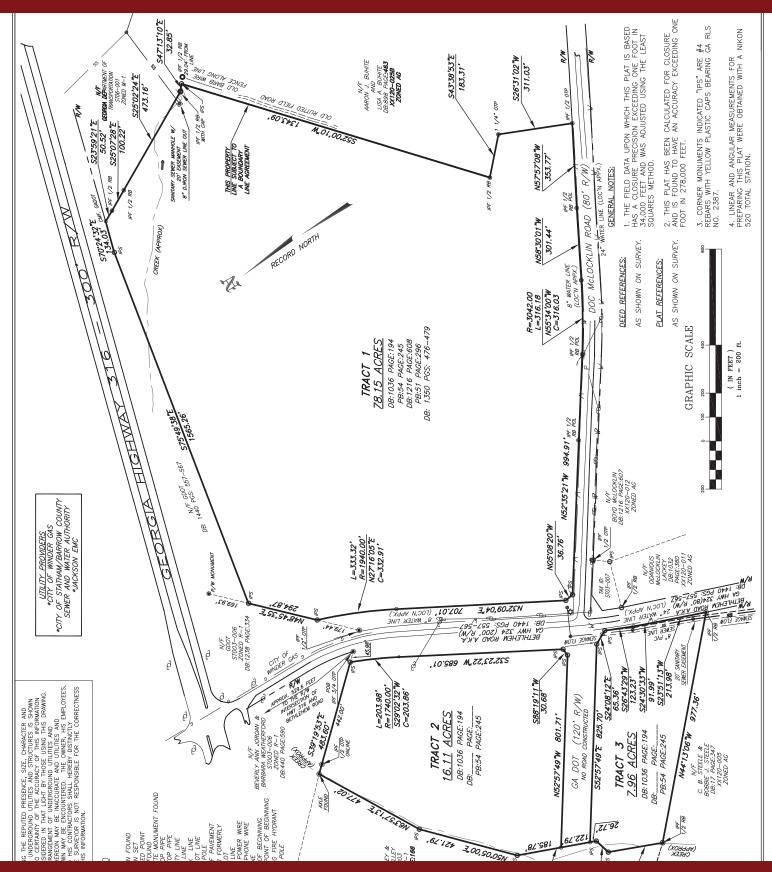


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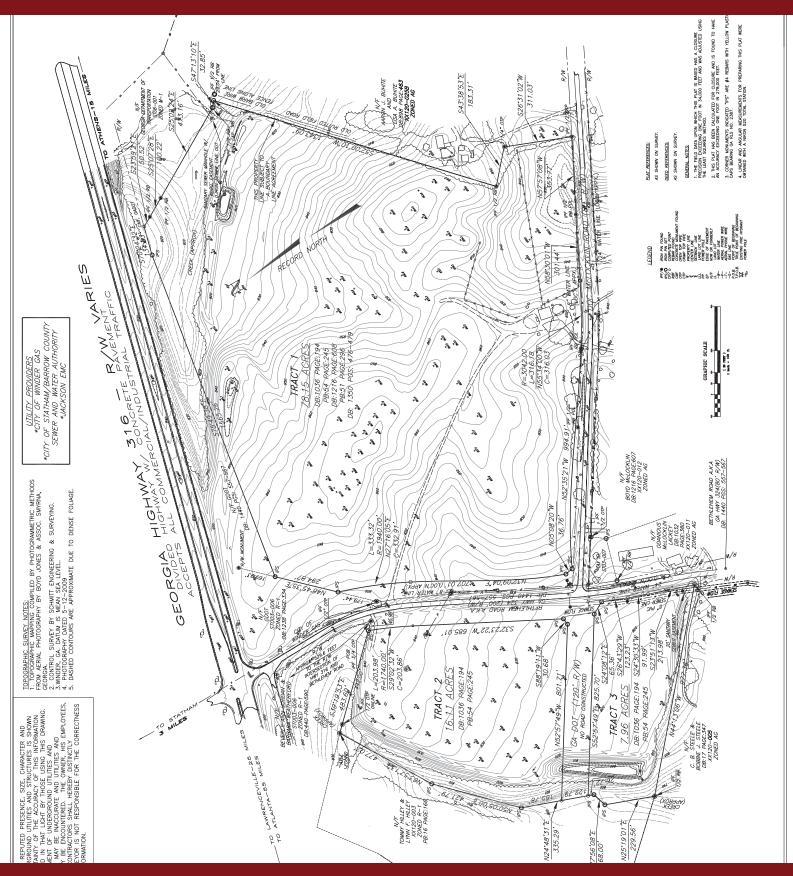


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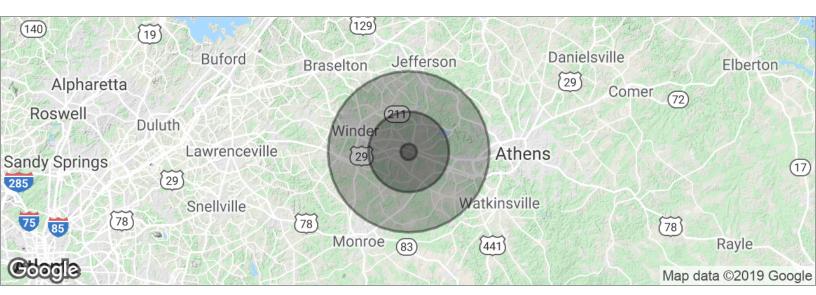


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	795	19,434	81,389
Median age	34.9	36.1	35.2
Median age (Male)	33.0	34.9	34.1
Median age (Female)	35.4	36.7	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 280	5 MILES 7,024	10 MILES 29,602
Total households	280	7,024	29,602

^{*} Demographic data derived from 2010 US Census

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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	UNIVERSITY PARKWAY RESEARCH TRACT
Street Address	Bethlehem Rd
City, State, Zip	Statham, GA 30666
County	Barrow
Market	Barrow County
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316

BUILDING INFORMATION

Number of Lots	2
Best Use	Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	ST03 003, ST03 003, ST03 007
lot Frontage	1,653 ft
Traffic Count	26200
Traffic Count Street	Hwy 316
Traffic Count Frontage	1653
Power	Yes
Topography	Moderate to Flat

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Yes
Yes
Yes

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