

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$134,250
Price / Acre	\$75,000
Available SF:	
Lot Size:	1.79 Acres
Lot Frontage:	299.4 ft Callaway Dr 117.1 ft Ben Burton Cir
Zoning:	E-O
Market:	Athens-Clarke County
Traffic Count:	33,700 Atlanta Hwy

PROPERTY OVERVIEW

The property is zoned Office-Employment and is well suited for an industrial or office development. It's located across the street from the new Athens-Clarke County fire station and Cooperative Extension and adjacent to Burton and Burton. The site is mostly wooded with relatively flat topography. All utilities are available.

LOCATION OVERVIEW

The property is located at 150 Callaway Drive at the corner of Callaway Drive and Ben Burton Circle. It's located in Coggins Industrial Park on the north side of the Atlanta Hwy just passed Georgia Square Mall.

PROPERTY HIGHLIGHTS

- Corner Lot
- Established industrial area
- All utilities available

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.

150 CALLAWAY DR

150 CALLAWAY DR, ATHENS, GA 30605



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

150 CALLAWAY DR

150 CALLAWAY DR, ATHENS, GA 30605



AERIAL MAPS



GRANT WHITWORTH
706.548.9300
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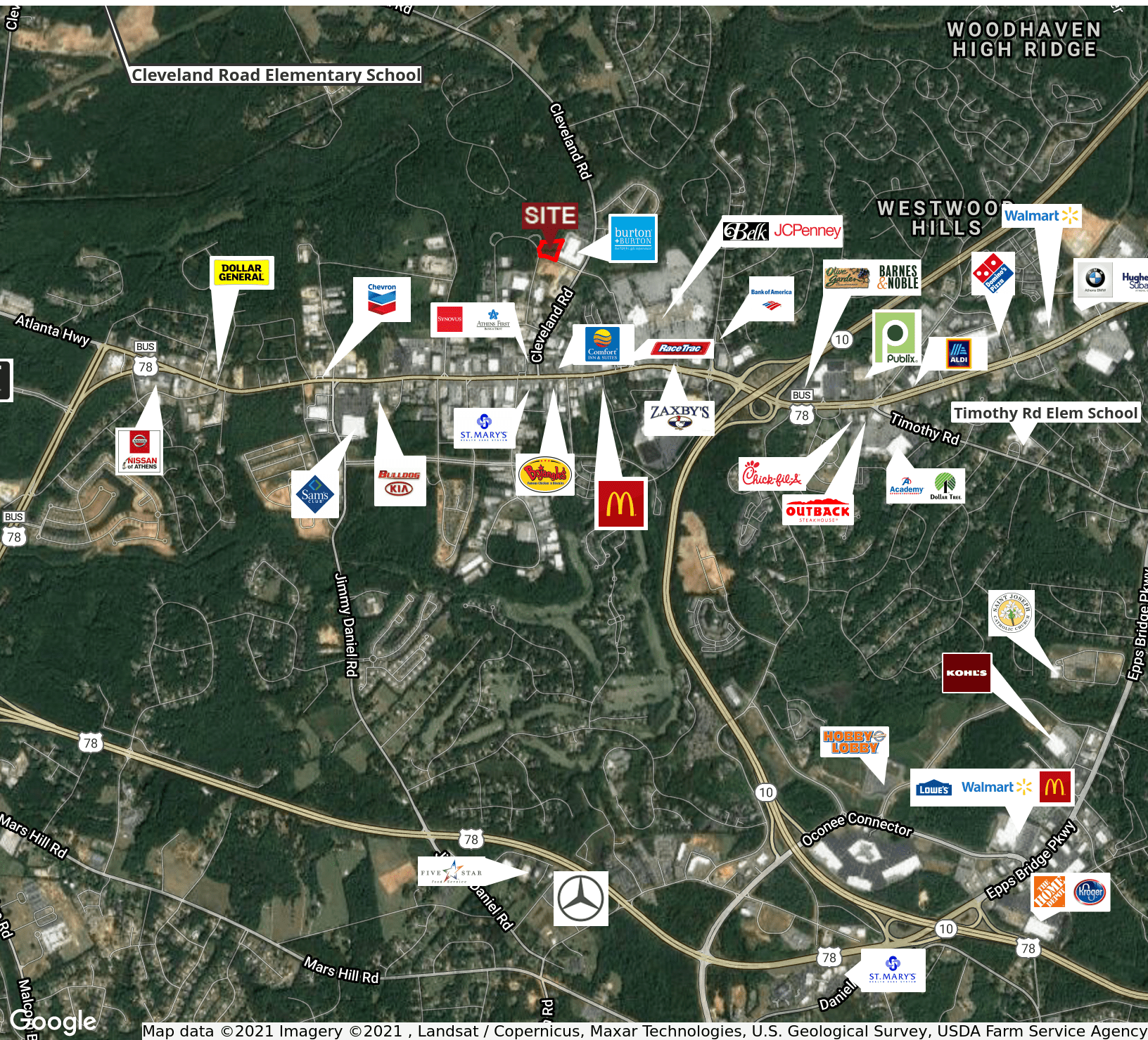
AERIAL MAPS **P3**

150 CALLAWAY DR

150 CALLAWAY DR, ATHENS, GA 30605



RETAILER MAP



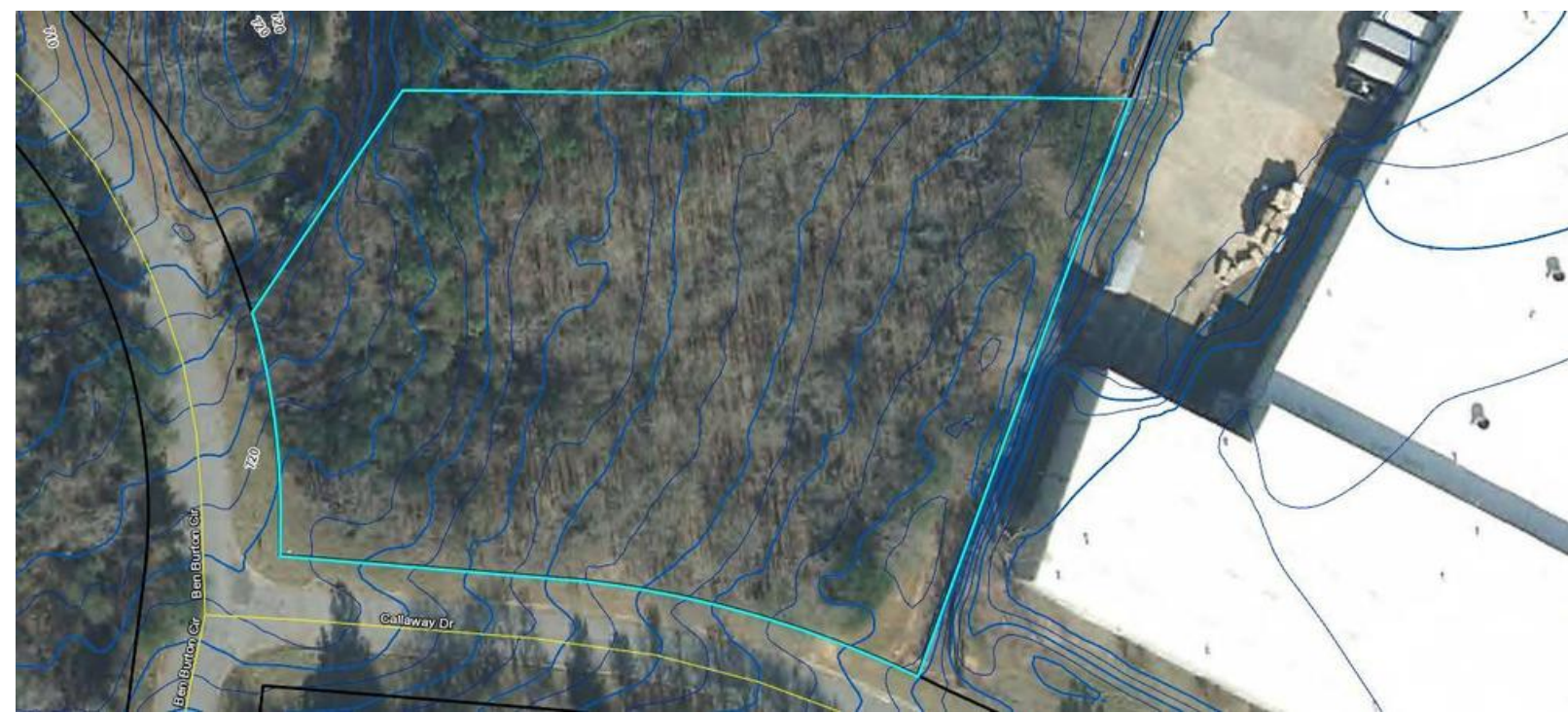
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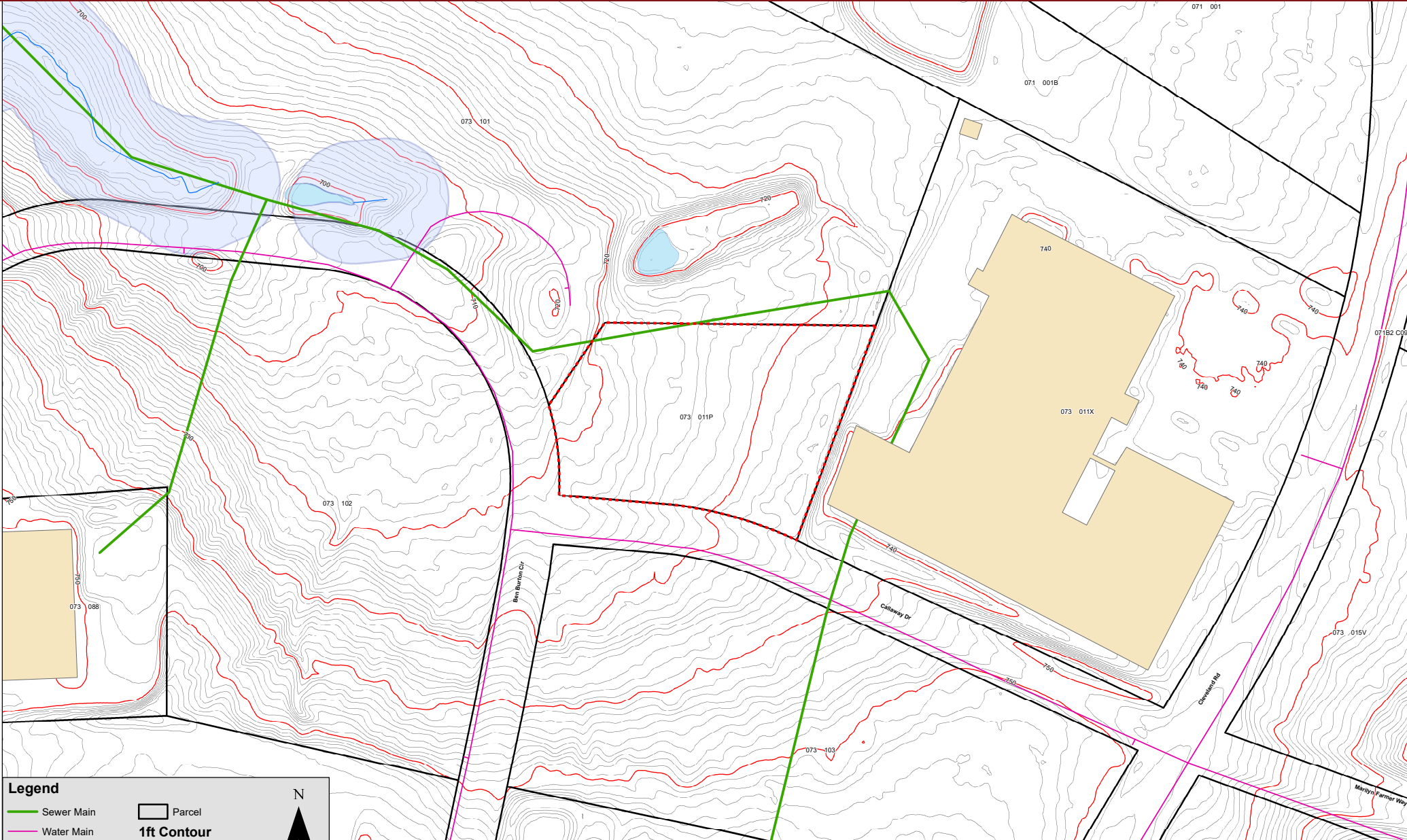
ADDITIONAL PHOTOS



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SURVEY FOR:

PRIME MANAGEMENT GROUP

LOT 10, BLOCK "C", COGGINS PARK

COUNTY: CLARKE	CITY: 	G.M.D.: 241	STATE: GEORGIA
SCALE: 1" = 60'	DATE: 02/24/2000	DWN BY: MLM	JOB NO: C-4798

LANDMARK ENGINEERING CORPORATION
475 NEWTON BRIDGE ROAD ATHENS, GEORGIA 30607
PHONE: (706) 546-6622 FAX: (706) 369-1724

J.R. HOLLAND
Reg. Surveyor
No. 1087

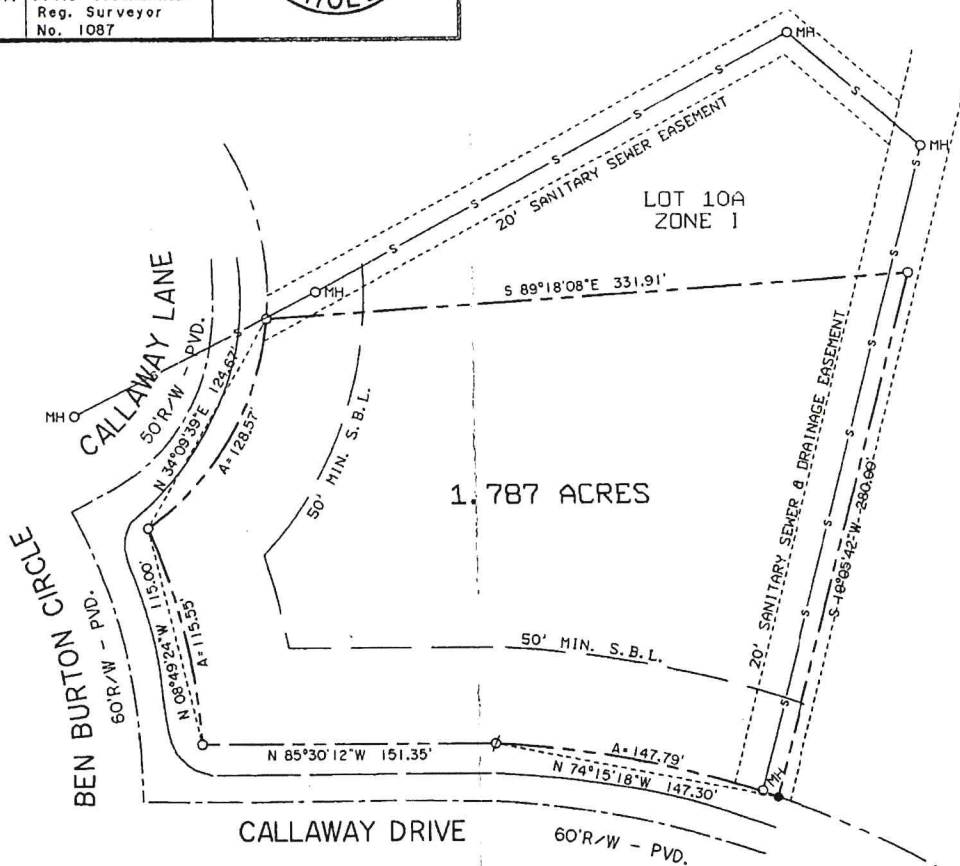
SEAL:


O Denotes Iron Pin Set (1/2" Rebar)
● Denotes Iron Pin Found (1/2" Rebar)
Ø Denotes Point Only (60d Nail)

I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of this law.

J.R. Holland
Georgia Registered Land Surveyor No. 1087

PLAT RECORDED
IN PLAT BOOK 35 PAGE 277
This 14th day of May, 2000
Kathleen Weems CLERK

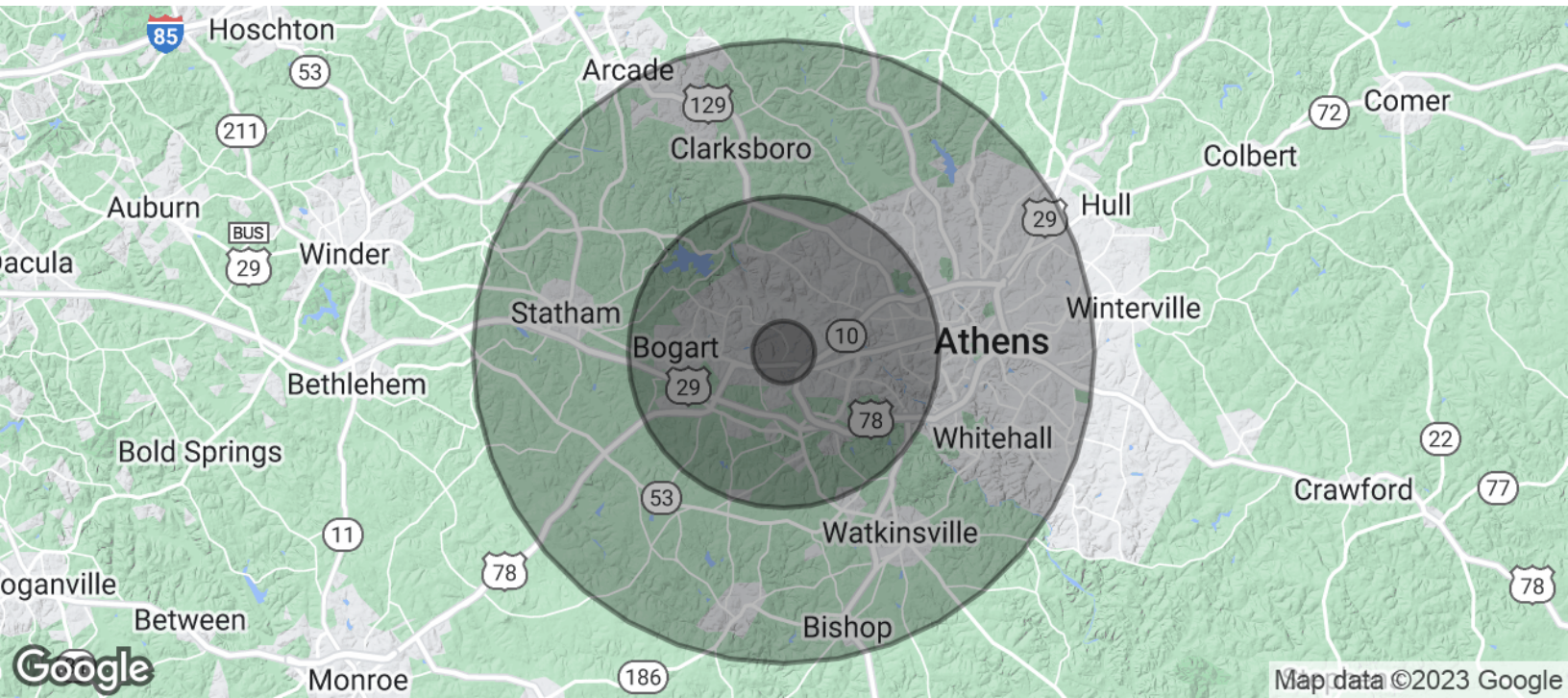

LOT 10A ZONE I
1.787 ACRES
BEN BURTON CIRCLE
CALLAWAY LANE
CALLAWAY DRIVE
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER & DRAINAGE EASEMENT
50' MIN. S.B.L.
N 08°49'24"W 115.00'
S 89°18'08"E 331.91'
N 85°30'12"W 151.35'
N 74°15'18"W 147.30'
S 18°05'42"W -280.69'
A=128.57'
A=147.79'
MH
OMH
PVD
SD

N
W
E
S
LANDMARK ENGINEERING CORP.

FLOWERS INC. ZONE I

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,100	47,805	159,610
Average age	31.8	34.1	30.8
Average age (Male)	31.3	33.1	30.0
Average age (Female)	31.7	34.8	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,284	18,829	57,034
# of persons per HH	2.4	2.5	2.8
Average HH income	\$71,581	\$74,926	\$59,902
Average house value	\$242,318	\$238,272	\$219,227

* Demographic data derived from 2020 ACS - US Census

150 CALLAWAY DR

150 CALLAWAY DR, ATHENS, GA 30605



PROPERTY DETAILS

Sale Price	\$134,250
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LOCATION INFORMATION

Building Name	150 CALLAWAY DR
Street Address	150 Callaway Dr
City, State, Zip	Athens, GA 30605
County	Clarke
Market	Athens-Clarke County
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Atlanta Hwy
Nearest Airport	Athens-Ben Epps Airport

LAND INFORMATION

Number of Lots	1
Best Use	Development

PROPERTY INFORMATION

Property Subtype	Industrial
APN #	073 011P
Lot Frontage	299.4 ft
Lot Depth	375 ft
Traffic Count Street	Atlanta Hwy

UTILITIES & AMENITIES

Gas / Propane	Yes
Power	Yes
Water	Yes
Telephone	Yes
Sewer	Yes