

MORTON ROAD & HWY 78 TRACT

MORTON RD & HWY 78 , ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price	\$295,000
Lot Size:	2.4 Acres
Lot Frontage:	280 ft Hwy 78 409 ft Morton Rd
Zoning:	C-R - Commercial
Market:	Athens-Clarke County
Submarket:	East Athens
Traffic Count:	10,500 Hwy 78

PROPERTY OVERVIEW

This property is in a great location for a commercial development with access from Lexington Road or Morton Rd. It is approximately 1.7 miles from the Walmart Super Store on Lexington Rd. Oak Park Subdivision sits directly behind and to the side of the tract.

LOCATION OVERVIEW

The property is located at the intersection of Lexington Road (Hwy 78) and Morton Road on the east side of Athens.

PROPERTY HIGHLIGHTS

- Great location for a commercial development
- Access from Lexington Road or Morton Road
- Approximately 1.7 miles from the Walmart Super Store on Lexington Road

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
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grantwhitworth@gmail.com

Revised: 1-27-2020

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ADDITIONAL PHOTOS



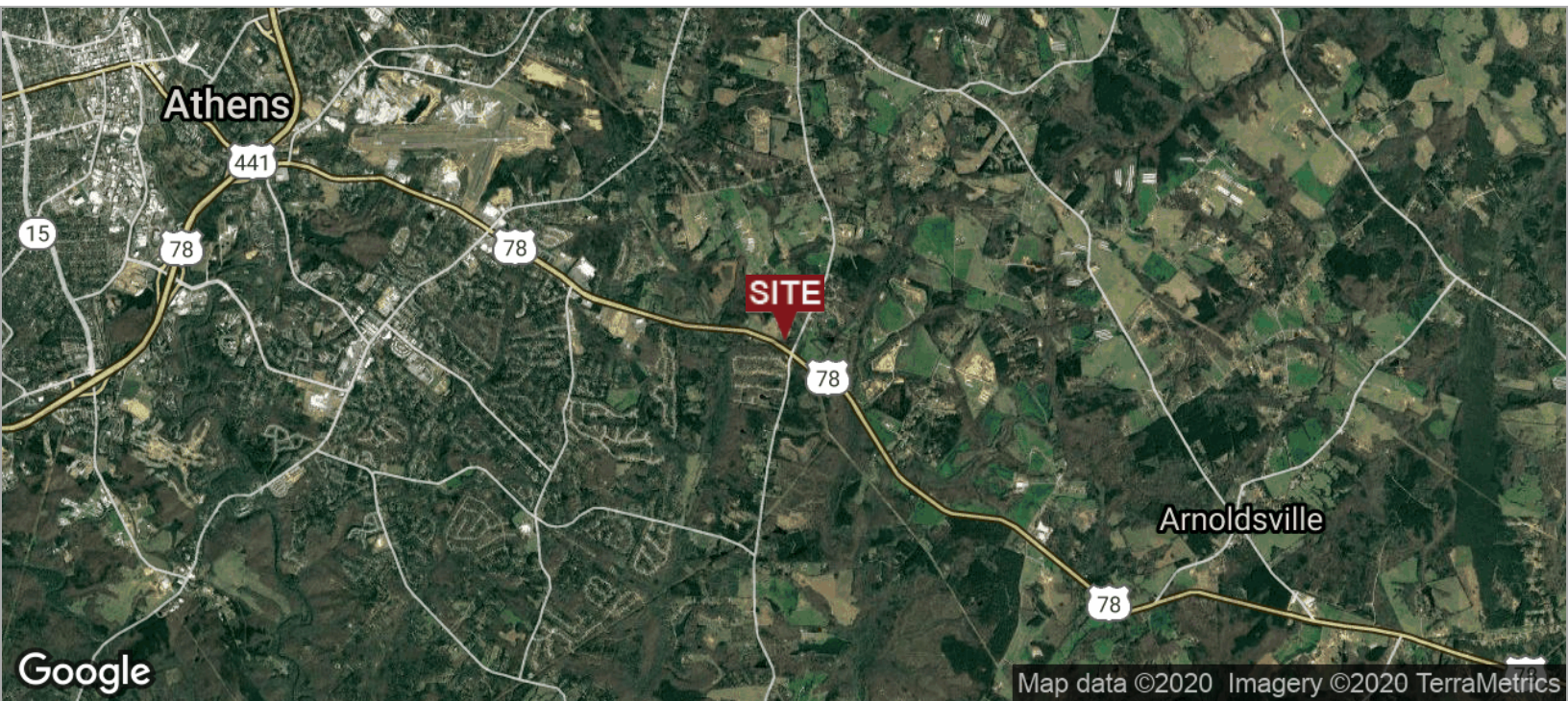
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LOCATION MAPS



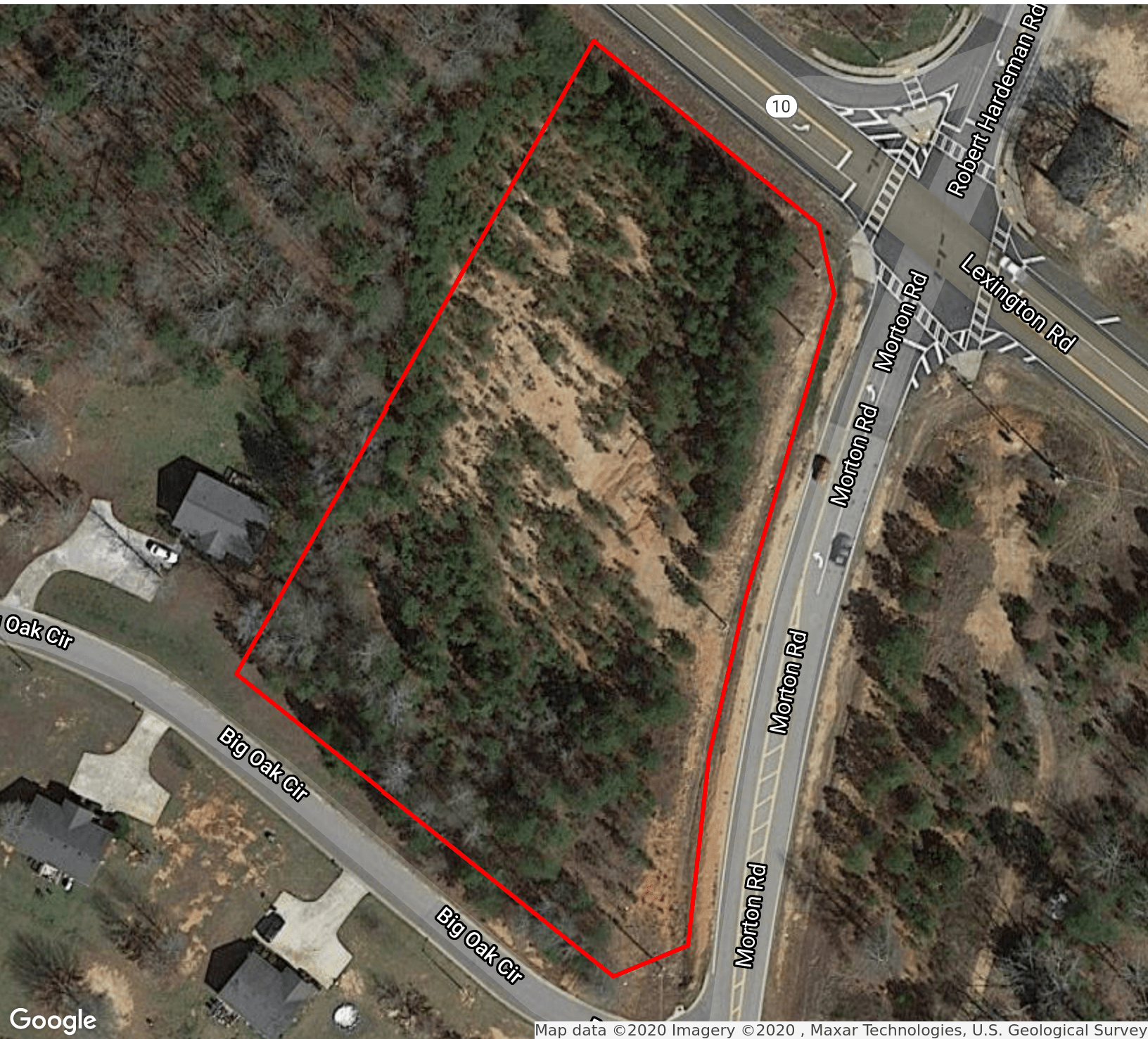
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AERIAL MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey

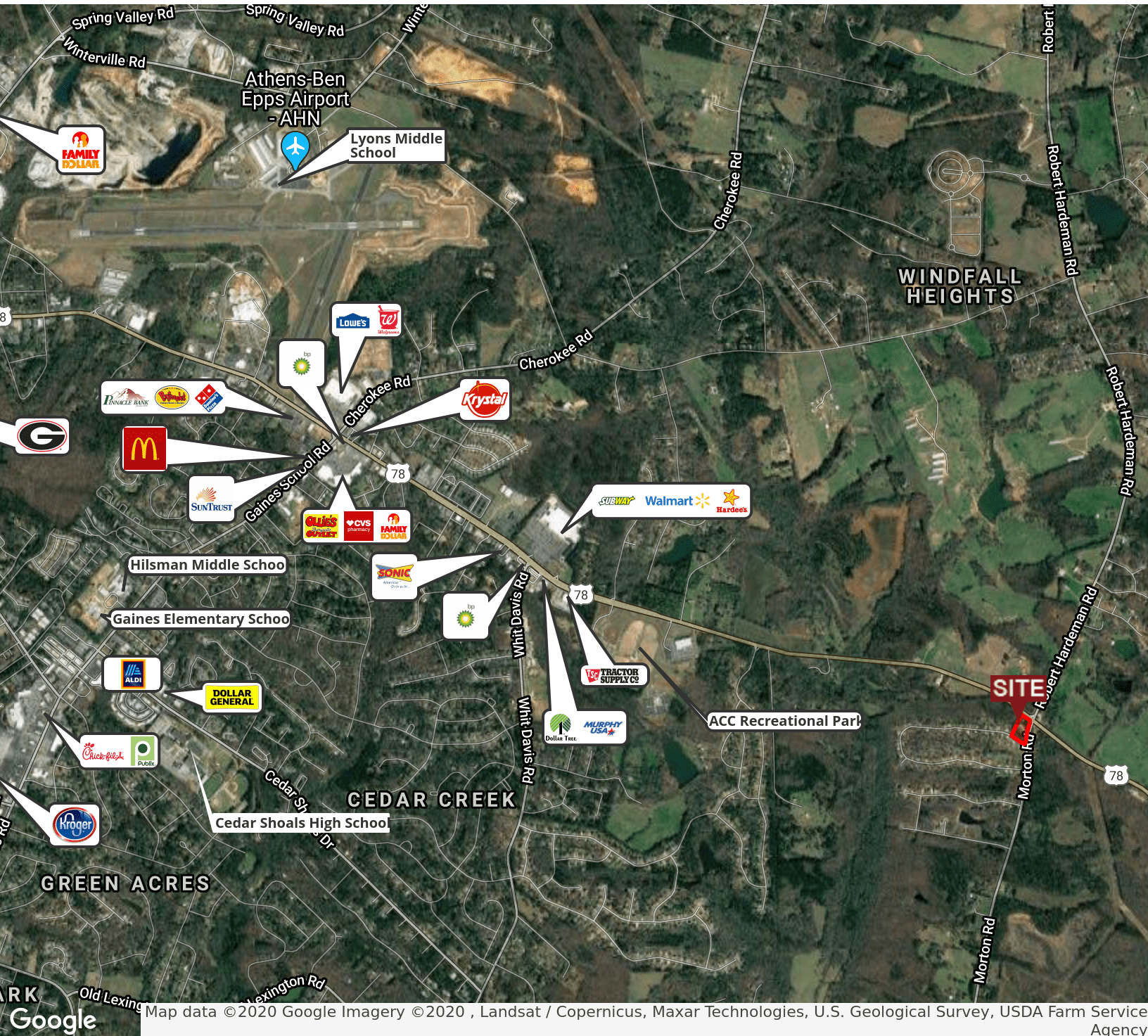
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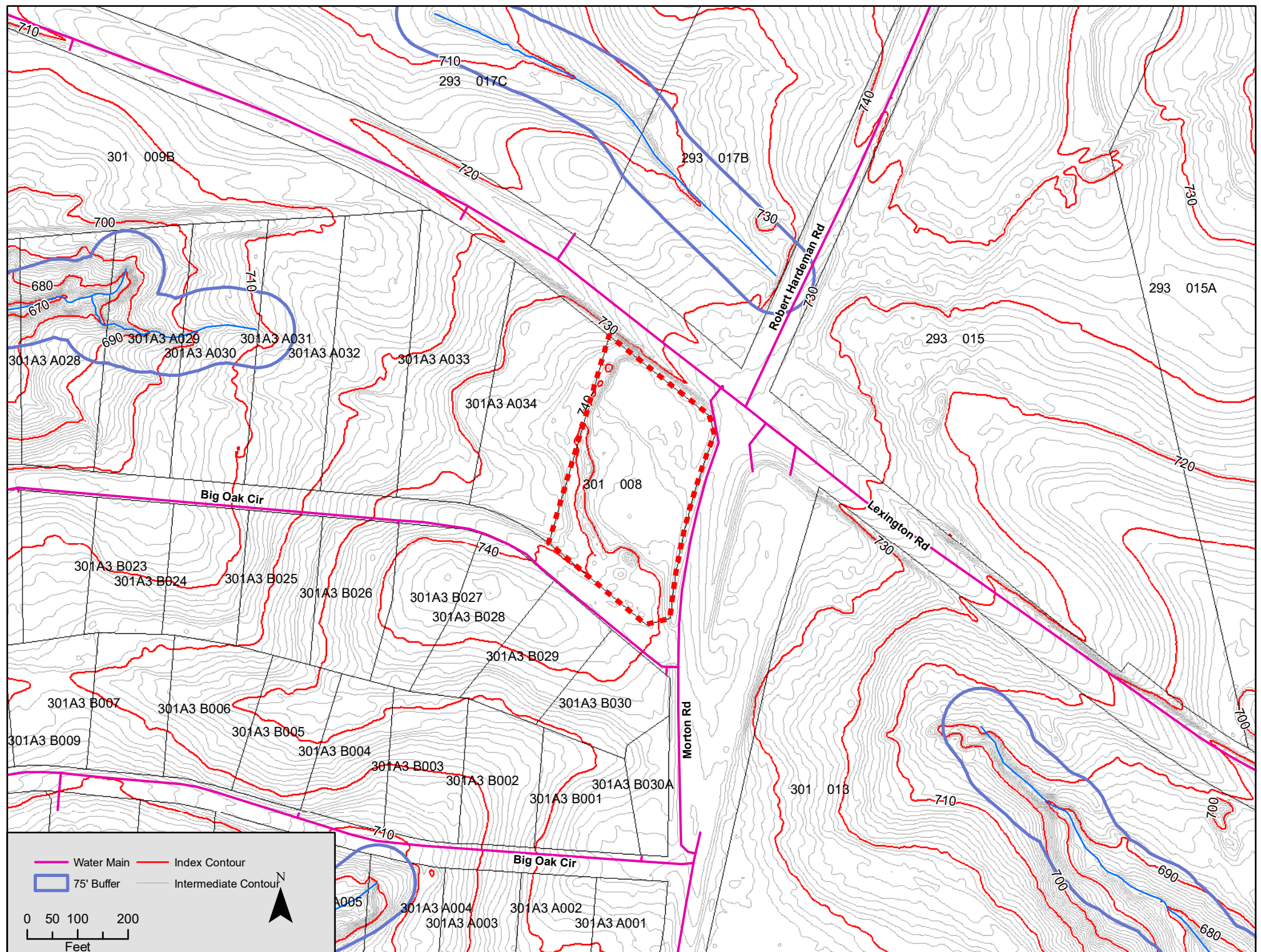
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RETAILER MAP



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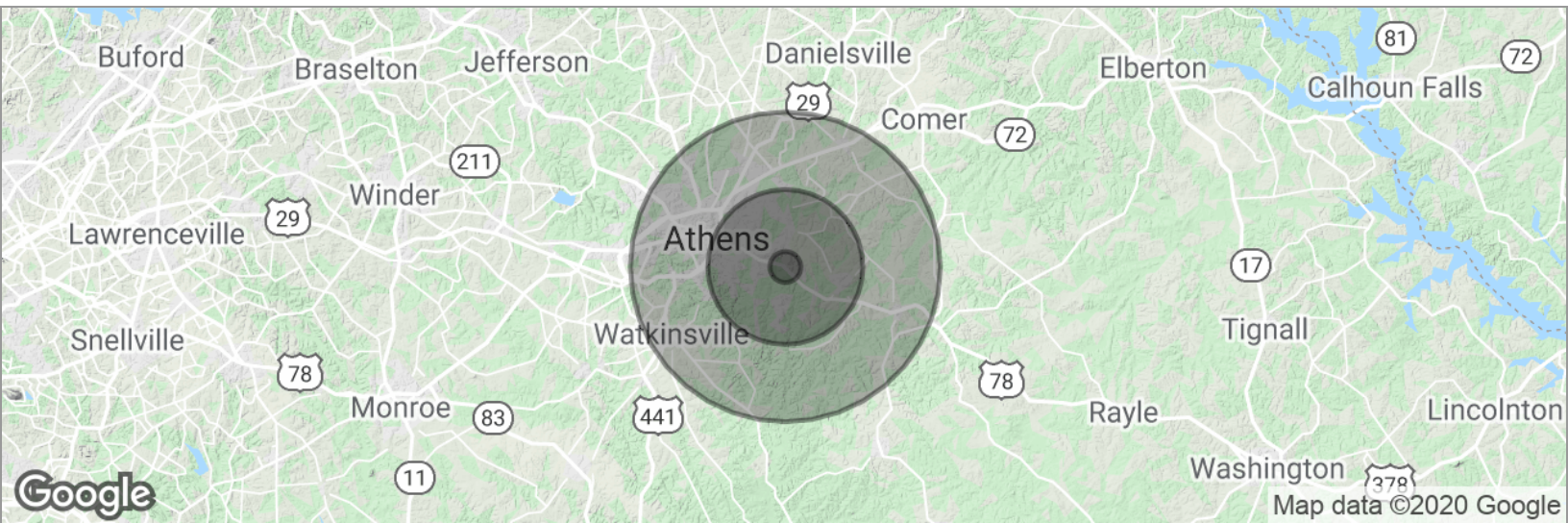


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,022	32,639	134,109
Median age	33.5	32.6	29.7
Median age (Male)	31.5	31.2	29.1
Median age (Female)	35.1	33.9	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	423	13,018	47,047
# of persons per HH	2.4	2.5	2.9
Average HH income	\$63,918	\$57,158	\$50,412
Average house value	\$190,356	\$179,180	\$188,879

* Demographic data derived from 2010 US Census

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PROPERTY DETAILS

Sale Price	\$295,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
APN #	301 008
lot Frontage	280 ft
Lot Depth	423 ft
Corner Property	Yes
Traffic Count	10500
Traffic Count Street	Hwy 78
Traffic Count Frontage	280
Power	Yes
Topography	Moderate to Flat

UTILITIES & AMENITIES

Water	Yes
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LOCATION INFORMATION

Building Name	MORTON ROAD & HWY 78 TRACT
Street Address	Morton Rd & Hwy 78
City, State, Zip	Athens, GA 30605
County	Clarke
Market	Athens-Clarke County
Sub-market	East Athens

BUILDING INFORMATION

Number of Lots	1
Best Use	Development
Free Standing	No