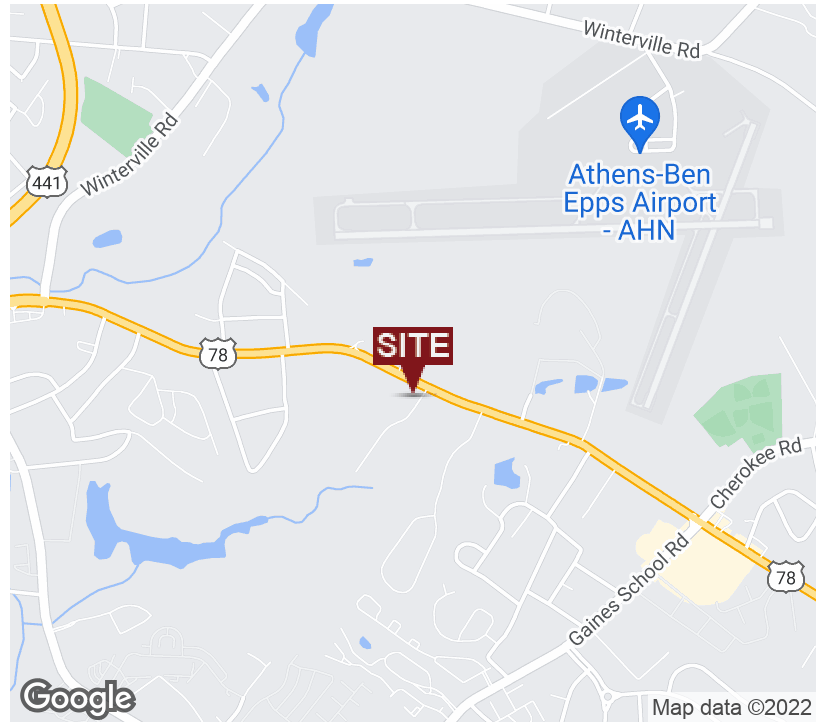


SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 0.89 ± Acres

Lot Frontage: 176.6 ft Lexington Rd
233.8 ft Shadybrook Dr

Zoning: CG Commercial General

Market: Athens Clarke County

Traffic Count: 26,000 Lexington Rd

PROPERTY OVERVIEW

Corner lot with frontage on Lexington Rd and Shadybrook Dr. This property is zoned commercial. The topography is level. The site is located in a commercial shopping/restaurant area only minutes from downtown Athens and UGA.

LOCATION OVERVIEW

Property located on corner of Shadybrook Drive and Lexington Rd.

PROPERTY HIGHLIGHTS

- High traffic area
- Within minutes to downtown Athens and UGA

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

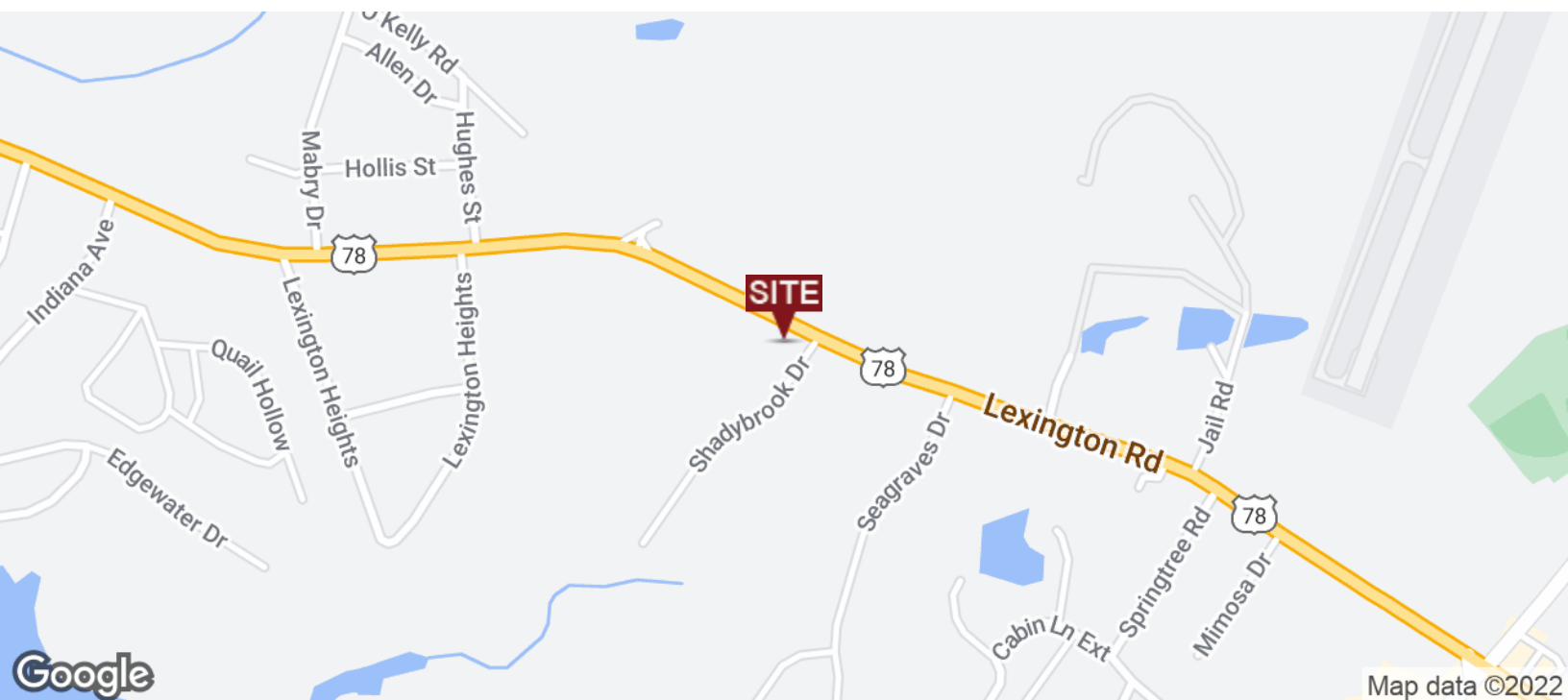
Revised 12-8-20

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



AERIAL MAPS



GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

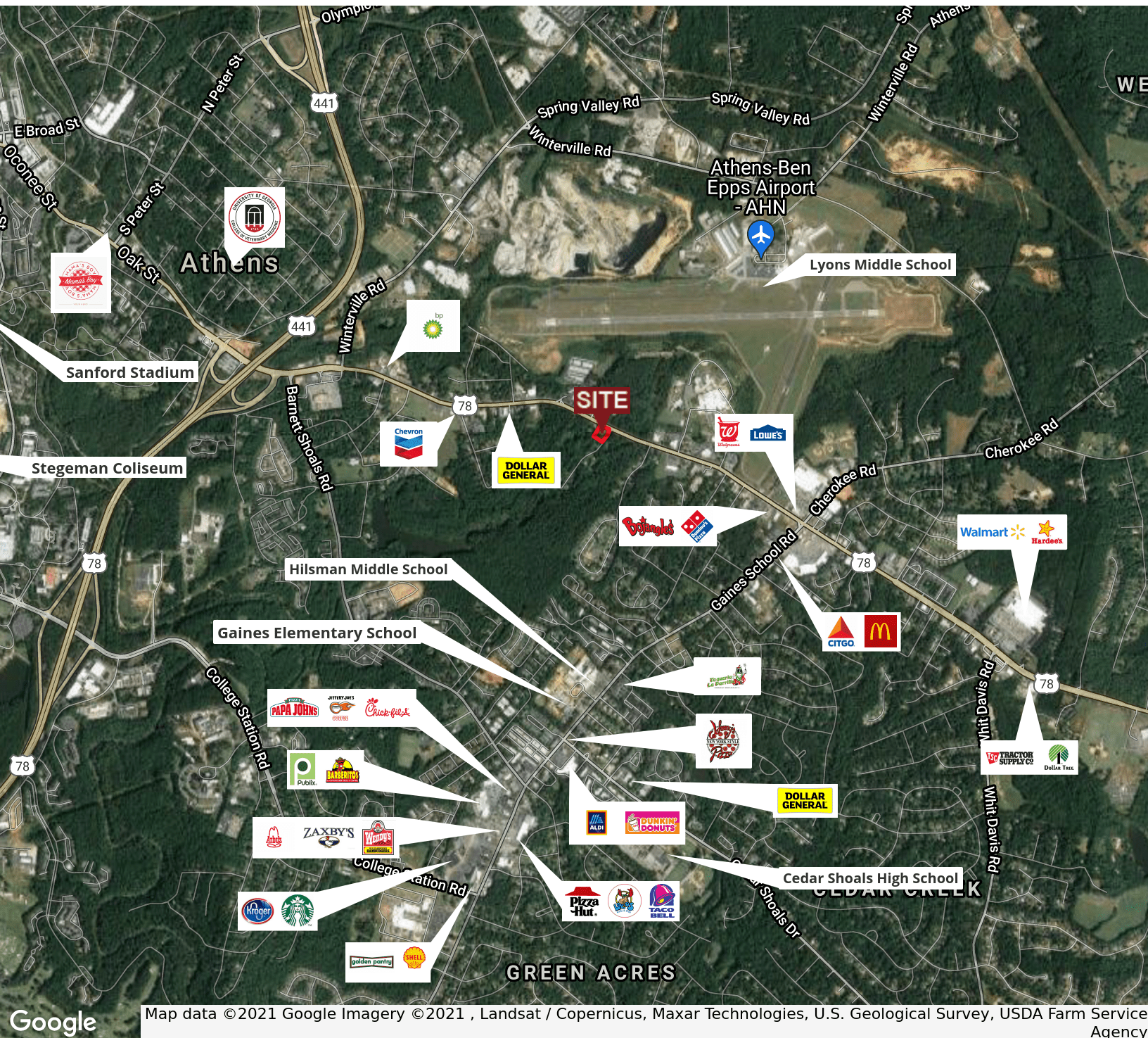
AERIAL MAPS *P3*

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



RETAILER MAP

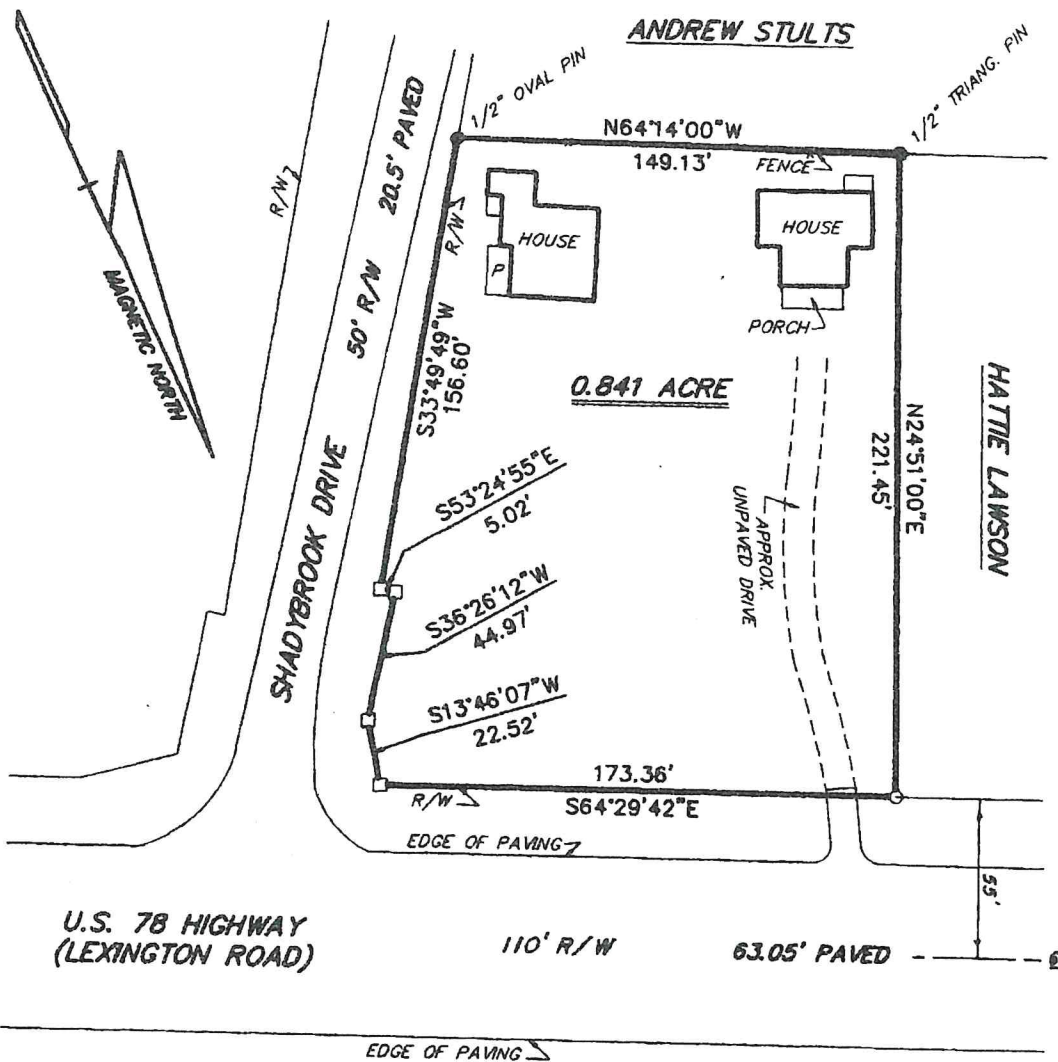


GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

RETAILER MAP P4

- - 1/2" REINFORCING ROD SET
- - IRON PIN FOUND
- - RIGHT OF WAY POST FOUND



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

REFERENCES

- (1) PLAT BOOK 7, PAGE 62.
- (2) PLAT BOOK 9, PAGE 285.



SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR: 05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/162,264.

Katharine D. Barlow

SURVEY FOR:

JAMES F. BARLOW

COUNTY: CLARKE S.M.D.: 1899 STATE: GEORGIA

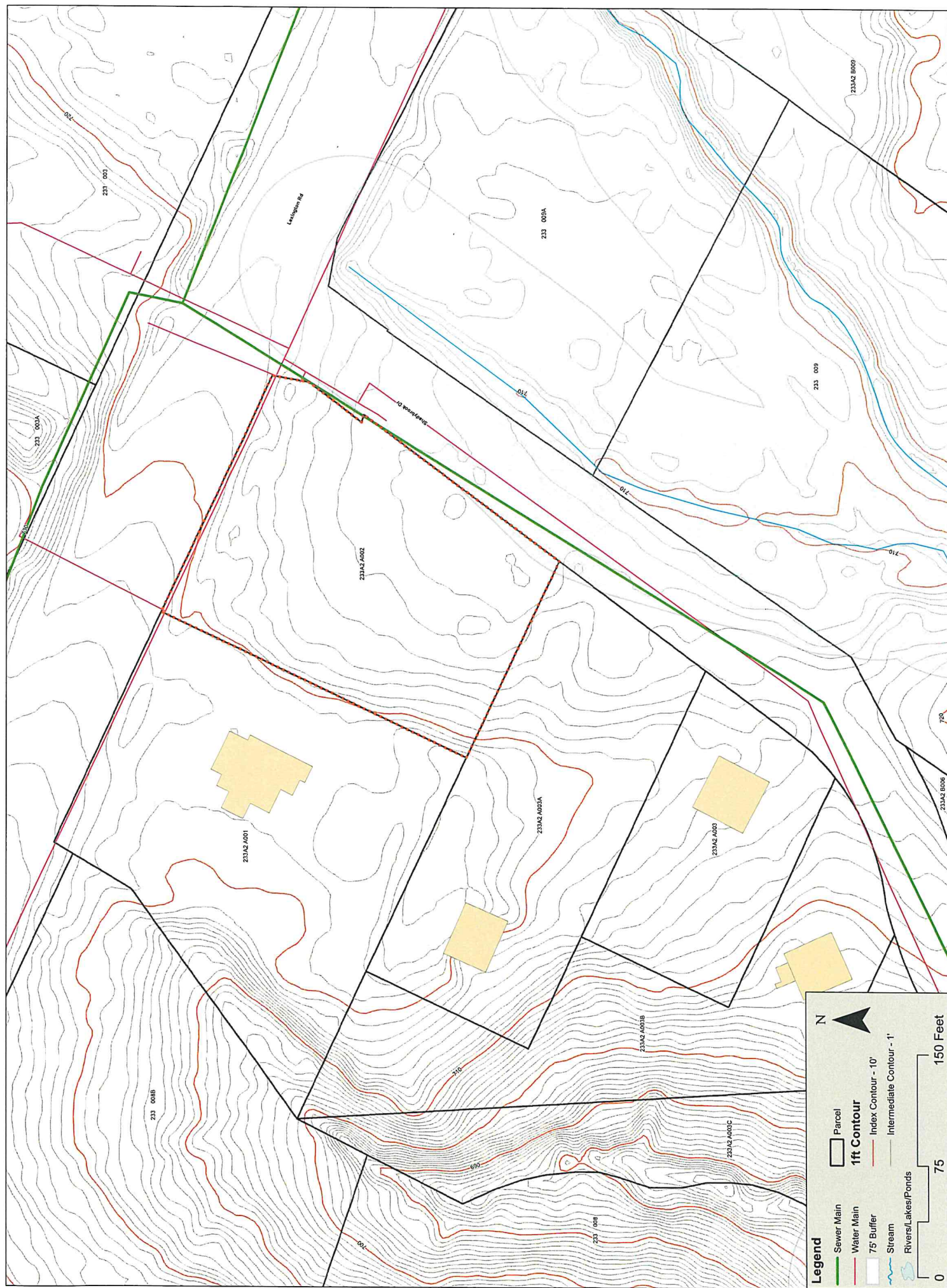
DATE: APR. 16, 1993 SCALE: 1"=50' DWN. BY: MIKE

FIELDBOOK:
767

SURVEYED BY: BEN McLEROY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS ATHENS, GA.

FILE NO.:
20936-

0 50 100
SCALE IN FEET

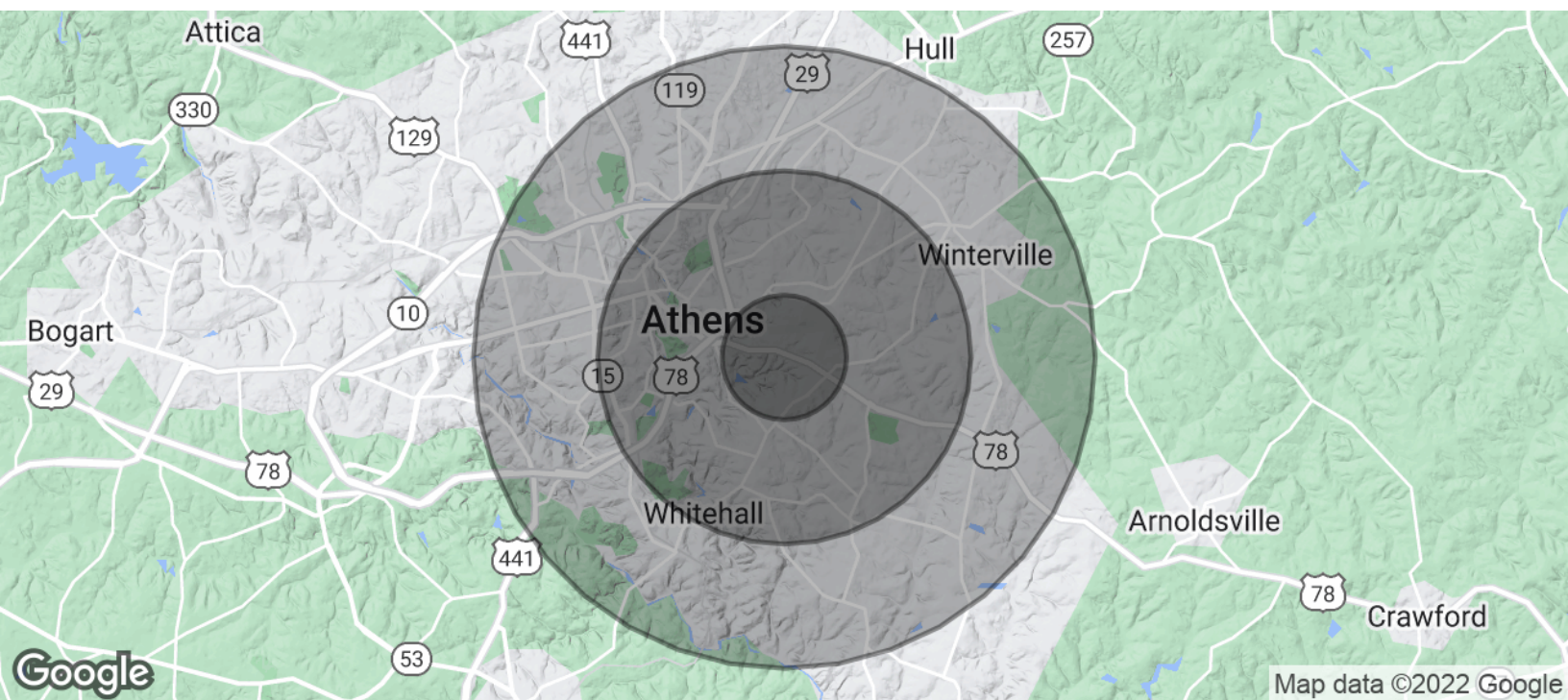


SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,660	41,296	90,415
Average age	28.0	26.1	27.0
Average age (Male)	28.6	25.3	26.4
Average age (Female)	27.9	27.0	27.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,631	13,462	31,983
# of persons per HH	2.2	3.1	2.8
Average HH income	\$39,473	\$39,160	\$44,168
Average house value	\$153,315	\$167,054	\$181,979

* Demographic data derived from 2010 US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com