

AVISON
YOUNG

DISTINCTIVE INVESTMENT OFFERING
THE GEORGIA CLUB
LUXURY RESIDENTIAL DEVELOPMENT SITE



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THE OFFERING

Embark on a unique opportunity to own a piece of Southern charm and luxury living at The Georgia Club, now available for sale. Nestled within the heart of Georgia, this prestigious property boasts not only an exquisite golf course but also 302 acres of prime residential land ready for development.

The Georgia Club, renowned for its upscale amenities and scenic landscapes, offers a haven for golf enthusiasts seeking a sophisticated lifestyle. The meticulously designed golf course provides an exceptional experience, blending challenging play with breathtaking views, creating an unparalleled backdrop for the discerning buyer.

Beyond the fairways, the expansive 302 acres of developable residential land present an exciting canvas for those with a vision for upscale living. With the potential to continue crafting an exclusive residential community, complete with luxurious estates and modern amenities, this offering is a developer's dream, promising a harmonious blend of nature and sophistication.

As the sun sets over the meticulously manicured greens and the potential for a distinctive residential enclave unfolds, The Georgia Club stands ready for its next chapter. Don't miss the chance to be the steward of this extraordinary property, where the possibilities are as vast as the Georgia sky. Seize the opportunity to shape a legacy of refined living and sporting excellence at The Georgia Club.

The Georgia Club

ADDRESS:

1050 Chancellors Drive
Satham, GA 30666

DEVELOPABLE ACREAGE:

302+/- AC

GOLF HOLES:

27

YEAR ESTABLISHED:

2001



Watch the drone tour here





COURSE OVERVIEW

- 27-holes
- Mix of par 3's, 4's, and 5's
- Practice range
- fitness facility
- locker room bar & grill
- pro shop
- Designed by dennis griffith
- Managed by Bobby Jones Links





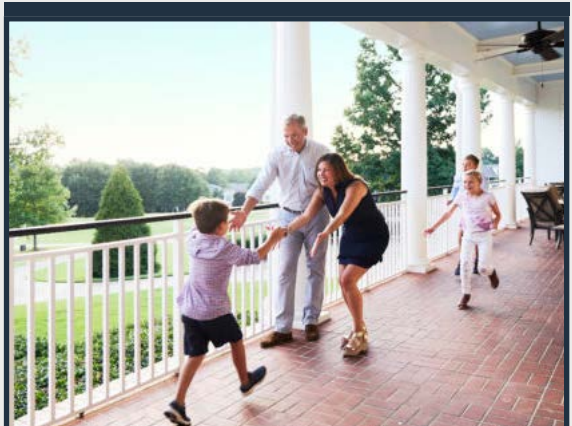
THE COMMUNITY

DINING AT THE GEORGIA CLUB

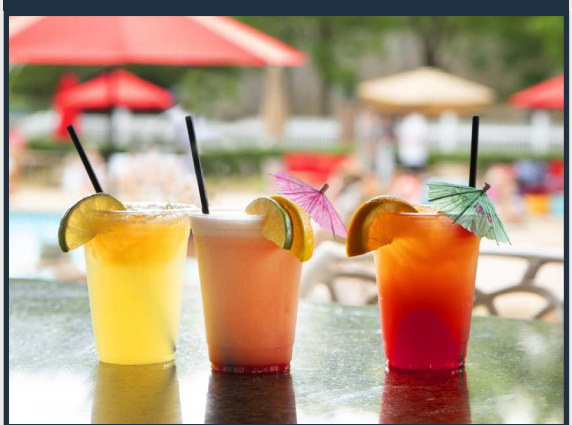
From the inviting ambiance of the dining room to the scenic views on the patio, every setting is crafted to enhance the pleasure of each meal. Members and guests can savor the warmth of Southern hospitality while indulging in expertly crafted dishes prepared with locally sourced, seasonal ingredients.



The main dining room



the veranda



Cabana Bar Grille



farm-to-table



1050 Grille

Future site plan



DEVELOPABLE LAND

ZONING:
Residential

POTENTIAL UNITS
357 ±

TOTAL ACRES:
302 +/-

UTILITIES:
Available



THE COMMUNITY

- Barrow & Oconee county schools
- nearby proposed 'Research triangle'
- 15-mile drive to downtown athens
- luxury sports & fitness ameneites
- hour from atlanta and the airport

WHY THE GEORGIA CLUB

The Georgia Club epitomizes luxury living. This exclusive residential enclave offers an unparalleled lifestyle, seamlessly blending southern charm with modern sophistication. Impeccably designed homes, adorned with timeless architecture and lavish interiors, provide a sense of opulence and comfort. Residents of The Georgia Club enjoy access to world-class amenities, including a championship golf course, spa facilities, and gourmet dining options. The meticulously manicured grounds feature lush greenery, serene lakes, and scenic walking trails, creating an idyllic retreat for those seeking a life of leisure.



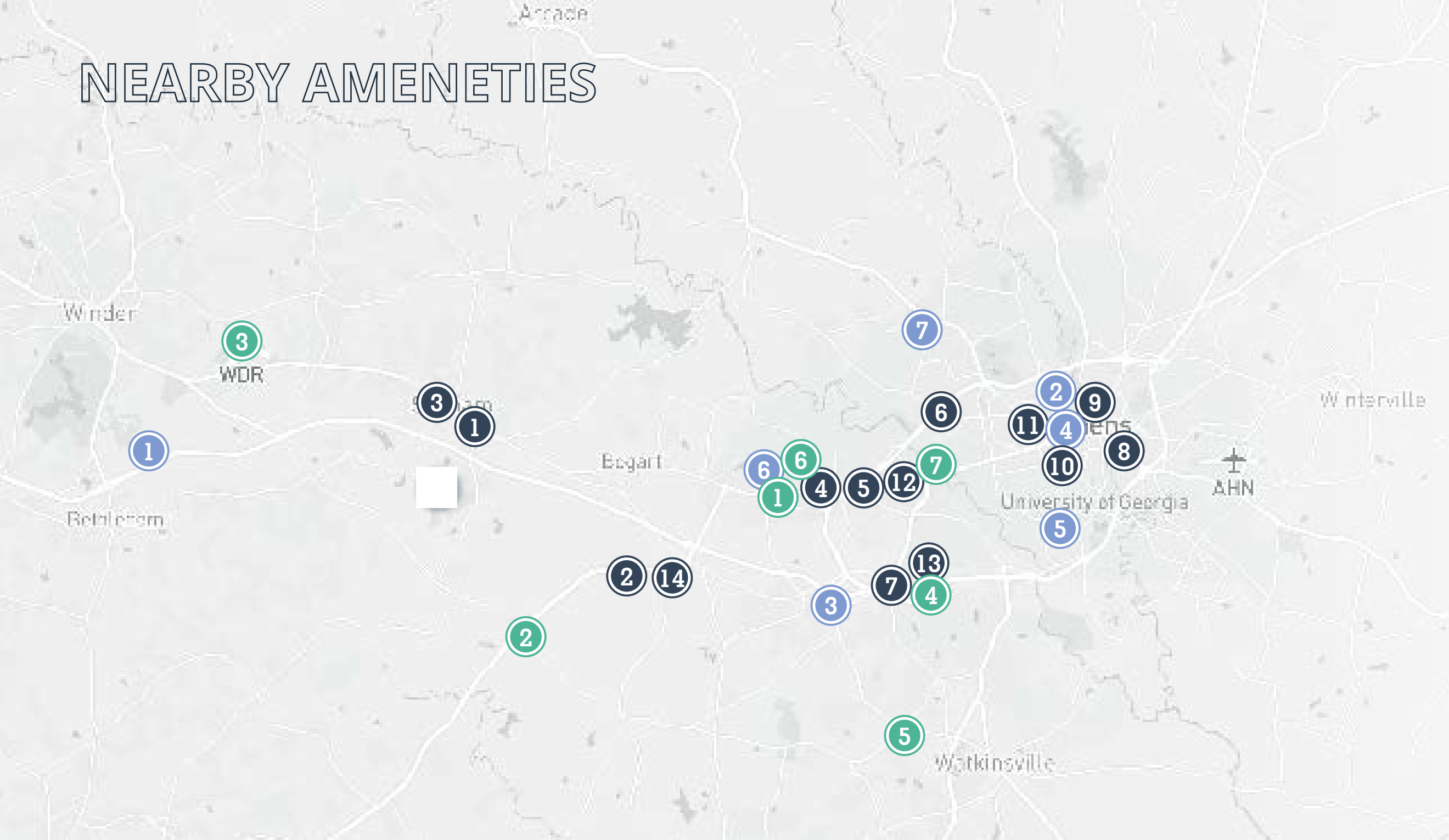
ATHENS, GEORGIA

A vibrant and culturally rich city located in the northeastern part of the state. Best known as the home of the University of Georgia, which significantly influences the city's character, Athens has a dynamic atmosphere that blends academic, artistic, and musical elements. The city's historic downtown area features a diverse array of shops, restaurants, and entertainment venues, creating a lively and eclectic environment. Athens is often regarded as a hub for the music scene, having produced notable bands like R.E.M. and the B-52s. The University of Georgia campus adds an intellectual and youthful energy to the city, while landmarks such as the Georgia Theatre and the State Botanical Garden of Georgia contribute to its cultural allure. Nature enthusiasts can explore nearby parks and trails, including the scenic State Botanical Garden and the Athens-Ben Epps Airport, named after Georgia's first aviator. Overall, Athens, Georgia, offers a unique blend of academic, cultural, and natural attractions that make it a distinctive and appealing destination.



THE MARKET

NEARBY AMENITIES



DINING

- 1 Old House Restaurant
- 2 Fox's Pizza Den
- 3 Fajita Mex Grill
- 4 Zaxby's
- 5 Olive Garden
- 6 Flama Brazilian Steak
- 7 Cheddar's Scratch Kitchen

- 8 Mama's Boy
- 9 South Kitchen & Bar
- 10 Raising Cane's Chicken
- 11 Creature Comforts
- 12 Carrabba's Italian Grill
- 13 Five Guys
- 14 La Cabana

LODGING

- 1 Holiday Inn
- 2 Graduate Athens
- 3 SpringHill Suites
- 4 Hotel Indigo
- 5 The Rushmore B&B
- 6 Comfort Inn & Suites
- 7 Athens House

ESSENTIALS

- 1 Sam's Club
- 2 Stripling's General Store
- 3 Barrow County Airport
- 4 The Home Depot
- 5 Publix Super Market
- 6 Georgia Square Mall
- 7 Target

OF GEORGIA

UNIVERSITY



30,714
UNDERGRAD

3,000
FACULTY

#3
CONFERENCE RANKING

Founded in 1785, University of Georgia boasts a 767 acre campus in the heart of Athens. The public university draws more than 30,000 undergrad students to the city annually, and employs approximately 3,000 faculty as well as over 7,000 full-time staff. Athens has been consistently rated among the best college towns by numerous publications. More than 275,000 fans flood into Athens from all directions on gamedays, but the 4,500 nearby businesses bring consumers to the charming city year-round.

ATHENS

DOWNTOWN



200+/-
RESTAURANTS

150+/-
RETAIL STORES

The downtown area exudes a lively atmosphere with its diverse blend of local businesses, trendy boutiques, and an array of dining options ranging from Southern comfort food to international cuisines. The Classic Center also stands as the cultural and events hub of the city, hosting a myriad of concerts, conferences, and community events.

THEATRE

GEORGIA



800 +
CAPACITY

40
EST ANNUAL SHOWS

The Georgia Theatre has long-served as a significant performance venue for emerging and established musicians from Athens and beyond. National and local acts across all genres perform at the Theatre including the likes of Goo Goo Dolls, Sister Hazel, Hootie & the Blowfish and Zac Brown Band. The venue recently converted the rooftop overlooking downtown Athens into a restaurant.

630+
BEDS

5,000+
PROFESSIONALS

17
COUNTIES REACHED

Athens, Georgia, boasts a robust healthcare infrastructure with several reputable hospitals serving the community. Among them are Piedmont Athens Regional and St. Mary's Health Care System. With a comprehensive range of specialties, including cardiology, oncology, and emergency care, Piedmont Athens Regional plays a pivotal role in ensuring the health and well-being of the local population.

CARE

HEALTH



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