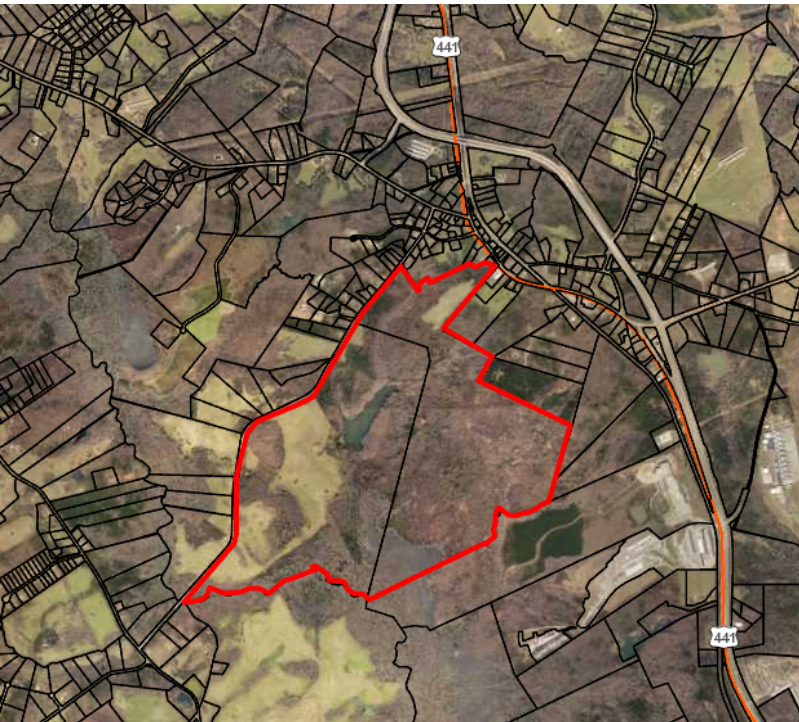


CULLISON TRACT

0 CHANDLER BRIDGE RD, NICHOLSON, GA 30565



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	718.0 ± Acres
Lot Frontage:	9121 ft Chandler Bridge Rd
Zoning:	A-2
Market:	South Jackson County
Submarket:	Athens-Clarke County

PROPERTY OVERVIEW

The tract contains 718± acres located in Jackson County Georgia near the Athens Clarke County Georgia line. The subject tract fronts along the eastern boundaries of Chandler Bridge approximately 9,000 ft and lies between US Hwy 441 and US Hwy 129 (both are a 4 lane road divided median highway). This is an excellent large tract with development opportunities with county water and electricity. It is in close proximity to the City of Athens, University of GA and UGA Medical School. The tract is a combination of open and pasture wooded land. Easy for a developer to subdivide along Chandler Bridge Rd frontage. Tract has a 12 acre lake and long Oconee River frontage. Will subdivide with price to be determined.

LOCATION OVERVIEW

The property is located east of US Hwy 441 on Chandler Bridge Rd. It's located within close proximity to the City of Athens and the University of Georgia.

PROPERTY HIGHLIGHTS

- Excellent large tract with development opportunities.
- Will subdivide with price to be determined.
- Rolling topography with numerous building sites.
- County water and electricity available.
- 12 acre lake, several other lake sites
- 2000+ ft of Oconee River frontage.

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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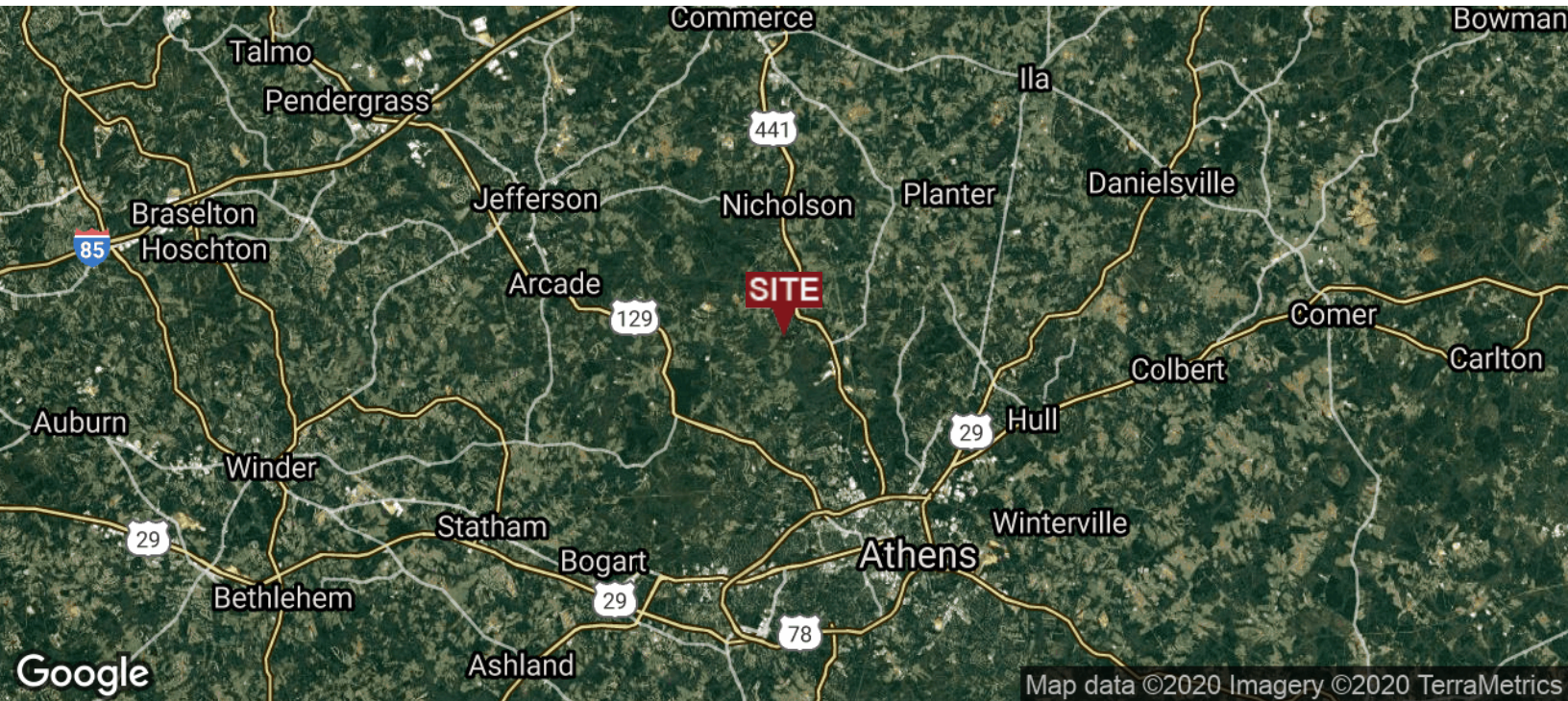
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LOCATION MAPS



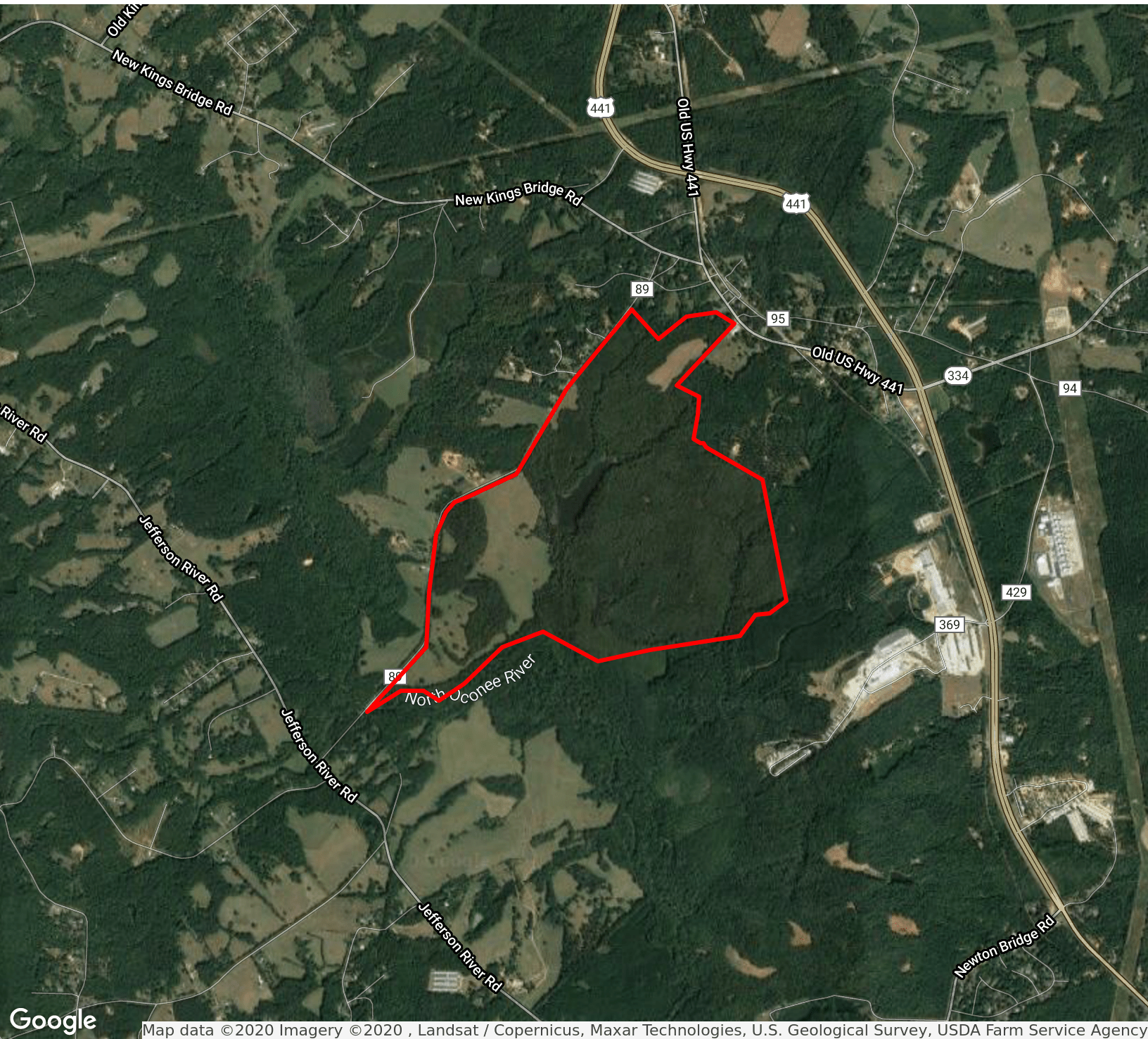
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AERIAL MAPS



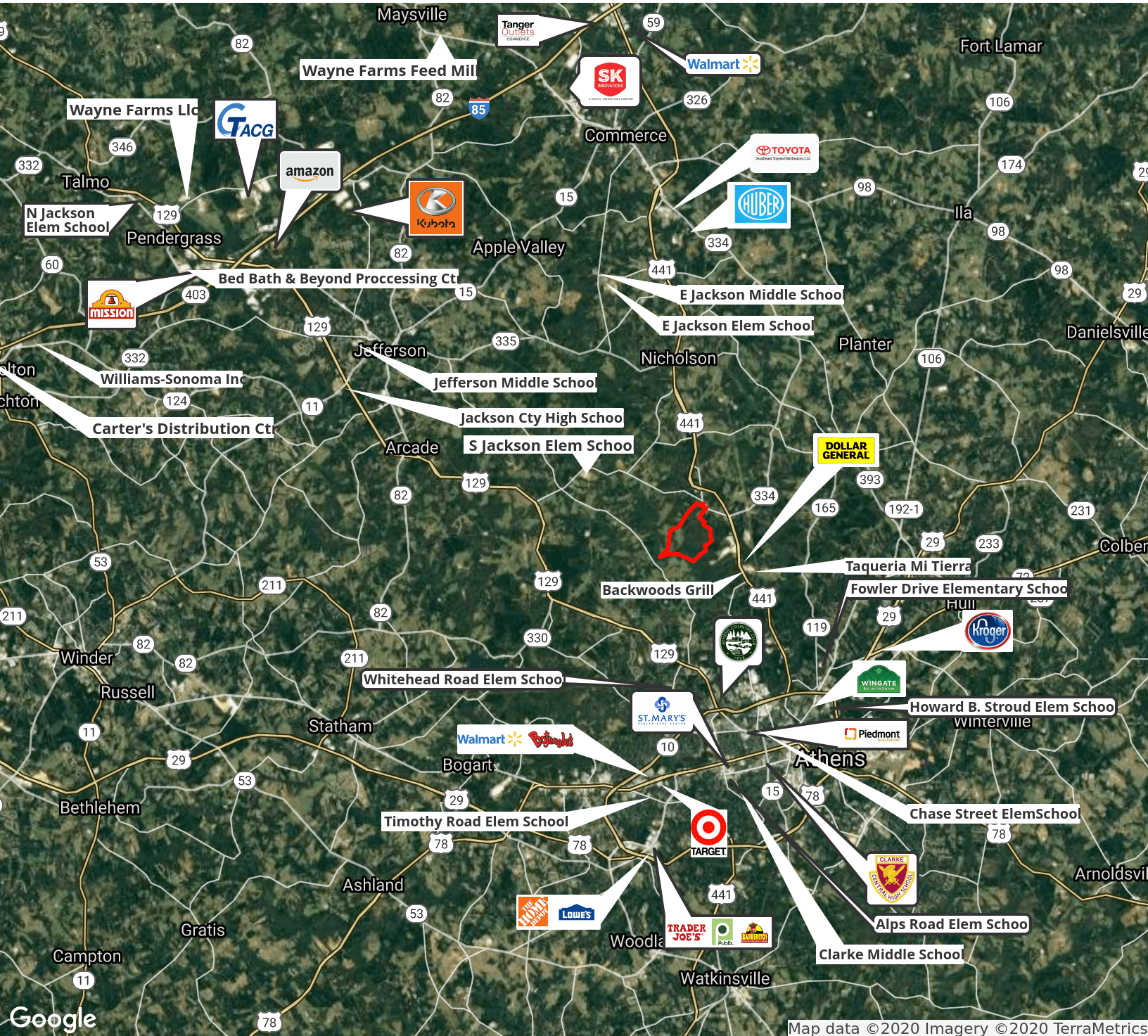
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RETAILER MAP



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AREA INFORMATION



JACKSON COUNTY

10-20 miles north of the property along the I-85 corridor are companies such as SK Battery, Amazon, Bed Bath & Beyond Distribution Center, Wayne Farms, Kubota, Carter's, TD Automotive, Uline, HomeGoods, Mission Foods, and Toyota Plant. Year-end and year-out Jackson County is listed as one of the fastest growing counties in the State of Georgia.

ATHENS-CLARKE COUNTY

To the east of the property lies the City of Athens and the University of Georgia. Currently, there is a population of 50,000 students and faculty at UGA with an alumni of approximately 332,000. Athens is named in the top 10 cities in the US for retirees. A lot of which is coming from the 332,000 UGA alumni. Current population numbers are 120,000 plus with a trade area of over 250,000 population.

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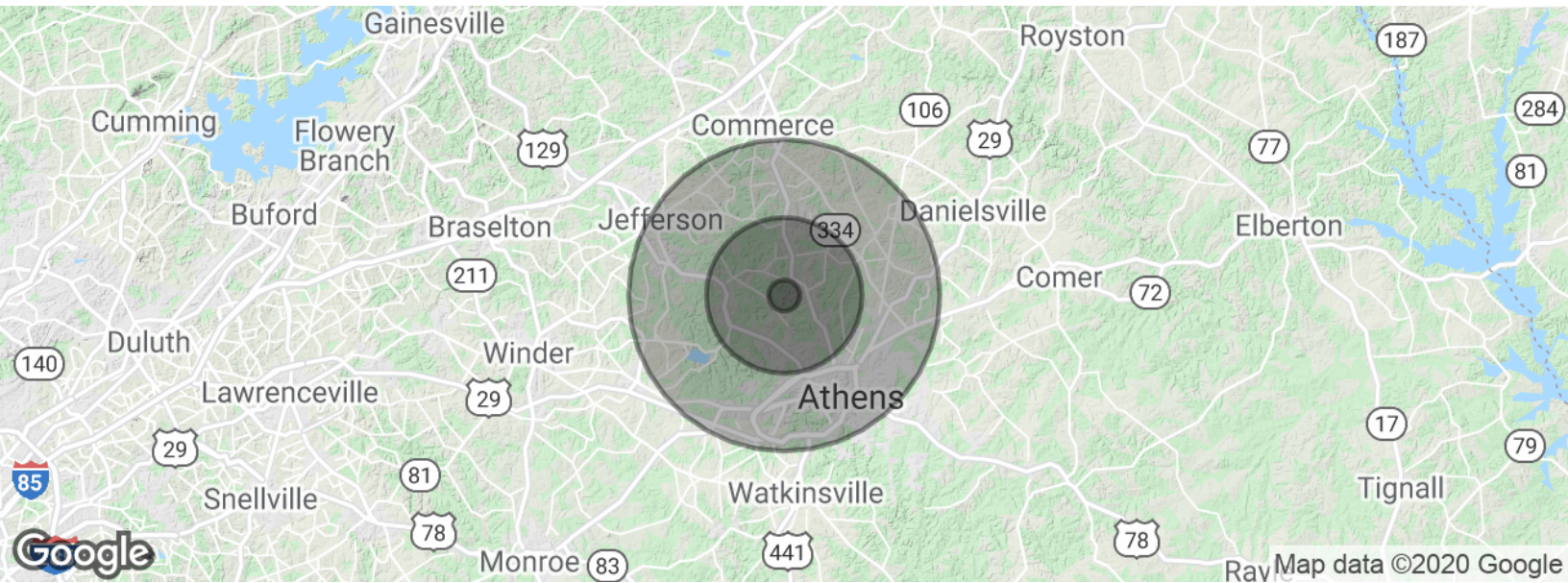
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	357	21,479	142,126
Median age	36.8	33.0	30.4
Median age (Male)	32.7	31.0	29.7
Median age (Female)	39.8	34.8	31.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	135	7,796	50,793
# of persons per HH	2.6	2.8	2.8
Average HH income	\$55,617	\$56,093	\$53,188
Average house value	\$206,407	\$176,187	\$188,838

* Demographic data derived from 2010 US Census

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