

AVAILABLE FOR SALE

# 20 Estate Lots

St. Charles  
Phase II

ATHENS, GA 30605



**JACK HUDSON**

Associate Broker / Realtor

C: 770-713-7151

jackhudson@me.com

**JAKE BLICKENSTAFF**

Associate Broker / Realtor

C: 404-281-5002

BlickenstaffEnterprises@gmail.com

UCFirstTeam.com

833-866-5263

**St. Charles Neighborhood  
Phase II • 20 Lots  
Offered at: \$3,000,000**



Shoal Creek

Big Oak Cir

Wesley Dr

Charles Dr

Charles Dr

Morton Rd

## INVESTMENT ADVISORS

### JAKE BLICKENSTAFF

Associate Broker / Realtor

C: 404-281-5002

BlickenstaffEnterprises@gmail.com

### JACK HUDSON

Associate Broker / Realtor

C: 770-713-7151

jackhudson@me.com

## DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UC Premier Properties and should not be made available to any other person or entity without the written consent of UC Premier Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UC Premier Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, UC Premier has not verified, and will not verify, any of the information contained herein, nor has UC Premier Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the UC Premier Properties listing agents. Please do not contact the on-site management without prior approval.

### LISTING BROKER

Jake Blickenstaff GA Licensed Broker: 384940 in cooperation with out of state cooperating broker UC Premier Properties.

Jack Hudson GA Licensed Broker: 239265 in cooperation with out of state cooperating broker UC Premier Properties.



2750 Premiere Pkwy, #200,  
Duluth, GA 30097

An aerial photograph of a residential development. The area is mostly wooded with bare trees. A winding road or path runs through the center. A small pond is visible in the lower-middle section. A red pushpin is placed on the map, marking a specific location in the upper-middle part of the wooded area. Several houses are scattered throughout the development.

**EXECUTIVE SUMMARY**

UC Premier Properties First Team is pleased to present the opportunity to acquire 20 estate-style residential lots within Phase II of the St. Charles Subdivision – a thoughtfully planned community located in East Athens, just off Morton Road and Highway 78.

This new phase offers an exceptional opportunity for builders and investors to participate in one of the area’s most desirable residential developments, surrounded by the charm and convenience of the East Athens corridor. Each lot is approximately one acre in size, providing ample space for custom home construction in a serene, established neighborhood setting.

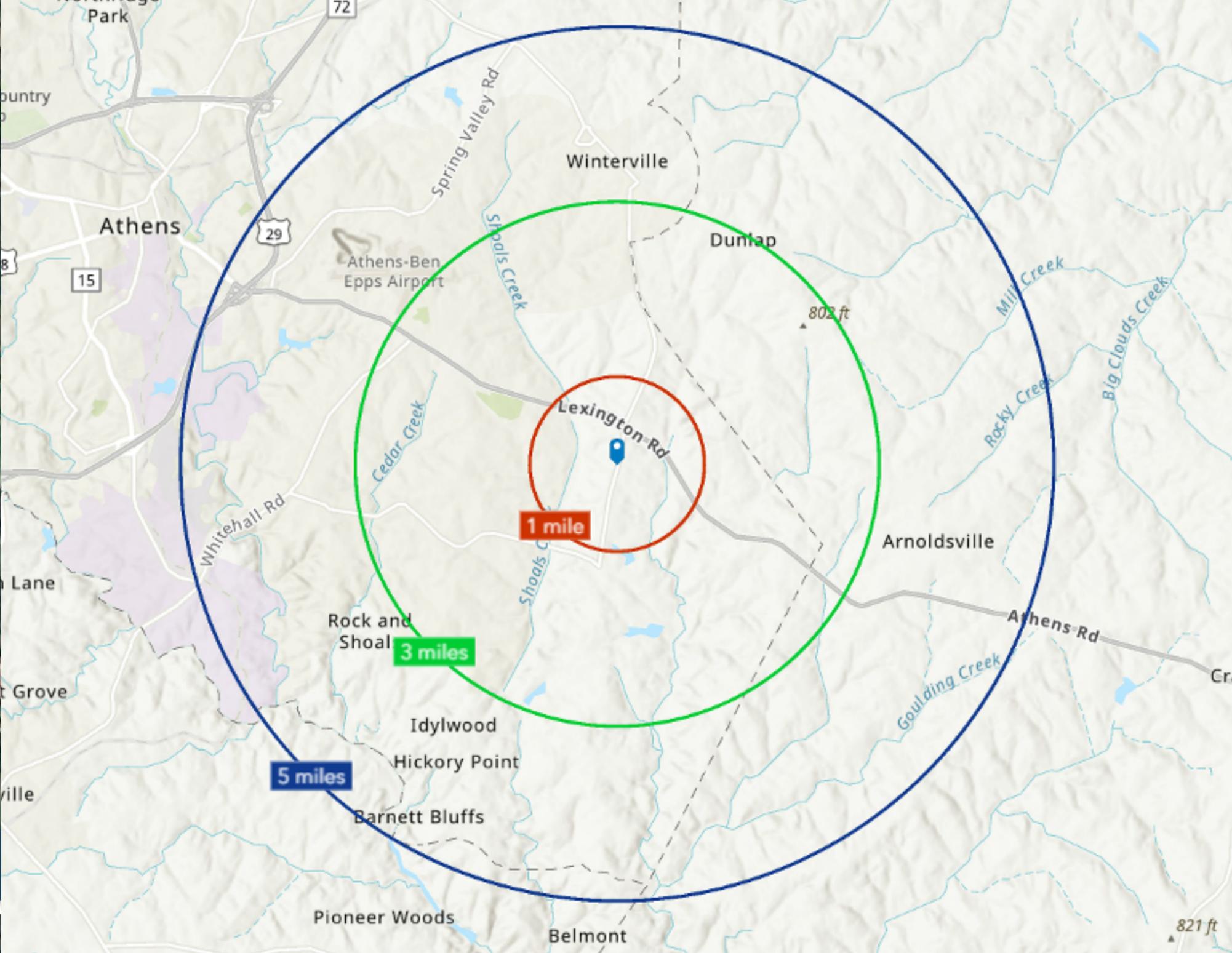
Positioned within minutes of the UGA Veterinary Teaching Hospital, the University of Georgia campus, and major retail and dining amenities, the St. Charles Subdivision offers residents the perfect balance of suburban tranquility and urban accessibility. This Phase II release represents a rare chance to secure prime, ready-to-build lots in a sought-after growth market with strong long-term demand for quality housing.



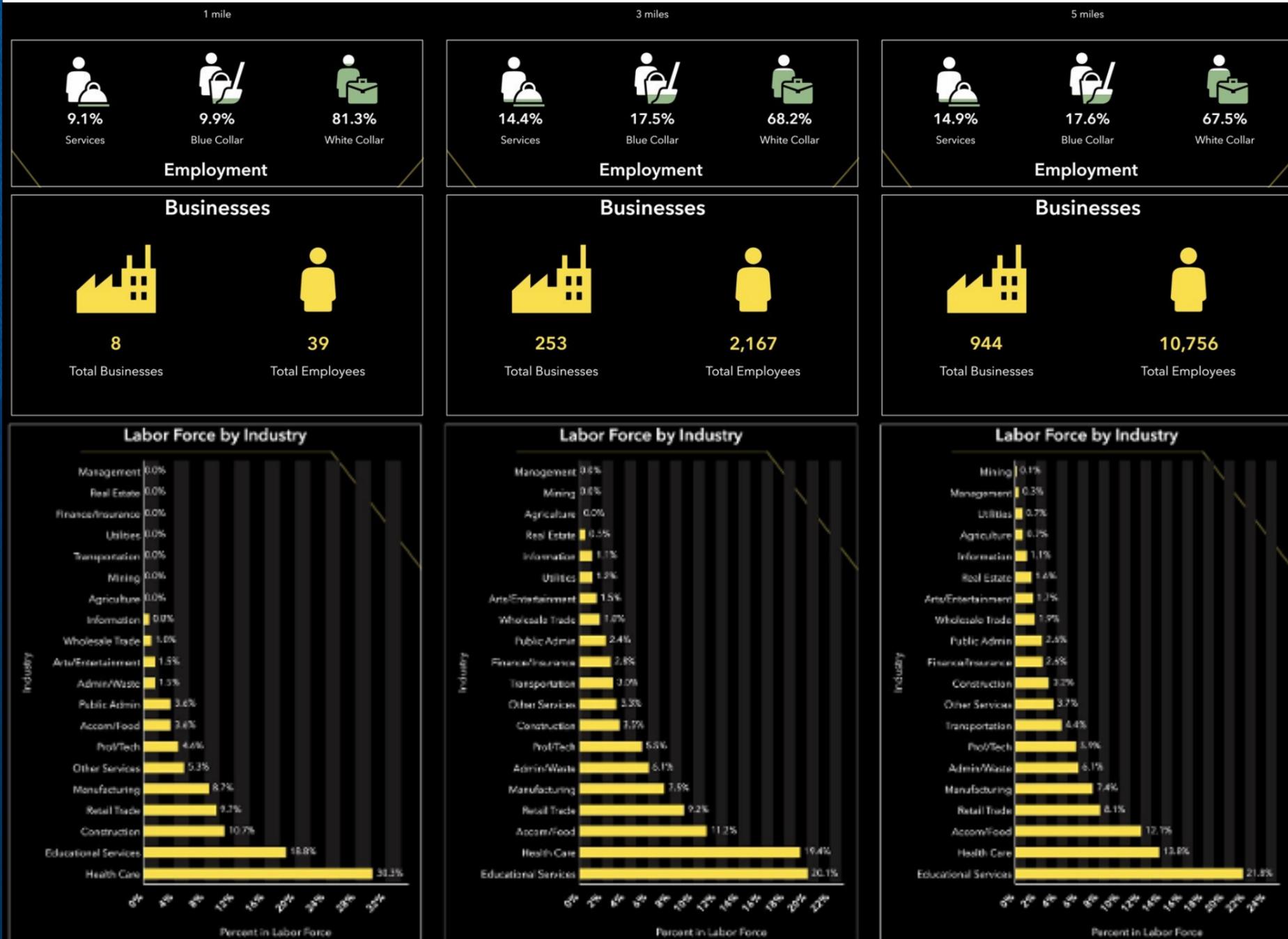
# St. Charles 2 (SC2) - Available Lot Size

All Lots Priced @ \$100,000/acre

Lot #	Size ft2	Acreage	Lot #	Size ft2	Acreage
1	40,112	0.9208448	11	40,028	0.9189164
2	50,421	1.1575068	12	66,879	1.5353305
3	78,871	1.8106290	13	55,926	1.2838842
4	128,899	2.9591138	14	51,110 Amd	1.1733241
5	53,424	1.2264462	15	56,691 Amd	1.3014462
6	51,076	1.1725436	16	44,103	1.0124655
7	45,242	1.0386134	17	64,266	1.4753443
8	85,011	1.9515840	18	96,413	2,2133379
9	Home @ 460 Charles Drive		19	156,045	3.5823002
10	60,535	1.3896923	20	42,965	0.9863406
			21	40,291	0.9249540



# ECONOMIC DEVELOPMENT PROFILE



# ECONOMIC DEVELOPMENT PROFILE





# 20 Estate Lots

St. Charles Phase II

ATHENS, GA 30605

---

INVESTMENT ADVISORS



**JACK HUDSON**

Associate Broker / Realtor

C: 770-713-7151

jackhudson@me.com

**JAKE BLICKENSTAFF**

Associate Broker / Realtor

C: 404-281-5002

BlickenstaffEnterprises@gmail.com

**UCFirstTeam.com**

**833-866-5263**

