

GORDON COMMERCIAL TRACT

5350 ATLANTA HIGHWAY, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$839,500
Price / Acre	\$25,000
Lot Size:	33.58 ± Acres
Lot Frontage:	243.8 ft Atlanta Hwy
Zoning:	C-G Commercial-General
Market:	Athens Clarke County
Submarket:	Bogart
Traffic Count:	11,000 Atlanta Hwy

PROPERTY OVERVIEW

The property consists of 33.58 acres zoned Commercial General which allows a variety of commercial uses. It has roughly 250 ft of frontage on Atlanta Hwy. It is mostly wooded and there is a gas easement running through the property. Great commercial location near an abundance of retail, car dealerships, restaurants, and shopping centers. Being only minutes from Downtown Athens, the location offers good visibility, easy access across highway from new Caterpillar Plant with excellent traffic counts.

LOCATION OVERVIEW

Property is located on Atlanta Highway between Old Cleveland and Fowler Mill Road. It is directly across the highway from the Athens Caterpillar Plant.

PROPERTY HIGHLIGHTS

- Access to Atlanta Highway
- High growth area
- Excellent traffic and visibility

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

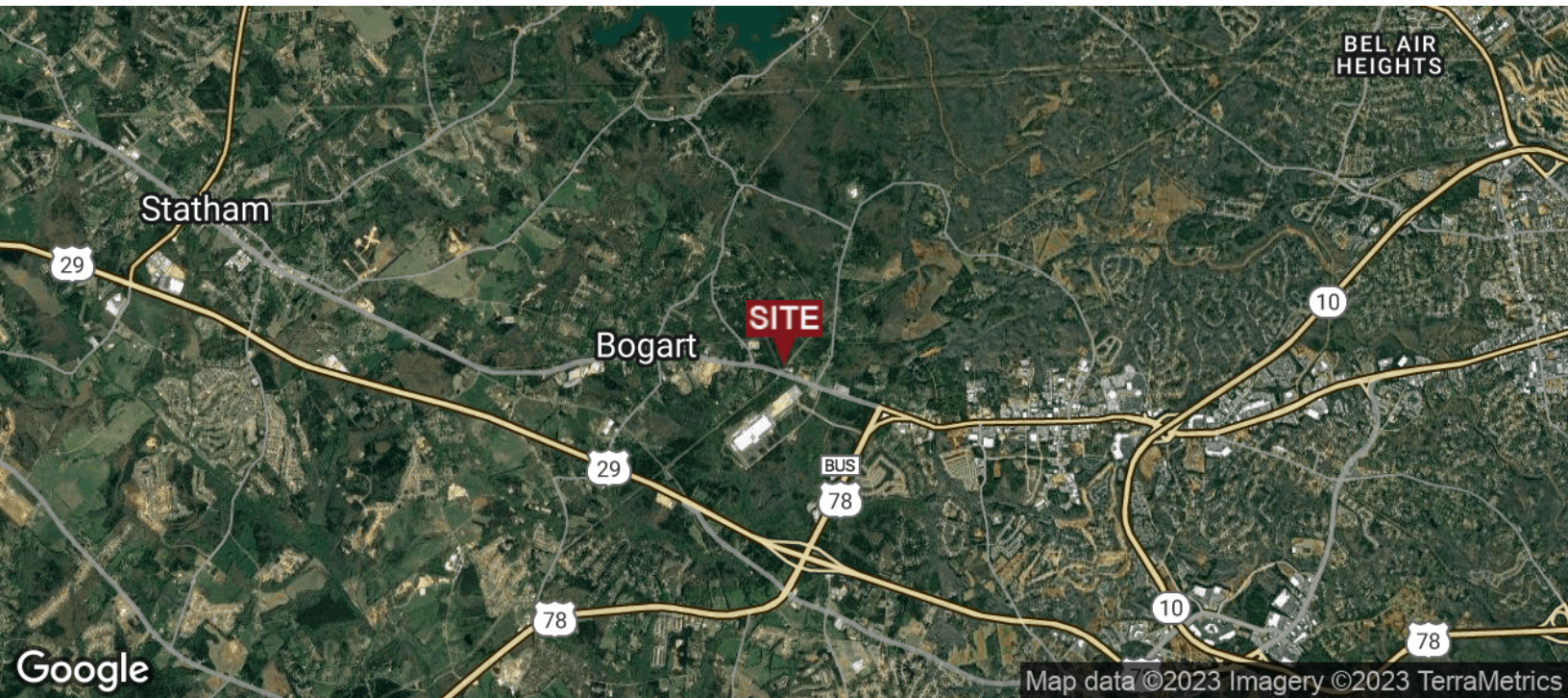
Revised: 9-15-2022

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LOCATION MAP



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AERIAL MAP



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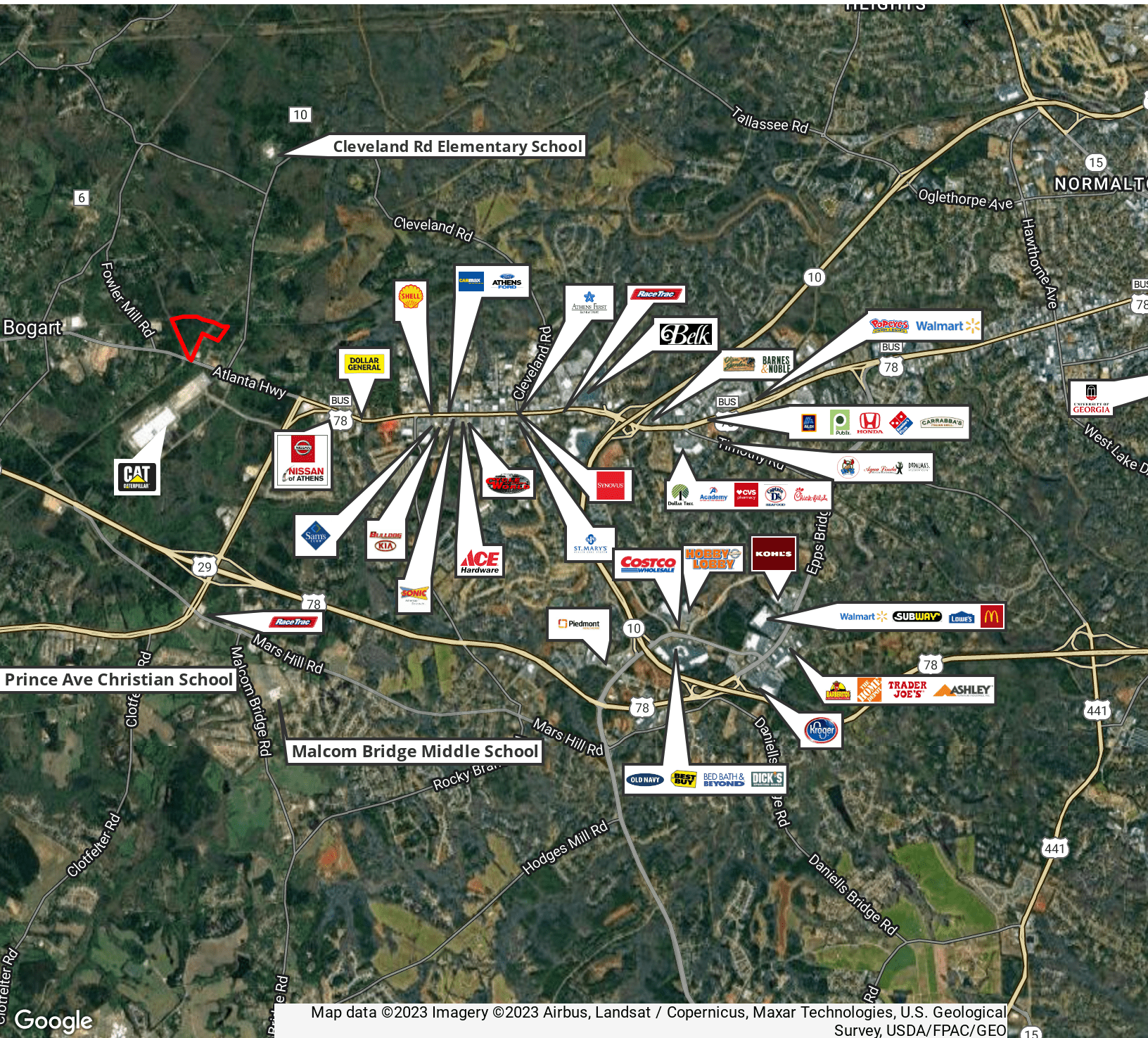
AERIAL MAP P3

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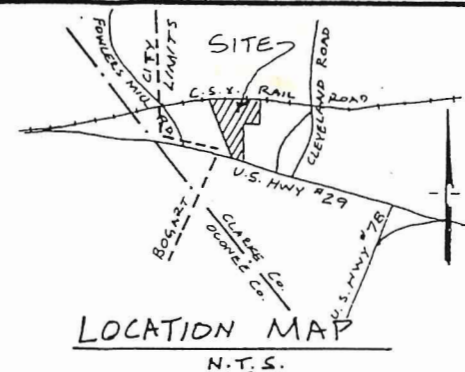
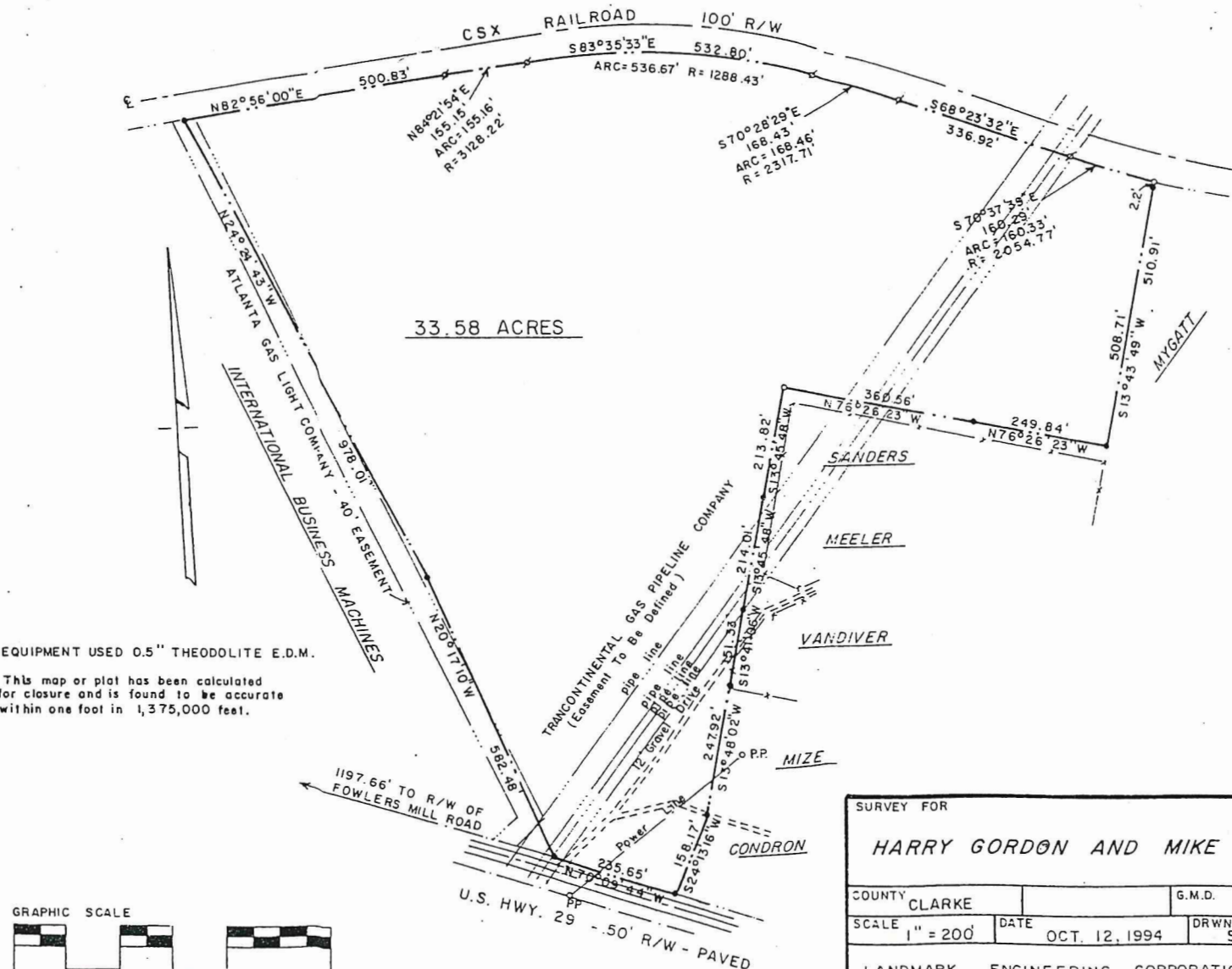


RETAILER MAP



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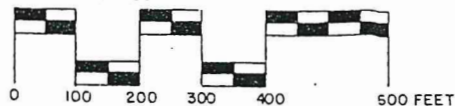
EQUIPMENT USED 0.5" THEODOLITE E.D.M.

This map or plot has been calculated for closure and is found to be accurate within one foot in 1,375,000 feet.

I hereby certify this bill is a correct representation of the bill passed and has been prepared in conformity with the minimum standards and requirements of the law.

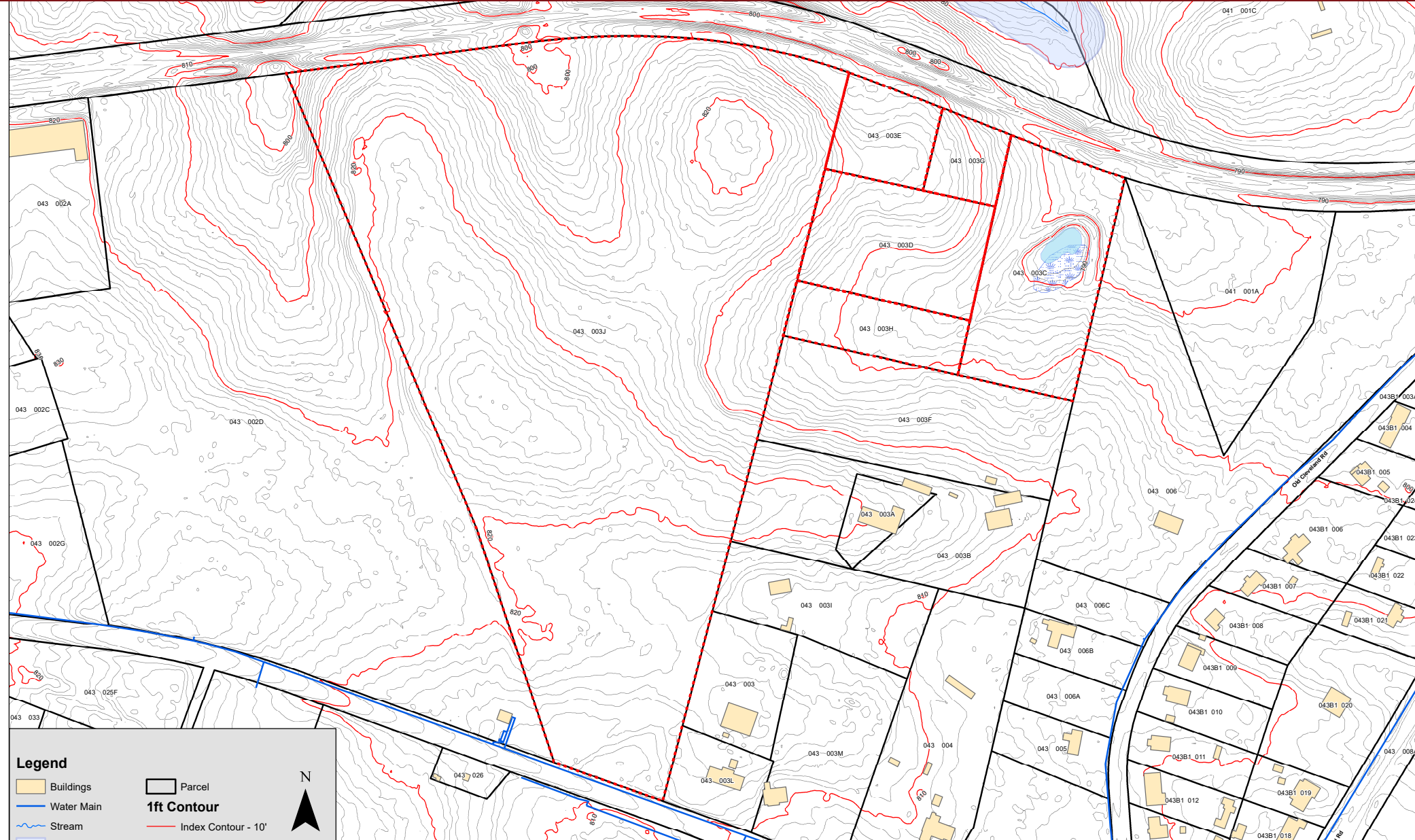
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GRAPHIC SCALE



SURVEY FOR		SEAL	
HARRY GORDON AND MIKE CROW			
COUNTY	CLARKE	G.M.D.	241
		STATE	GEORGIA
SCALE	1" = 200'	DATE	OCT. 12, 1994
		DRWN BY	S.R.
		JOB NO	C 3758
LANDMARK		ENGINEERING CORPORATION	
475 Newton Bridge Road, Athens, Georgia, 30607, Ph. 546-6622		J. R. HOLLAND REG. SURVEYOR NO. 1087	

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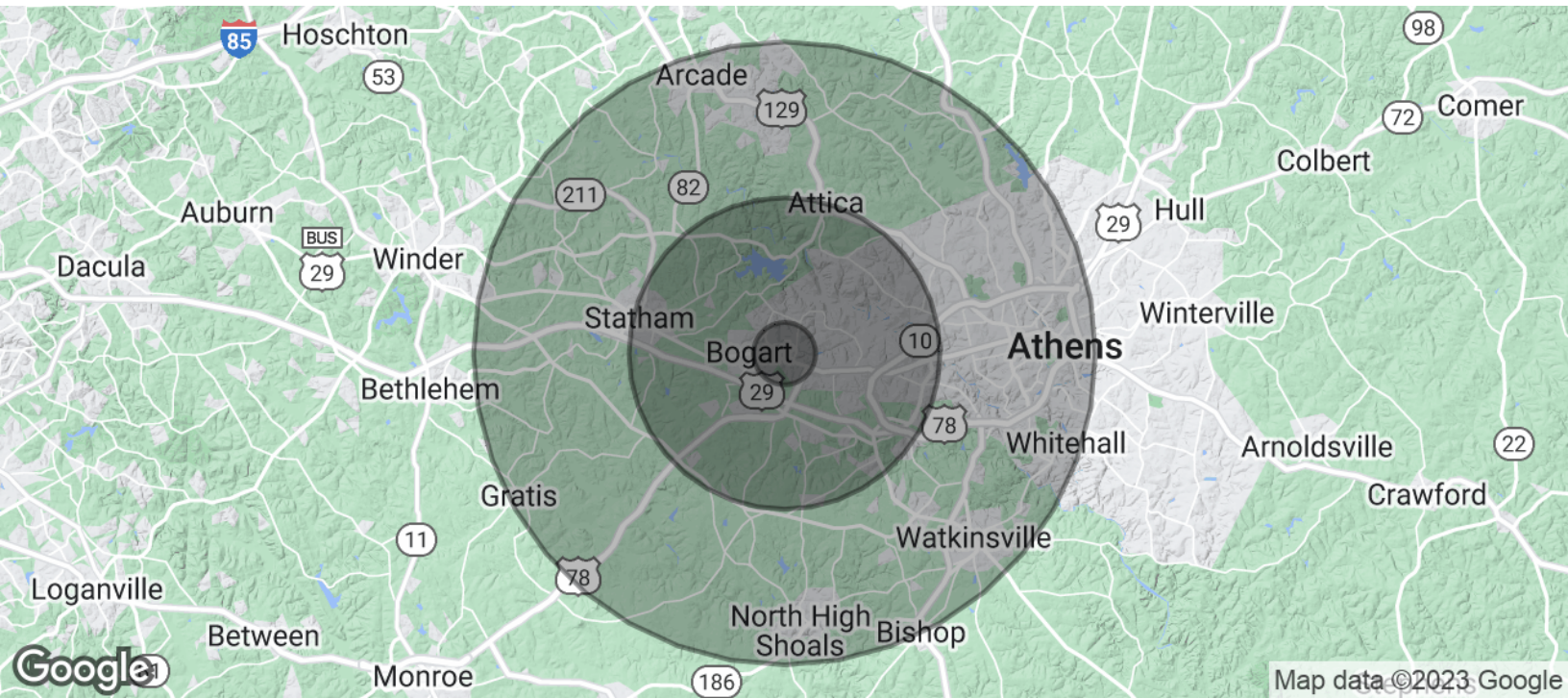
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	790	28,377	130,386
Average Age	36.7	35.1	32.4
Average Age (Male)	33.4	34.2	31.5
Average Age (Female)	37.8	35.4	33.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	283	10,894	47,272
# of Persons per HH	2.8	2.6	2.8
Average HH Income	\$92,665	\$78,008	\$66,152
Average House Value	\$240,496	\$229,020	\$233,386

* Demographic data derived from 2020 ACS - US Census

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