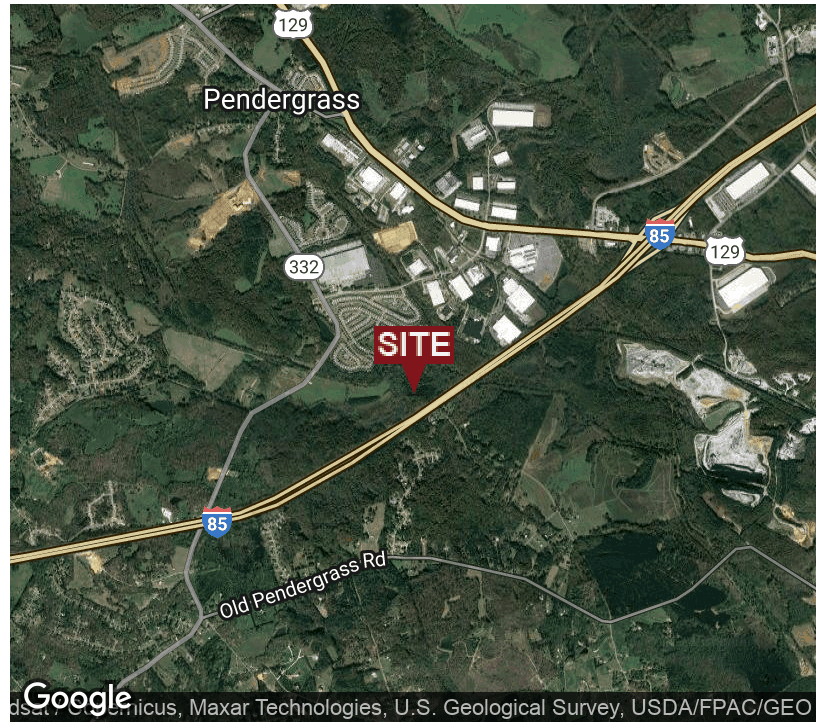


# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$996,600
Price / Acre	\$27,500
Lot Size:	36.24 ± Acres
Lot Frontage:	1,981 ft I-85
Zoning:	AG Agricultural
Market:	Pendergrass
Submarket:	I-85 Corridor
Traffic Count:	53,500, I-85

### PROPERTY OVERVIEW

The property is well suited for a residential development. It will require a creek crossing to access the property. The property is mostly wooded and it is bordered by Walnut Creek and I-85. There are roughly 18.5 useable acres. The attached concept plan shows 84 single family detached lots, and will require a rezoning to R4 in the city of Pendergrass. Sewer is located on the property.

### LOCATION OVERVIEW

The property is located at the end of Gary Watson Rd which runs off of Hwy 332 in the City of Pendergrass. The property has roughly 2,000 ft of frontage on Highway I-85 South and is located roughly one mile west of the Hwy 129 Exit..

### PROPERTY HIGHLIGHTS

- High Growth Area
- Sewer located on the property
- Excellent visibility from I-85
- Owner Financing 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: 12-23-2023

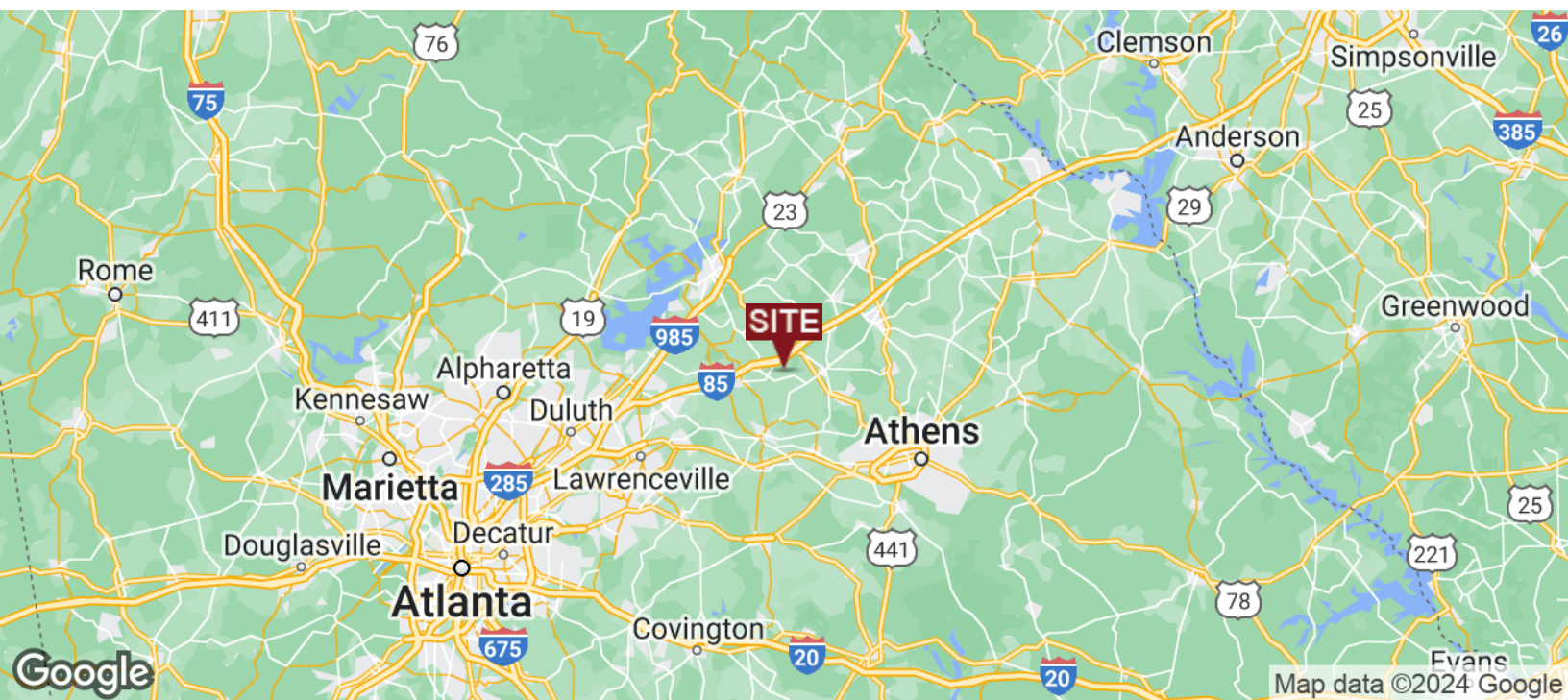


# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## LOCATION MAP



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grantwhitworth@gmail.com

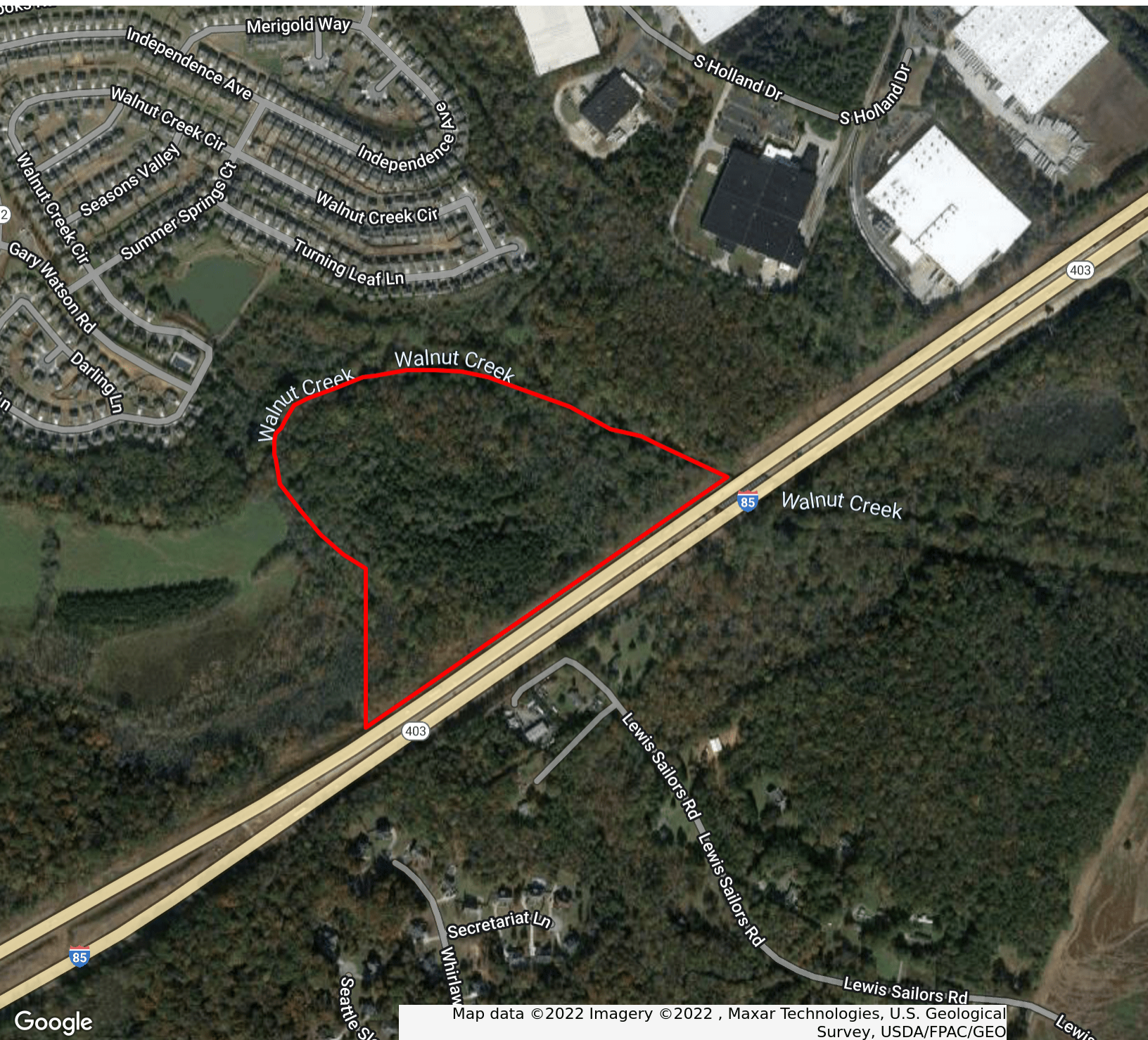


# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## AERIAL MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

AERIAL MAP P3



# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## RETAILER MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



ENVIRONMENTAL CONSULTING  
ENVIRONMENTAL ENGINEERING  
LAND PLANNING/DESIGN  
SOIL CLASSIFICATION  
WETLAND DELINEATION

P.O. BOX 100  
BOGART, GA 30622  
706.248.1823 OFFICE  
678.227.4545 CELL

**WALNUT BEND**  
GARY WATSON ROAD  
PENDERGRASS, GA 30567  
CITY OF PENDERGRASS  
JACKSON COUNTY  
36.24 ACRES  
0.?? ACRES DISTURBED  
TAX PARCEL #: 092 027,  
092 022B

REVISIONS	DATE

ANY CHANGES OR ALTERATIONS MADE TO THESE  
PROVISIONS SHALL BE THE PROPERTY OF THE CLIENT.  
OPTIONAL OF ADJUSTED ENVIRONMENTAL RESOURCE  
REQUIREMENTS MAY BE USED FOR THE FINAL DESIGN  
AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT  
THE CLIENT, PLANNING, AND NOT FOR THE  
WORKSHOP OF ANY CHANGES.

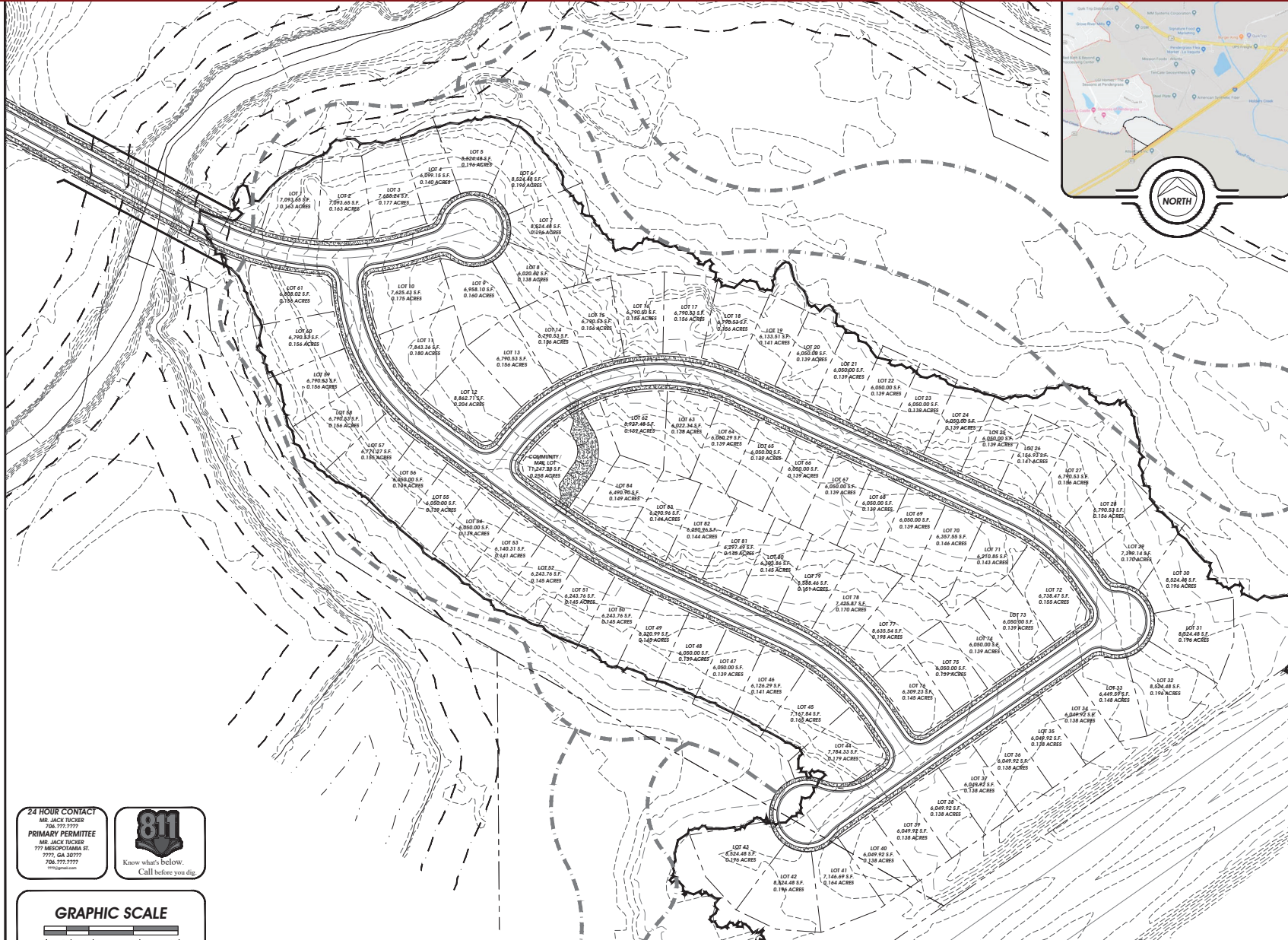


01/05/2020

**DATE**  
**01/05/2020**

**CONCEPT**  
**PLAN A**

**SHEET**



24 HOUR CONTACT  
MR. JACK TUCKER  
706.777.7777  
PRIMARY PERMITTEE  
MR. JACK TUCKER  
777 MESOPOTAMIA ST.  
7777, GA 30777  
706.777.7777

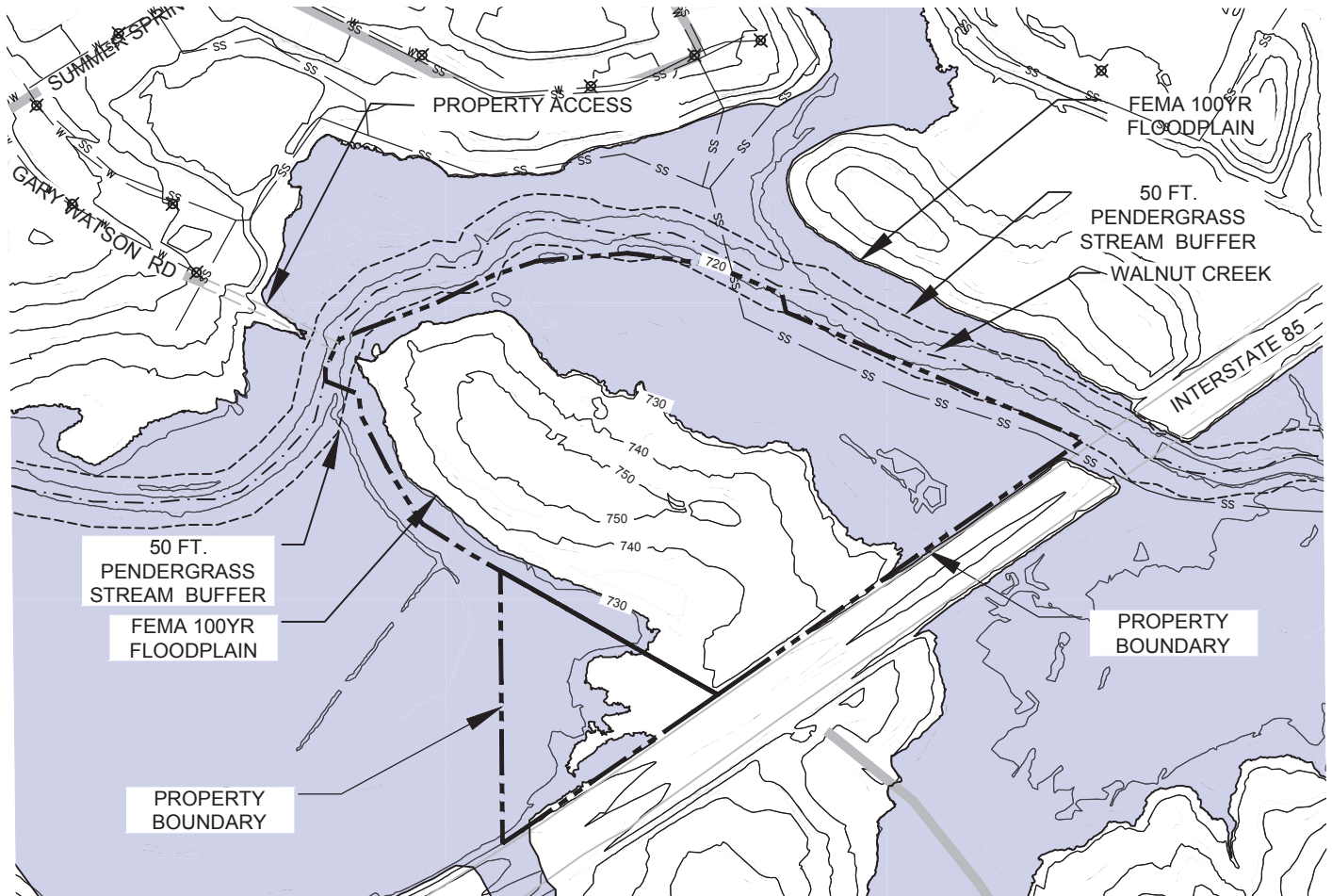


**GRAPHIC SCALE**

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



TOTAL PROPERTY  
AREA = 38.3 AC  
USABLE AREA = 18.5 AC  
MIN ELEV. = 712'  
MAX ELEV. = 756'  
AVG. SLOPE = 6.8%



Scale: 1 in = 500 ft



Carter Engineering Consultants, Inc.  
3651 Mars Hill Road  
Suite 2000  
Watkinsville, GA 30677  
P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.net

## TOPO MAP

TOP PERFORMING PROPERTIES  
GARY WATSON RD.  
JACKSON COUNTY, GEORGIA

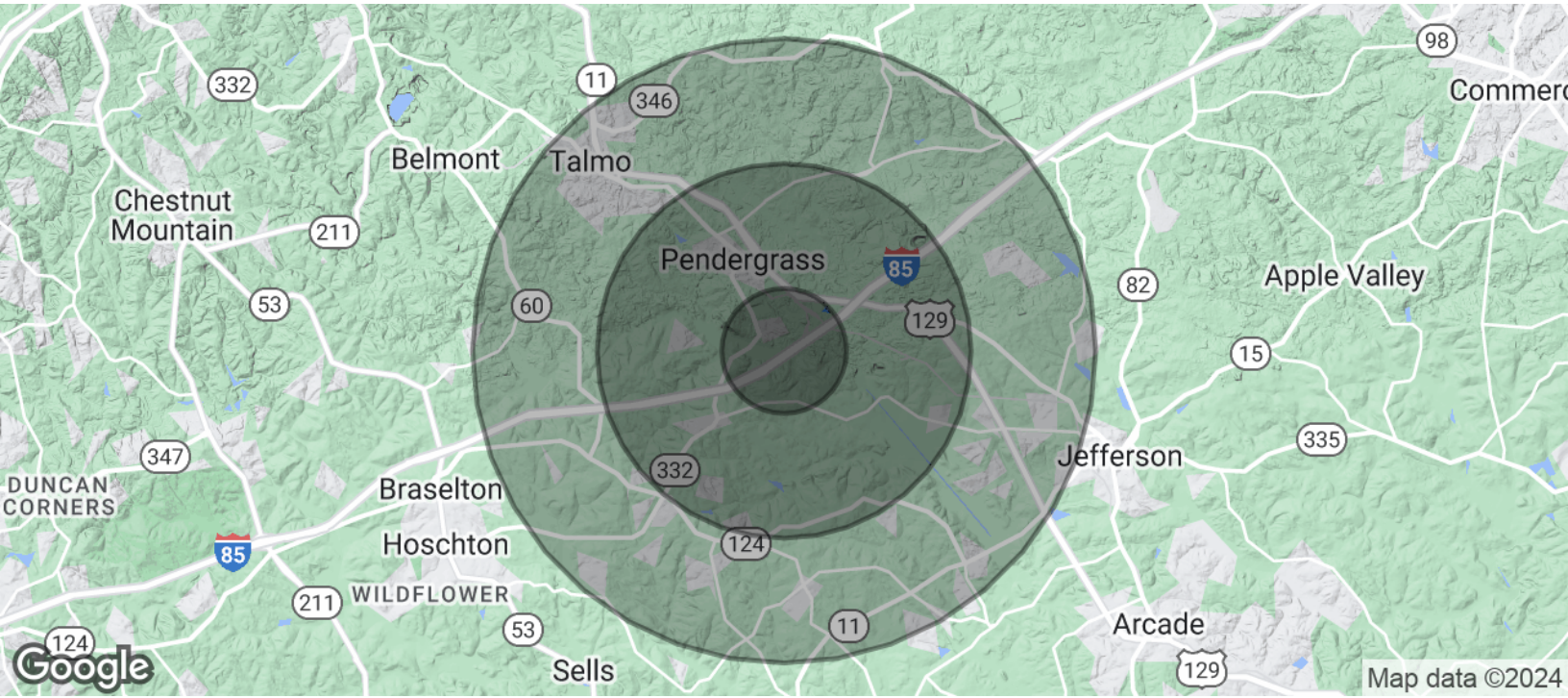


# GARY WATSON ROAD 36 ACRES

0 GARY WATSON ROAD, PENDERGRASS, GA 30549



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	833	8,153	20,625
Average Age	51.3	41.0	38.2
Average Age (Male)	48.4	40.2	37.8
Average Age (Female)	51.4	40.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	301	2,690	6,862
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$99,682	\$91,248	\$92,453
Average House Value	\$956,998	\$441,919	\$294,492

\* Demographic data derived from 2020 ACS - US Census

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