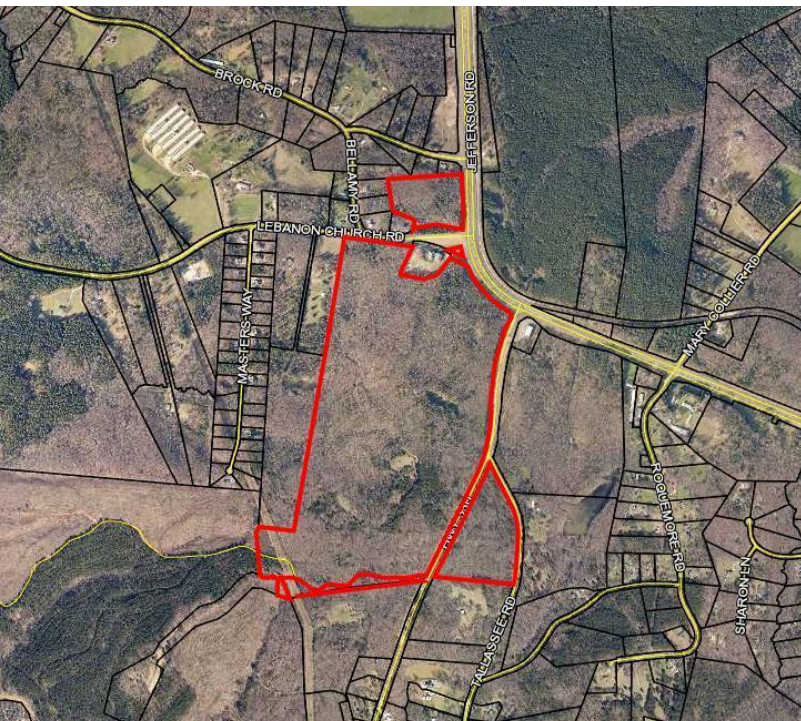


# SHACKELFORD TRACT

10022 JEFFERSON RD, ATHENS, GA 30607



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,074,820
Price / Acre	\$14,000
Lot Size:	219.63± Acres
Lot Frontage:	927.4 ft Hwy 129 3390 ft Hwy 330 546 ft Lebanon Ch Rd
Zoning:	Agriculture Presently in consv
Market:	Jackson County
Traffic Count:	20,100 Hwy 129 4,760 Hwy 330

### PROPERTY OVERVIEW

Potential commercial and future mixed use development tract. Excellent location. Only 10 minute drive on 4 lane divided median, Hwy 129, to downtown Athens, hospitals, shopping and only 15 miles to I-85 and 1 hour drive to Atlanta. The tract may be sold separately. They can be priced separately upon request. Seller will not accept any offers that are contingent on rezoning or permitting. Excellent future investment tract.

### LOCATION OVERVIEW

The property is located at intersection of Hwy 129 & Hwy 330 roughly 5 miles from the Athens Perimeter and 15 miles to the I-85 Jefferson exit.

### PROPERTY HIGHLIGHTS

- Excellent location with frontage on Hwy 129 & Hwy 330
- Potential commercial and future mixed use development tract
- Only 10 minutes to downtown Athens, 15 miles to I-85, and 1 hour to Atlanta
- Tract may be sold separately. Priced separately upon request.
- Excellent future investment tract.

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: 11-3-21



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## LOCATION MAP



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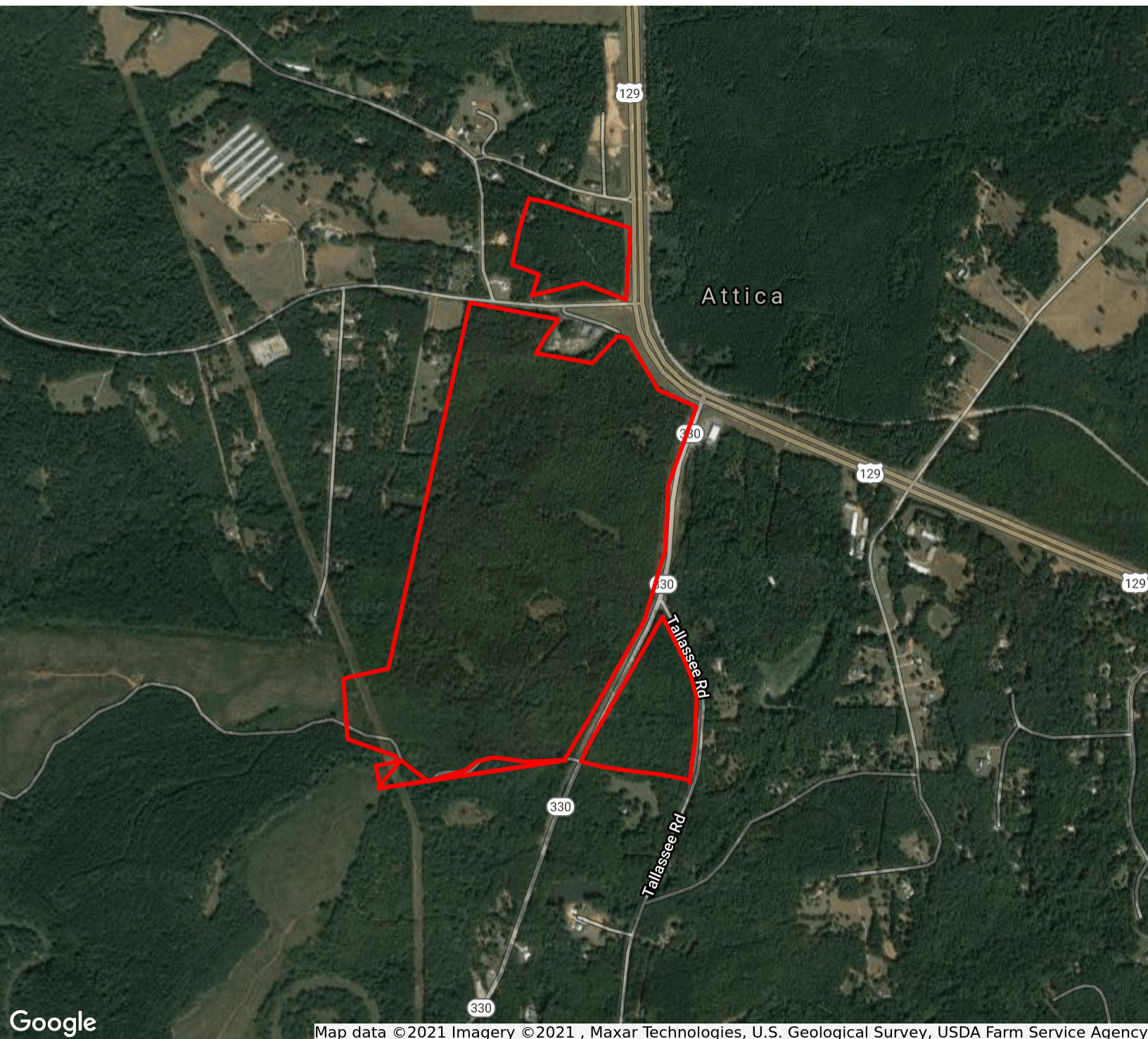


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## AERIAL MAP



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AERIAL MAP P3

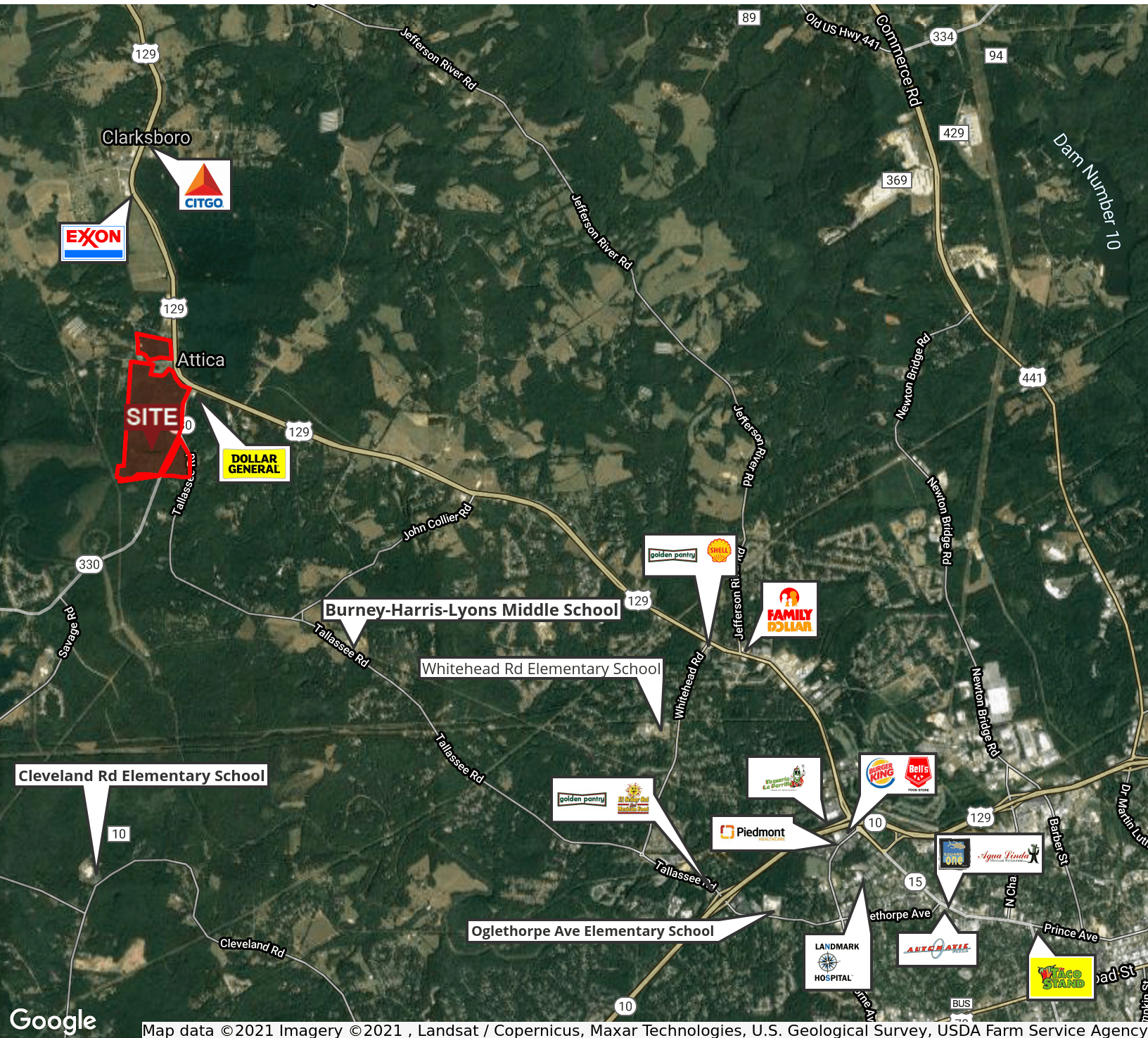


# SHACKELFORD TRACT

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## RETAILER MAP



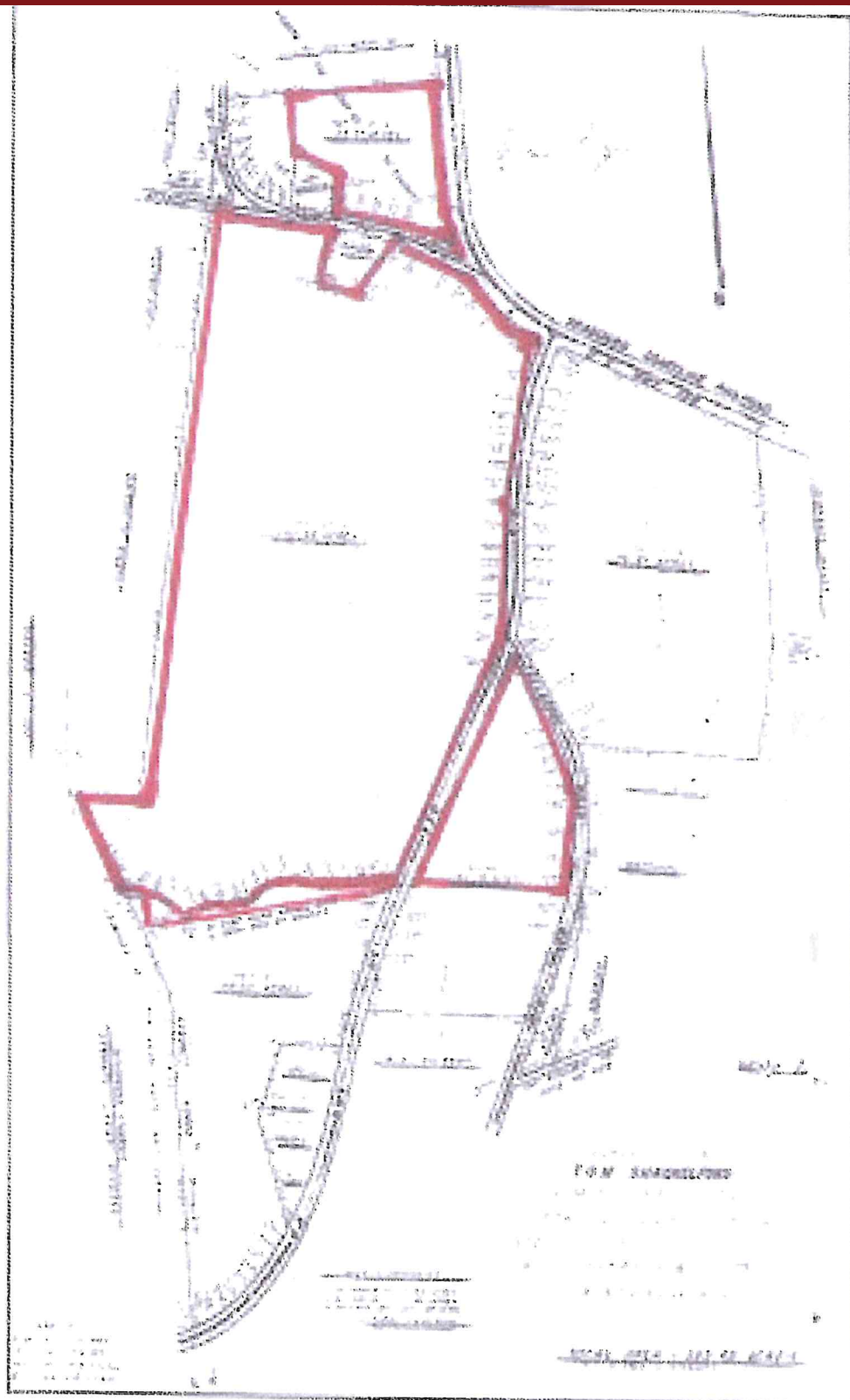
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RETAILER MAP P4

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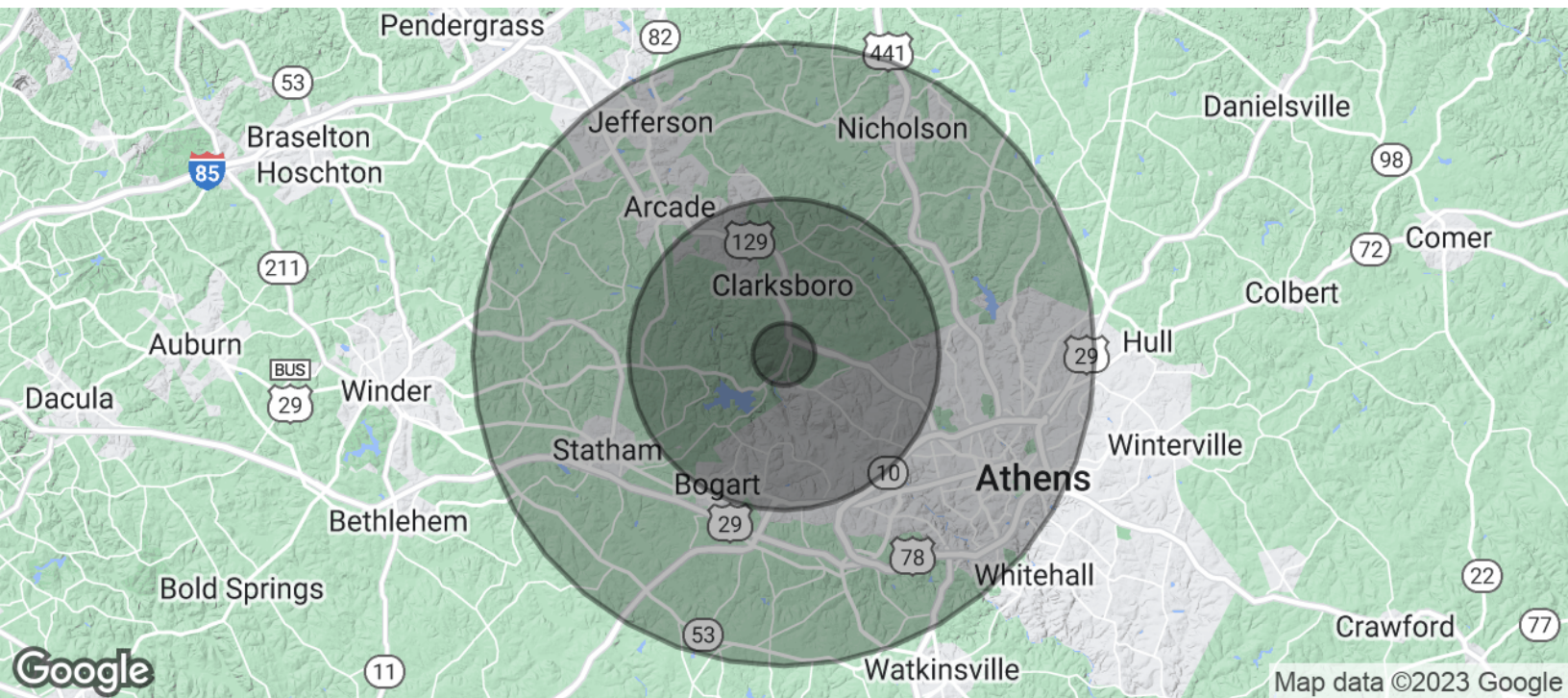


# SHACKELFORD TRACT

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	420	22,983	137,835
Average age	39.9	34.9	31.3
Average age (Male)	40.4	33.4	30.6
Average age (Female)	39.6	36.1	31.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	157	8,702	49,352
# of persons per HH	2.7	2.6	2.8
Average HH income	\$60,251	\$67,068	\$60,166
Average house value	\$197,533	\$212,643	\$211,070

\* Demographic data derived from 2020 ACS - US Census

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