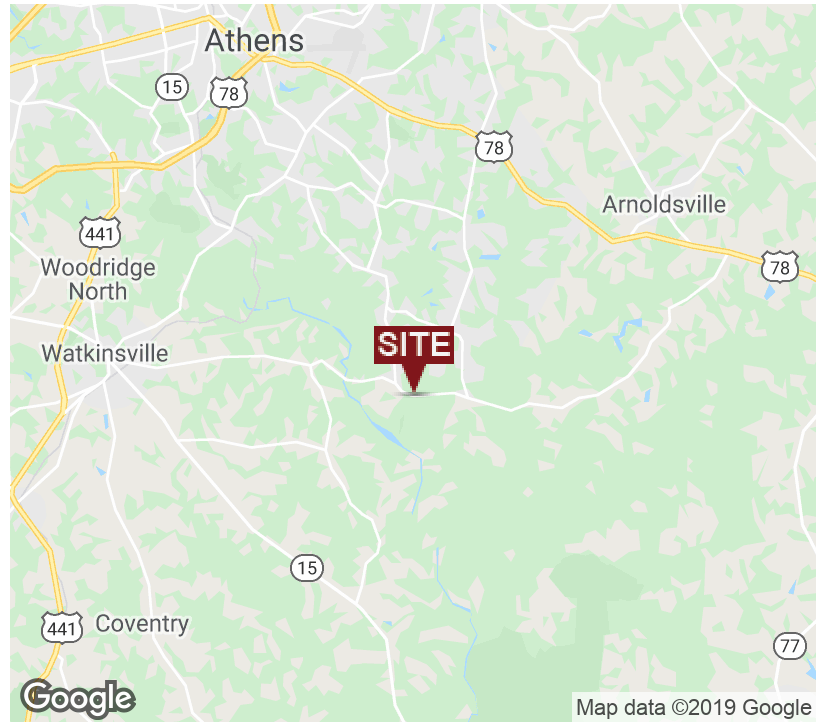


SHOAL CREEK TRACT

4555 BOB GODFREY ROAD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$437,100

Price / Acre \$7,500

Lot Size: 58.28 Acres

Lot Frontage: 3278 ft Bob Godfrey Rd

Zoning: AR - Agricultural

Market: Athens-Clarke County

PROPERTY OVERVIEW

The property can be subdivided into tracts as small as 10 acres. There are multiple potential home sites. The topo is rolling and drops off towards the rear of the property with views overlooking the creek bottom. It's mostly wooded with a mix of hard woods and pines. Shoal Creek runs through the property and another creek splits off of it, allowing creek frontage for all of the potential subdivided tracts.

LOCATION OVERVIEW

The property is located on the north side of Bob Godfrey Road in the southeastern corner of Clarke County. Barnett Shoals Road turns into Bob Godfrey Road which runs east to west along the southern border of Clarke County from Oconee to Oglethorpe County. It is located roughly 8 miles from downtown Watkinsville or 15 miles from Athens.

PROPERTY HIGHLIGHTS

- Can be subdivided into lots as small as 10 acres.
- Frontage on Shoal Creek.
- Approx. 8 miles to Downtown Watkinsville.
- Approx. 15 miles to Downtown Athens.
- County water.

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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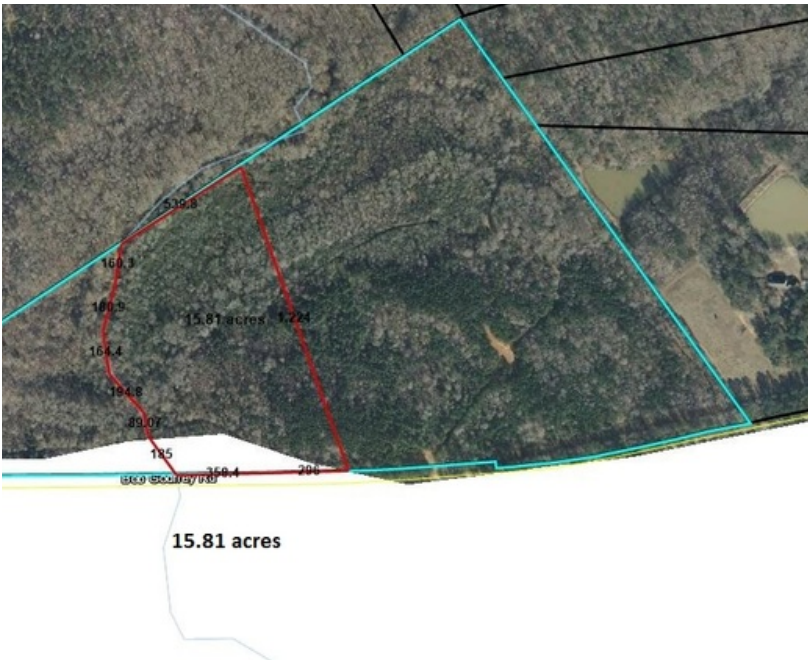
Revised: 12-11-19

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ADDITIONAL PHOTOS



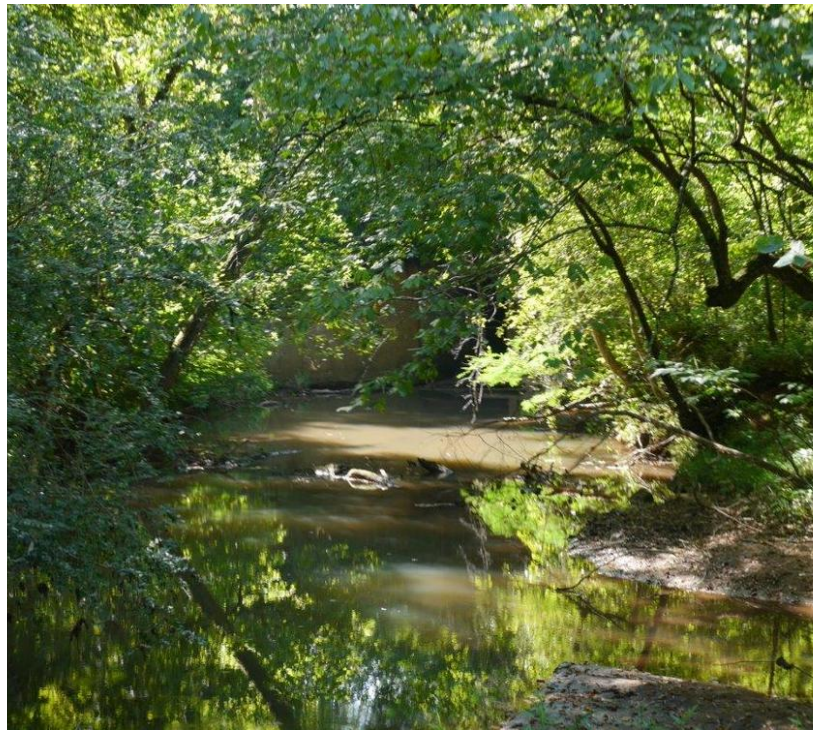
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ADDITIONAL PHOTOS



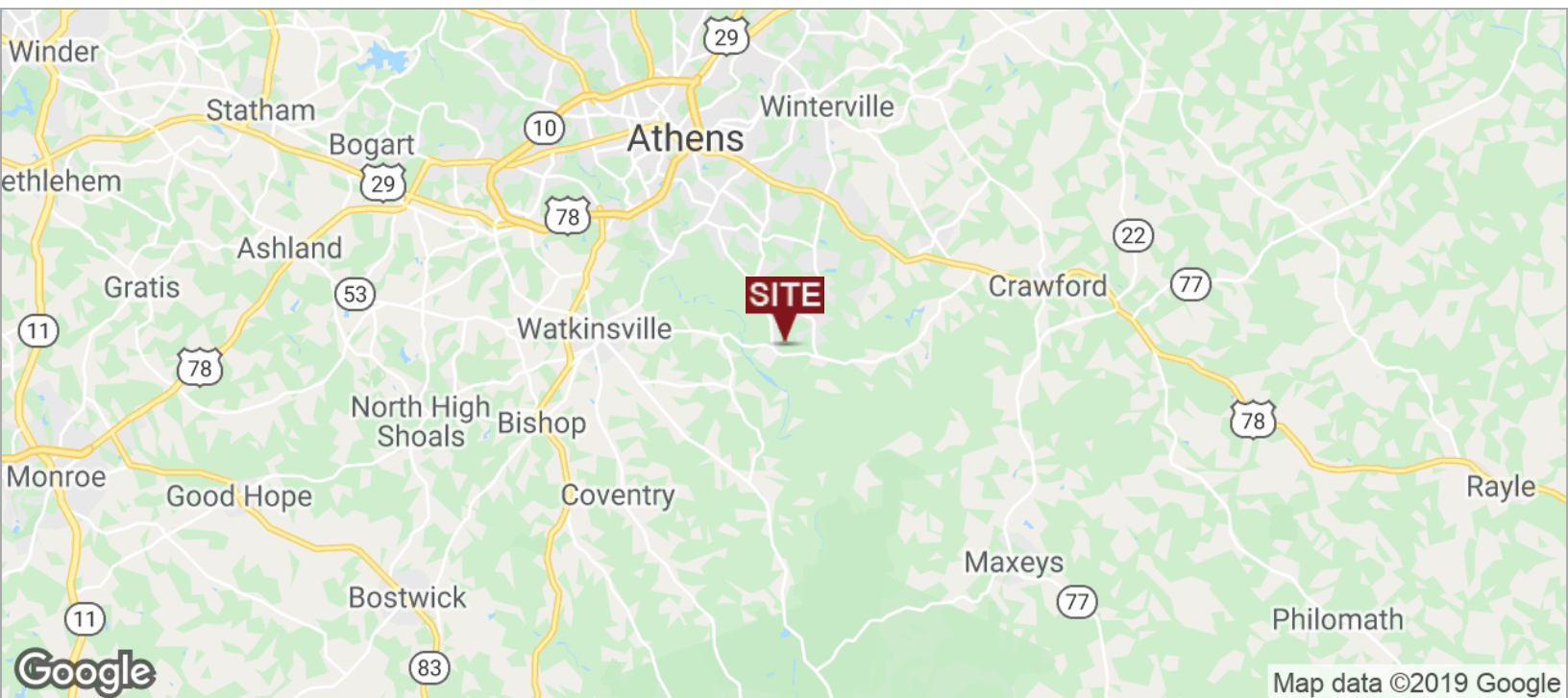
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LOCATION MAPS



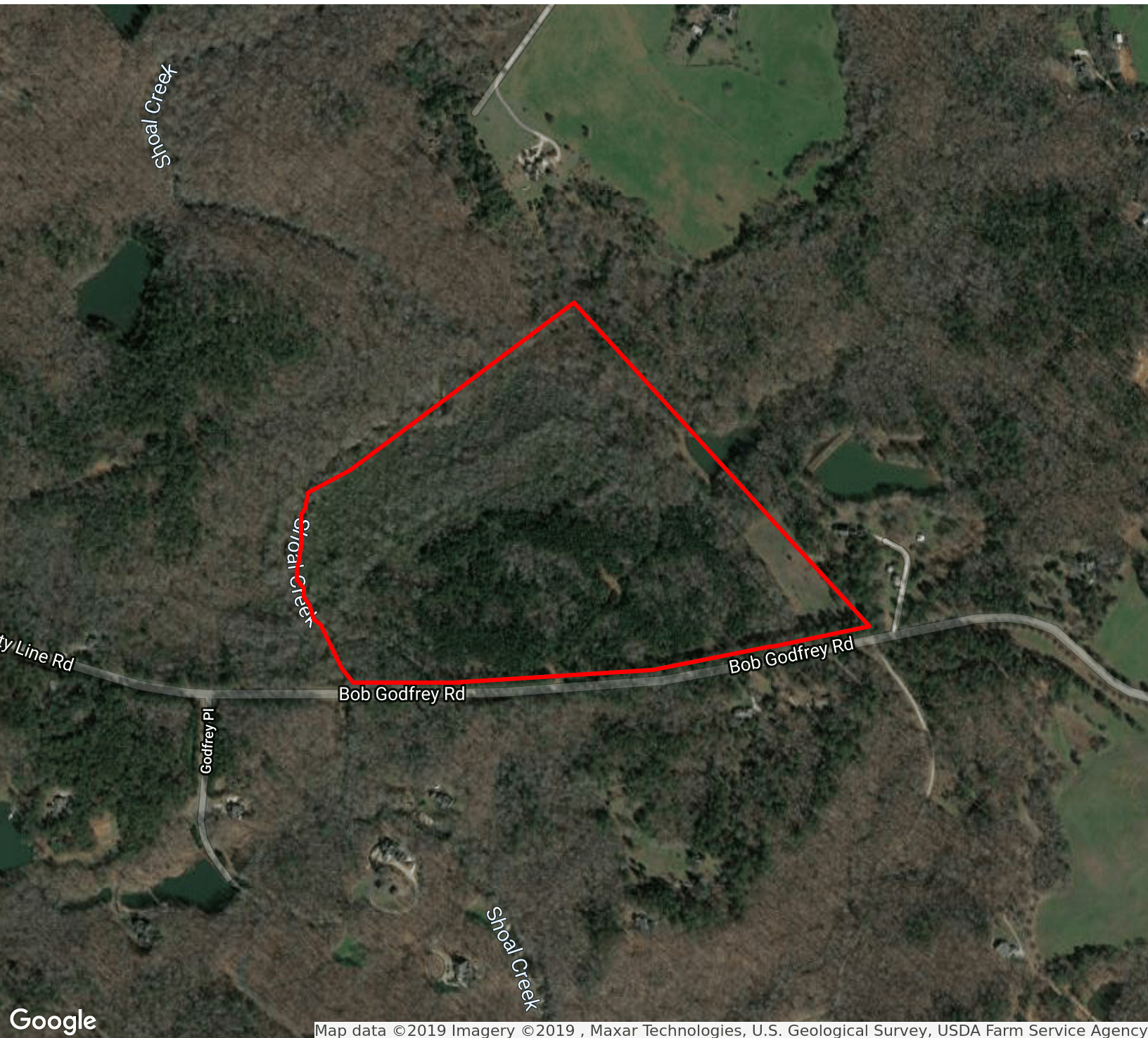
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AERIAL MAP



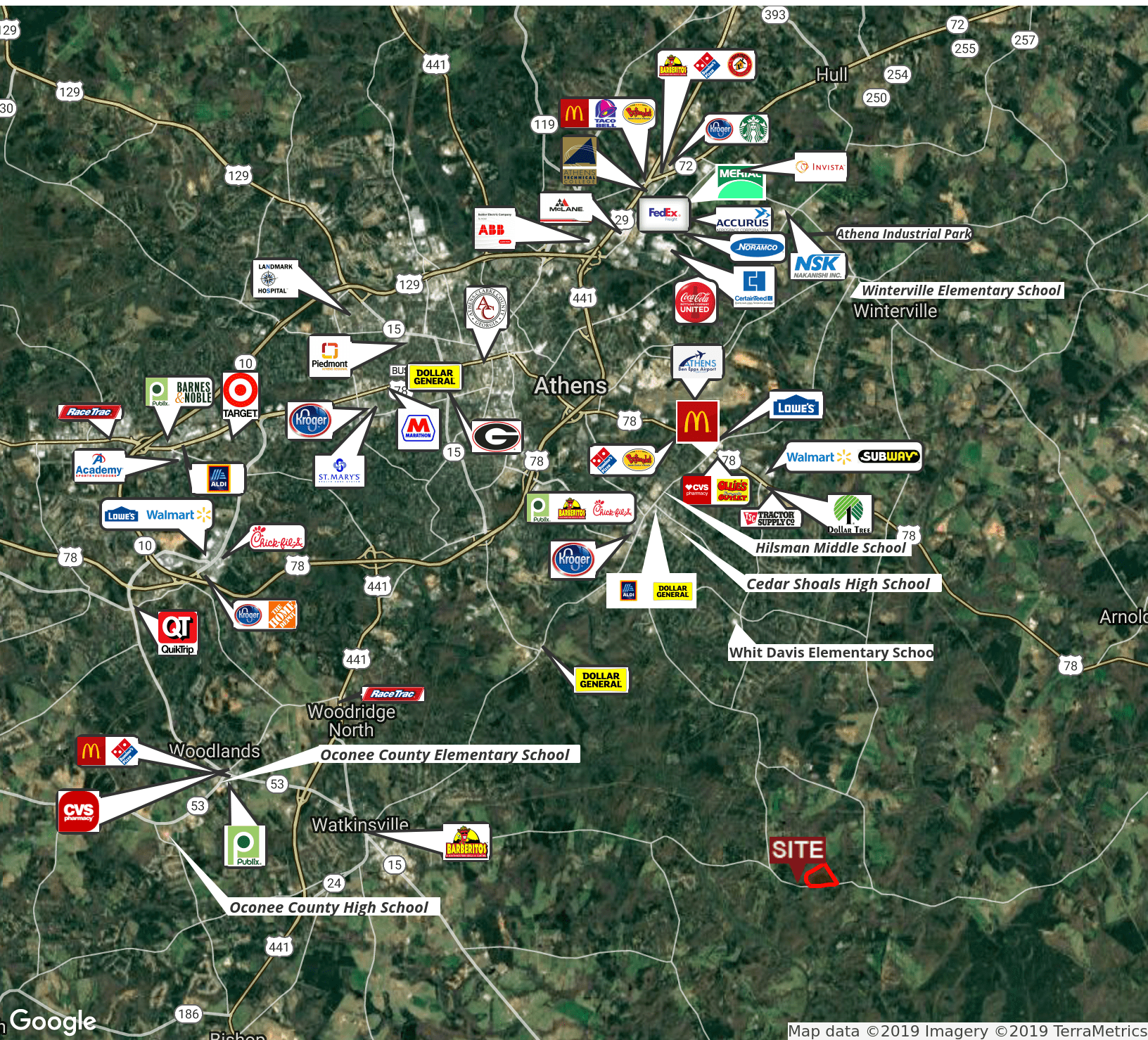
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RETAILER MAP



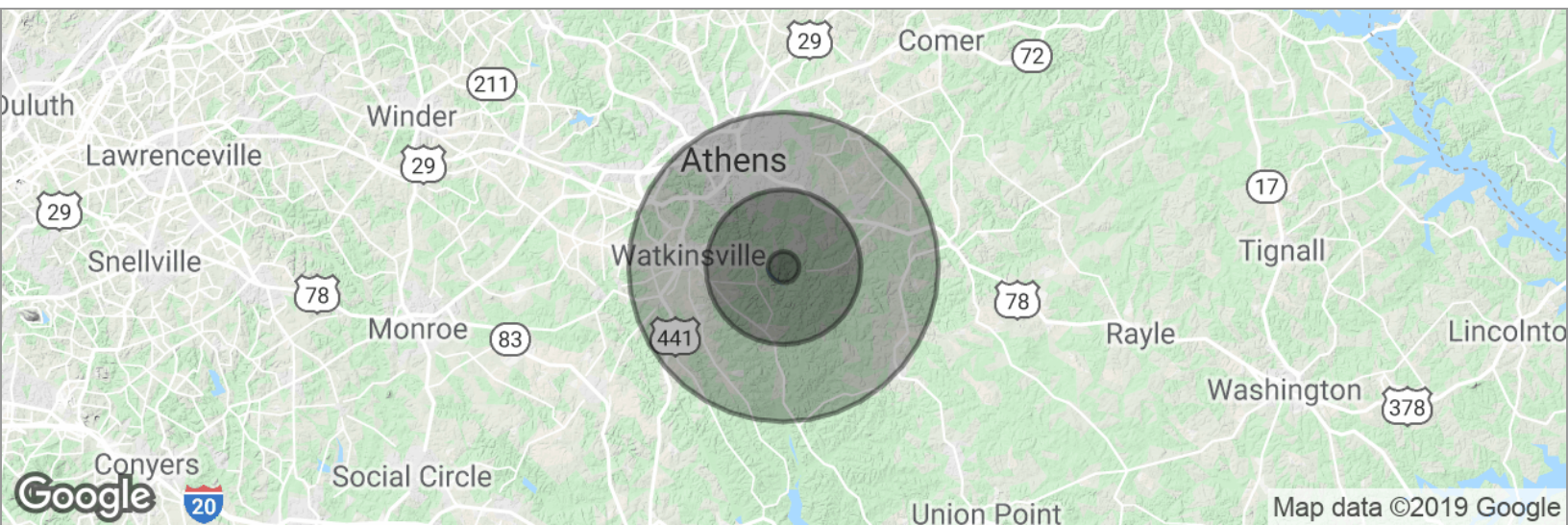
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DEMOGRAPHICS MAP



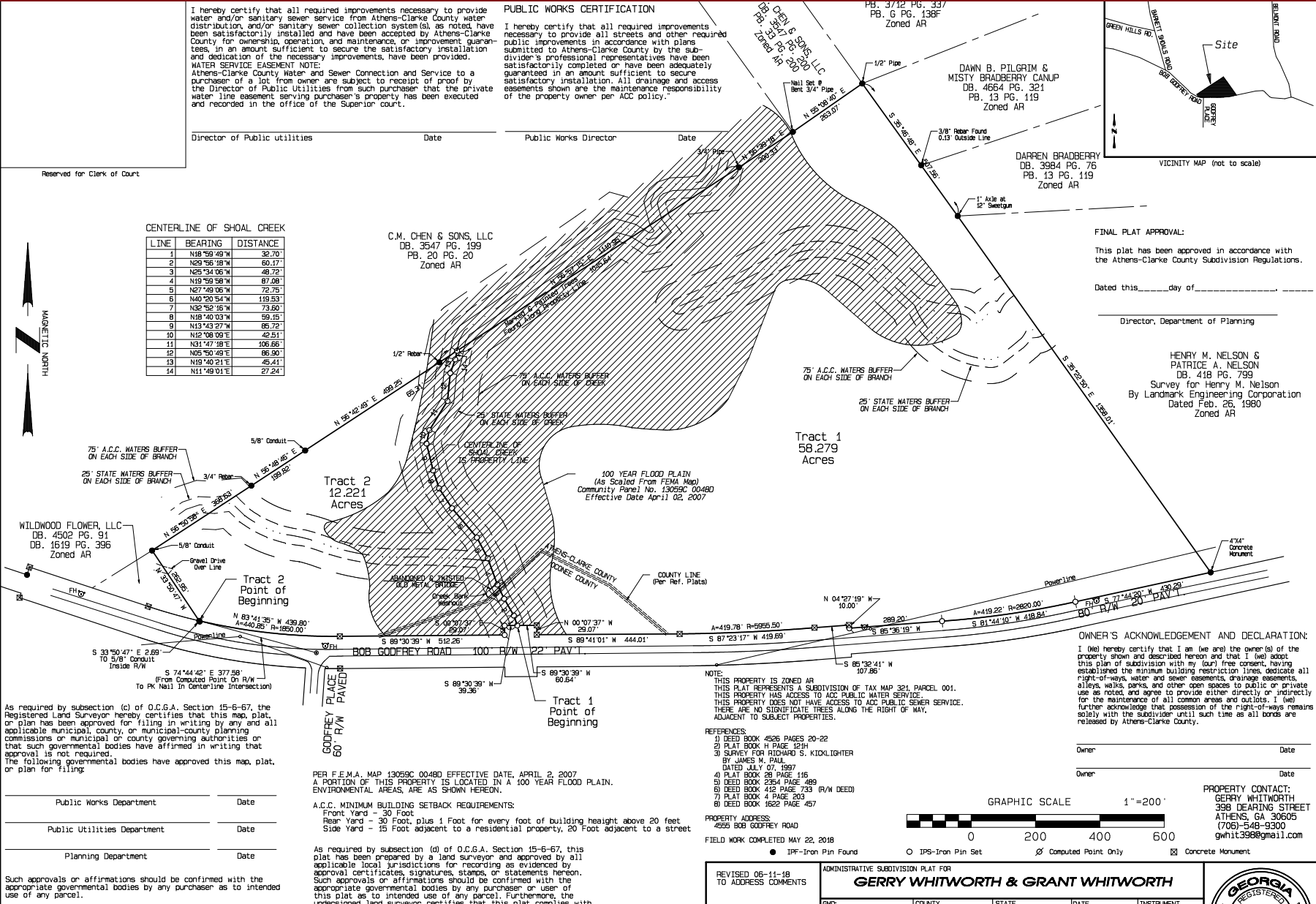
POPULATION	1 MILE	5 MILES	10 MILES
Total population	375	18,882	107,940
Median age	36.2	33.8	29.6
Median age (Male)	34.0	32.0	28.7
Median age (Female)	38.2	35.2	30.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	155	7,259	37,516
# of persons per HH	2.4	2.6	2.9
Average HH income	\$73,414	\$68,431	\$53,354
Average house value	\$209,880	\$198,442	\$204,939

* Demographic data derived from 2010 US Census

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