

150 CALLAWAY DR

150 CALLAWAY DR, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$134,250

Price / Acre \$75,000

Lot Size: 1.79 Acres

Lot Frontage: 299.4 ft Callaway Dr
117.1 ft Ben Burton Cir

Zoning: E-O

Market: Athens-Clarke County

Traffic Count: 33,700 Atlanta Hwy

PROPERTY OVERVIEW

The property is zoned Office-Employment and is well suited for an industrial or office development. It's located across the street from the new Athens-Clarke County fire station and Cooperative Extension and adjacent to Burton and Burton. The site is mostly wooded with relatively flat topography. All utilities are available.

LOCATION OVERVIEW

The property is located at 150 Callaway Drive at the corner of Callaway Drive and Ben Burton Circle. It's located in Coggins Industrial Park on the north side of the Atlanta Hwy just passed Georgia Square Mall.

PROPERTY HIGHLIGHTS

- Corner Lot
- Established industrial area
- 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.

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Revised 7-14-2020

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LOCATION MAPS



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AERIAL MAPS



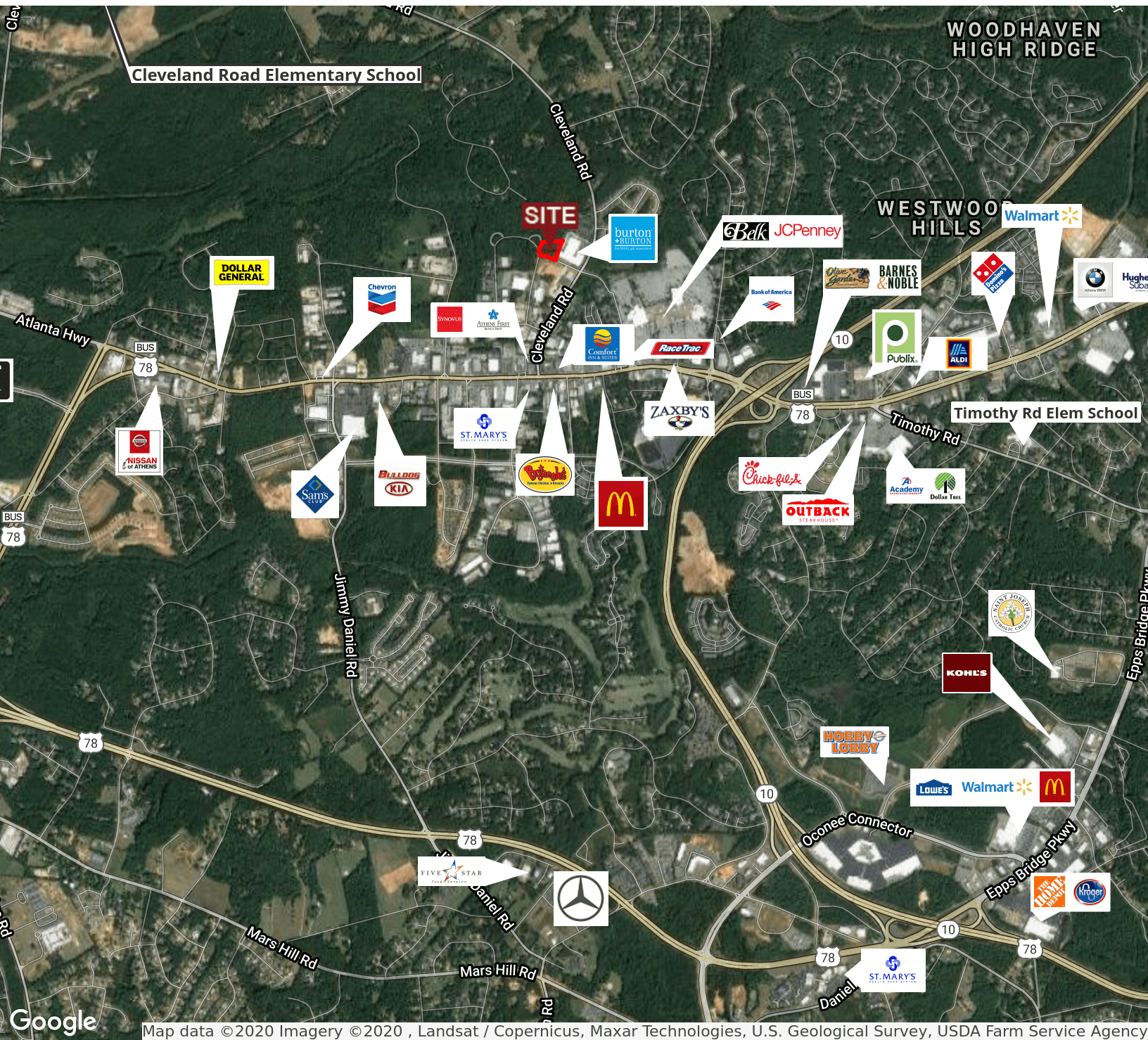
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RETAILER MAP



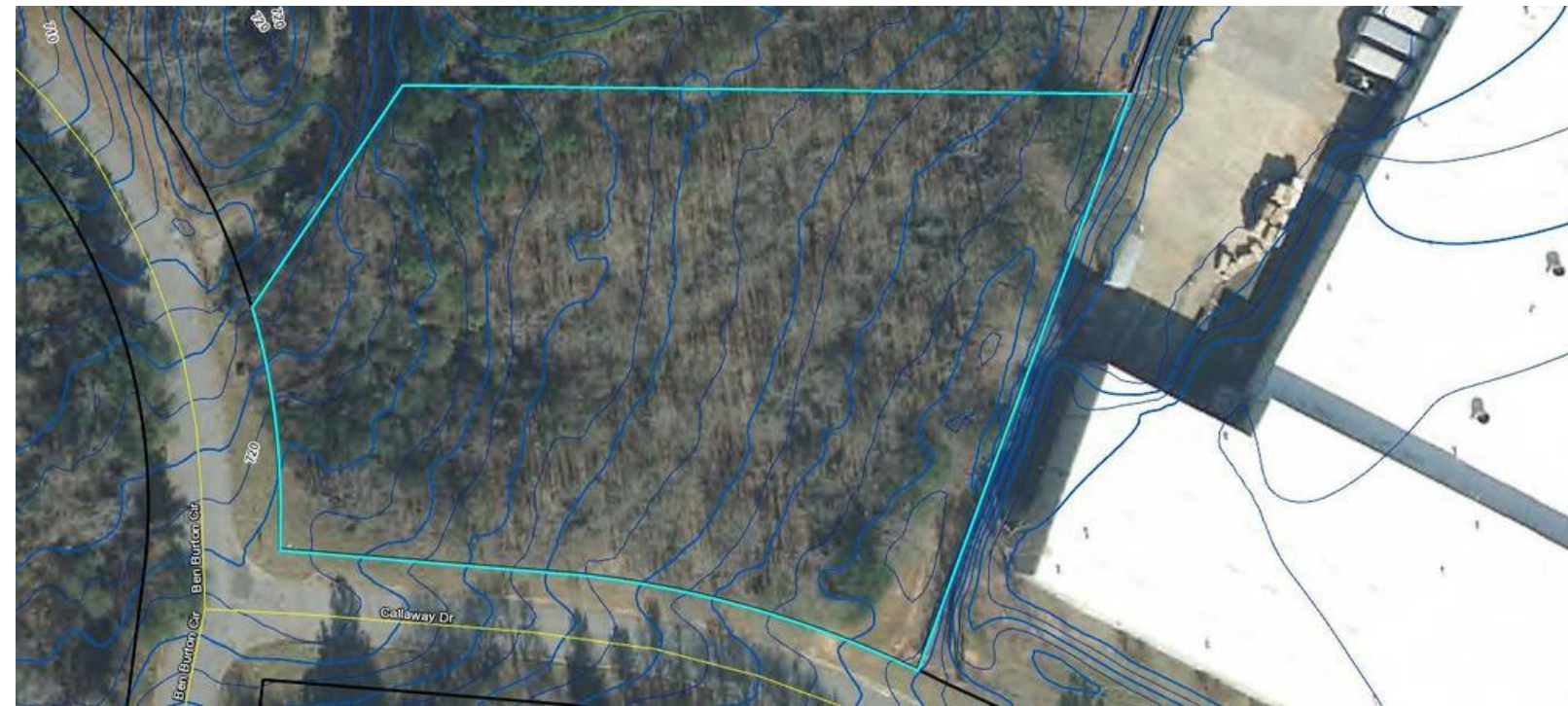
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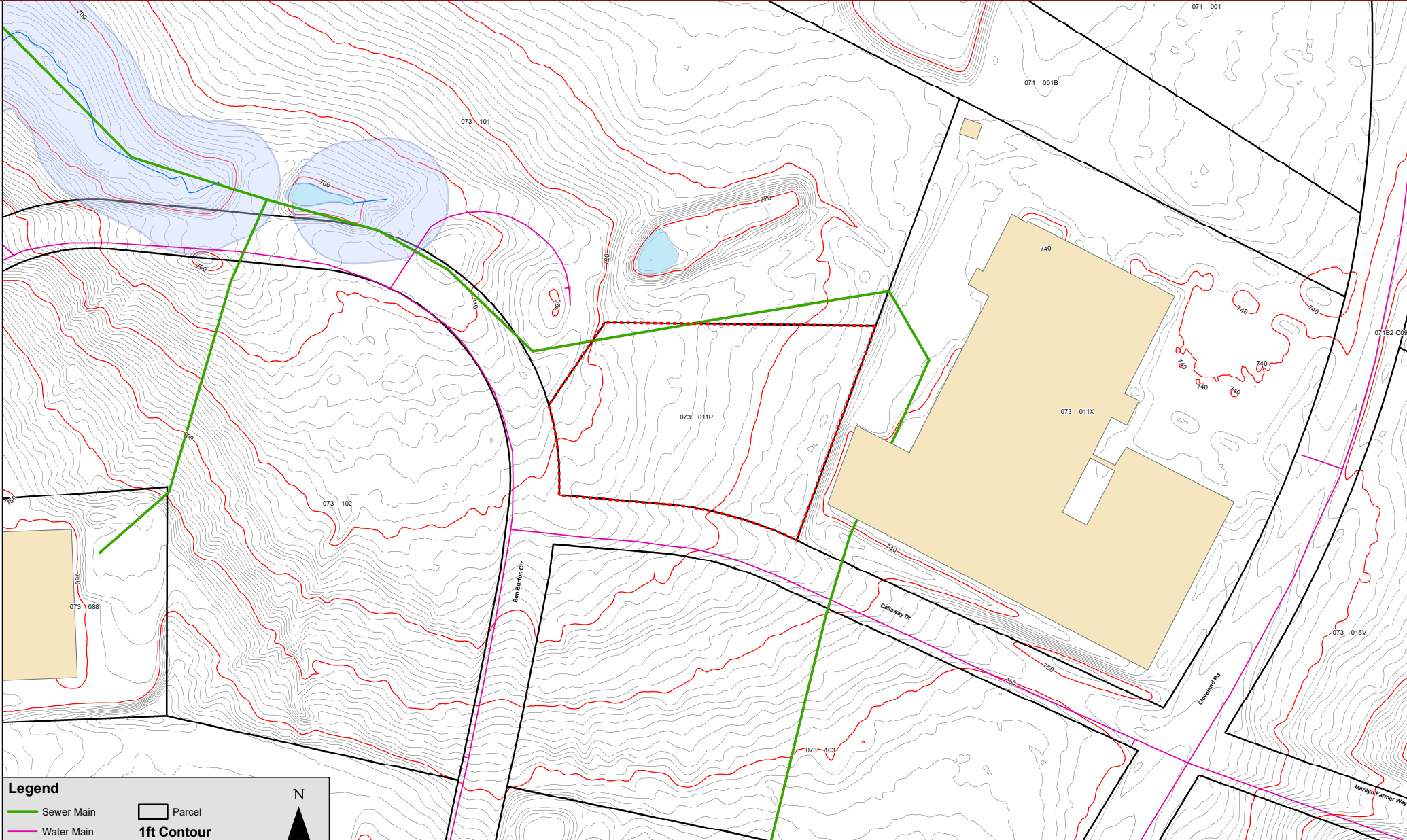
ADDITIONAL PHOTOS



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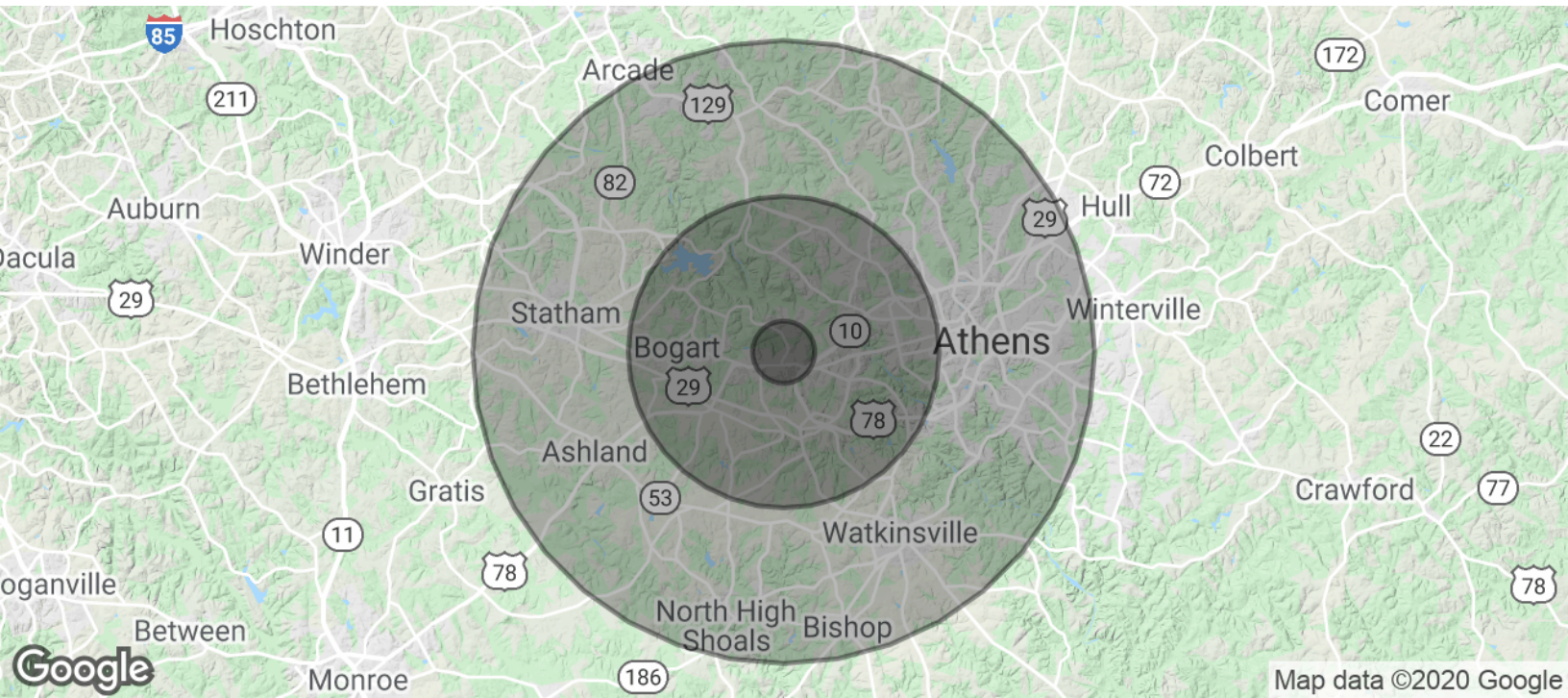
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,100	47,805	159,610
Average age	31.8	34.1	30.8
Average age (Male)	31.3	33.1	30.0
Average age (Female)	31.7	34.8	31.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,284	18,829	57,034
# of persons per HH	2.4	2.5	2.8
Average HH income	\$71,581	\$74,926	\$59,902
Average house value	\$242,318	\$238,272	\$219,227

* Demographic data derived from 2010 US Census

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PROPERTY DETAILS

Sale Price	\$134,250
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PROPERTY INFORMATION

Property Subtype	Industrial
APN #	073 011P
Lot Frontage	299.4 ft
Lot Depth	375 ft
Traffic Count Street	Atlanta Hwy

UTILITIES & AMENITIES

Gas / Propane	Yes
Power	Yes
Water	Yes
Telephone	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	150 CALLAWAY DR
Street Address	150 Callaway Dr
City, State, Zip	Athens, GA 30605
County	Clarke
Market	Athens-Clarke County
Road Type	Paved
Market Type	Medium
Nearest Highway	Atlanta Hwy
Nearest Airport	Athens-Ben Epps Airport

LAND INFORMATION

Number of Lots	1
Best Use	Development