

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 0.89 ± Acres

Lot Frontage: 176.6 ft Lexington Rd
233.8 ft Shadybrook Dr

Zoning: C-G
Commercial-General

Market: Athens -Clarke County

Traffic Count: 26,000 Lexington Rd

PROPERTY OVERVIEW

Corner lot with frontage on Lexington Rd and Shadybrook Dr. This property is zoned commercial-general . The topography is level, and it has all utilities. The site is located minutes from downtown Athens and UGA. There are several new housing developments planned and under construction in the area.

LOCATION OVERVIEW

Property located on corner of Shadybrook Drive and Lexington Rd. It's roughly 1.2 miles east of the bypass and 2.2 miles east of downtown and UGA Campus.

PROPERTY HIGHLIGHTS

- High traffic area
- High Growth Area
- Within minutes to downtown Athens and UGA
- 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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

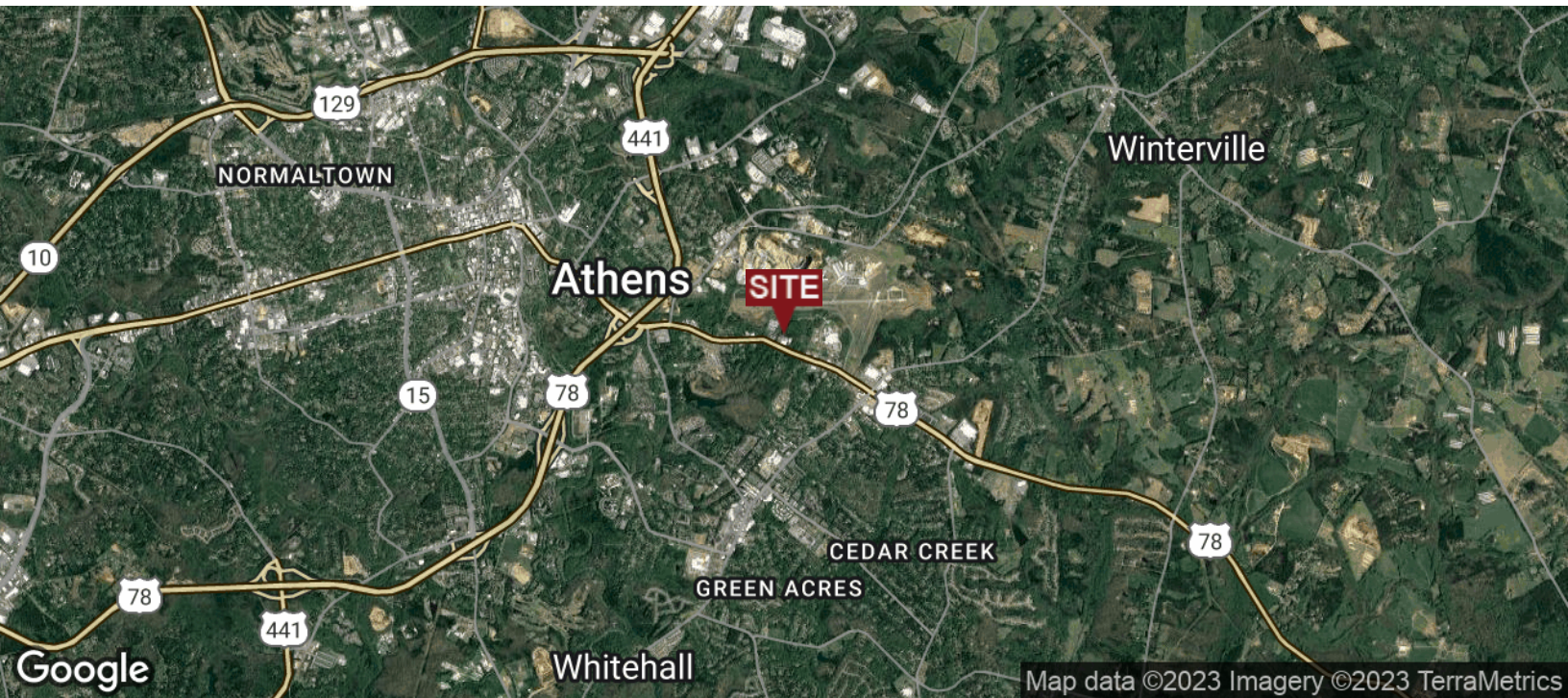
Revised 12-8-20

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LOCATION MAPS



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AERIAL MAPS



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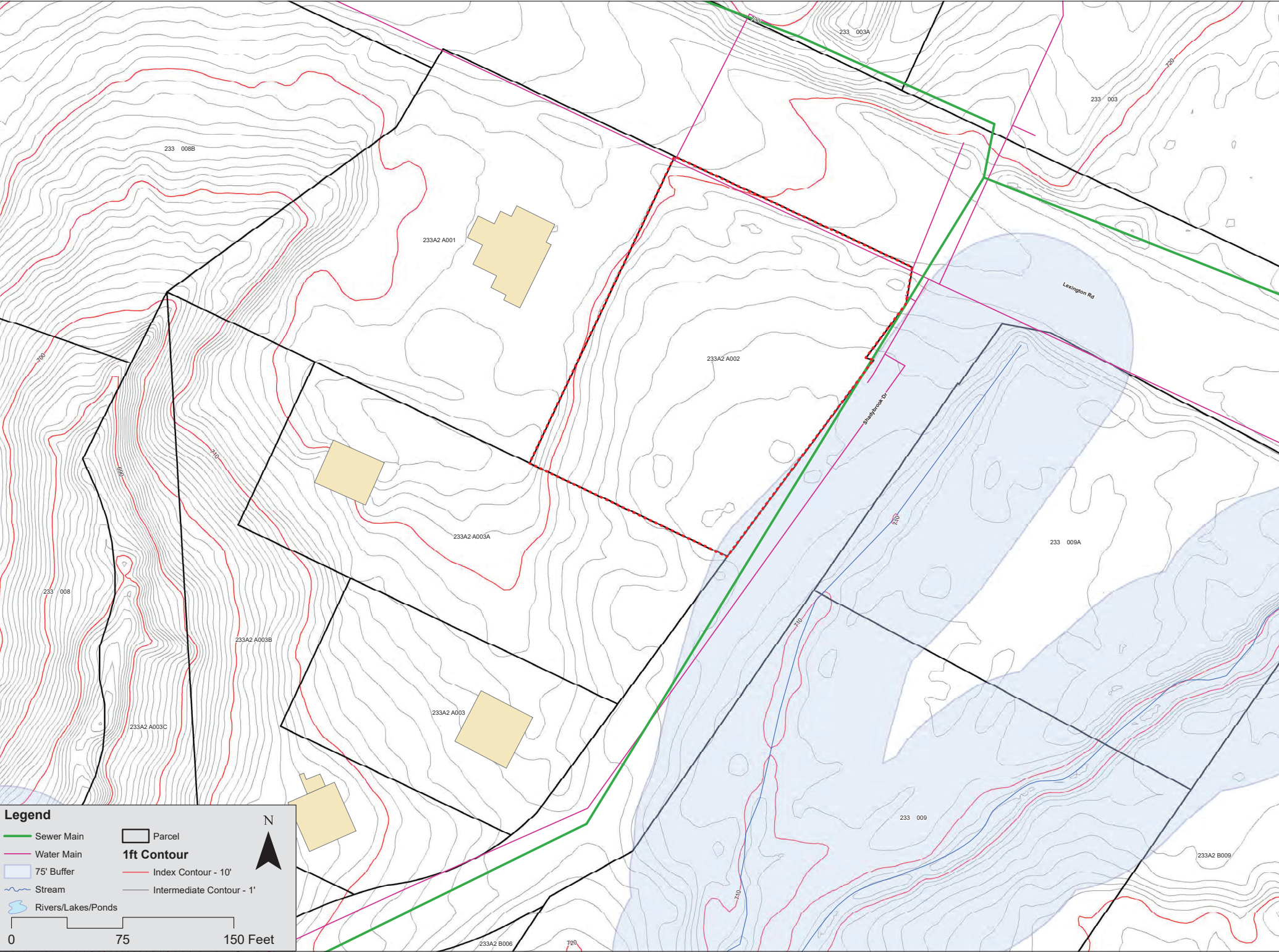
120 SHADYBROOK DRIVE, ATHENS, GA 30605



RETAILER MAP



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Sewer Main

Water Main

75' Buffer

Stream

Rivers/Lakes/Ponds

Parcel

1ft Contour

Index Contour - 10'

Intermediate Contour - 1'

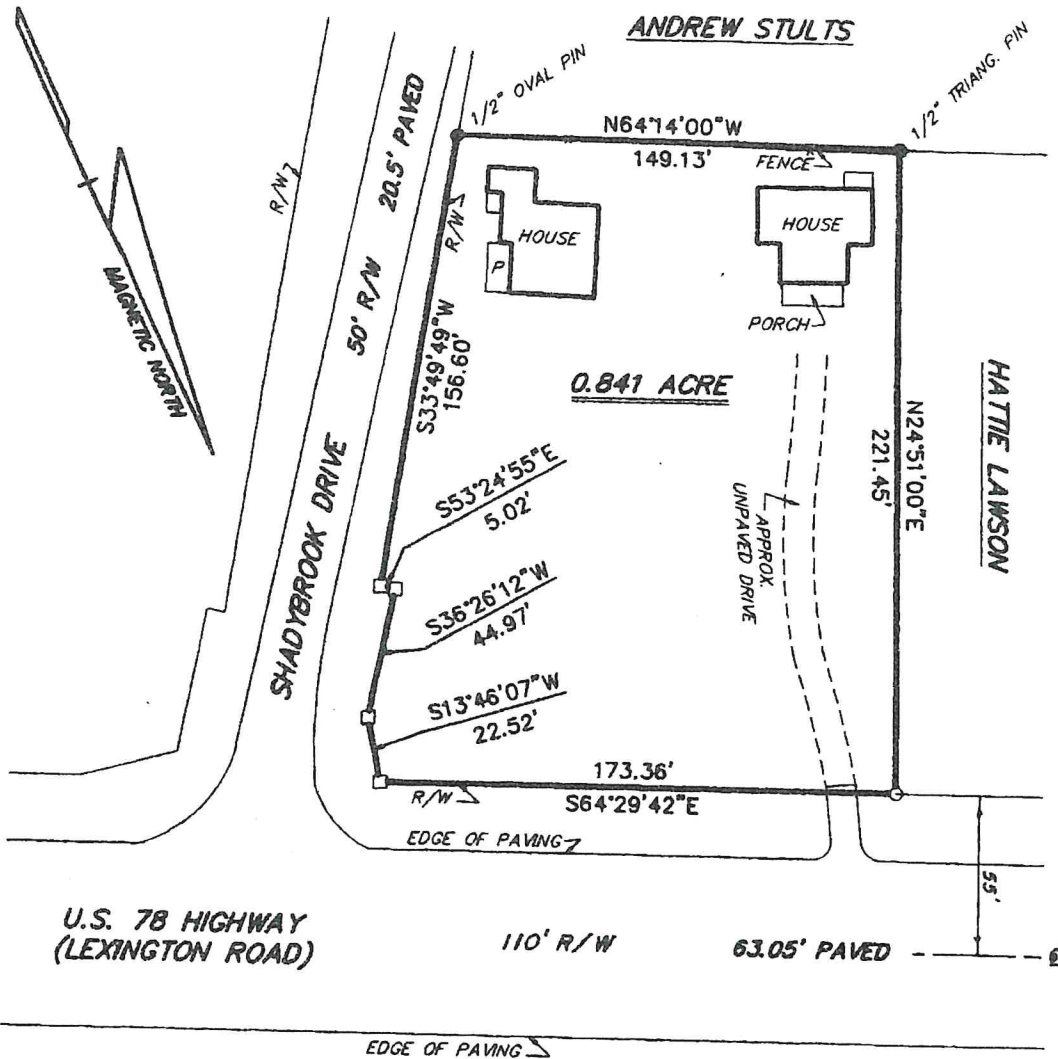
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75

150 Feet

- - 1/2" REINFORCING ROD SET
- - IRON PIN FOUND
- - RIGHT OF WAY POST FOUND



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

REFERENCES

- (1) PLAT BOOK 7, PAGE 62.
- (2) PLAT BOOK 9, PAGE 285.



SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR: 05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/162,264.

Katharine D. Barlow

SURVEY FOR:

JAMES F. BARLOW

COUNTY:	CLARKE	S.M.D.:	1899	STATE:	GEORGIA
DATE:	APR. 16, 1993	SCALE:	1"=50'	DWN. BY:	MIKE
FIELDBOOK:	767	SURVEYED BY:	BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS	FILE NO.:	20936-

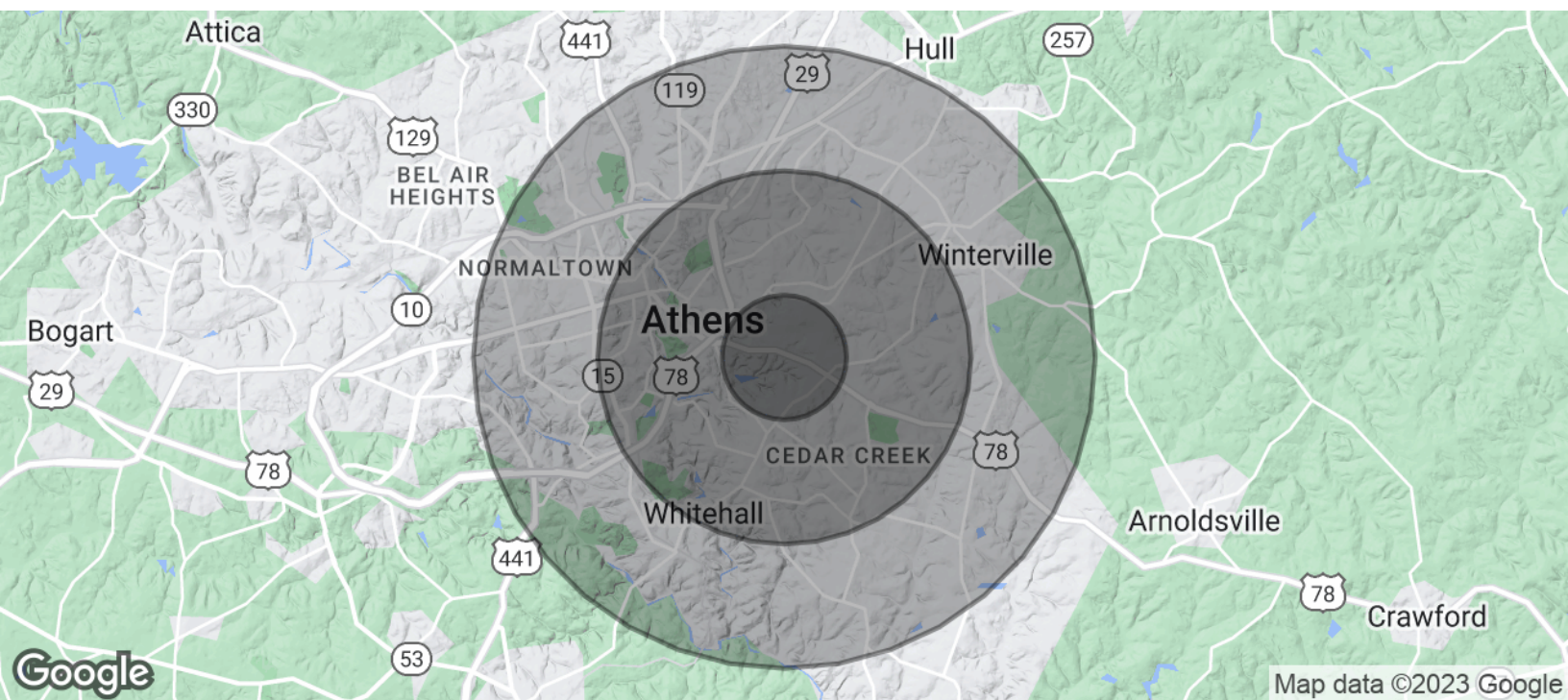
0 50 100
SCALE IN FEET

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,660	41,296	90,415
Average age	28.0	26.1	27.0
Average age (Male)	28.6	25.3	26.4
Average age (Female)	27.9	27.0	27.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,631	13,462	31,983
# of persons per HH	2.2	3.1	2.8
Average HH income	\$39,473	\$39,160	\$44,168
Average house value	\$153,315	\$167,054	\$181,979

* Demographic data derived from 2020 ACS - US Census

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