

# WINTERVILLE COMMERCIAL TRACT

272 ATHENS ROAD, WINTERVILLE, GA 30683



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |  |
|----------------|--|
| Sale Price:    | \$1,500,000  |
| Lot Size:      | 15.31 Acres  |
| Lot Frontage:  | 440 ft Athens Rd<br>237 ft McAlpin Dr                        |
| Zoning:        | PLC (Professional-Limited Commercial) and R18H (Residential) |
| Market:        | City of Winterville  |
| Submarket:     | Athens-Clarke County   |
| Traffic Count: | 5,500 Main St  |

### PROPERTY OVERVIEW

The property is well suited for a mixed-use development. It's mostly wooded with moderate topography. A creek runs along the north west property line. All utilities are available. The balance of the property is zoned PLC ( Professional-Limited Commercial District), and there is a small lot with a single family home on the front of the property which is zoned R18H. There is an existing curb cut in place which ties in to Main Street, and the newly opened Firefly Trail runs along a portion of the frontage.

### LOCATION OVERVIEW

The property is located at 272 Athens Rd at the corner of Moores Grove Rd and Athens Rd, in the 5-Points area of Winterville, adjacent to The Commercial Bank. It's located within close proximity to Athena Industrial Park which is home to the new Meissner Plant, Athena Studio's, RWDC Industries, Boehringer Ingelheim, Johnson and Johnson and several other large employers. It's only 10 minutes from downtown Athens and UGA campus. The property has frontage on both Athens Rd and McAlpin Dr. There is an existing curb cut located at the intersection with N. Main Street.

### PROPERTY HIGHLIGHTS

- Over 3,000 new jobs being created in Athena Industrial Park
- Located in 5-Points area with red light & easy access to Athens
- Newly opened Firefly Trail runs along the frontage

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: 6-3-2024



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## LOCATION MAP



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## LOCATION MAP



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## RETAILER MAP



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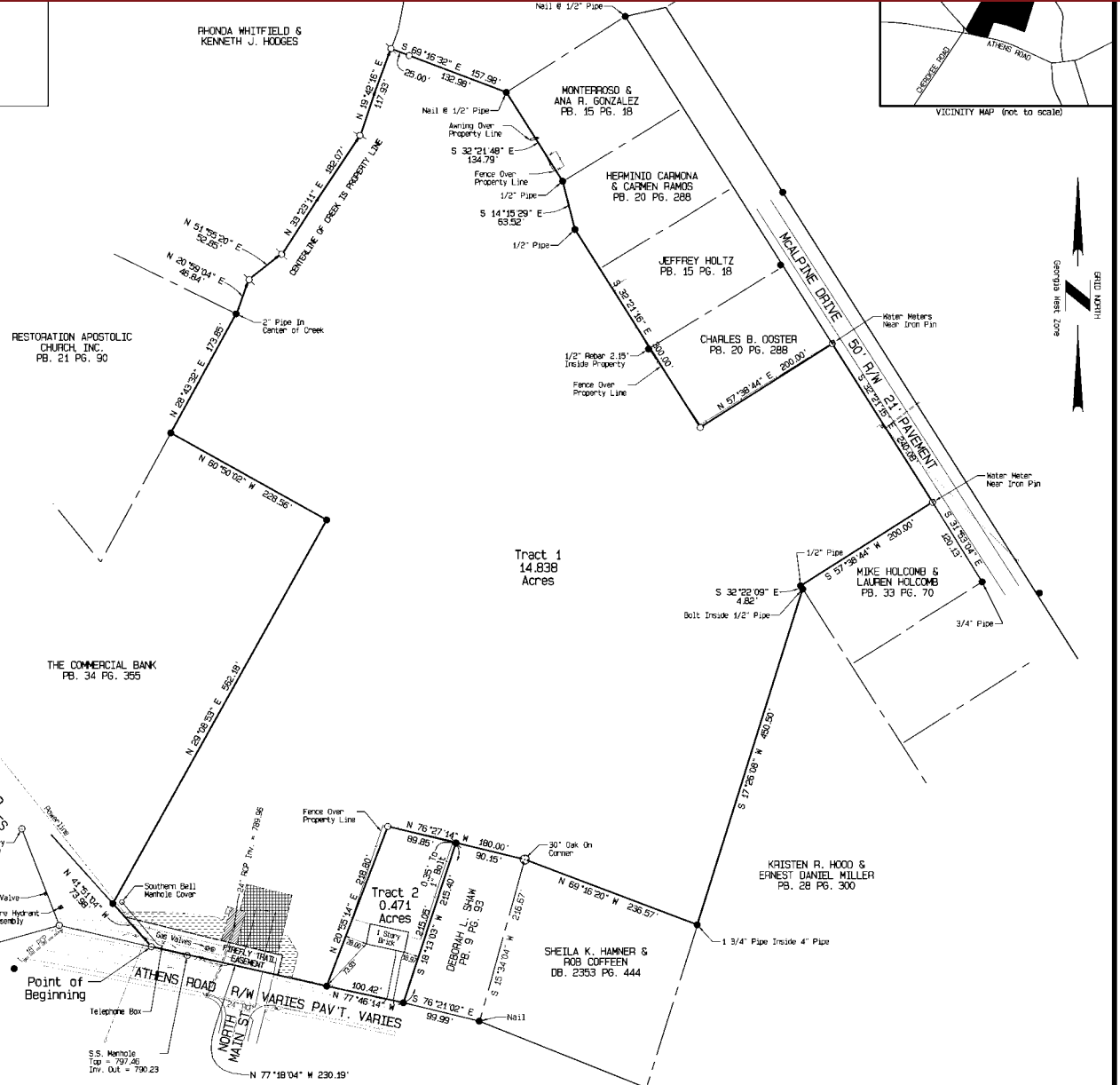
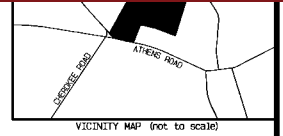
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2021-11

Participants: 6925354841

Reserved for Clerk of Court



- PERMANENT TRAIL EASEMENT ———
- TEMPORARY EASEMENT FOR CONSTRUCTION OF SLOPES ———
- TEMPORARY EASEMENT FOR CONSTRUCTION OF DRIVES ———
- PERMANENT DRAINAGE EASEMENT ———

**NOTE:**  
 THIS PROPERTY IS ZONED A-2  
 THIS PROPERTY REPRESENTS TAX MAP 283, PARCEL 012.  
 ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE SPECIFIED.  
 THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, DEED RESTRICTIONS  
 AND/OR COVENANTS OF RECORD.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE  
 TITLE SEARCH.

- REFERENCES:**
- 1) PLAT BOOK 32 PAGE 58
  - 2) PLAT BOOK 12 PAGE 20
  - 3) DEED BOOK 1505 PAGE 107
  - 4) DEED BOOK 4096 PAGES 138-140
  - 5) DEED BOOK 4883 PAGES 353-360

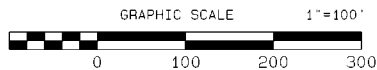
**PLAT CLOSURE STATEMENT**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,143 FEET

**FIELD CLOSURE STATEMENT**  
 THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 482,348 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND HAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION MODEL TOPP 1203

**SURVEYOR'S CERTIFICATION**  
 It is hereby certified 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 hereon actually exist on or are marked as 'future', and their location, size, type, and material, are correctly shown, and that all requirements of the Subdivision Regulations of Oglethorpe County Georgia, have been fully complied with.

*Ray A. Woods* 2049  
 Georgia Registered Land Surveyor Number

STREET ADDRESS:  
 272 ATHENS ROAD



- IPF-Iron Pin Found
- IPF-Iron Pin Set
- ⊙ Computed Point Only
- ⊠ Concrete Monument

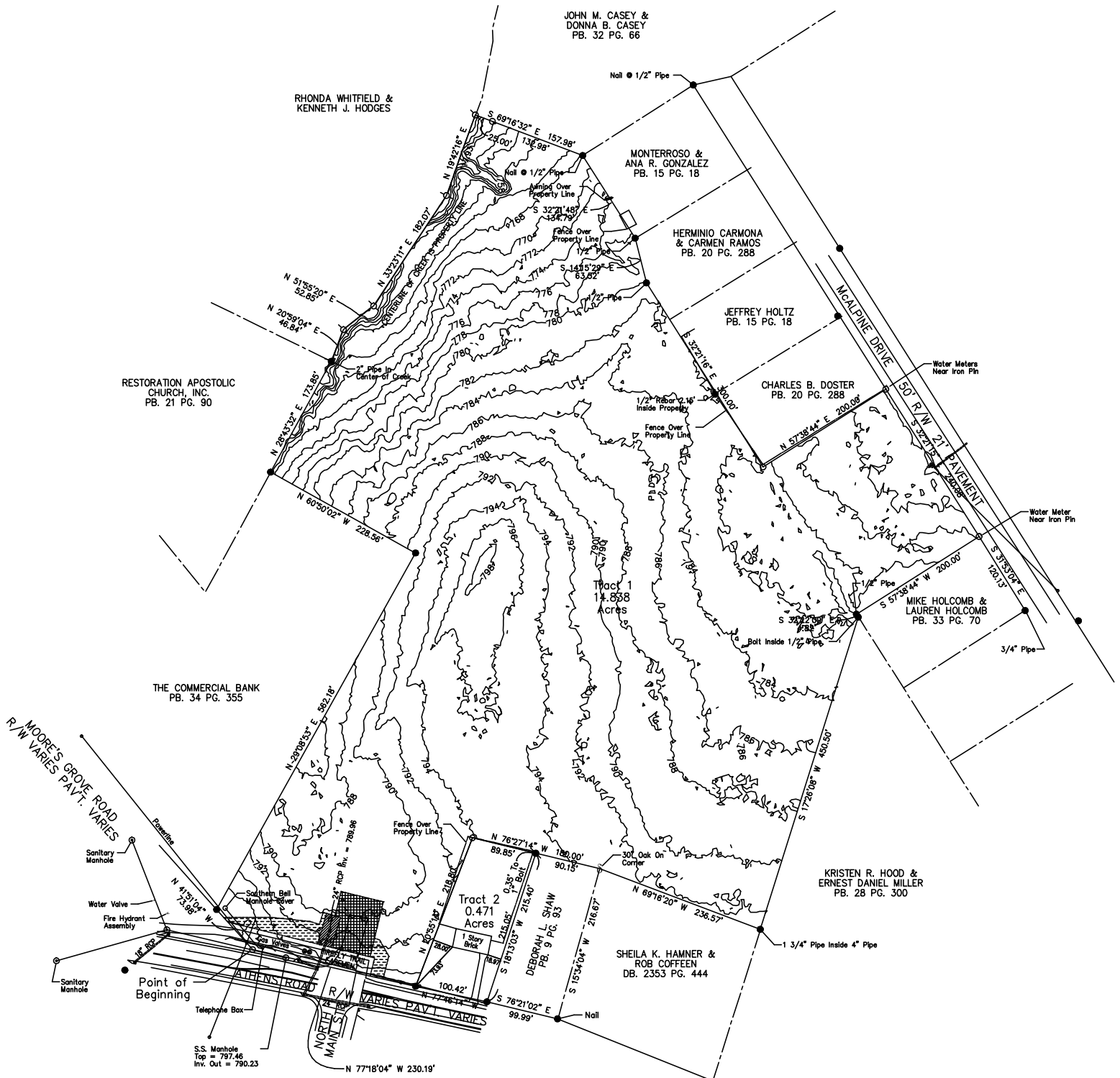
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels, are attached hereto.

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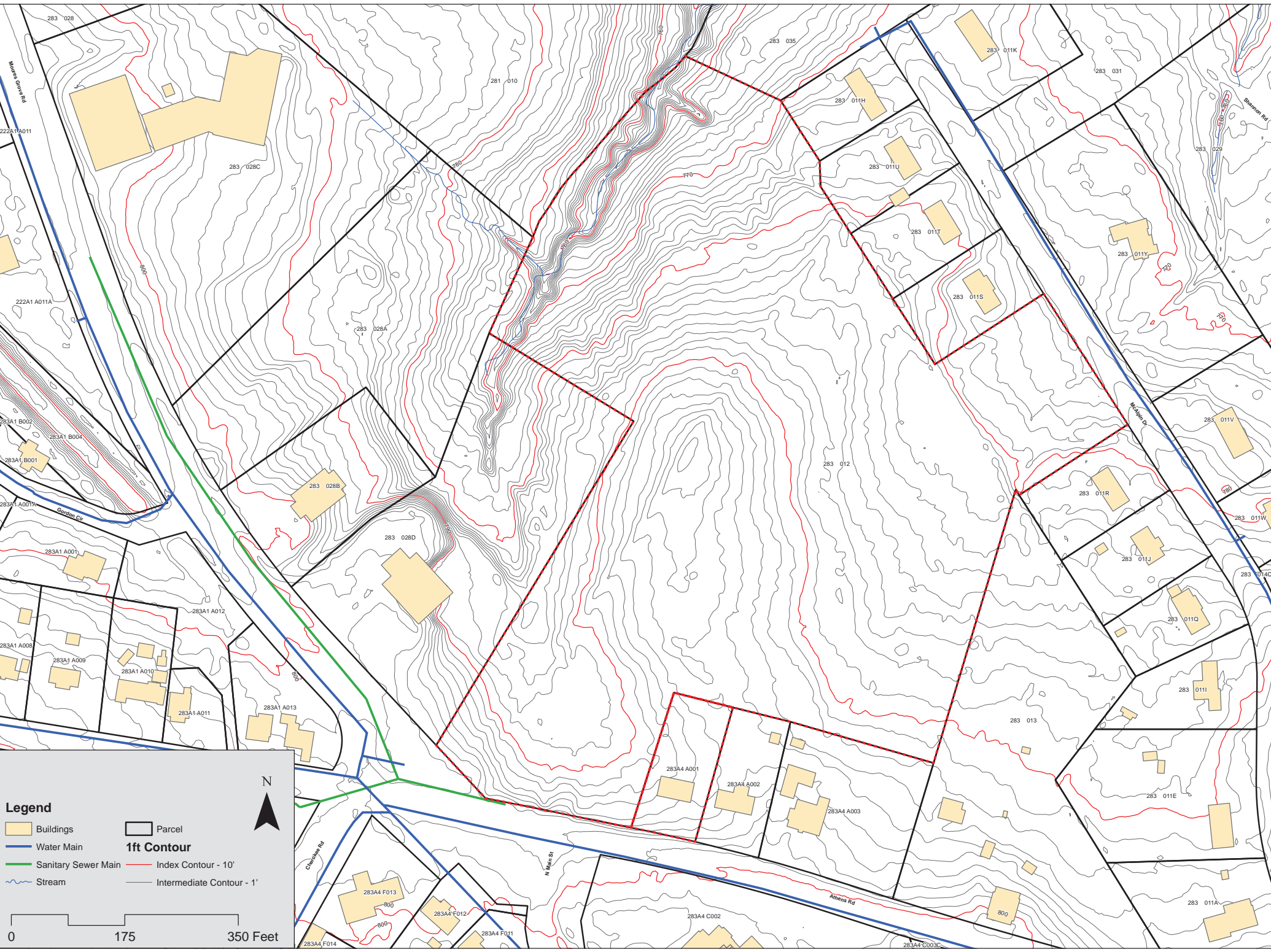
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- Legend**
- Buildings
  - Water Main
  - Sanitary Sewer Main
  - Stream
  - Parcel
  - 1ft Contour
  - Index Contour - 10'
  - Intermediate Contour - 1'



0 175 350 Feet



# WINTERVILLE COMMERCIAL TRACT

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**PLANNING GROUP**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201  
WATKINSVILLE, GA 30677  
706.768.9553  
706.768.9595 FAX  
www.ombgroup.com

WINTERVILLE MIXED-USE  
CLERK COUNTY

SEALS:

SHEET TITLE:

OVERALL  
SITE PLAN

SHEET ISSUE: 3/1/21 PROJECT NO. XXX

|                       |  |
|-----------------------|--|
| PARCEL NUMBER         | 26270233A1A201   |
| ACRES TO BE DEVELOPED | 15.3100  |
| EXISTING ZONING       | #  |
| PROPOSED ZONING       | #####  |
| EXISTING USE          | VACANT RESIDENTIAL   |
| PROPOSED USE          | MIXED USE  |
| FEW FLOOD             | NO PORTION OF THE SITE LIES WITHIN A FLOOD PLAN ACCORDING TO FIRM MAP NUMBERS ##### DATED #####. THERE ARE NO ENVIRONMENTAL AREAS OR ADJACENT TO THIS SITE.  |
| SDMAGE                | NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED ON A LATER DATE.   |
| SURVEY INFO           | BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY ##### SURVEYING AND ENGINEERING FOR AEREO WORK DATED 02/15/2021. TOPOGRAPHIC INFORMATION FROM GCS.  |
| LIGHTING              | THIS PROJECT SHALL MEET ALL ORDINANCES PERTAINING TO BONS, EXTERIOR STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH ##### STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY. |
| STORMWATER            | STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL ORDINANCES AND REGULATIONS.  |

| PARKING    | REQUIRED                             | PROVIDED                  |
|------------|--------------------------------------|---------------------------|
| BUSINESS   | 7,287.385                            | 34                        |
| OFFICE     | 6,337.148                            | 12                        |
| RESTAURANT | 16 OCCUPANTS AT TOP TABLE + 1 SPACES | 39                        |
| ADA SPACES | 4 TO BE INCLUDED IN TOTAL BELOW      | 4 INCLUDED IN TOTAL BELOW |
| TOTAL      | 75                                   | 85                        |

| OPEN SPACE | REQUIRED        | PROVIDED |
|------------|-----------------|----------|
| TOTAL      | 14.28 AC OR 92% |          |

| TREE MANAGEMENT PLAN |  |
|----------------------|--|
| STREET TREES         | LARGE CANOPY TREES ARE PROPOSED. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH A.C.C. CODE SECTION 8-15(A). |
| PROPOSED CANOPY      | XXXX LARGE CANOPY TREES ARE ADDED. THE CANOPY + XXXX SF  |
| CONSERVED CANOPY     | XX AC +/- IS CURRENTLY PROPOSED TO BE CONSERVED WITHIN THE XX ACRES OF OPEN SPACE                              |
| TOTAL TREE CANOPY    | XX AC. CONSERVED + XXXX SF PROPOSED + XXXXXX SF OR XX% COVERAGE  |

| UTILITY DATA       | WATER SUPPLY   | SEWERAGE DISPOSAL | SOLID WASTE      |
|--------------------|--|-------------------|------------------|
|                    | A.C.C.   | A.C.C.            | PRIVATE PROVIDER |
| PROPOSED UTILITIES | ALL UTILITIES ARE TO BE INSTALLED UNDER ORIGINAL UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS. |                   |                  |

**PAVING LEGEND:**

- HD + HEAVY DUTY
- SD - STANDARD DUTY
- HD CONCRETE PAVING
- SD CONCRETE PAVING
- SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES**
- ALL STORM DRAINAGE, LIGHTING, STOPWAYS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
  - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE OWNER. ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

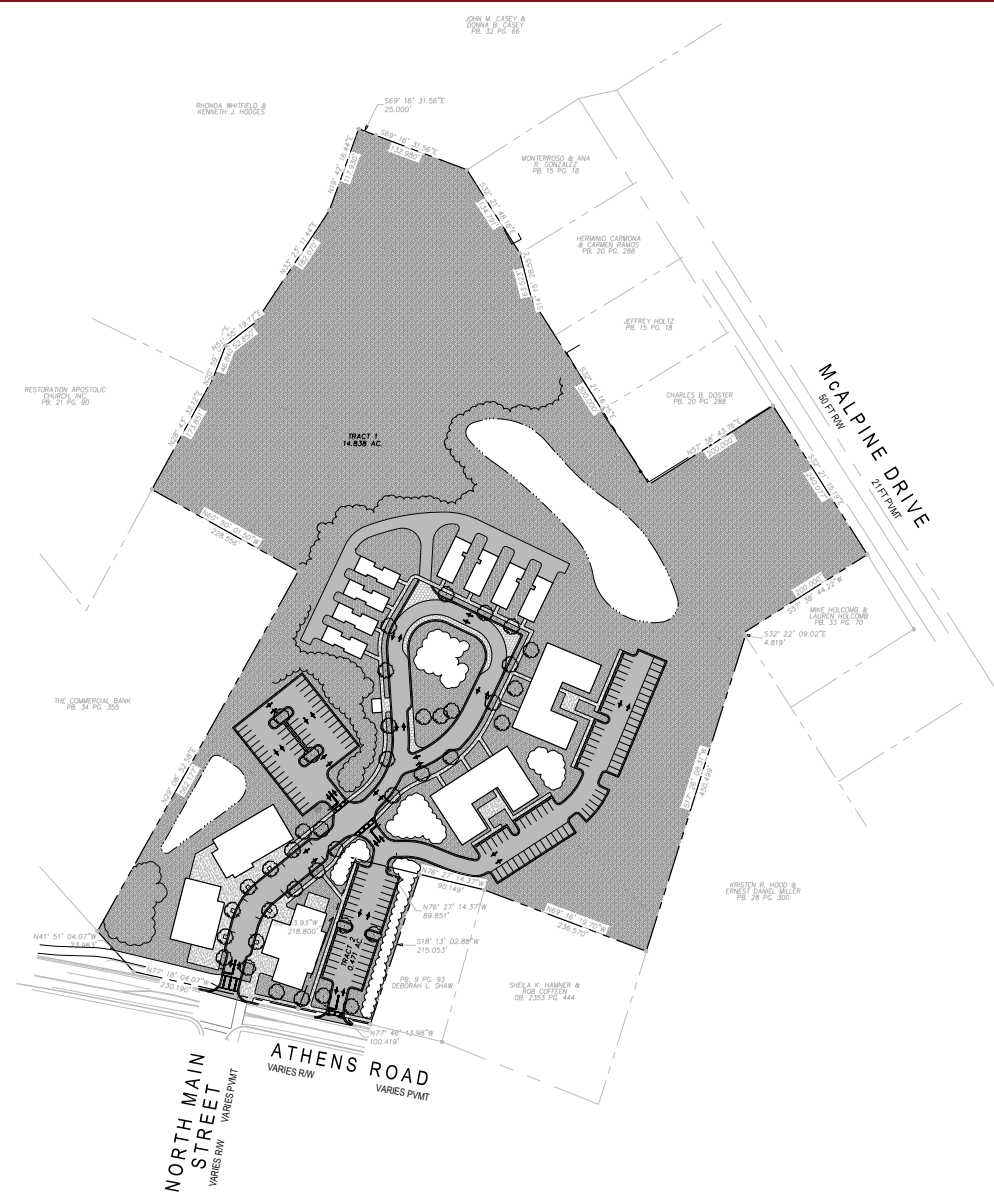
**GENERAL CONTRACTOR NOTES:**

G01. THE CONTRACTOR SHALL COORDINATE THE SITE AND NEIGHBORHOOD UTILITIES. THE SITE AND NEIGHBORHOOD UTILITIES ARE NOT LIMITED TO POWER, GAS, AND TELEPHONE. THE CONTRACTOR SHALL OBTAIN RECORD DRAWINGS OF ALL UTILITIES FROM THE CITY OF WINTERVILLE. THE CONTRACTOR SHALL OBTAIN A REPRODUCED COPY FROM SUB-CONTRACTORS AND PRIVATE SERVICE PROVIDERS TO INCLUDE: GAS, WATER, AND ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARCHITECT AND MEP ENGINEER, AS WELL AS THE CITY OF WINTERVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES.

G02. THE MEP ENGINEER SHALL PROVIDE ALL FIELD MEASUREMENTS, CROCK LAYOUTS AND FIELD MEASUREMENTS. COMMON AREA MEASUREMENTS SHALL BE PROVIDED BY THE ARCHITECT AND MEP ENGINEER, AS WELL AS THE CITY OF WINTERVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES.

BEFORE YOU DIG UTILITIES PROTECTION CENTER

Know what's below.



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BUILDING A  
MIXED-USE  
5,100 SF GROUND FLOOR  
RESIDENTIAL ABOVE

BUILDING B  
MIXED-USE  
6,000 SF GROUND FLOOR  
RESIDENTIAL ABOVE

BUILDING C  
MIXED-USE  
6,000 SF GROUND FLOOR  
RESIDENTIAL ABOVE

BUILDING TYPE D  
CONDO FLATS  
17 UNITS/BUILDING  
34 UNITS TOTAL

BUILDING TYPE E  
COTTAGE  
8 UNITS



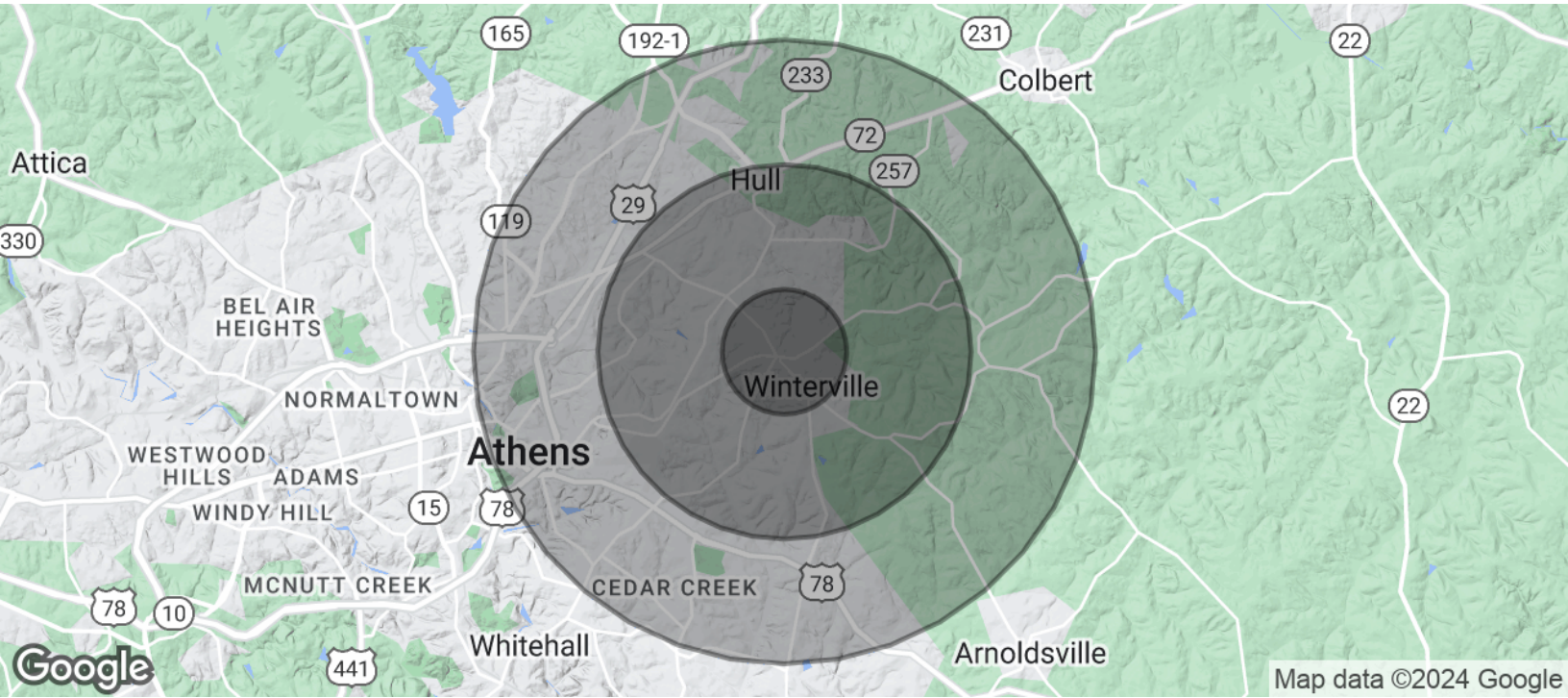


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## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 1,257         | 9,068          | 52,441         |
| Average Age          | 42            | 40             | 36             |
| Average Age (Male)   | 41            | 39             | 35             |
| Average Age (Female) | 43            | 41             | 37             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 507           | 3,503          | 21,488         |
| # of Persons per HH            | 2.5           | 2.6            | 2.4            |
| Average HH Income              | \$88,729      | \$75,570       | \$65,958       |
| Average House Value            | \$285,181     | \$240,642      | \$249,453      |

*Demographics data derived from AlphaMap*

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