

EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre	\$399,900
Lot Size:	3.78 Acres
Lot Frontage:	206.2 ft Hwy 78 510.8 ft Hwy 77
Zoning:	Residential
Market:	Lexington GA
Traffic Count:	8,990 Hwy 78 940 Hwy 77

PROPERTY OVERVIEW

Historic Greek Revival home known as the McWhorter House sitting on 3.78 acre lot at the corner of US Hwy 78 and Hwy 77 in Lexington, GA and less than a 20 minute drive to Athens, GA. Presently, the home is renovated with new heating and air, finished hardwood floors, gorgeous wood paneling and features new bathrooms and large upgraded country kitchen. This 6 bedroom, 3 full bathrooms and 2 half bathroom home is truly a jewel located in a quiet in-town setting between Crawford and Lexington, GA. The interior features take you back to the elegance of the turn of the century with high ceilings, fireplaces, wonderful wood pocket doors, original glass windows, large rooms plus a large formal dining room and a beautiful open staircase. Property is being sold "As Is".

LOCATION OVERVIEW

Located in Lexington, Georgia at intersection of Hwy 78 and Hwy 77. The property is 20 miles east of downtown Athens, GA

PROPERTY HIGHLIGHTS

- Ideal for residence, bed & breakfast or office
- Newly renovated
- Turn of the century elegance
- Historic home

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.

403 West Main St

403 W MAIN ST, LEXINGTON, GA 30648



LOCATION MAPS



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403 West Main St

403 W MAIN ST, LEXINGTON, GA 30648



AERIAL MAPS



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

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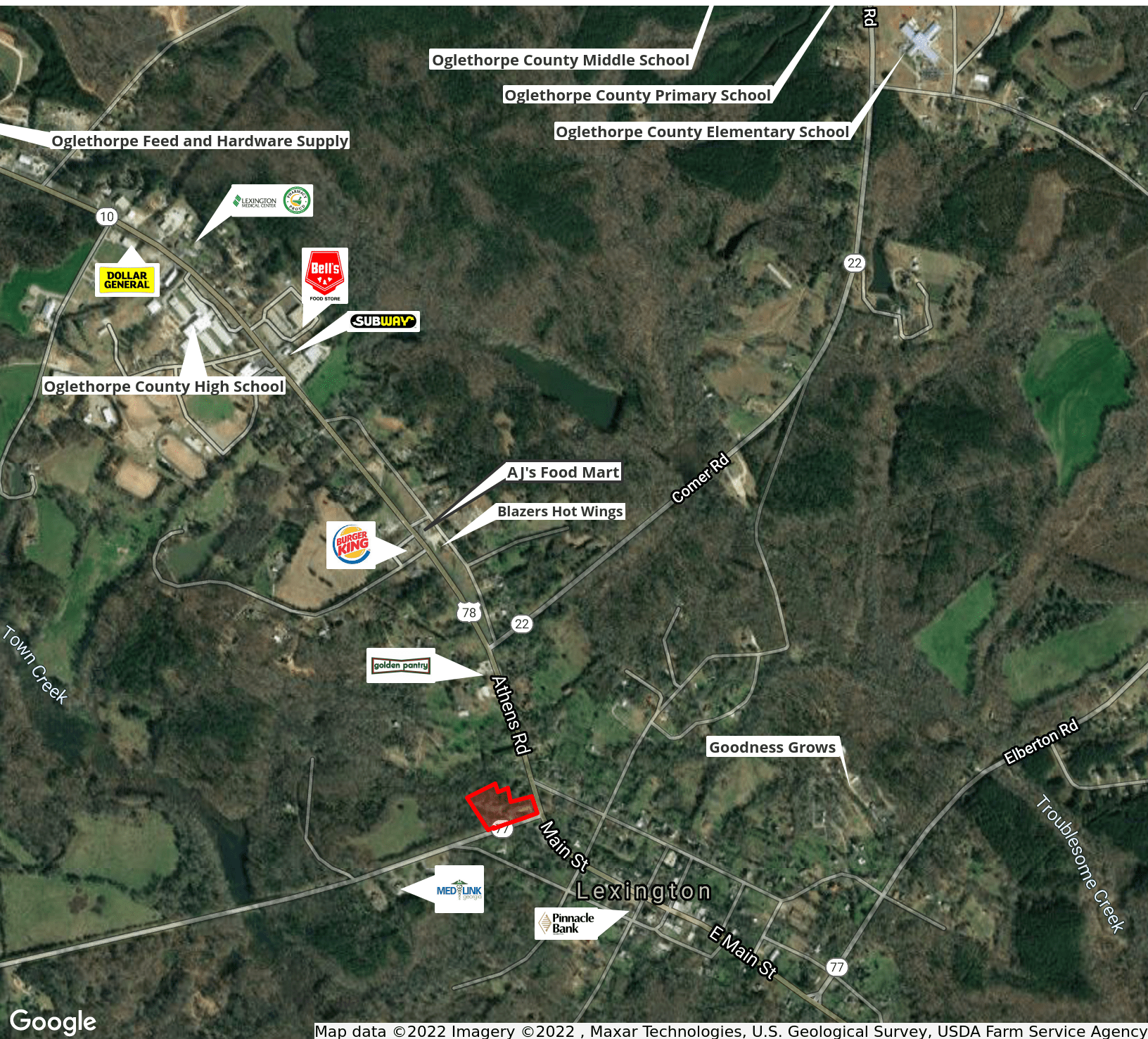
AERIAL MAPS **P3**

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RETAILER MAP



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RETAILER MAP **P4**

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS *P5*

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ADDITIONAL PHOTOS

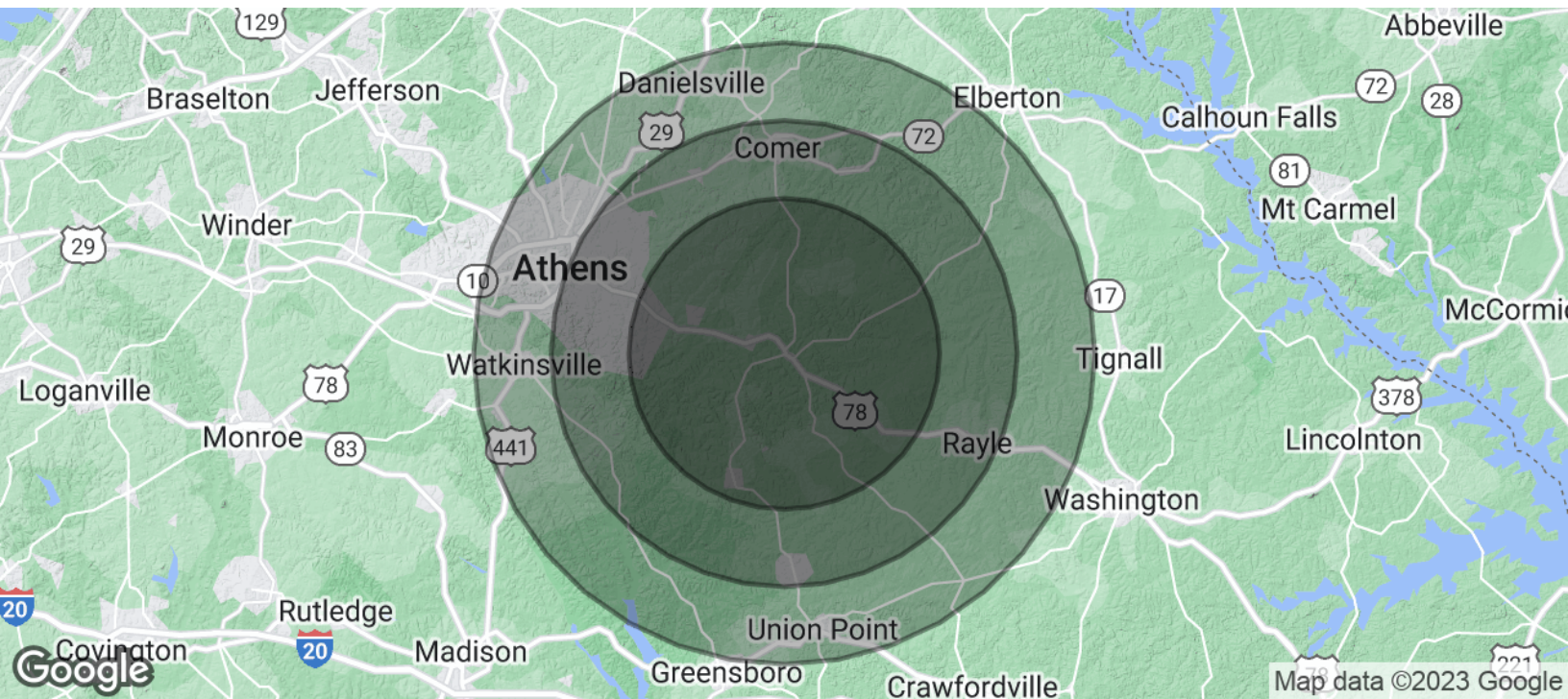


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ADDITIONAL PHOTOS *P6*

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	15 MILES	20 MILES
Total Population	13,028	46,993	149,100
Average age	40.9	37.4	31.7
Average age (Male)	39.6	35.9	30.9
Average age (Female)	42.0	38.4	32.3
HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total households	4,251	17,033	51,114
# of persons per HH	3.1	2.8	2.9
Average HH income	\$51,794	\$57,637	\$47,817
Average house value	\$177,388	\$183,127	\$181,712

* Demographic data derived from 2020 ACS - US Census



PROPERTY DETAILS

Sale Price	\$399,900
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LOCATION INFORMATION

Building Name	403 West Main St
Street Address	403 W Main St
City, State, Zip	Lexington, GA 30648
County	Oglethorpe
Market	Lexington GA
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 78
Nearest Airport	Ben Epps Field Airport

BUILDING INFORMATION

Number of Lots	1
Free Standing	Yes

PROPERTY INFORMATION

Property Subtype	Residential
APN #	L2 001
Lot Frontage	206.2 ft
Corner Property	Yes
Traffic Count	8990
Traffic Count Street	Hwy 78
Traffic Count Frontage	206
Topography	level

UTILITIES & AMENITIES

Power	Yes
Water	Yes
Electrical	Yes
Telephone	Yes
Cable	Yes