

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Price / Acre	\$200,000
Lot Size:	2.0± Acres
Lot Frontage:	267 ft Hog Mtn Rd 260 ft Stonebridge Pkwy
Zoning:	B-1 General Business
Market:	Oconee County
Traffic Count:	7,370 Hog Mtn Rd

PROPERTY OVERVIEW

The property is well suited for commercial or office uses. It has roughly 270 ft of frontage on Hog Mountain Road and it's an average of 270 ft deep. The topography is relatively flat. The property is mostly wooded with a mix of hardwoods and pines. The current zoning is B-1. All utilities are available. There is a sewer easement running along the rear property line, and a sign easement is located on the NW corner.

LOCATION OVERVIEW

The property is located on the south east corner of Hog Mountain Road and Stonebridge Pkwy, roughly 3,063 ft north of the intersection with Mars Hill Rd with frontage on Hog Mountain Rd & Stonebridge Pkwy. The property is located in the Butlers Crossing area of Oconee County which is home for numerous retail and office users including Publix, Bells Food Store, CVS, Walgreens and multiple restaurants.

PROPERTY HIGHLIGHTS

- Rapidly growing area
- Great site for Office or Commercial Uses
- 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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

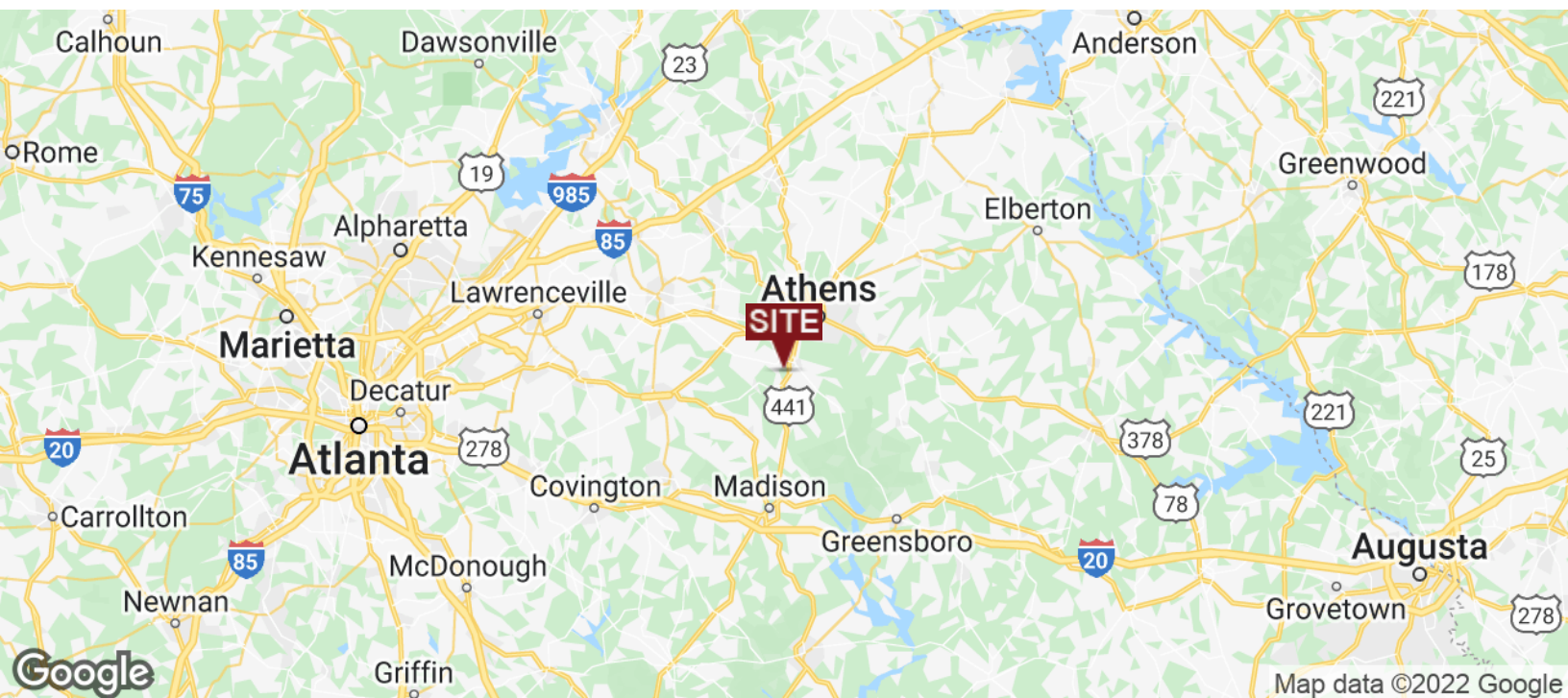
Revised :3-31-22

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



LOCATION MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



AERIAL MAP



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



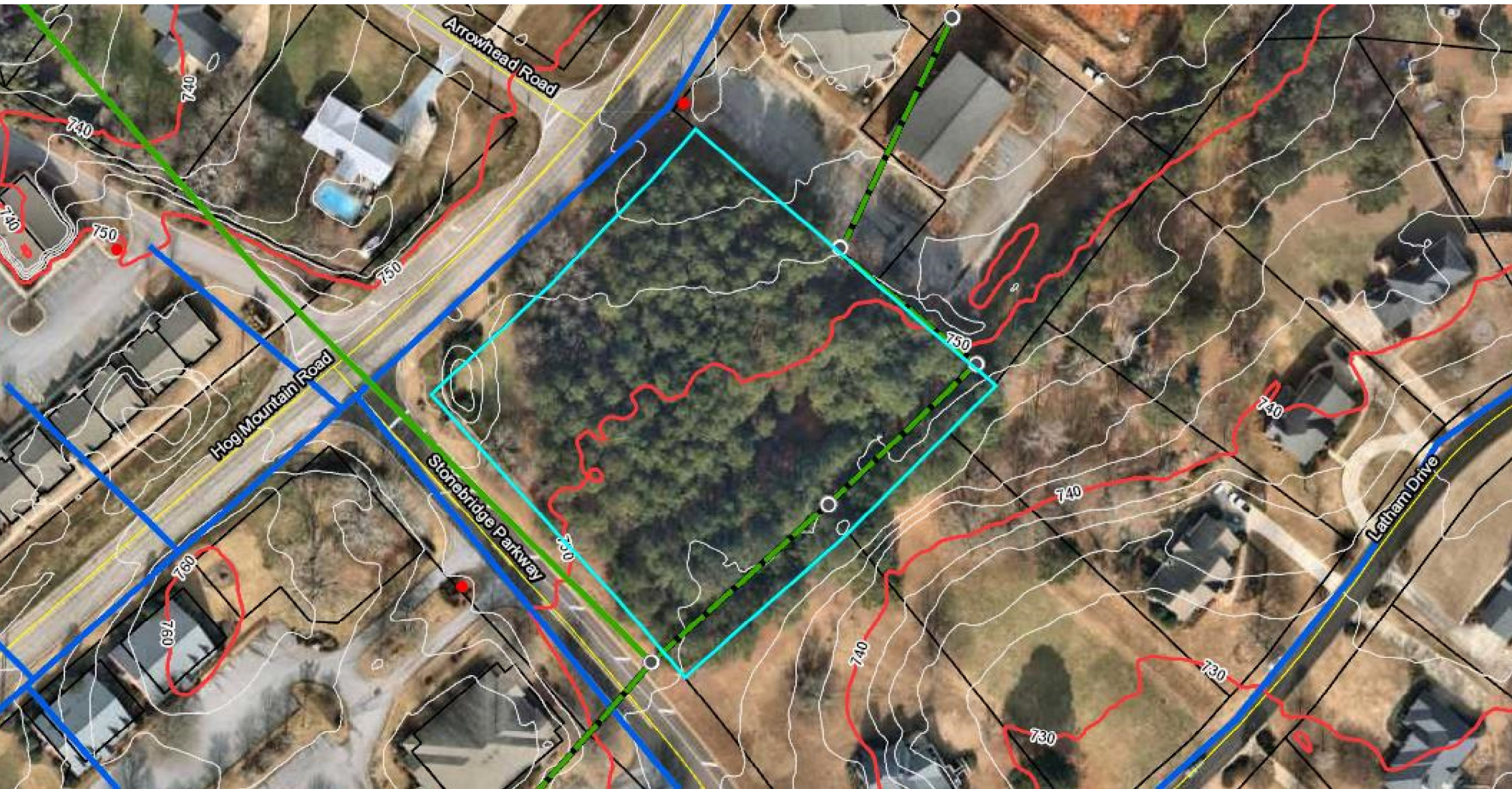
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

STONEBRIDGE PK WY 2 ACRES

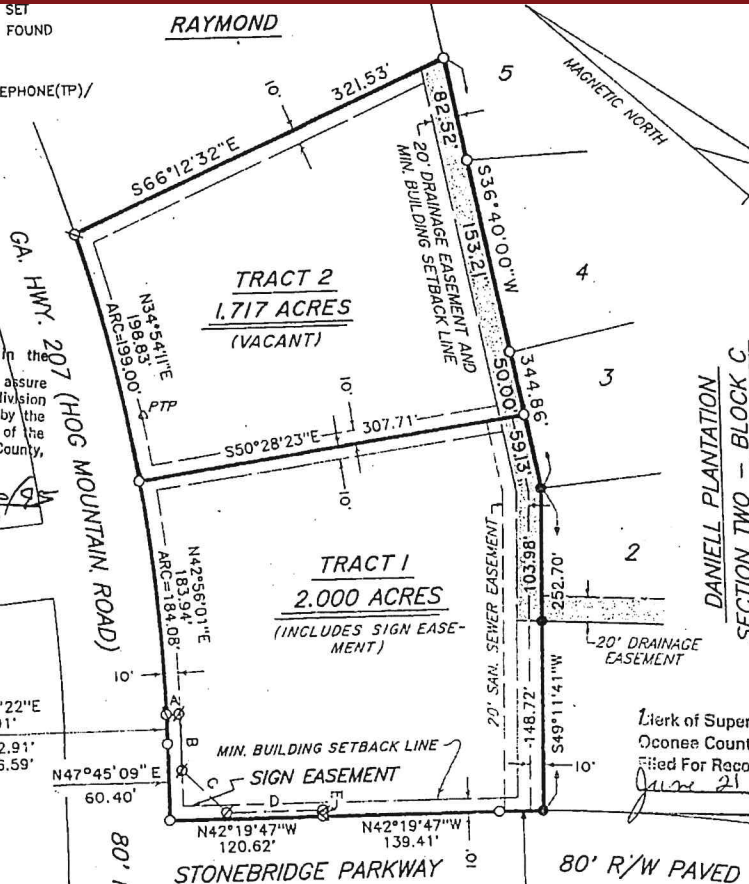
STONBRIDGE PKWY, WATKINSVILLE, GA 30677



- DENOTES 1/2" REIN. ROD SET
- DENOTES 1/2" REIN. ROD FOUND (OR NOTED)
- DENOTES POINT ONLY
- △ DENOTES POWER(P)/TELEPHONE(TP)/LIGHT(LP) POLE

I hereby certify that acceptable security in the amount of \$2000.00 has been received to assure completion of required street paving in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the land subdivision regulations of Oconee County, Georgia.

[Signature]
Chairperson Board of Commissioners
Date 6/20/95



REVISED MARCH 6, 1995 TO SHOW SIGN EASEMENT.

REVISED APR. 24, 1995 TO ADD TRACT 2 AND TO SHOW SETBACK LINES AND DRAINAGE EASEMENT. NAME CHANGED FROM R. LAWRENCE GEORGE.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all measurements shown herein actually exist or are marked as "future"; and that all requirements of the land subdivision regulations of Oconee County, Georgia, have been fully complied with.

[Signature]
Registered Georgia Land Surveyor

REFERENCES

- (1) OUR SURVEY FOR DANIELL PLANTATION, SECTION TWO, DATED MAY 4, 1992.

NOTES

- (1) THIS PLAT WAS DRAWN FROM THE REFERENCES CITED AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
- (2) MINIMUM PLAT CLOSURE: 1/137,266.

OCCONEE COUNTY BUILDING OFFICIAL
DATE APPROVED 5-19-95



PLAT FOR

STONEBRIDGE BUSINESS PARK
PHASE TWO

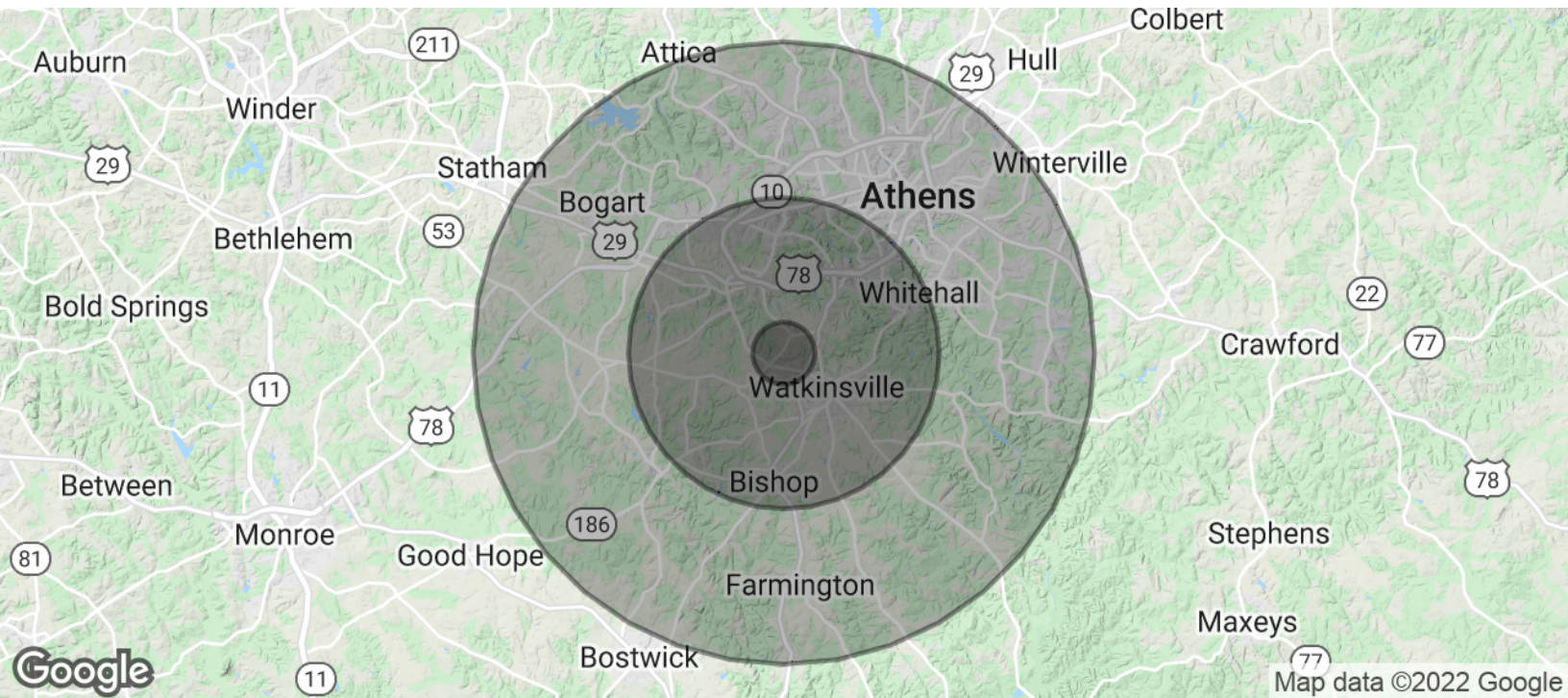
STATE:

STONEBRIDGE PKWY 2 ACRES

STONBRIDGE PKWY, WATKINSVILLE, GA 30677



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,255	38,886	160,384
Average age	39.0	33.7	30.5
Average age (Male)	36.5	33.0	29.6
Average age (Female)	40.7	34.3	31.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	436	14,834	58,011
# of persons per HH	2.9	2.6	2.8
Average HH income	\$111,700	\$82,177	\$60,659
Average house value	\$254,817	\$276,181	\$217,235

* Demographic data derived from 2010 US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com