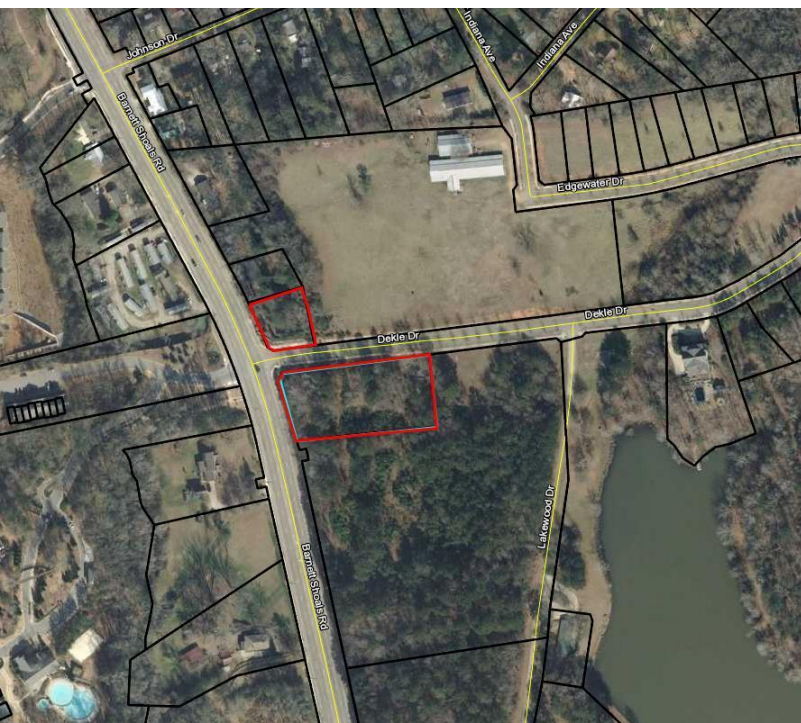


LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	1.65 ± Acres
Lot Frontage:	336 ft Barnett Shoals Rd 345 ft Dekle Dr
Zoning:	C-N and RS-8
Market:	Athens Clarke County
Submarket:	Eastside Athens
Traffic Count:	17,400 Barnett Shoals Rd 32,500 US Hwy 78

PROPERTY OVERVIEW

The property consists of two lots on either side of the entrance to Lakewood subdivision. The lot to the south is 1.294 acres. It's zoned C-N and is part of the Lakewood planned development. The property to the north is .36 acres and it is zoned RS-8. The property is being sold as-is. The seller will not accept any offers contingent on permitting.

LOCATION OVERVIEW

Property is located at the corner of Barnett Shoals Road and Dekle Drive at the entrance to Lakewood Subdivision, roughly .5 miles south of Lexington Hwy (Hwy 78).

PROPERTY HIGHLIGHTS

- Great Eastside location
- High traffic area
- Close to downtown and UGA

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

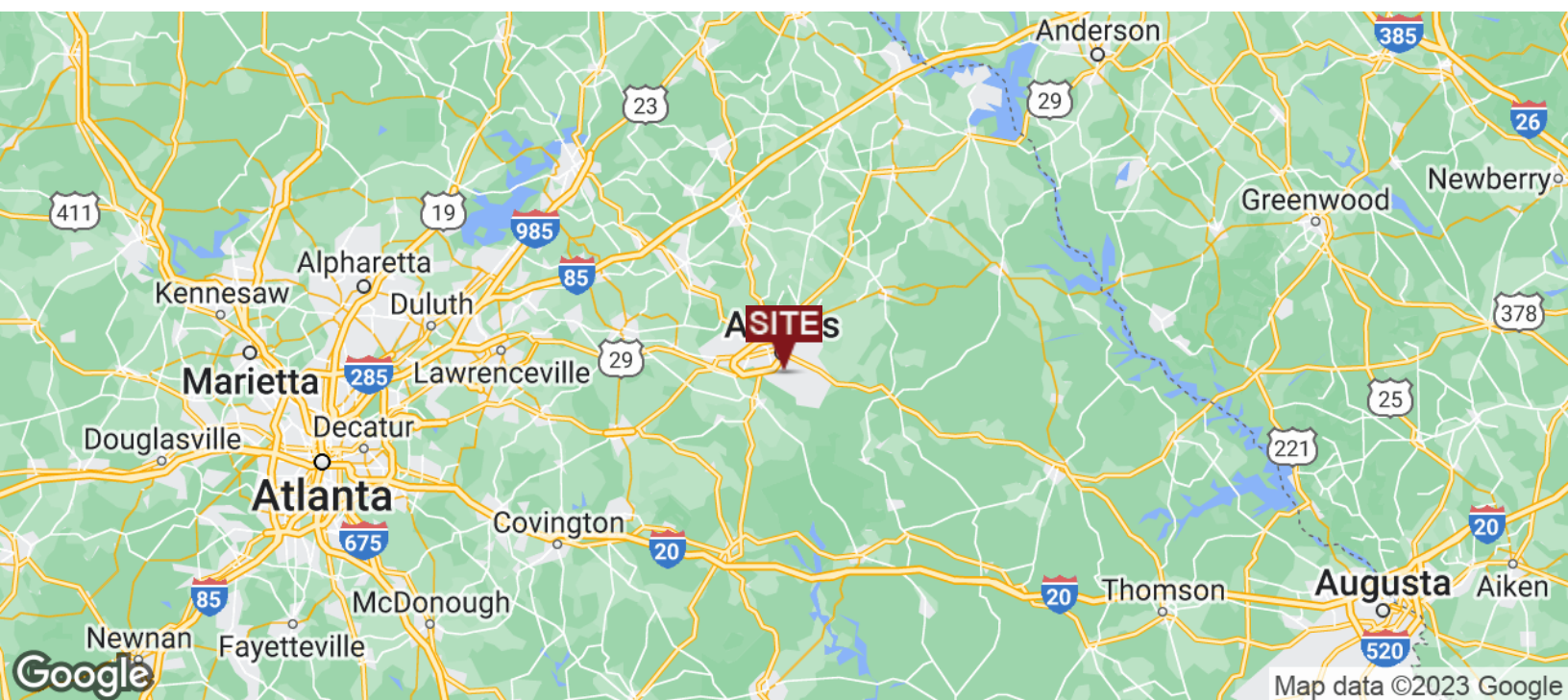
Revised: 5-26-2022

LAKEWOOD COMMERCIAL LOT

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LOCATION MAP



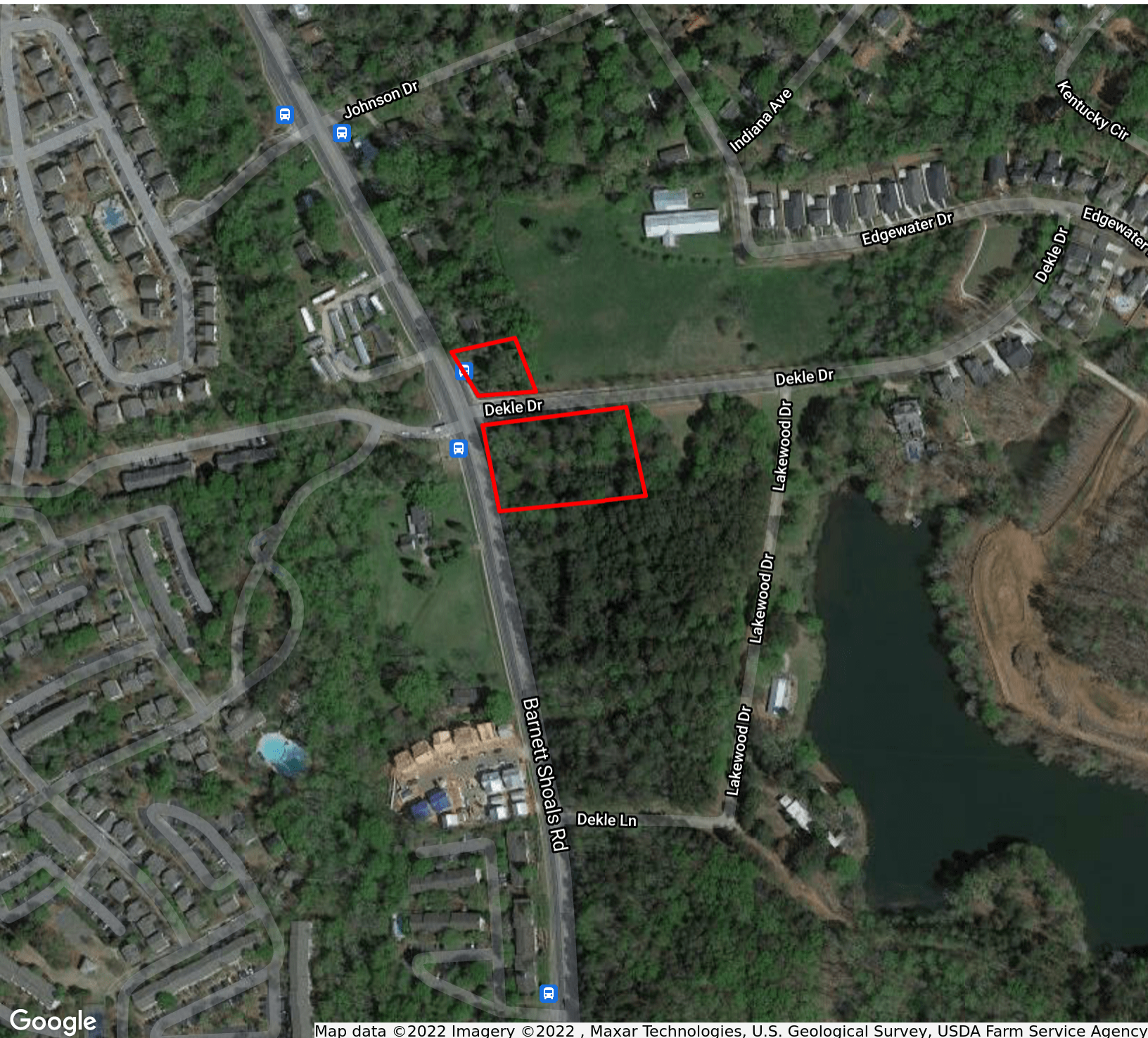
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AERIAL MAP



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AERIAL MAP **P3**

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



This aerial map of the Athens, Georgia area highlights the proposed site for the Georgia State Capitol. The site is located near the intersection of I-77 and I-85, marked with a red 'SITE' label. The map shows the surrounding urban and suburban landscape, including major roads like I-77, I-85, and US-78. Key landmarks and institutions are labeled, such as the University of Georgia, Sanford Stadium, Athens-Ben Epps Airport, Hilsman Middle School, Gaines Elementary School, and Cedar Shoals High School. Numerous commercial locations are also identified with callouts, including restaurants like McDonald's, Chick-fil-A, and Pizza Hut, as well as retail stores like Walmart, Target, and Home Depot. The map also shows the Athens-Ben Epps Airport and the surrounding area of Cedar Creek and Green Acres.

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• 1/8"=1'-0" Plan Scale • 1/8"=1'-0" Section Scale • 1/8"=1'-0" Profile Scale

ADMINISTRATIVE RECOMMENDATION/REVISIONS PLAT FOR

DEKLE PROPERTY

SHEET NO.

1 / 4

DATE: 04-14-2005 COUNTY: ATHENS-CLARKE STATE: GEORGIA PLAT CLOSE: 12/24/2002

OWNER: **WOODS & CHASTAIN SURVEYORS, INC.** FIELD CLOSE: 12/20/2004

125 MONTICLOU ROAD 17 per Section

KENTONVILLE, GEORGIA 30603 (706) 42-8558

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 2771

WILLIAM D. CHASTAIN

GRAPHIC SCALE 1"=150'

0 150 300 600

The lots shown have been reviewed by the Athens-Clarke County Health Department and, except for the following lots, are approved for subdivision development.

Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

NA

Health Officer: _____ Date: _____

Health Department Notes: _____

OWNER/DEVELOPER:

SHANE DEKLE

1425 BARNETT SHOALS ROAD

ATHENS, GA 30605

(706) 548-0564

PUBLIC UTILITIES CERTIFICATION

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system, as noted, have been satisfactorily installed for ownership, operation, and maintenance, or improvement guarantees in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements have been provided.

7/25/05

OWNER'S CERTIFICATION

"I (we) hereby certify that I (we and the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks, and other open spaces to public or private use as noted and agree to provide either directly or indirectly for the maintenance of all common areas or utilities."

Shane Dekle

PUBLIC UTILITIES CERTIFICATION

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7/25/05

FINAL SURVEYORS CERTIFICATE:

It is hereby certified that this plat is true and correct and to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision, that all monuments shown herein actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 23,529 feet and an angular error of 1" per angle point, and was related using 2002.555 feet. This plat was calculated for closure and is found to be accurate within one foot in 23,529 feet, and contains a total of 183,529 feet. The equipment used to obtain the linear and angular measurements herein was a Leica.

William D. Chastain

July 11, 2005

GEORGIA REGISTERED LAND SURVEYOR NO. 2771 DATE

December, 2005

DATE OF EXPIRATION

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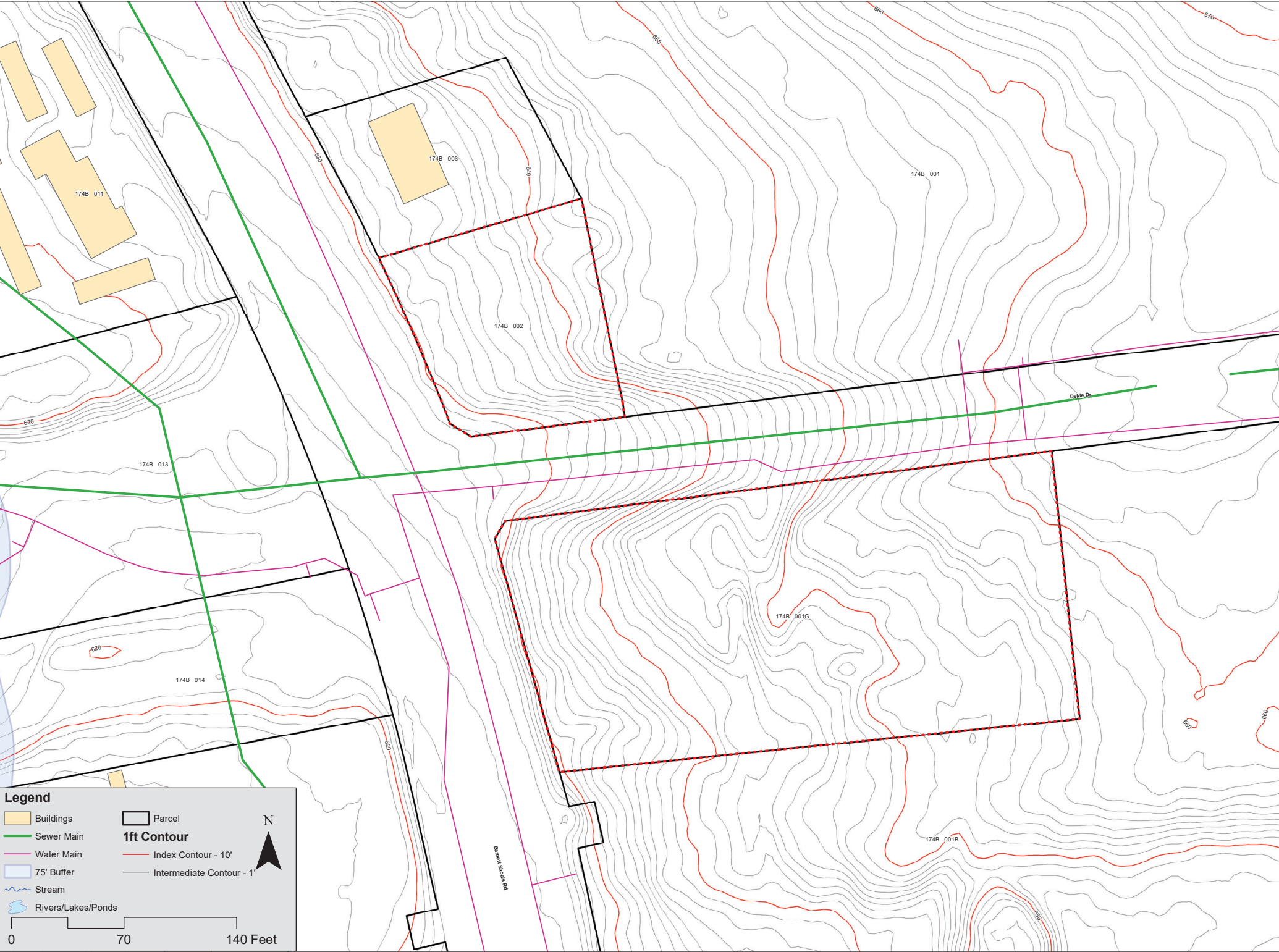
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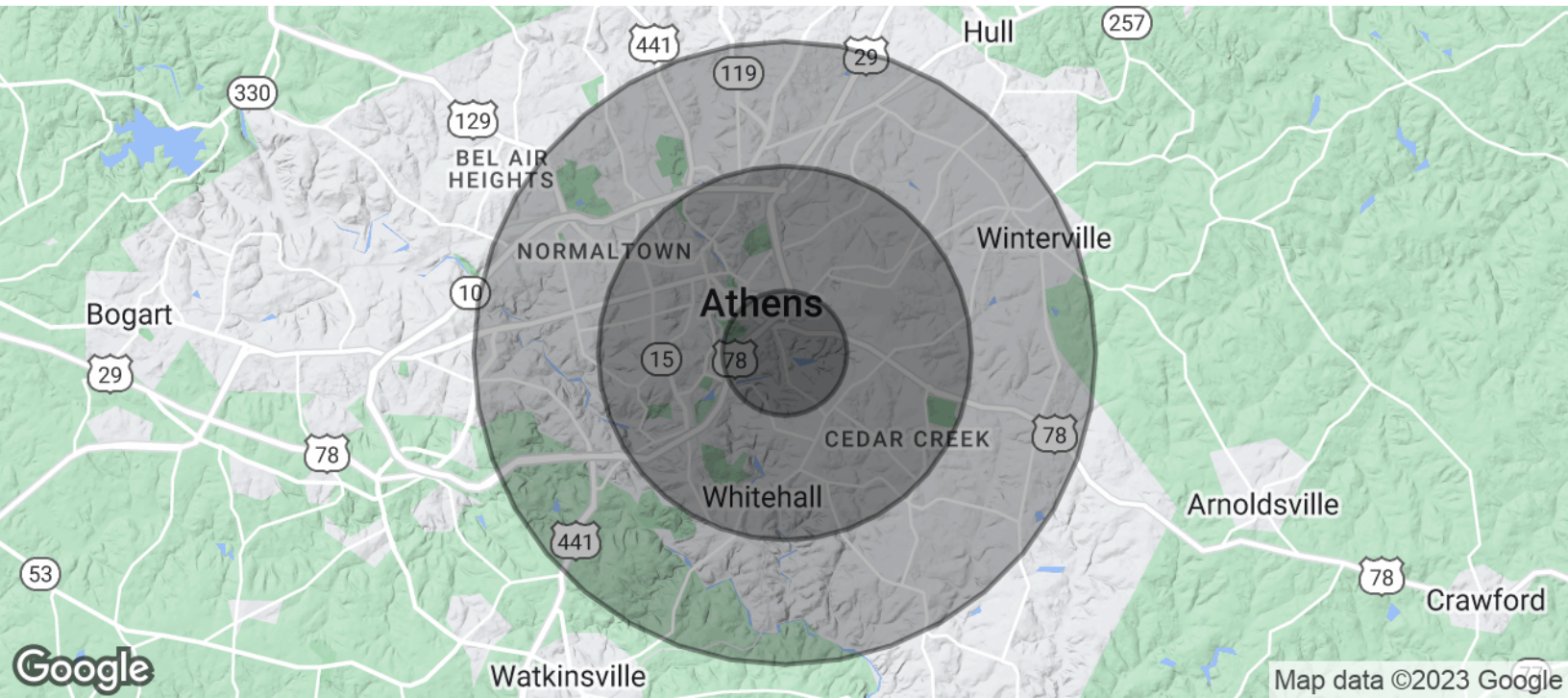


LAKEWOOD COMMERCIAL LOT

505 & 445 BARNETT SHOALS ROAD, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,108	56,660	98,910
Average Age	26.3	24.6	27.5
Average Age (Male)	25.2	24.1	27.0
Average Age (Female)	27.6	25.1	28.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,482	18,734	35,272
# of Persons per HH	2.5	3.0	2.8
Average HH Income	\$31,869	\$36,362	\$46,566
Average House Value	\$144,109	\$177,581	\$189,978

* Demographic data derived from 2020 ACS - US Census

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