

# VRANA COMMERCIAL TRACT

642 CARL BETHLEHEM ROAD, BETHLEHEM, GA 30620



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$9,146,250
Price / Acre	\$125,000
Lot Size:	73.17 Acres
Lot Frontage:	2907 Carl Bethlehem Rd 2671 ft Hoyt King Rd 1416 ft Hwy 81
Zoning:	C2 - Commercial
Market:	Winder, Barrow County
Submarket:	Hwy 316 Corridor
Traffic Count:	11,000 Hwy 81

### PROPERTY OVERVIEW

Property fronts along three main roads and lies well for a mixed use retail center. The topography gravity flows for 100% sewer service. Barrow County is one of the fastest growing counties in the Atlanta Metro Area. Prime location.

### LOCATION OVERVIEW

The property is at the intersection of Route 81 (Loganville Rd), Carl-Bethlehem Road, and Hoyt King Road just off of Hwy 316.

### PROPERTY HIGHLIGHTS

- Prime location.
- Just south of new interchange under construction at Hwy 316 & Hwy 81.
- Fronts on 3 main roads.
- Lies well for a mixed use retail development.
- One of the fastest growing counties in Metro Atlanta.

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: 1-13-2020

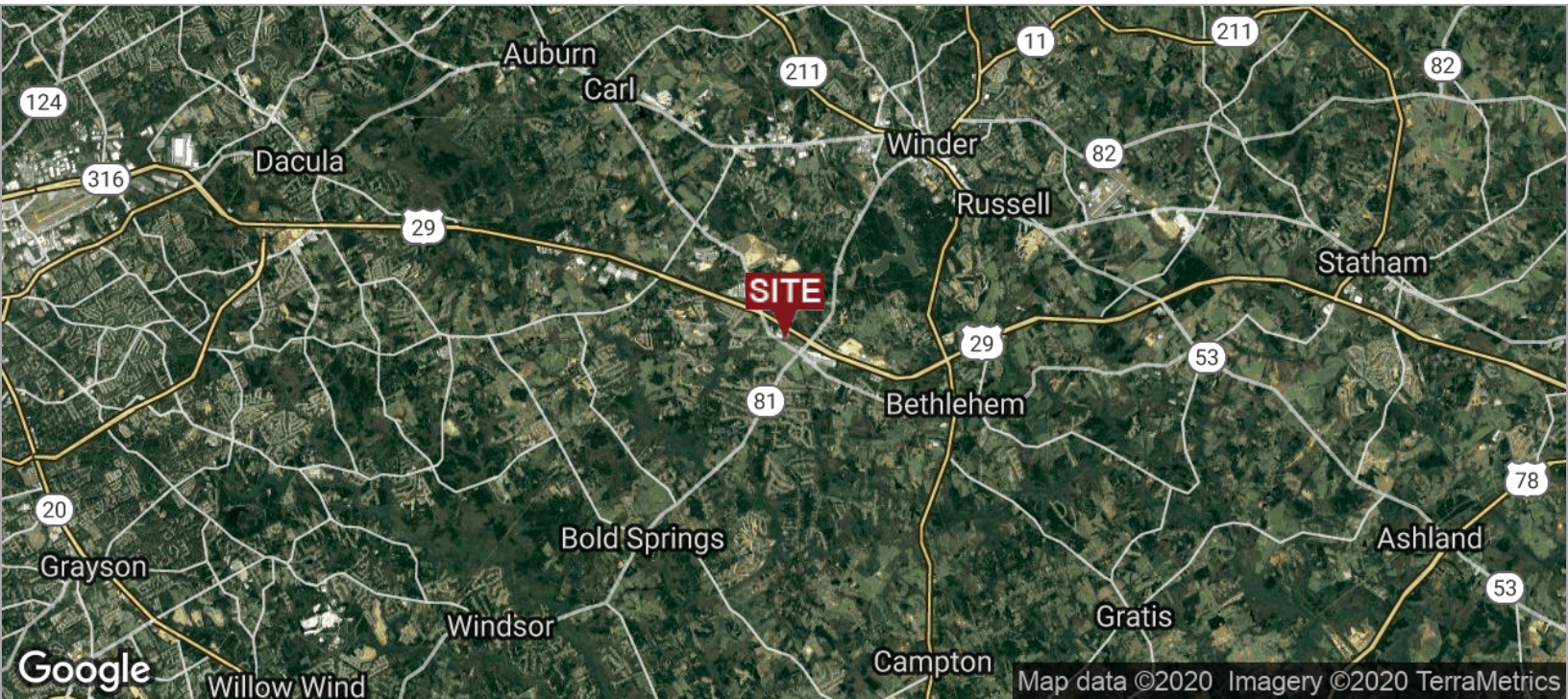


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## LOCATION MAPS



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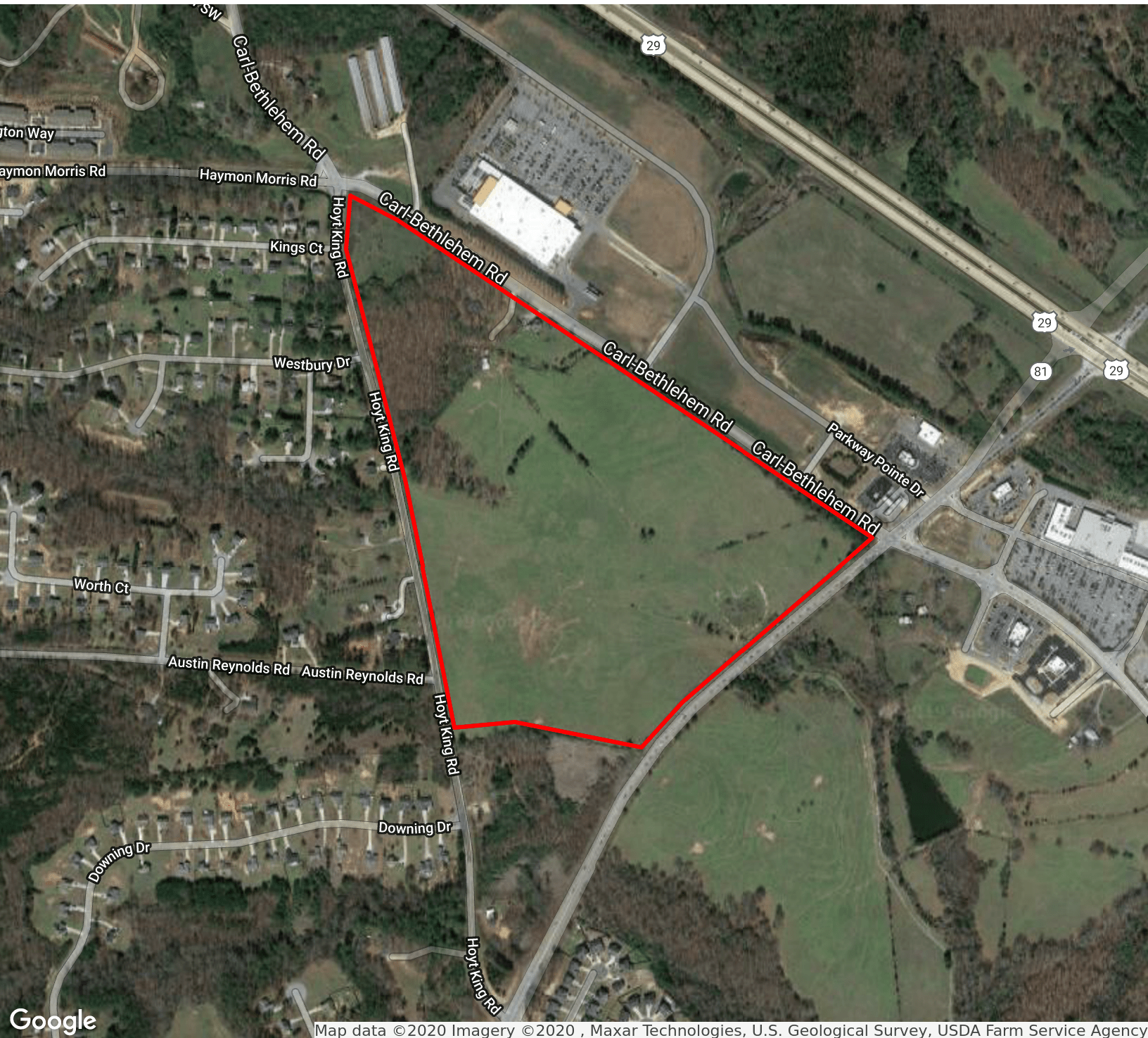


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## AERIAL MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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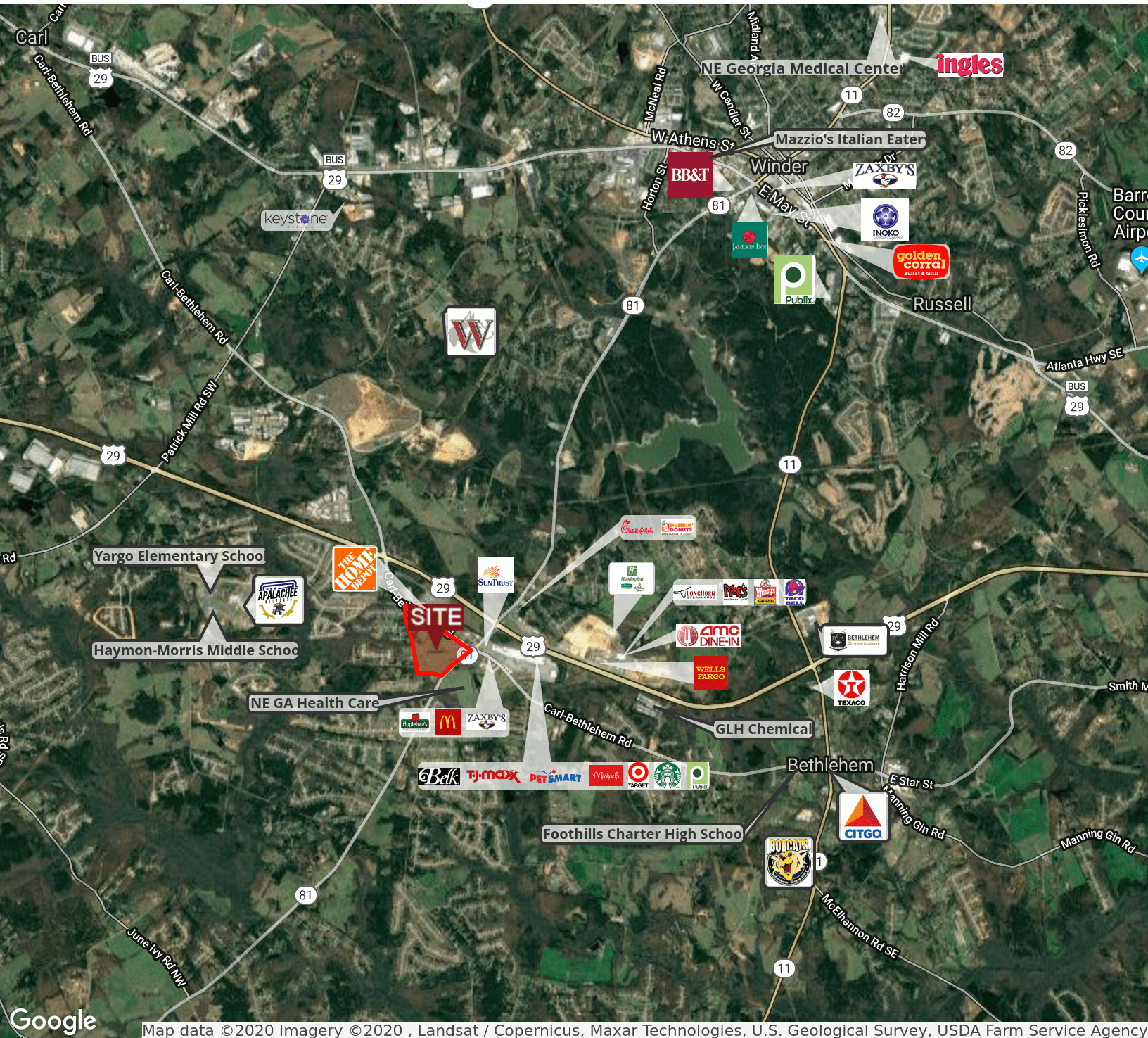


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## RETAILER MAP



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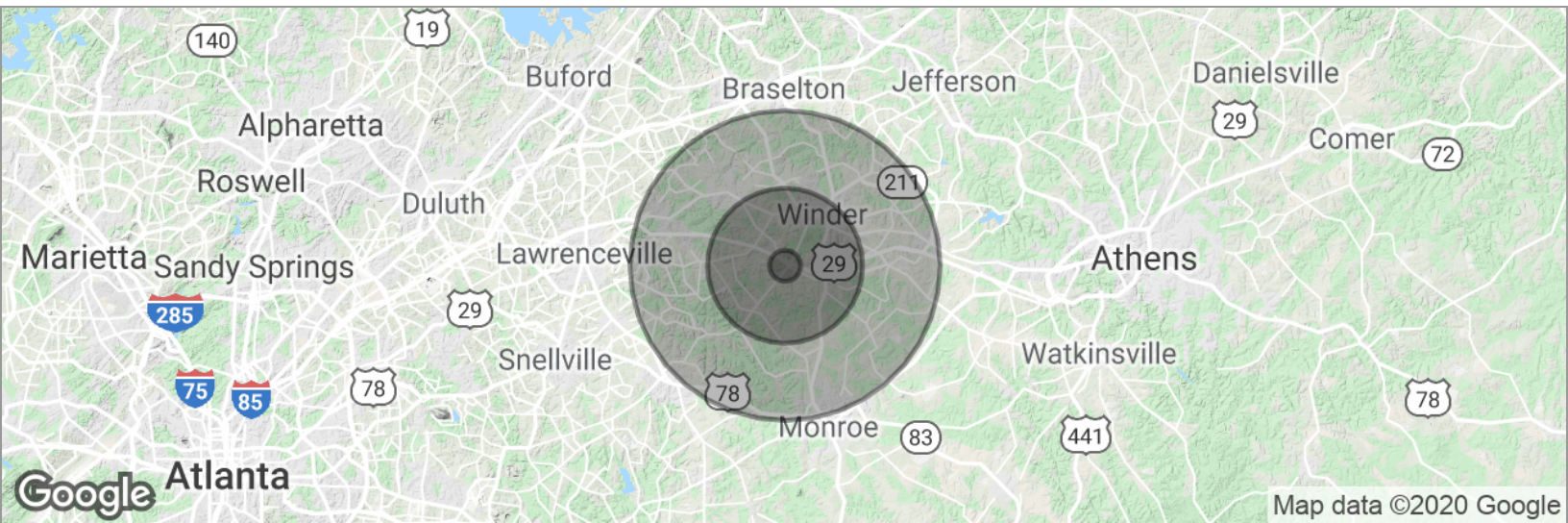


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,433	32,199	130,410
Median age	32.2	32.8	33.6
Median age (Male)	30.5	32.4	32.8
Median age (Female)	33.9	33.7	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	468	11,039	44,289
# of persons per HH	3.1	2.9	2.9
Average HH income	\$60,579	\$57,879	\$64,831
Average house value	\$157,760	\$168,729	\$215,541

*\* Demographic data derived from 2010 US Census*

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## PROPERTY DETAILS

Sale Price	<b>\$125,000 / ACRE</b>
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	XX053 033 & XX053 033B
lot Frontage	2,907 ft
Lot Depth	1,873 ft
Corner Property	Yes
Traffic Count	11000
Traffic Count Street	Hwy 81 & Carl Bethlehem Rd
Traffic Count Frontage	1462
Power	Yes
Rail Access	No

### UTILITIES & AMENITIES

Gas / Propane	Yes
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### LOCATION INFORMATION

Building Name	VRANA COMMERCIAL TRACT
Street Address	642 Carl Bethlehem Road
City, State, Zip	Bethlehem, GA 30620
County	Barrow
Market	Winder, Barrow County
Sub-market	Hwy 316 Corridor
Cross-Streets	Carl-Bethlehem Road & Hoyt King Road
Township	Bethlehem
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316
Nearest Airport	Atlanta International

### BUILDING INFORMATION

Number of Lots	2
Best Use	Commercial