

SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	2.49 Acres
Lot Frontage:	437.1' Jimmy Daniel Rd
Zoning:	A-1
Market:	Oconee County
Submarket:	Oconee County
Traffic Count:	4,300 Jimmy Daniel Rd 38,600 Hwy 316

PROPERTY OVERVIEW

Land located in Oconee County. Potential commercial property. The tract adjoins Mercedes Benz development. The topography is flat. All utilities are available. The tract fronts Jimmy Daniel Rd and Luxury Drive.

LOCATION OVERVIEW

From Hwy 316 turn south onto Jimmy Daniel Road. Property will be on the left.

PROPERTY HIGHLIGHTS

- Near Hwy 316
- Potential commercial
- Adjoining Mercedes Benz development
- Growing Medical Corridor

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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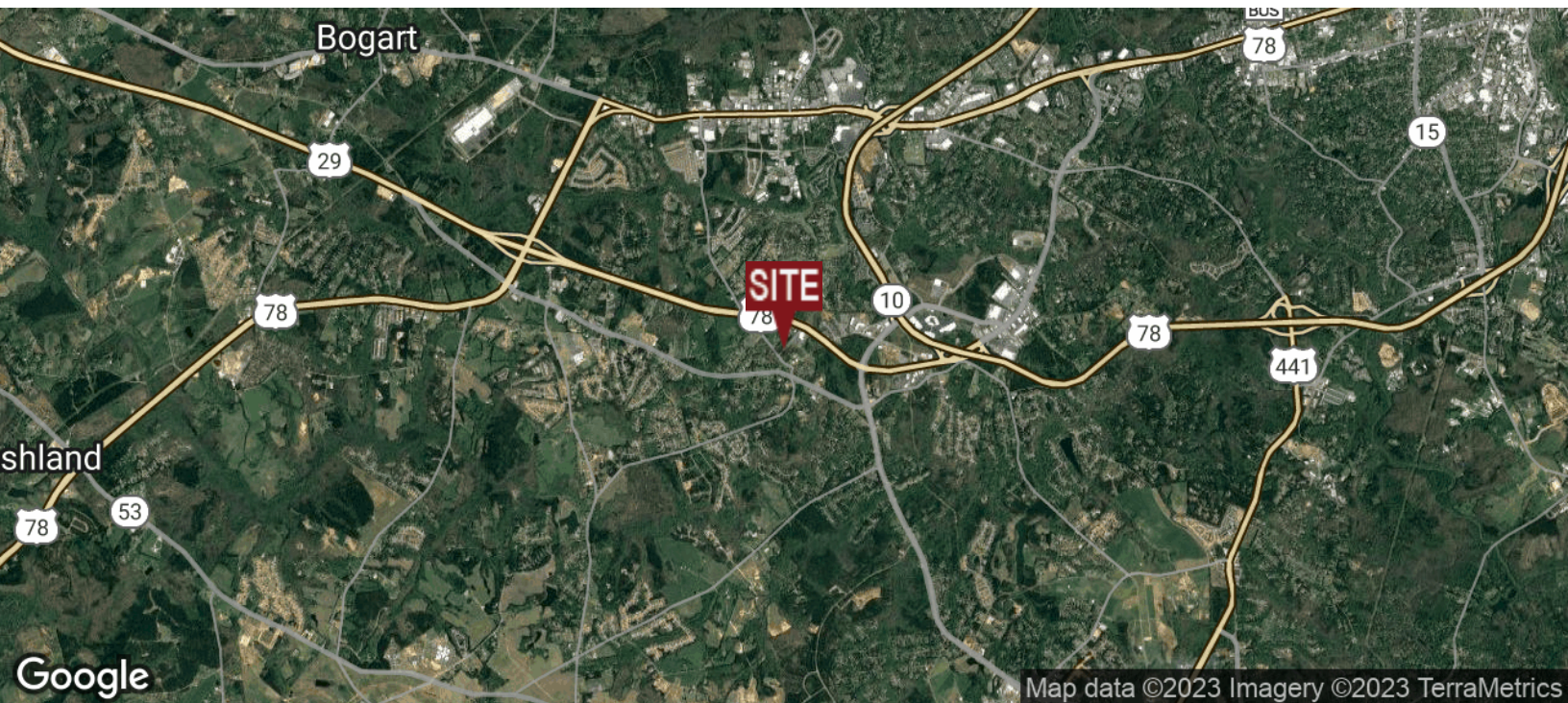
Revised: 9-14-21

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LOCATION MAPS



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AERIAL MAP



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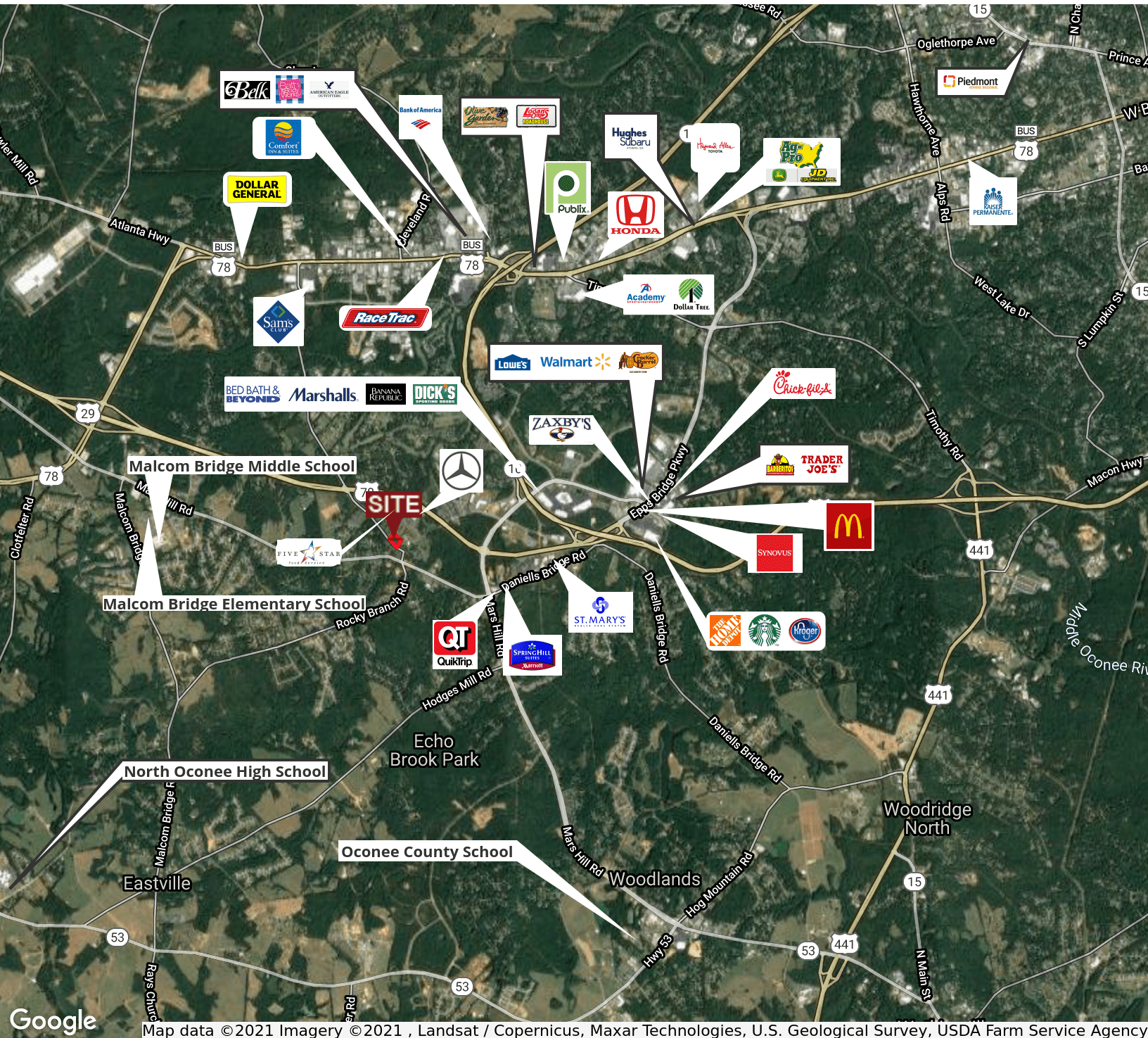
AERIAL MAP **P3**

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RETAILER MAP



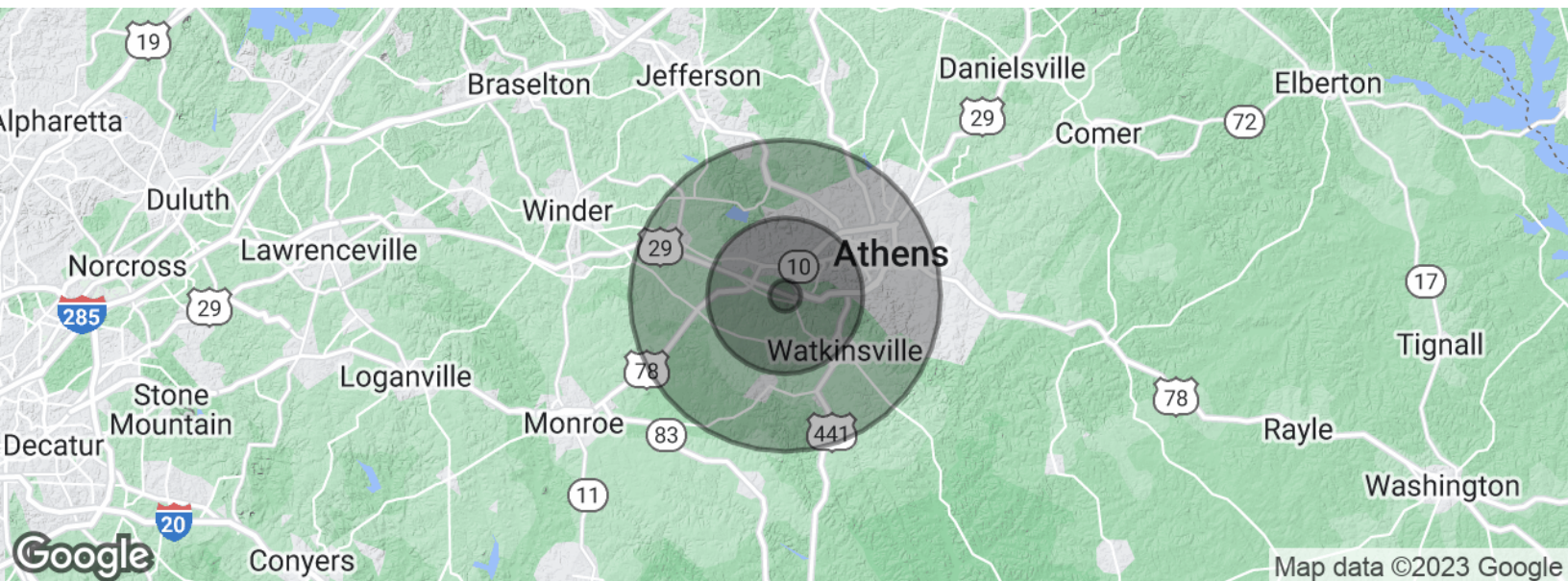
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	773	38,968	155,443
Median age	39.4	35.0	30.9
Median age (Male)	38.5	34.0	30.0
Median age (Female)	39.9	35.5	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	281	15,029	55,628
# of persons per HH	2.8	2.6	2.8
Average HH income	\$102,051	\$84,575	\$60,868
Average house value		\$264,538	\$225,983

* Demographic data derived from 2020 ACS - US Census

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