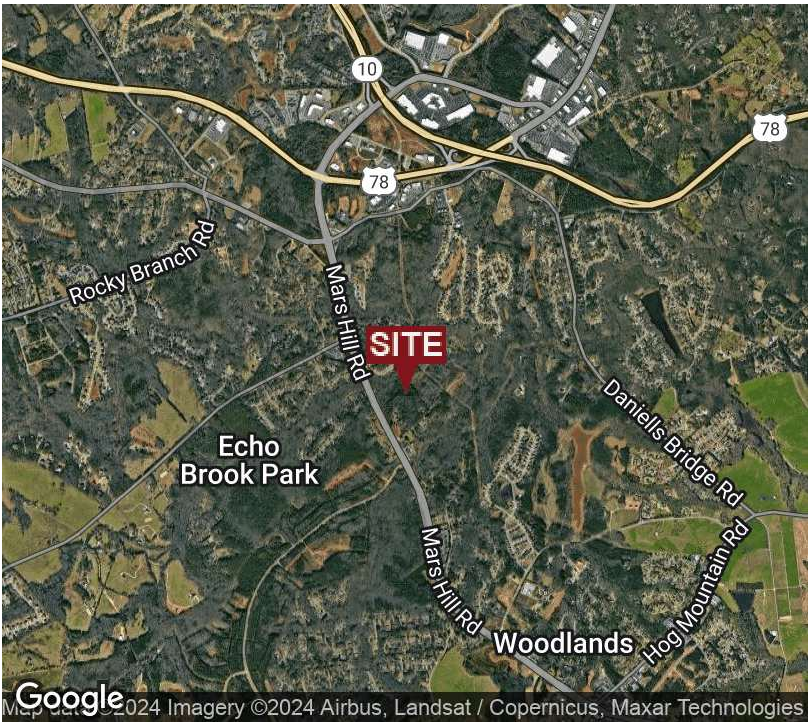
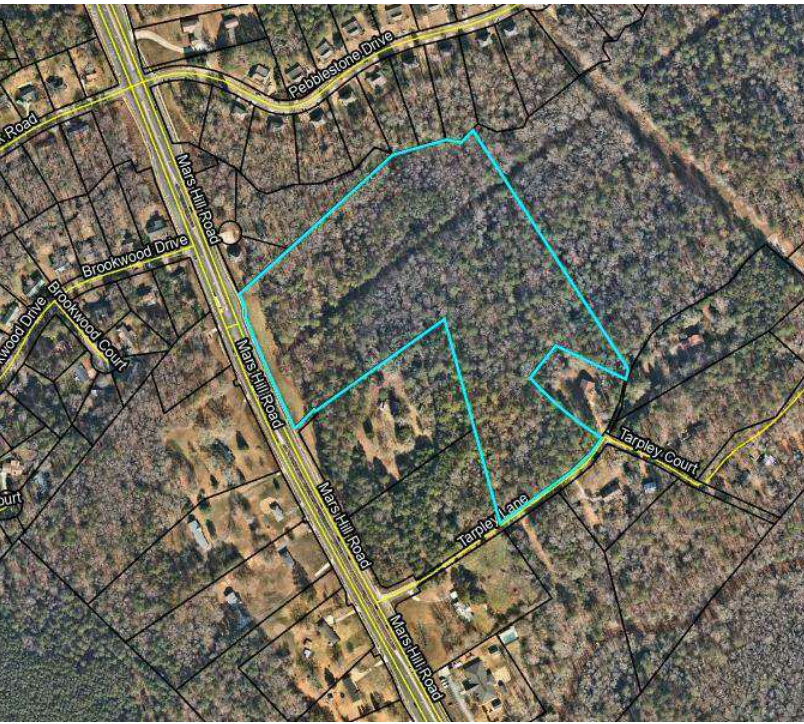


MARS HILL RD 18 ACRES

MARS HILL RD, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$841,050.00
Price / Acre	\$45,000
Lot Size:	18.69 ± Acres
Lot Frontage:	503.9 ft Mars Hill Rd 464.1 ft Tarpley Lane
Zoning:	AR
Market:	Oconee County
Submarket:	Mars Hill Rd Corridor
Traffic Count:	20,200 Mars Hill Rd

PROPERTY OVERVIEW

The property is mostly wooded with a creek running along the north east corner. It is located in the Mars Hill Rd Overlay which focuses on residential. The current AR zoning allows minimum two acre lots. The access for a potential development will need to come off of Mars Hill Rd, per the OC planning department. Tarpley Lane is a gravel road. The property is located in the North Oconee School district, which is one of the best in the state.

LOCATION OVERVIEW

Property located on Mars Hill Rd with frontage on Mars Hill Rd & Tarpley Lane. Located close to the Oconee Connector and major retail shopping, restaurants, and award winning Oconee County schools. Easy access to Hwy 316. There is a new interchange planned at 316 and Oconee Connector scheduled to begin construction in 2026.

PROPERTY HIGHLIGHTS

- Fast growing area of Oconee County
- Frontage on Mars Hill Rd & Tarpley Lane
- North Oconee School District

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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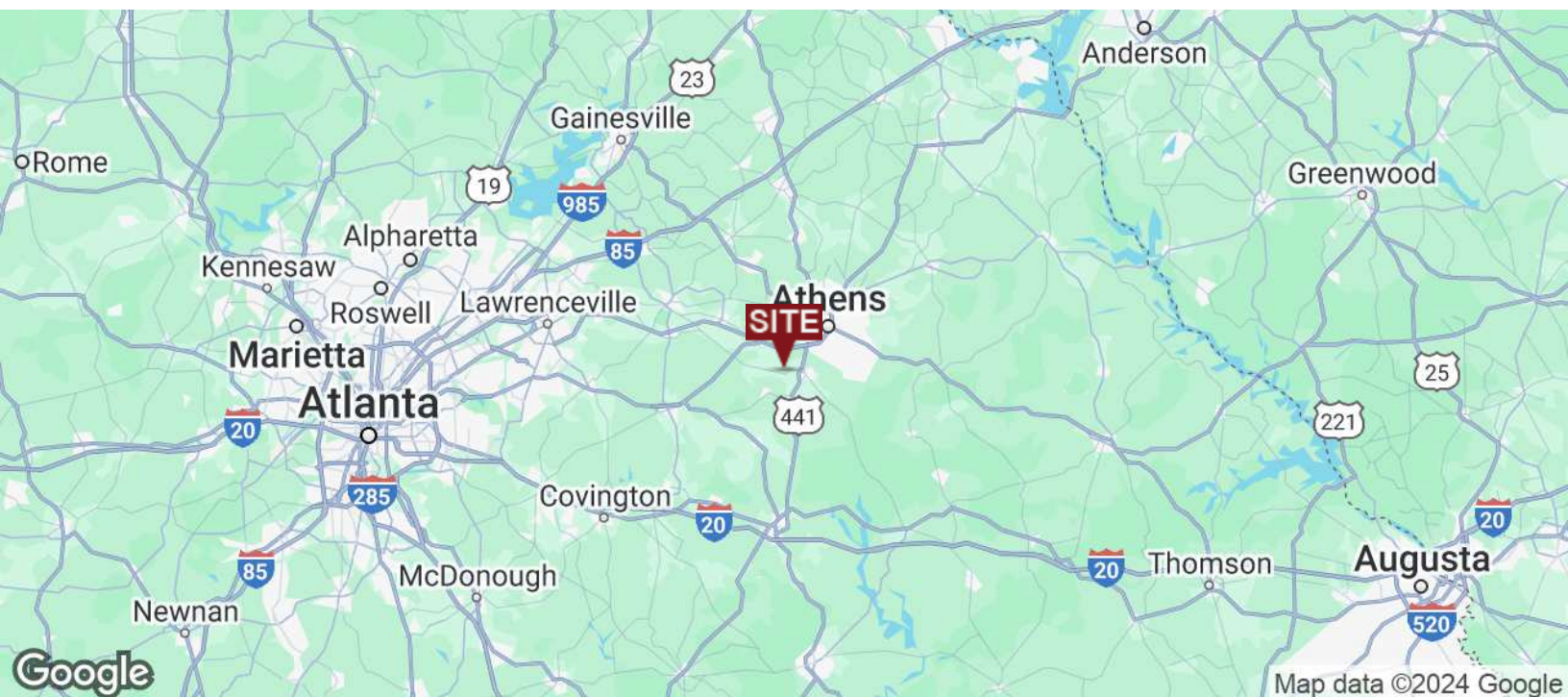
Revised: 12-21-2023

MARS HILL RD 18 ACRES

MARS HILL RD, WATKINSVILLE, GA 30677



LOCATION MAP



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MARS HILL RD 18 ACRES

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AERIAL MAP



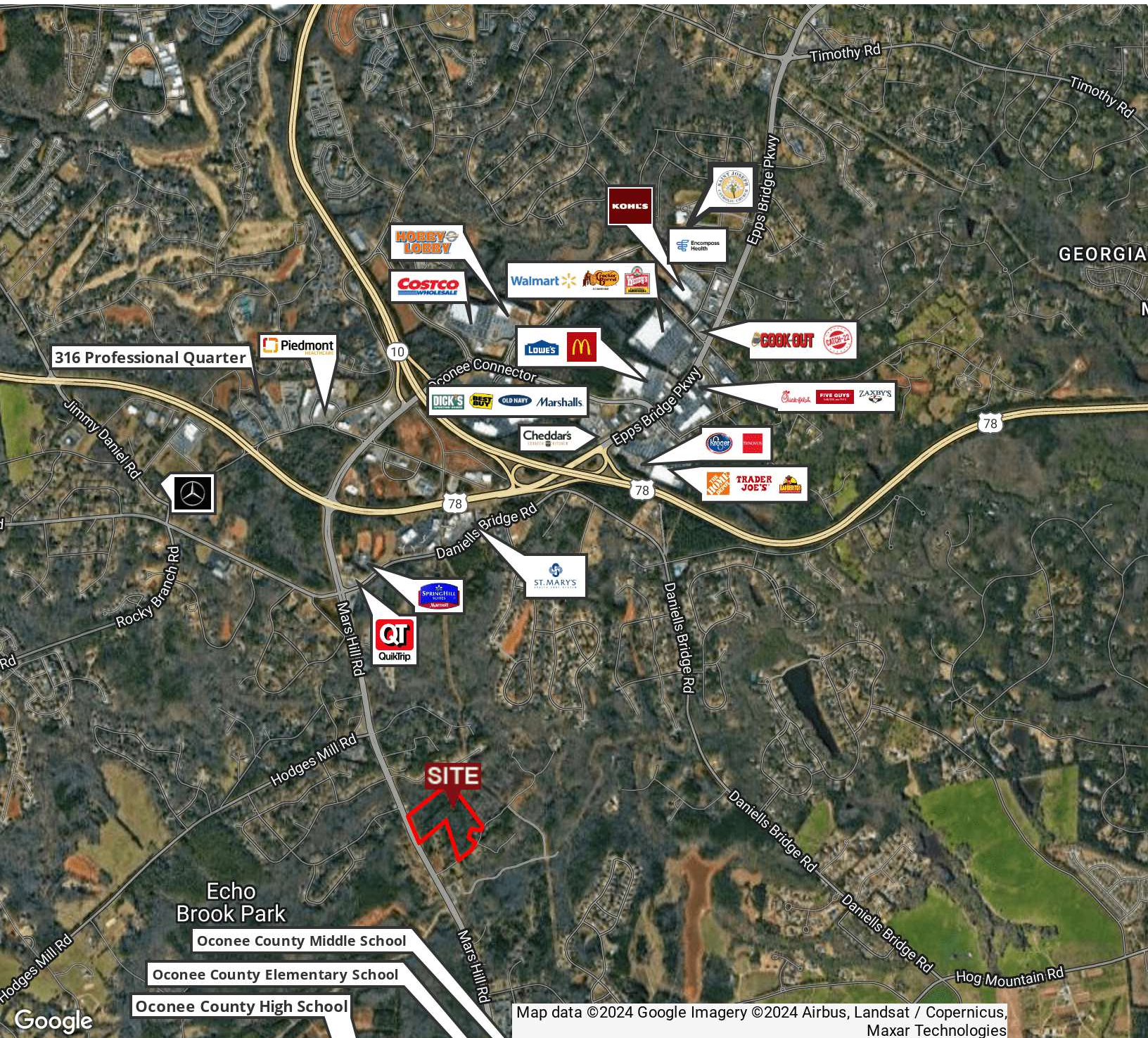
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MARS HILL RD 18 ACRES

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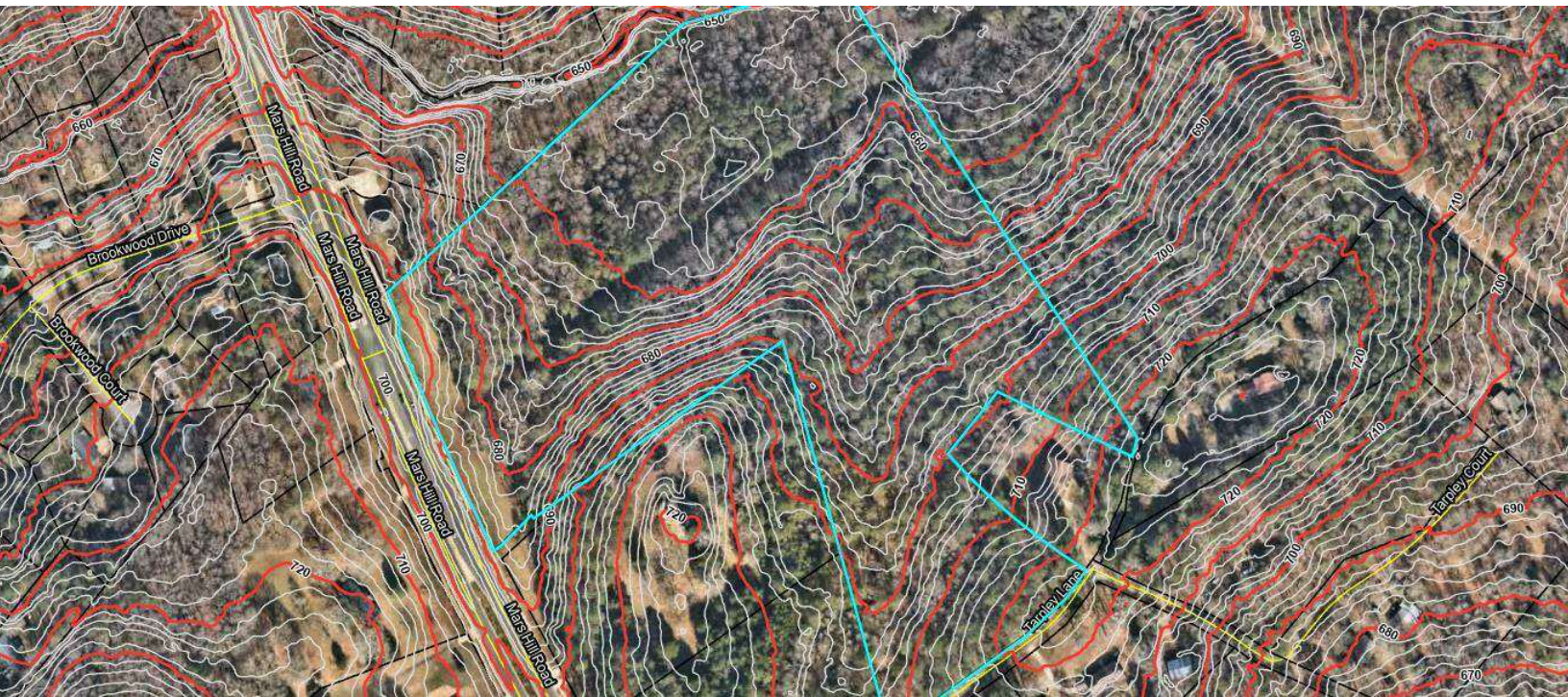
RETAILER MAP



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MARS HILL RD 18 ACRES

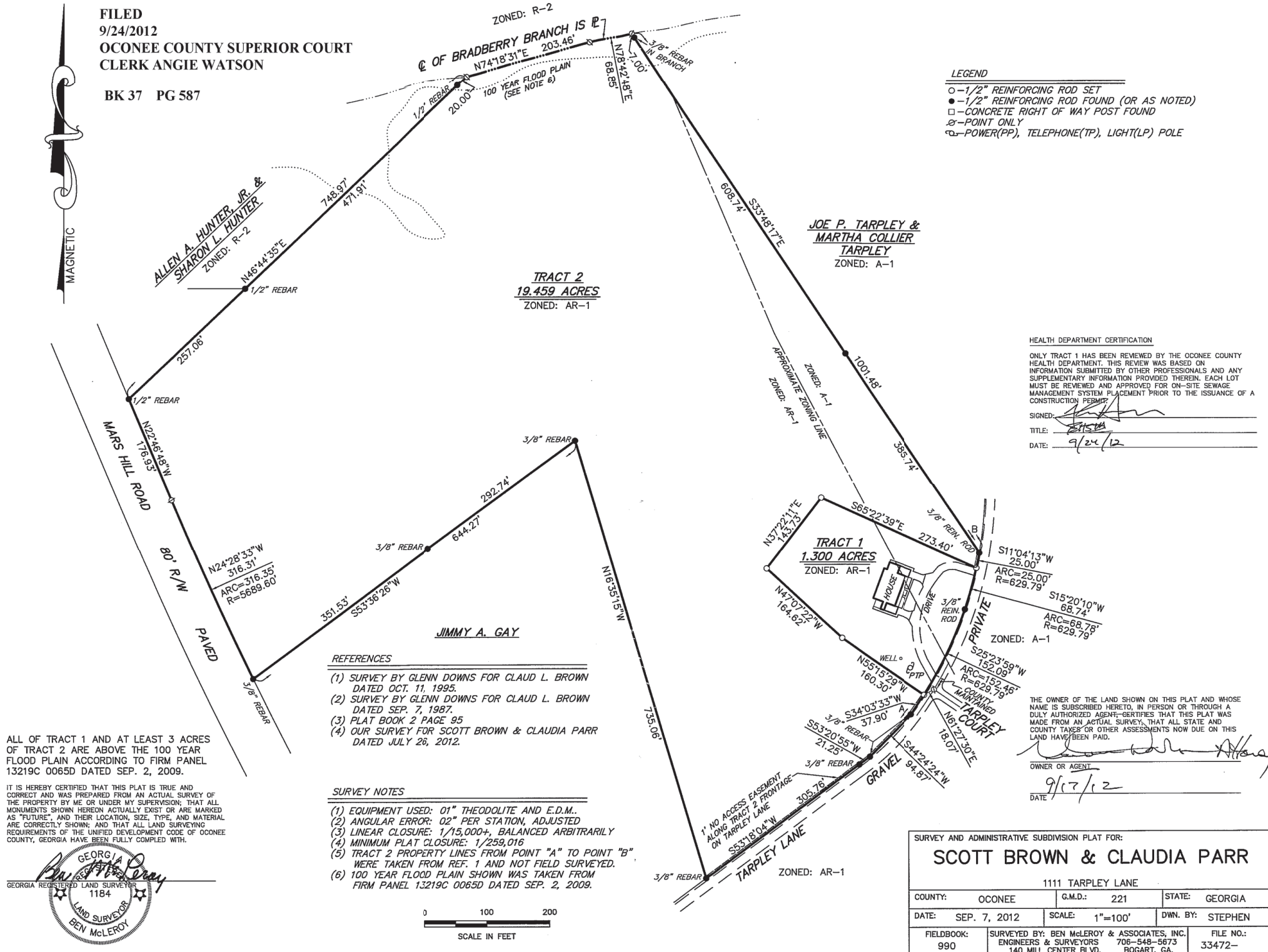
MARS HILL RD, WATKINSVILLE, GA 30677



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FILED
9/24/2012
OCONEE COUNTY SUPERIOR COURT
CLERK ANGIE WATSON

BK 37 PG 587



ALL OF TRACT 1 AND AT LEAST 3 ACRES OF TRACT 2 ARE ABOVE THE 100 YEAR FLOOD PLAIN ACCORDING TO FIRM PANEL 13219C 0065D DATED SEP. 2, 2009.

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 MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL LAND SURVEYING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

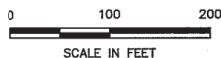


REFERENCES

- (1) SURVEY BY GLENN DOWNS FOR CLAUD L. BROWN DATED OCT. 11, 1995.
- (2) SURVEY BY GLENN DOWNS FOR CLAUD L. BROWN DATED SEP. 7, 1987.
- (3) PLAT BOOK 2 PAGE 95
- (4) OUR SURVEY FOR SCOTT BROWN & CLAUDIA PARR DATED JULY 26, 2012.

SURVEY NOTES

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY
- (4) MINIMUM PLAT CLOSURE: 1/259,016
- (5) TRACT 2 PROPERTY LINES FROM POINT "A" TO POINT "B" WERE TAKEN FROM REF. 1 AND NOT FIELD SURVEYED.
- (6) 100 YEAR FLOOD PLAIN SHOWN WAS TAKEN FROM FIRM PANEL 13219C 0065D DATED SEP. 2, 2009.

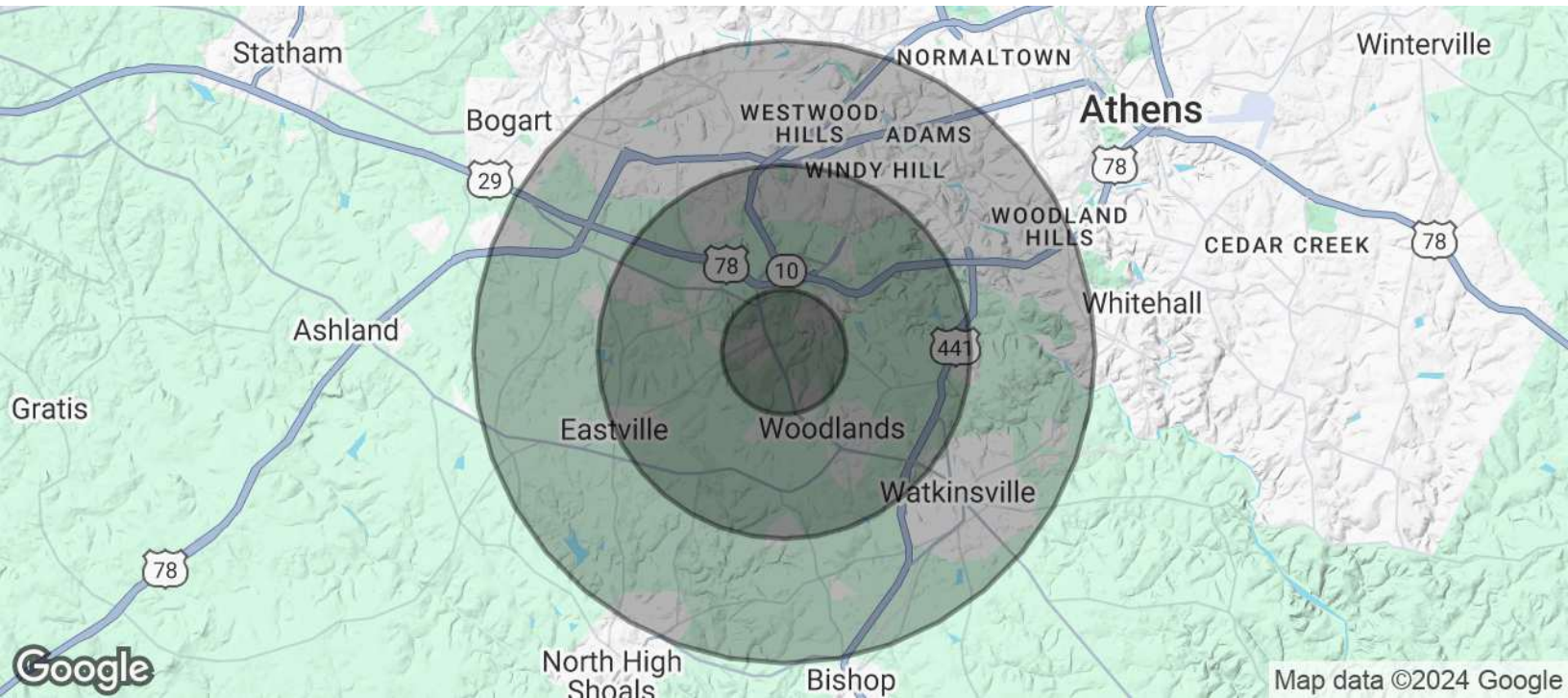


MARS HILL RD 18 ACRES

MARS HILL RD, WATKINSVILLE, GA 30677



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,092	17,563	55,532
Average Age	37.3	39.4	37.8
Average Age (Male)	31.0	36.8	35.6
Average Age (Female)	42.1	44.1	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	805	6,927	23,428
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$82,493	\$121,709	\$98,243
Average House Value	\$289,327	\$305,945	\$266,205

2020 American Community Survey (ACS)

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