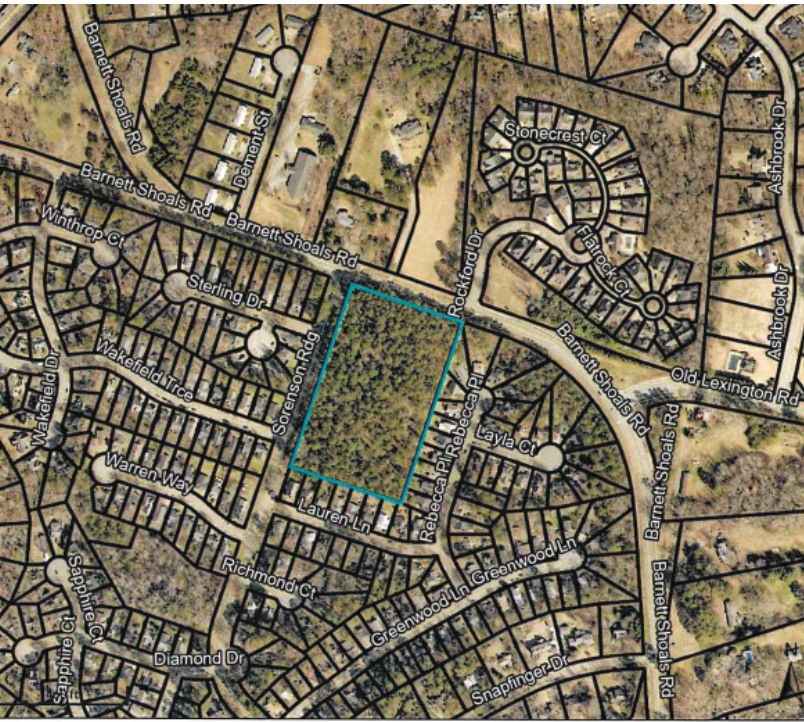


BARNETT SHOALS RD TRACT

2990 BARNETT SHOALS RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$540,000
Lot Size:	6.0± Acres
Lot Frontage:	400 ft Barnett Shoals Rd 653.4 ft Sorenson Ridge
Zoning:	RS-8 (PD)
Market:	Athens-Clarke County
Submarket:	East Side Athens
Traffic Count:	10,500_Barnett_Shoals_Rd 4,090_Old_Lexington_Rd

PROPERTY OVERVIEW

The property consists of 6 acres with roughly 400 ft of frontage on Barnett Shoals Rd and 653 ft on Sorenson Ridge. It's part of an existing Planned Development. It was approved for a church in 1979; however, the underlying zoning is RS-8, which allows 3.8 units per acre. There is a 100 ft buffer required on Barnett Shoals Rd. The property will require a PD Amendment to develop anything except a church. The site is wooded with relatively flat topography. All utilities are available.

LOCATION OVERVIEW

Property is located at the corner of Barnett Shoals Rd and Sorenson Ridge Rd, roughly 1,500 ft east of the intersection of Barnett Shoals Rd and Whitehall Rd, with in close proximity to the East Athens retail corridor and UGA campus.

PROPERTY HIGHLIGHTS

- High growth area
- Close to UGA campus and East Side retail corridor
- All Utilities 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
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Revised: 6-23-2023

BARNETT SHOALS RD TRACT

2990 BARNETT SHOALS RD, ATHENS, GA 30605



LOCATION MAP



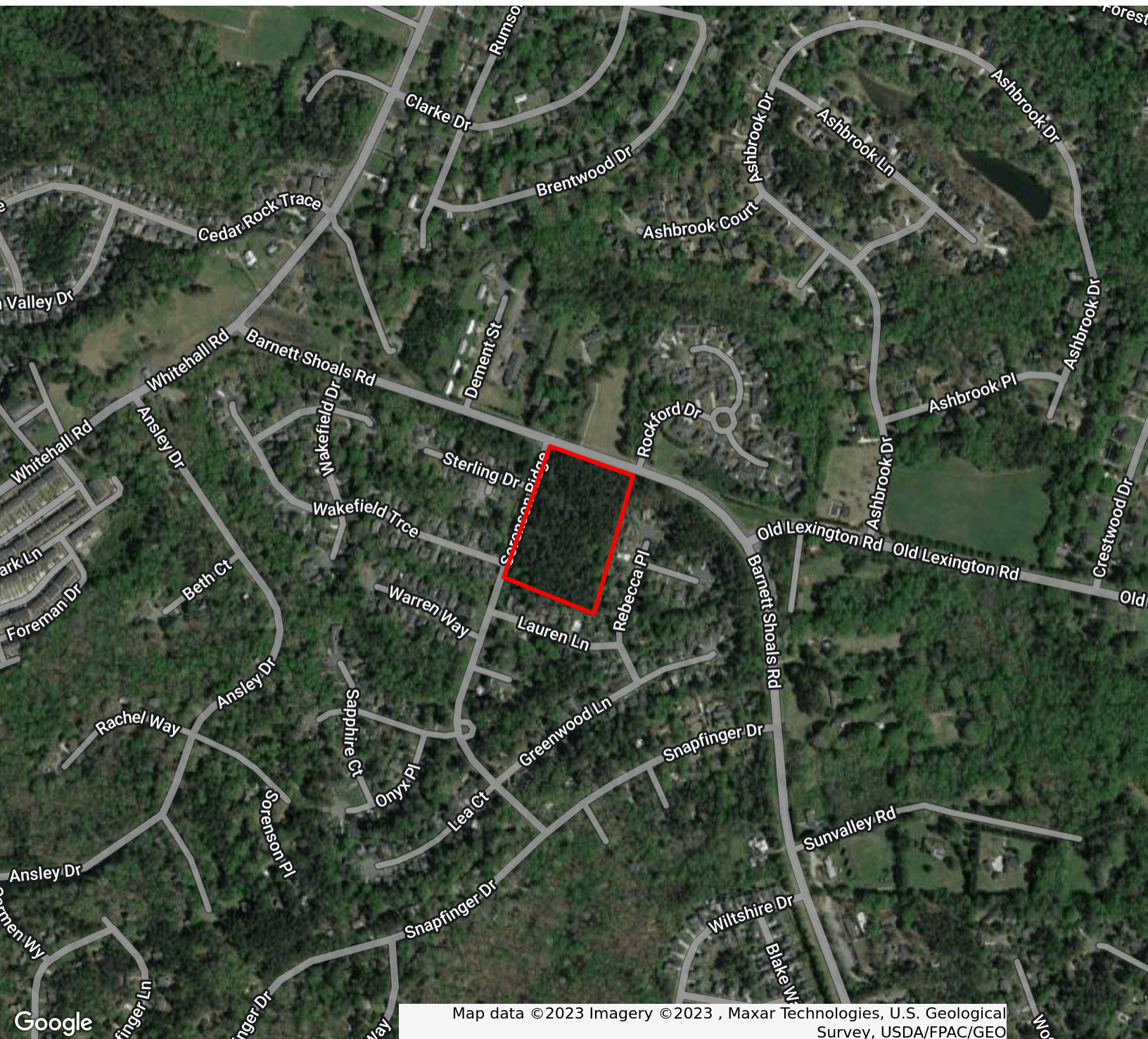
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BARNETT SHOALS RD TRACT

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AERIAL MAP



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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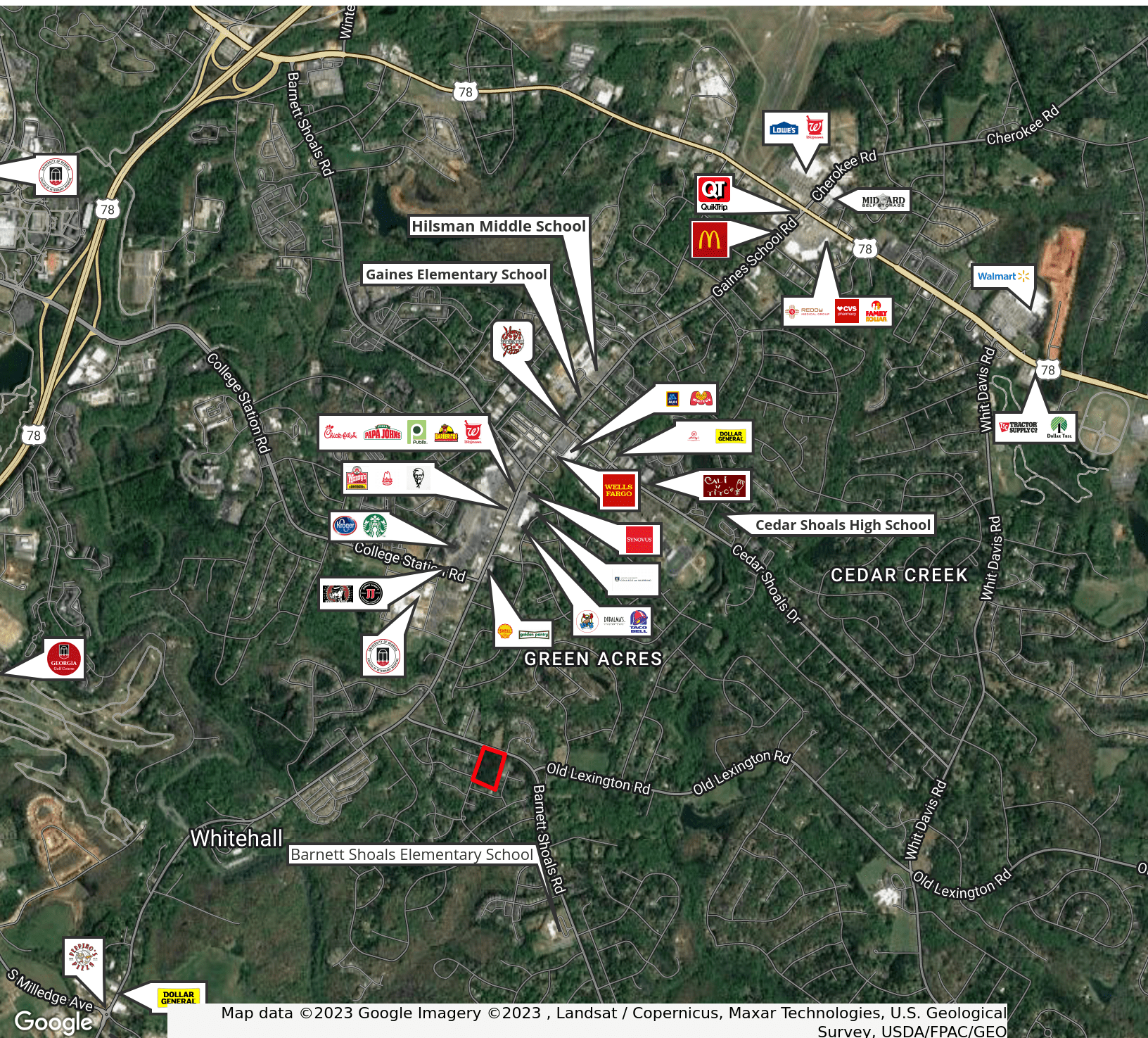
AERIAL MAP **P3**

BARNETT SHOALS RD TRACT

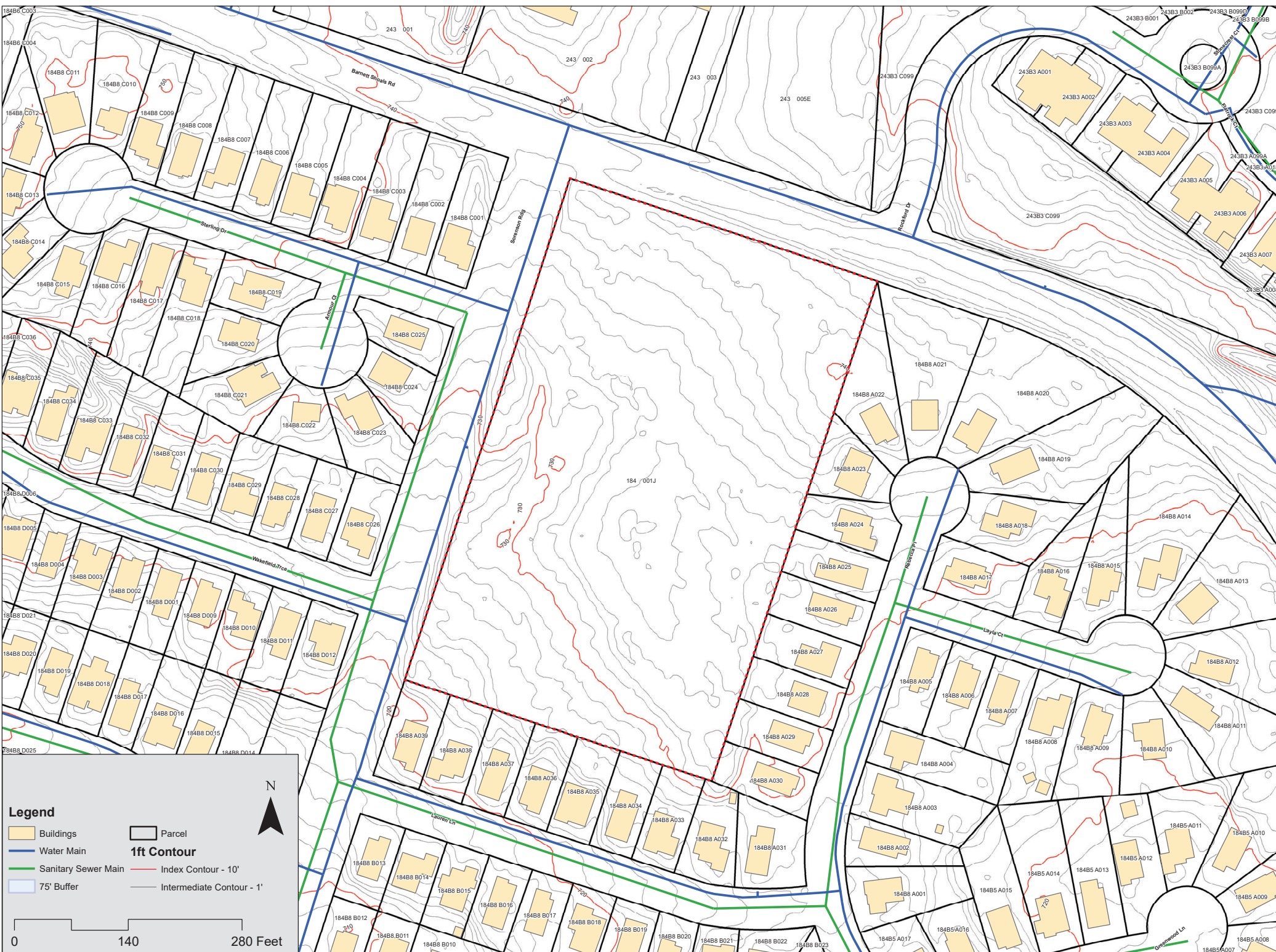
2990 BARNETT SHOALS RD, ATHENS, GA 30605



RETAILER MAP

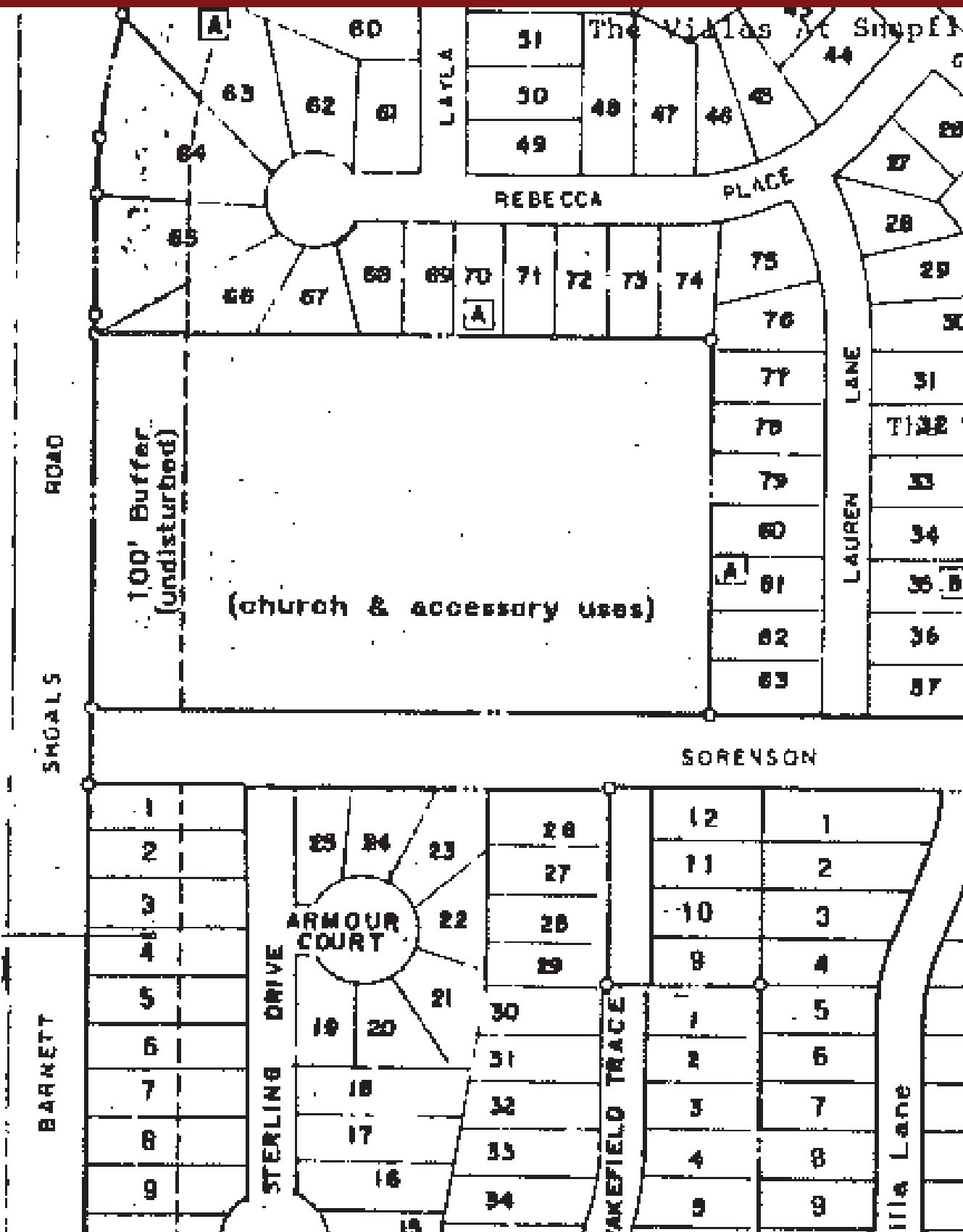


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BARNETT SHOALS RD TRACT

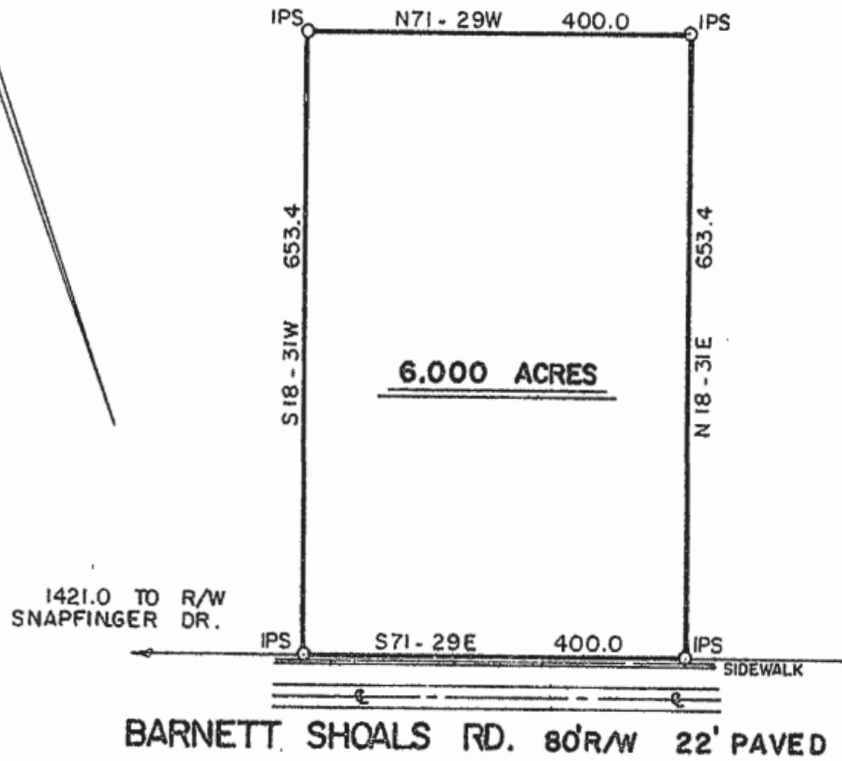
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BARNETT SHOALS RD TRACT

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PLAT RECORDED
IN PLAT BOOK 17 PAGE 186
THIS DAY OF April 1979
Gordon B. Baker, CLERK
G.R.

BOOK 412 PAGE 70

I hereby certify this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

Grant Whitworth
Registered Land Surveyor No. 1111

SURVEY FOR

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

COUNTY	CLARKE	CITY	GMD	219	STATE	GEORGIA
SCALE	1" = 200'	DATE	1 - 2 - 79	JOB NO.	C - 1289	

SEAL



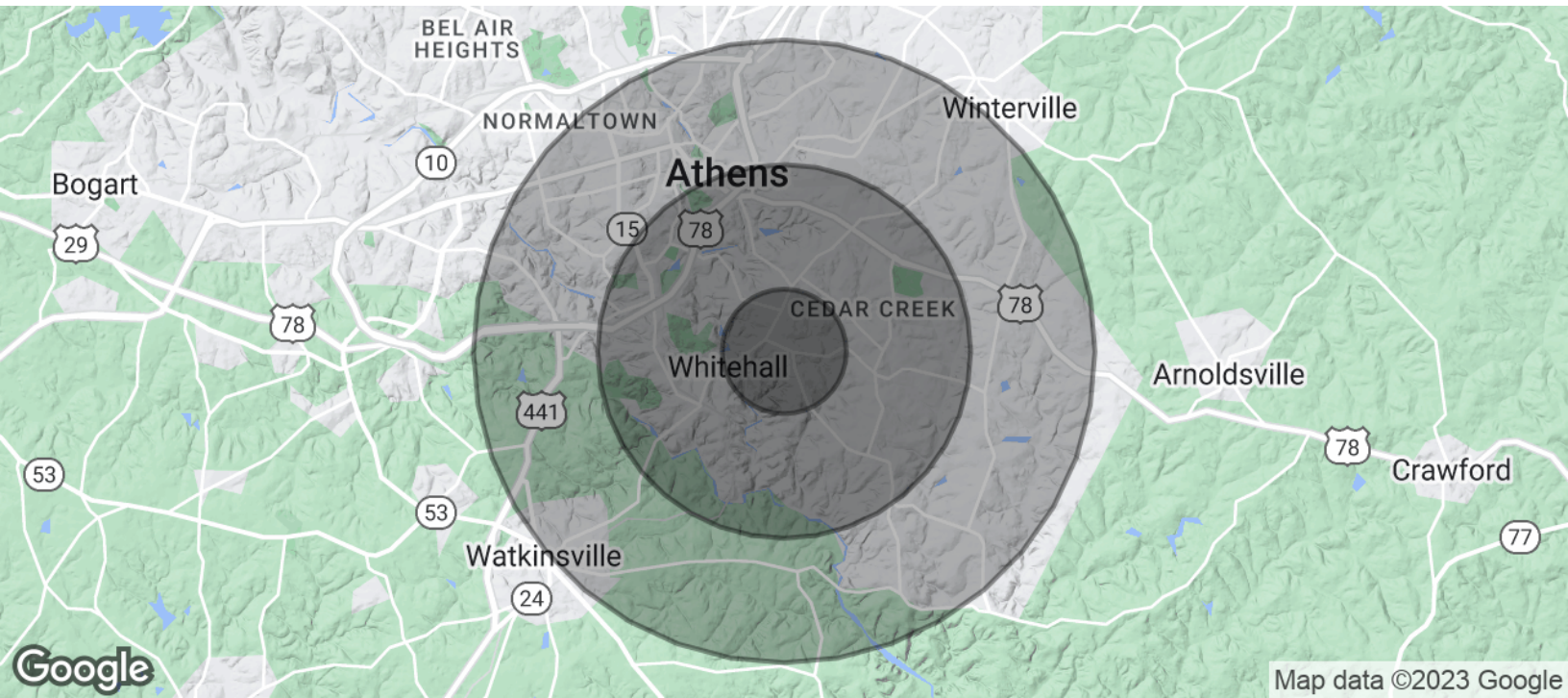
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,324	36,084	85,725
Average Age	36.0	31.3	30.9
Average Age (Male)	36.7	30.3	29.5
Average Age (Female)	36.9	32.3	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,350	15,823	35,458
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$68,741	\$55,683	\$64,137
Average House Value	\$149,153	\$146,831	\$197,634

* Demographic data derived from 2020 ACS - US Census

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