

GOLDEN WAY TRACTS

GOLDEN WAY, WATKINSVILLE, GA 30677



OFFERING SUMMARY

Sale Price:	\$1,185,000
Price /Tract	\$395,000
Lot Size:	Total 18.82 ± Acres Lot 1/6.0 ac, Lot 2/6.47, Lot 3/6.35
Lot Frontage:	881 ft Golden Way 701 ft Jimmy Daniel Rd
Zoning:	O-B-P
Market:	Oconee County
Submarket:	Athens Clarke County
Traffic Count:	28,800 Atlanta Hwy 4,680 Jimmy Daniel Rd

PROPERTY OVERVIEW

The property consists of three tracts which may be sold separately or as a whole tract (Tract 1-6.0 ac, Tract 2-6.47 ac, and Tract 3- 6.35 ac). Tract 1 has frontage on both Golden Way & Jimmy Daniel Rd. The other 2 tracts front along Golden Way. The Tracts are wooded with rear boundary being McNutt Creek. The area is high growth and good traffic volume. All tracts are served by water, gas and sewer.

LOCATION OVERVIEW

The property is located on Golden Way which runs off of Jimmy Daniel Rd roughly half way between Atlanta Hwy and Hwy 316.

PROPERTY HIGHLIGHTS

- Easily accessible to Athens-Clarke & Oconee County and Hwy 316
- Good traffic volume with frontage on Golden Way & Jimmy Daniel roads
- High growth area
- Tracts may be sold separately or as a whole
- All utilities available
- Ideal for medical office development

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: 12-14-2023

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LOCATION MAP



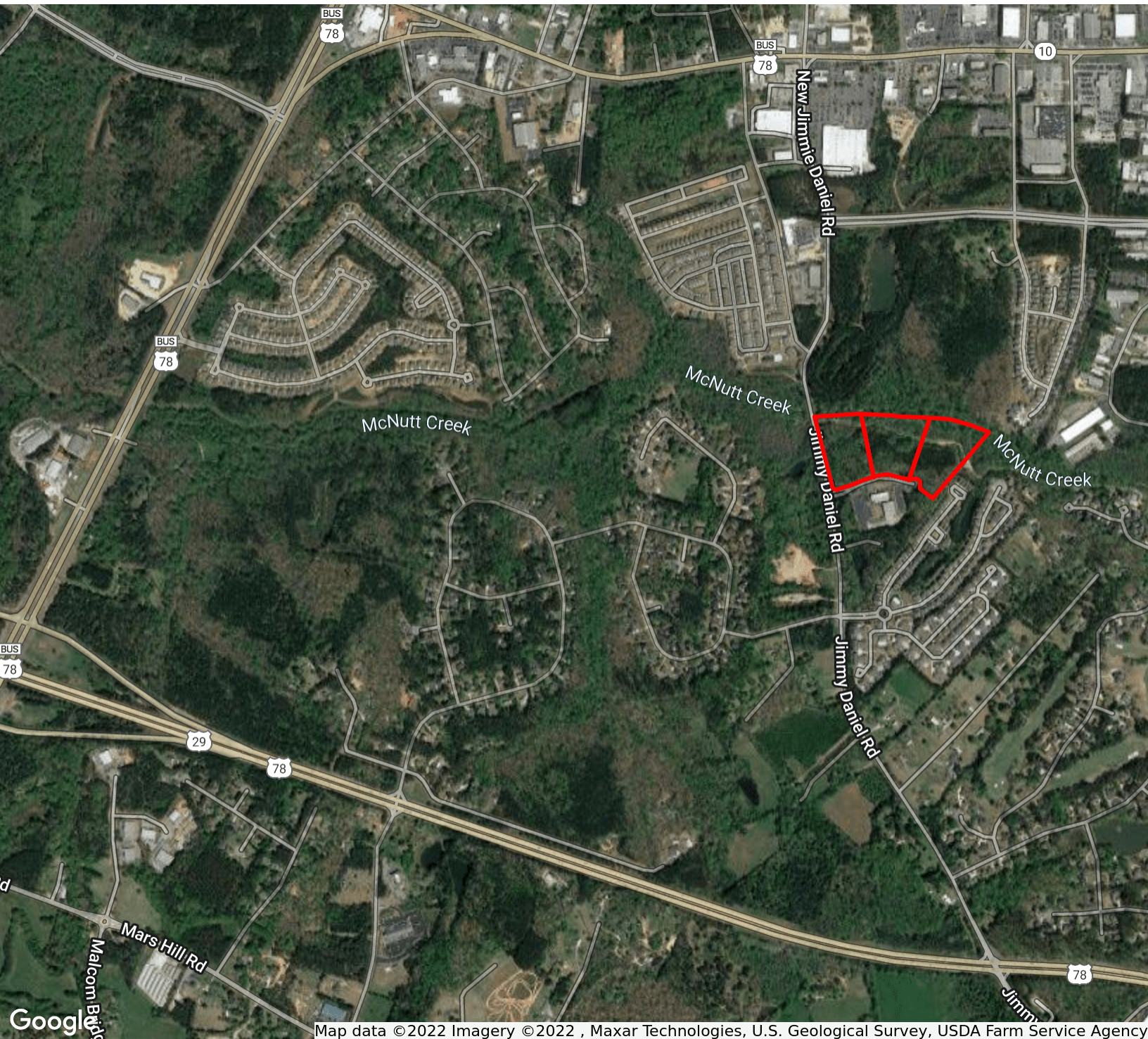
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AERIAL MAP



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

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AERIAL MAP P3

GOLDEN WAY TRACTS

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RETAILER MAP



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MENT

I HEREBY CERTIFY THAT ALL IMPROVEMENTS
HAVE BEEN DESIGNED AND CONSTRUCTED IN
STRICT ACCORDANCE WITH THE APPROVED
CONSTRUCTION PLANS, PREPARED BY ME OR
UNDER MY SUPERVISION, IN FULL COMPLIANCE
WITH THE LAND SUBDIVISION REGULATIONS OF
OCONEE COUNTY, GEORGIA, LATEST EDITION, AND
ANY AMENDMENTS THERETO AND/OR USUAL AND
CUSTOMARY PROFESSIONAL PRACTICE.

BY [Signature]
PROFESSIONAL REGISTRATION NO. 1160
P.E. RLS W ✓

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY AS/E GEORGIA LAND SURVEYOR REGISTRATION NO. 2905

I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, WELLS AND WELL LOTS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE 20 20 11
OWNER Neelbhat

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE OCONEE COUNTY CODE ENFORCEMENT DEPARTMENT FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF OCONEE COUNTY, GEORGIA.

stro JH 6-18-07
CODE ENFORCEMENT DIRECTOR DATE

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED, AND/OR THE PLANS FOR PRIVATE WATER SUPPLIES IN THE SUBDIVISION PLAT ATTACHED HERETO MEET THE REQUIREMENTS OF THE OGDENEE CO. UTILITY DEPARTMENT.

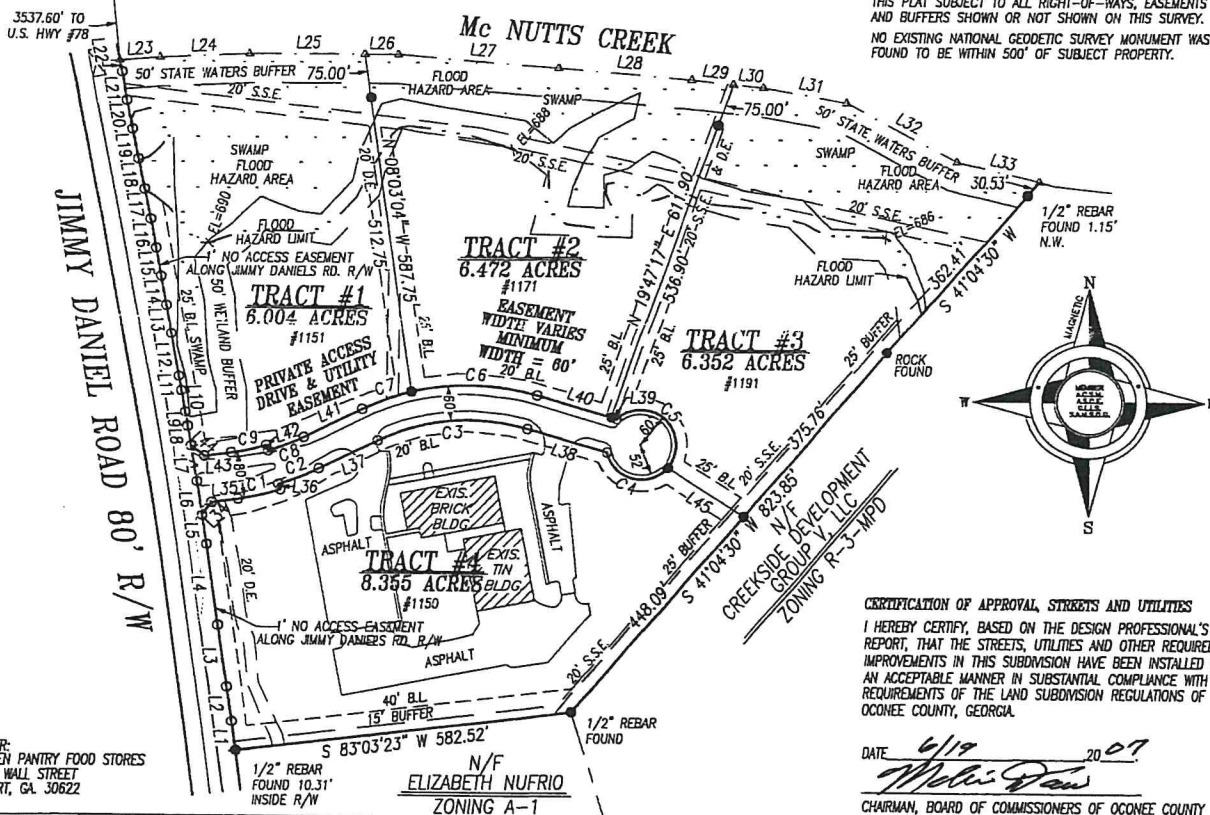
DATE 20 6/14/07

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM
INSTALLED OR TO BE INSTALLED IN THE SUBDIVISION SHOWN ON THE PLAT ATTACHED HERETO MEETS
THE REQUIREMENTS OF THE UTILITY DEPARTMENT.

DATE 6/18, 2007

DEPARTMENT HEAD. OCUD

DISTANCE
50.24'
59.63'
106.69'
140.54'
50.41'
57.83'
61.76'
34.85'
24.72'
37.36'
25.70'
74.52'
50.92'
51.21'
49.41'
50.81'
52.19'
52.08'
52.41'
50.79'
49.66'
20.32'
67.67'
151.43'
199.36'
57.02'
277.63'
230.90'
70.22'
52.56'
144.69'
215.70'
143.09'
27.61'
42.70'
10.00'
112.05'
143.00'
9.69'
133.31'
112.05'
10.00'
43.98'
28.35'
154.64'

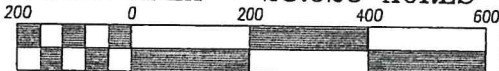


NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 77°25'10" E	483.85	75.69	75.61
C2	N 68°27'26" E	473.85	74.12	74.05
C3	N 85°10'12" E	356.84	264.00	258.02
C4	S 76°30'21" E	60.00	131.67	106.80
C5	N 46°30'21" W	60.00	182.48	119.85
C6	N 88°40'42" W	416.84	218.68	216.37
C7	S 70°07'39" W	416.84	89.51	89.34
C8	S 68°27'26" W	413.85	64.74	64.67
C9	S 77°25'10" W	403.85	63.17	63.11

BEING ALL OF C-01-007. ZONING ORP

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH
IN THE SEPARATE DOCUMENT(S) ATTACHED DATED _____
WHICH HEREBY BECOME A PART OF THIS PLAT AND WHICH
WERE RECORDED AND SIGNED BY THE OWNER.

TOTAL AREA = 28.528 ACRES



Scale: 1" = 200'

FINAL PLAT OF:

SURVEYORS CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,564 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 468,328 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.

WALL STREET

STATE	COUNTY	CITY	G.M.D.
GEORGIA	O'CONNOR		1331
DISTRICT	LAND LOT	SCALE	2/2/2006

John Brewer & Associates

*Land Surveying, Land Planning,
Construction Staking*

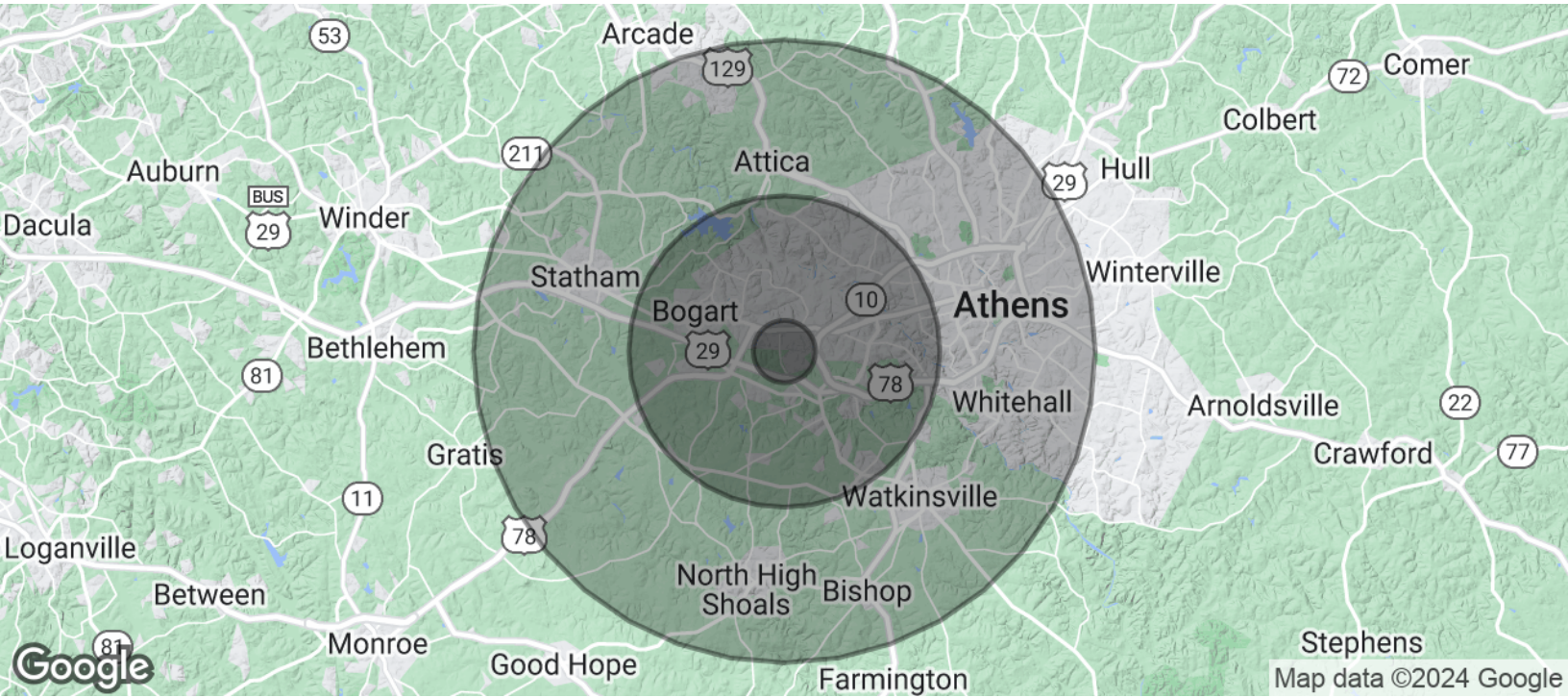
107 Davis Street
Monroe, Georgia 30655
tel. (770) 267-3337
fax (770) 266-7980

FLOOD INSURANCE RATE MAPS AND
PINION, THE AREA AS SHOWN ON THIS
DESIGNATED FLOOD HAZARD AREA
4530030C EFFECTIVE DATE: 4/17/1995.

6/1/2006 - 2/16/2007 - 4/26/2007

FILE #. _____

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,059	30,060	154,361
Average Age	35.7	33.3	30.4
Average Age (Male)	33.8	32.3	29.4
Average Age (Female)	37.0	34.2	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	343	10,873	55,996
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$90,014	\$81,156	\$59,992
Average House Value	\$253,853	\$263,256	\$218,435

* Demographic data derived from 2020 ACS - US Census