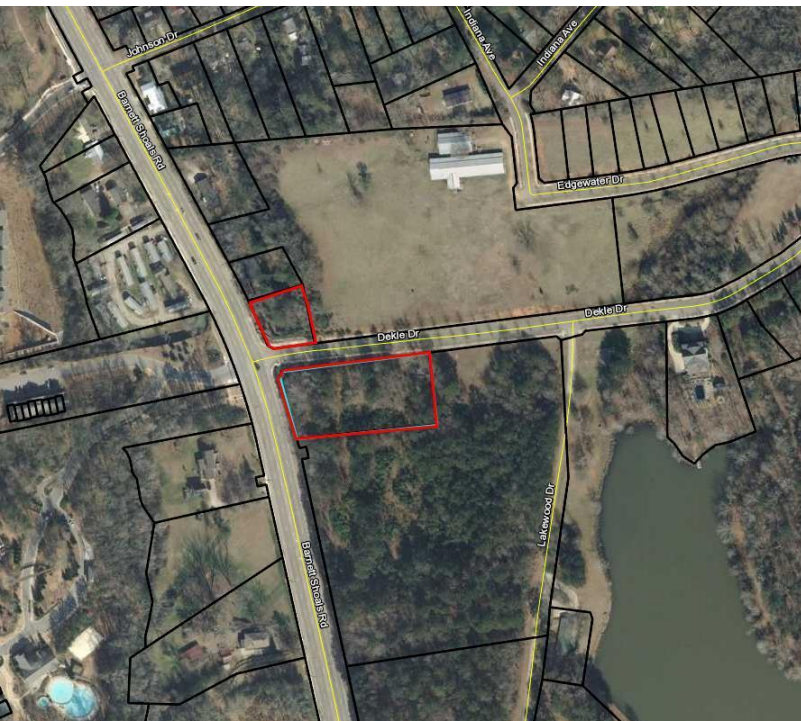


LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	1.65 ± Acres
Lot Frontage:	336 ft Barnett Shoals Rd 345 ft Dekle Dr
Zoning:	C-N and RS-8
Market:	Athens Clarke County
Submarket:	Eastside Athens
Traffic Count:	17,400 Barnett Shoals Rd 32,500 US Hwy 78

PROPERTY OVERVIEW

The property consists of two lots on either side of the entrance to Lakewood subdivision. The lot to the south is 1.294 acres. It's zoned C-N and is part of the Lakewood planned development. The property to the north is .36 acres and it is zoned RS-8. The property is being sold as -is-. The seller will not accept any offers contingent on permitting or rezoning.

LOCATION OVERVIEW

Property is located at the corner of Barnett Shoals Road and Dekle Drive at the entrance to Lakewood Subdivision, roughly .5 miles south of Lexington Hwy (Hwy 78).

PROPERTY HIGHLIGHTS

- Great Eastside location
- High traffic area
- Close to downtown 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.

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Revised: 5-26-2022

LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



LOCATION MAP



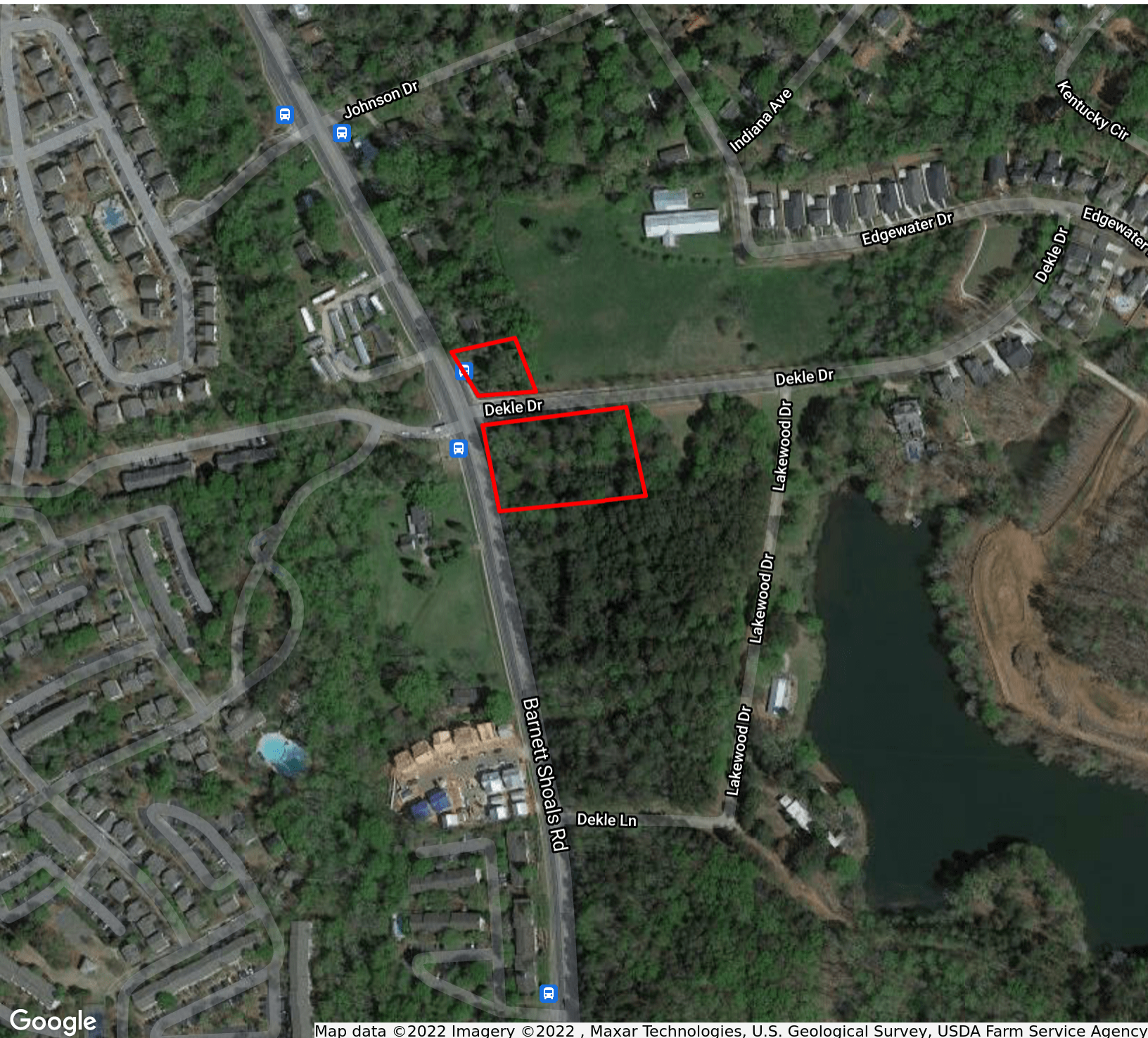
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LAKEWOOD COMMERCIAL LOT

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AERIAL MAP



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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AERIAL MAP **P3**

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



This aerial map of the Athens, Georgia area highlights the proposed site for the Georgia State Capitol, marked with a red 'S' and labeled 'SITE'. The map shows the intersection of major highways I-77, I-85, and US-78. Key landmarks and locations are labeled with callouts, including the University of Georgia, Sanford Stadium, Athens-Ben Epps Airport, and several schools like Hilsman Middle School and Cedar Shoals High School. Numerous commercial establishments are also identified, such as RaceTrac, Chevron, Dollar General, and various fast-food restaurants like McDonald's and Chick-fil-de. The map also shows the surrounding areas of Athens, Green Acres, and Cedar Creek.

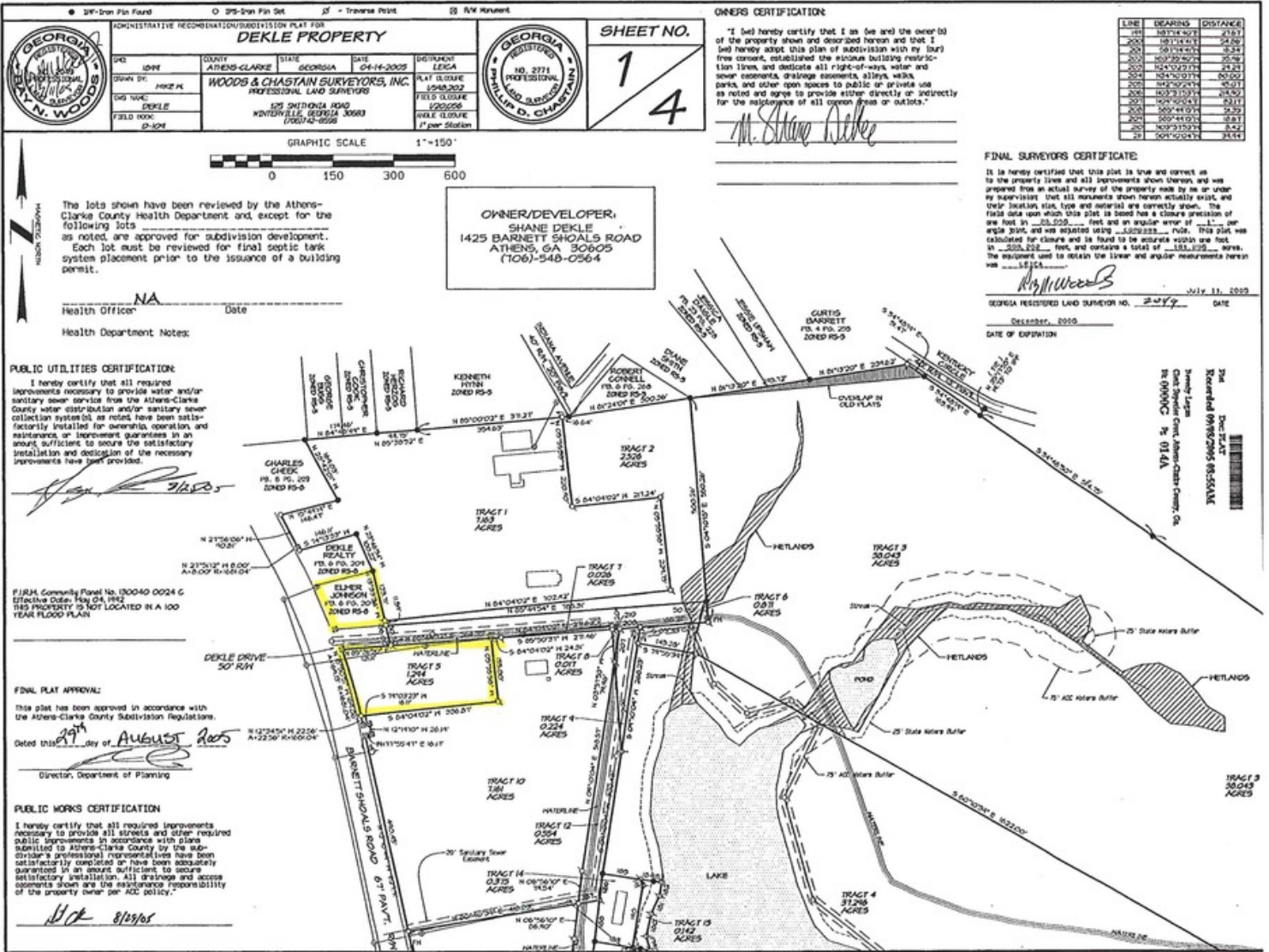
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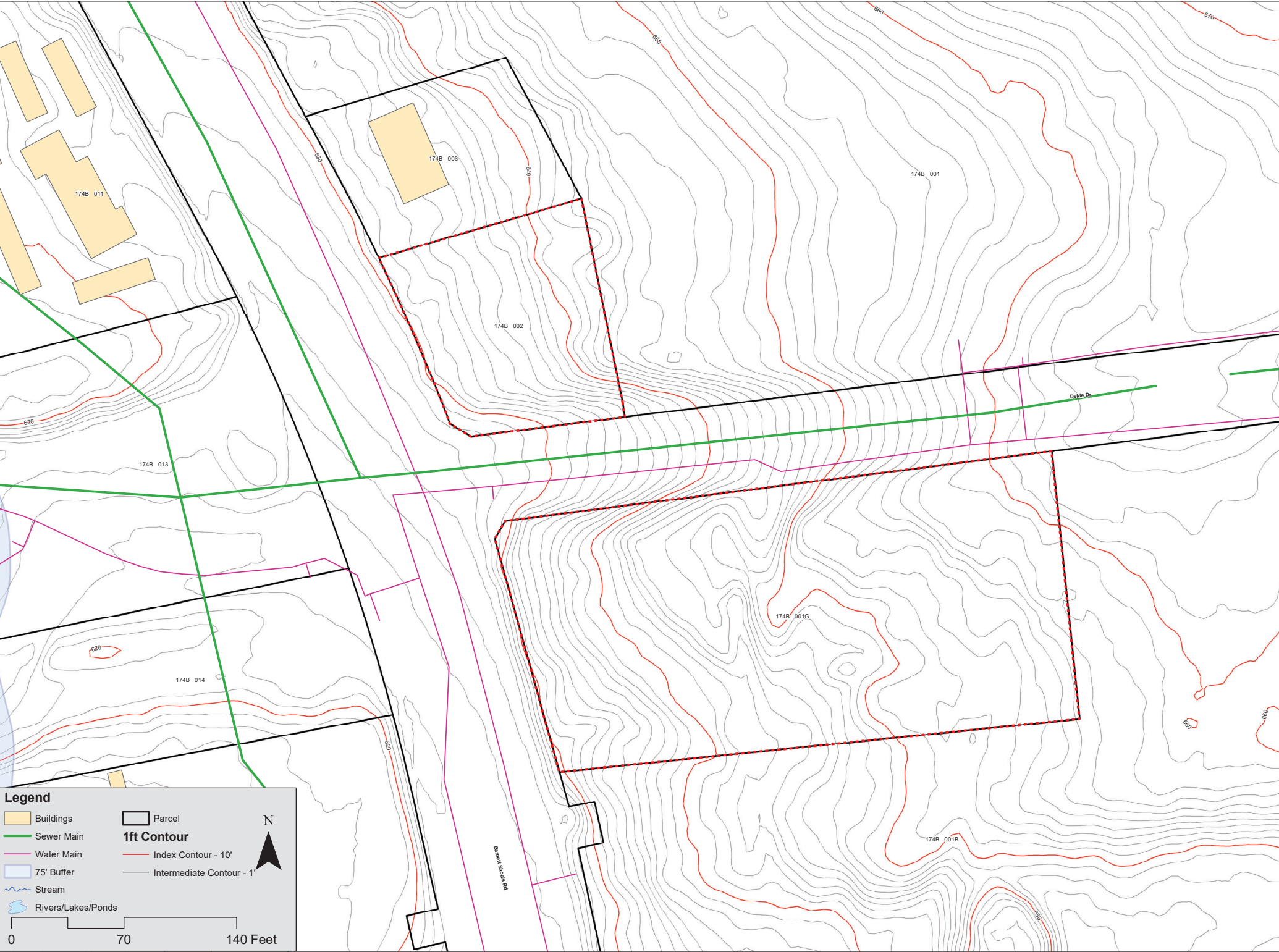
LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



PLAT





Legend

 Buildings	 Parcel
 Sewer Main	 Index Contour - 10'
 Water Main	 Intermediate Contour - 1'
 75' Buffer	
 Stream	
 Rivers/Lakes/Ponds	

0 70 140 Feet

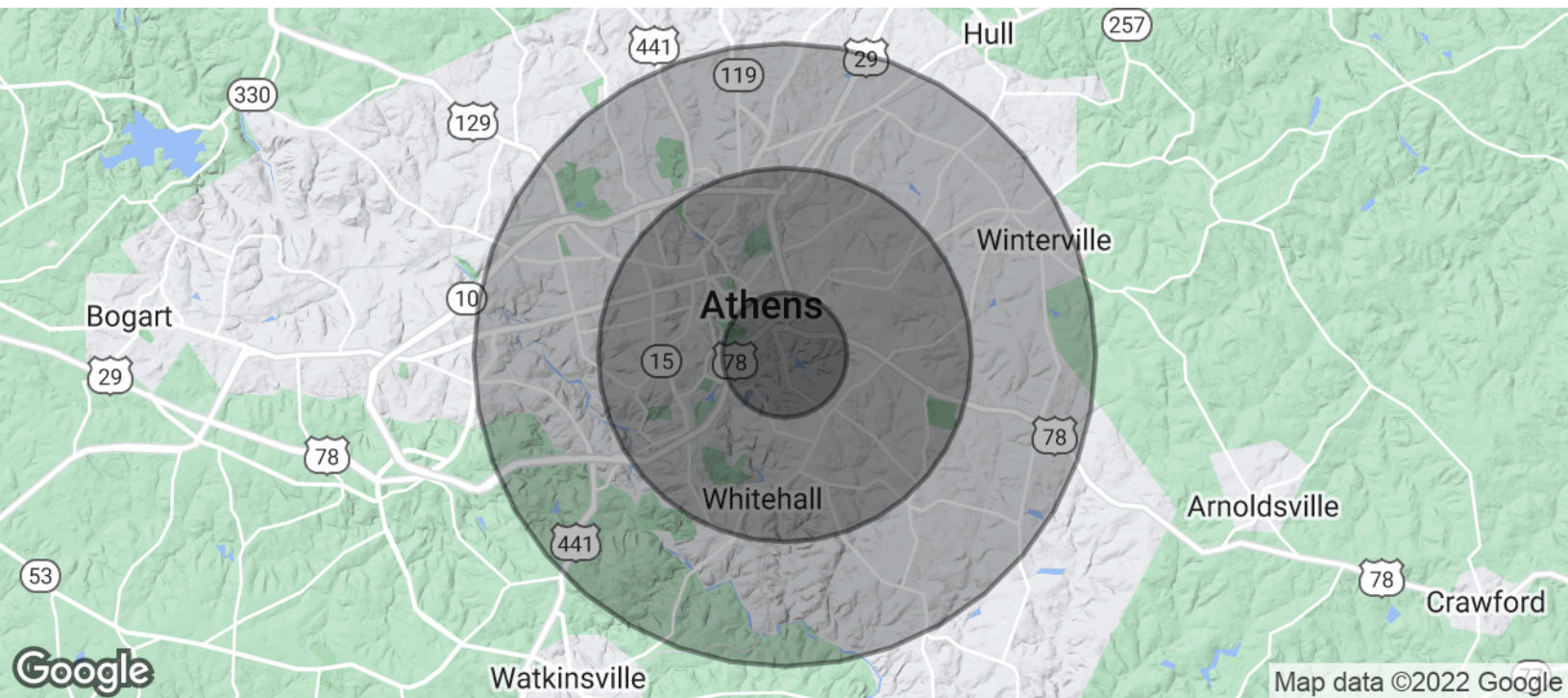
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LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,108	56,660	98,910
Average Age	26.3	24.6	27.5
Average Age (Male)	25.2	24.1	27.0
Average Age (Female)	27.6	25.1	28.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,482	18,734	35,272
# of Persons per HH	2.5	3.0	2.8
Average HH Income	\$31,869	\$36,362	\$46,566
Average House Value	\$144,109	\$177,581	\$189,978

* Demographic data derived from 2010 US Census

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