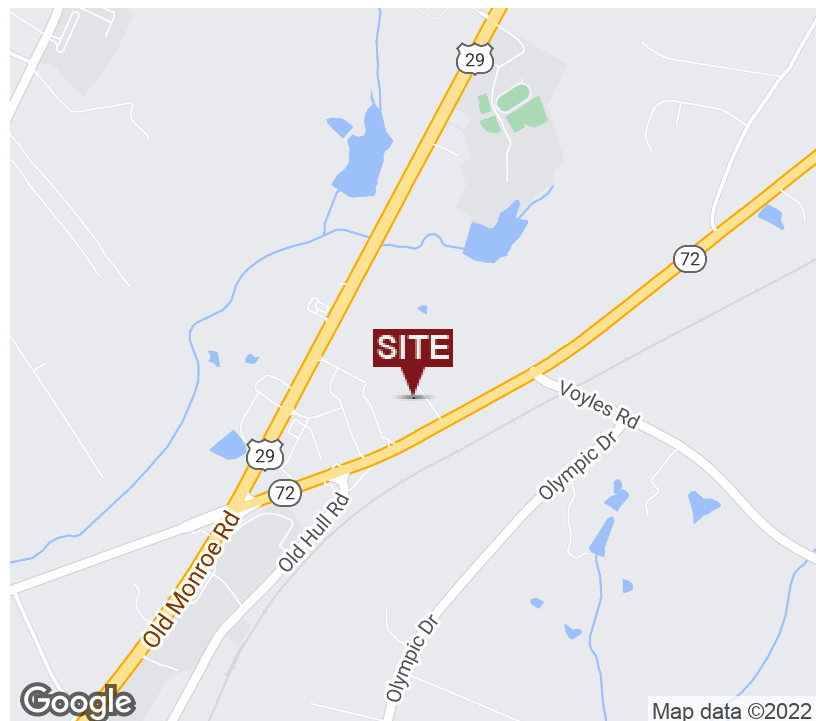


SOUTHWELL COMMERCIAL TRACT

1005 HULL ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,988,000

Price / Acre \$150,000

Lot Size: 19.92 ± Acres

Lot Frontage: 1128 ft US Hwy 72

Zoning: C-R

Market: Athens-Clarke County

Traffic Count: 19,600 US Hwy 72
18,500 US Hwy 29

PROPERTY OVERVIEW

Adjacent to the new Kroger Shopping Center. The site is located near Athena Industrial Park, which currently employs approximately 7,000 workers. Other businesses located in the area include: a Super Kroger Shopping Center with multiple restaurants and shops, McDonald's, Burger King, Wendy's, Immediate Med Care, and Zaxby's. All are experiencing excellent sales in the area. The subject topography would also require very little grading due to topography grade levels to US Highway 72. Property is located in close proximity to US Highway 29. Will subdivide with price to be determined.

LOCATION OVERVIEW

Fronting along U.S. Highway 72 which is a major 4-lane artery serving Madison County and Northeast Georgia near the intersection of U.S. Highway 29. Property is located approximately 1 mile north of the Athens Perimeter.

PROPERTY HIGHLIGHTS

- Property is located on US Hwy 72 with median break and close proximity to US Hwy 29.
- Adjacent to newly built Kroger Shopping Center with shared access/curb cuts into subject property plus separate median break access
- Located across from Athena Industrial Park.
- Water, gas and sewer serve the site
- Cell tower lease expires 2022

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: 5-19-2022

SOUTHWELL COMMERCIAL TRACT

1005 HULL ROAD, ATHENS, GA 30601



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SOUTHWELL COMMERCIAL TRACT

1005 HULL ROAD, ATHENS, GA 30601



AERIAL MAP



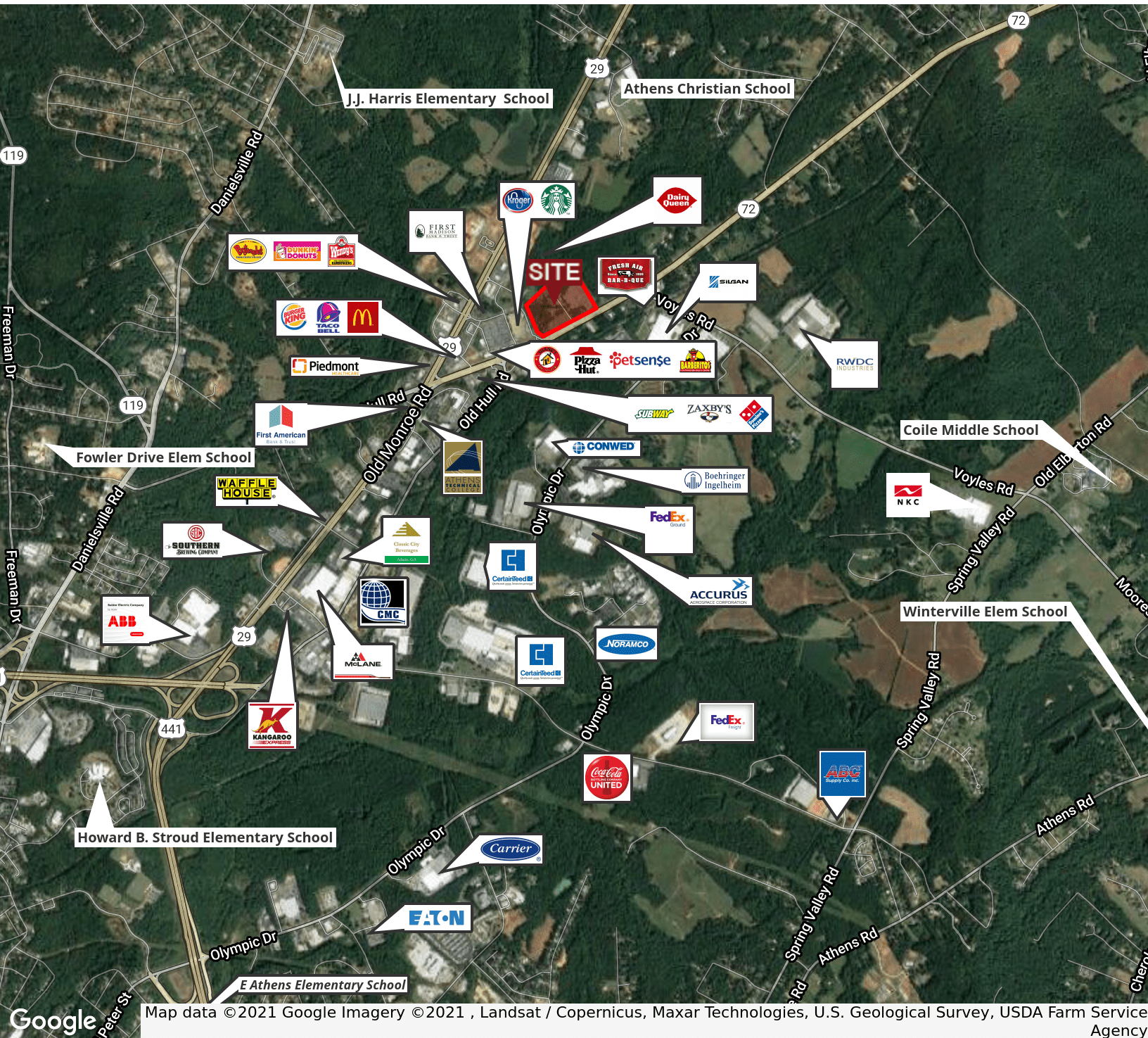
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SOUTHWELL COMMERCIAL TRACT

1005 HULL ROAD, ATHENS, GA 30601



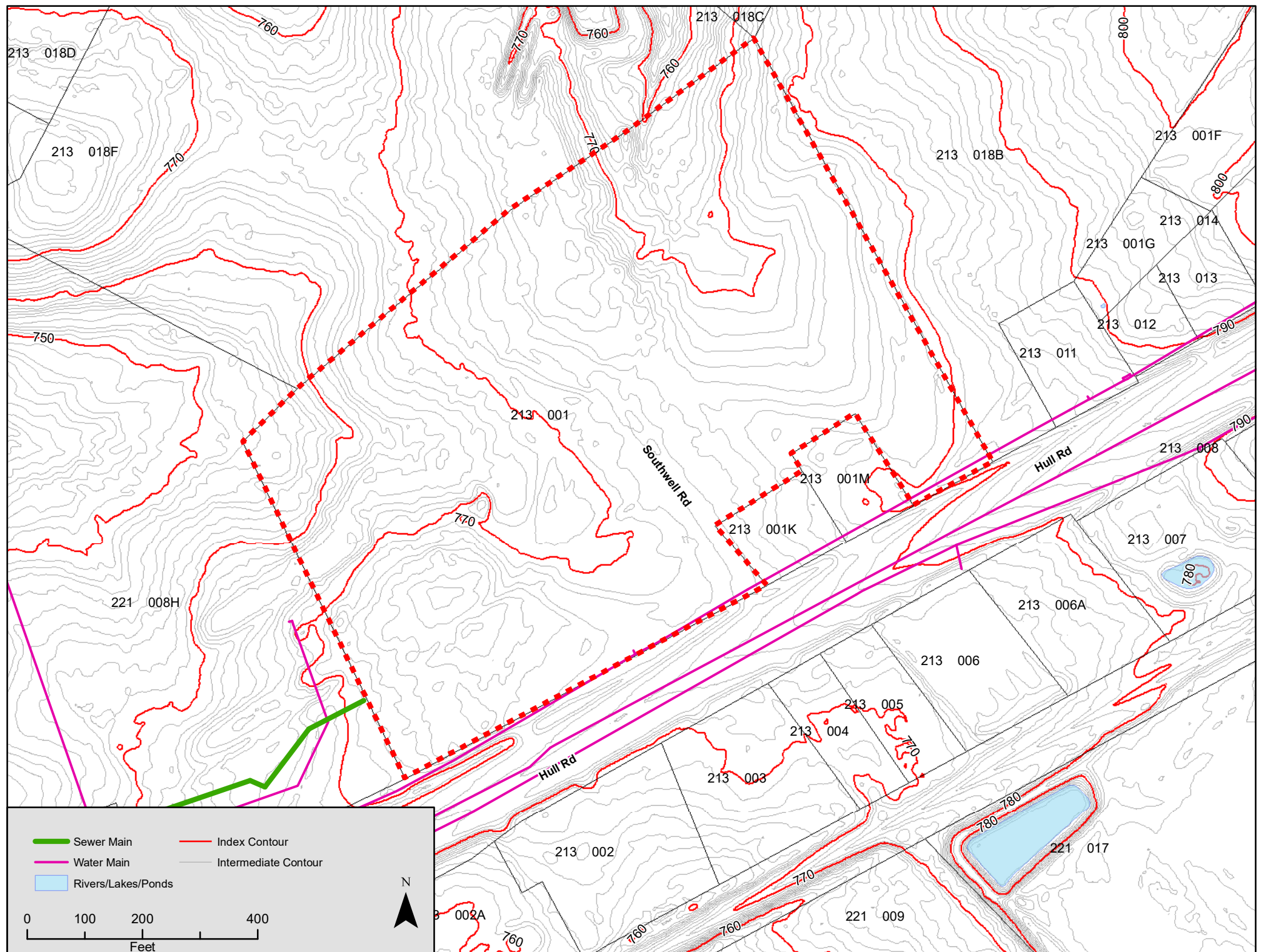
RETAILER MAP



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



[illegible]

DEEDS
DEEDS
 SURVEY FOR "SOUTHEAST LAND PARTNERS, LTD." BY LANGKAM ENGINEERING, INC., DATED 07/01/81, AND RECORDED IN DEED BOOK 804 PAGE 305
 BOUNDARY PLAT FOR "VALET PROPERTY," BY GARY LEE JOCKLEY
 (RECORDED) FOLIOBOOK WITHIN CONSULTING GROUP, P.C., DATED 12/19/81
 SITE ZONING AND LANDSCAPING PLAN WITH TOWERS, BY BARGE WACKNER ARCHITECTS, INC., DATED 07/01/81, AND RECORDED IN DEED BOOK 1875 PAGE 419-470
 SURVEY FOR "WILSON COUNTY LAND PARTNERS, LLC," BY BAY WOODS, DATED 08/09/2005, AND RECORDED IN PLAT BOOK G PAGE 002E
 ALTAZONEN LAND TITLE SURVEY FOR "FIRST AMERICAN TITLE INSURANCE COMPANY & TC REALTY SERVICES, LLC," BY SURVEYS PLUS, INC., DATED 01/31/81, AND PROMISED BY REED DEBLE.

SURVEY NOTES

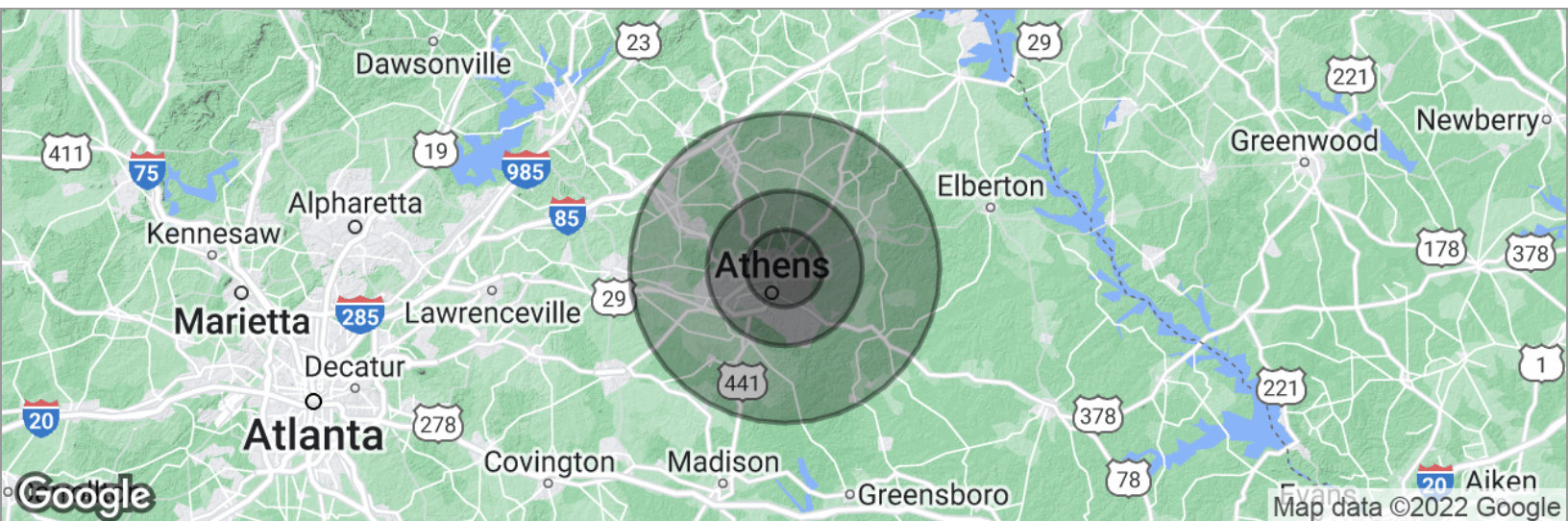
[illegible]

SOUTHWELL COMMERCIAL TRACT

1005 HULL ROAD, ATHENS, GA 30601



DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	20 MILES
Total population	58,550	162,701	265,925
Median age	27.1	30.1	33.3
Median age (Male)	26.5	29.4	32.4
Median age (Female)	27.7	30.7	34.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	18,808	58,649	95,811
# of persons per HH	3.1	2.8	2.8
Average HH income	\$38,641	\$52,818	\$58,347
Average house value	\$138,640	\$182,054	\$194,481

* Demographic data derived from 2010 US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com