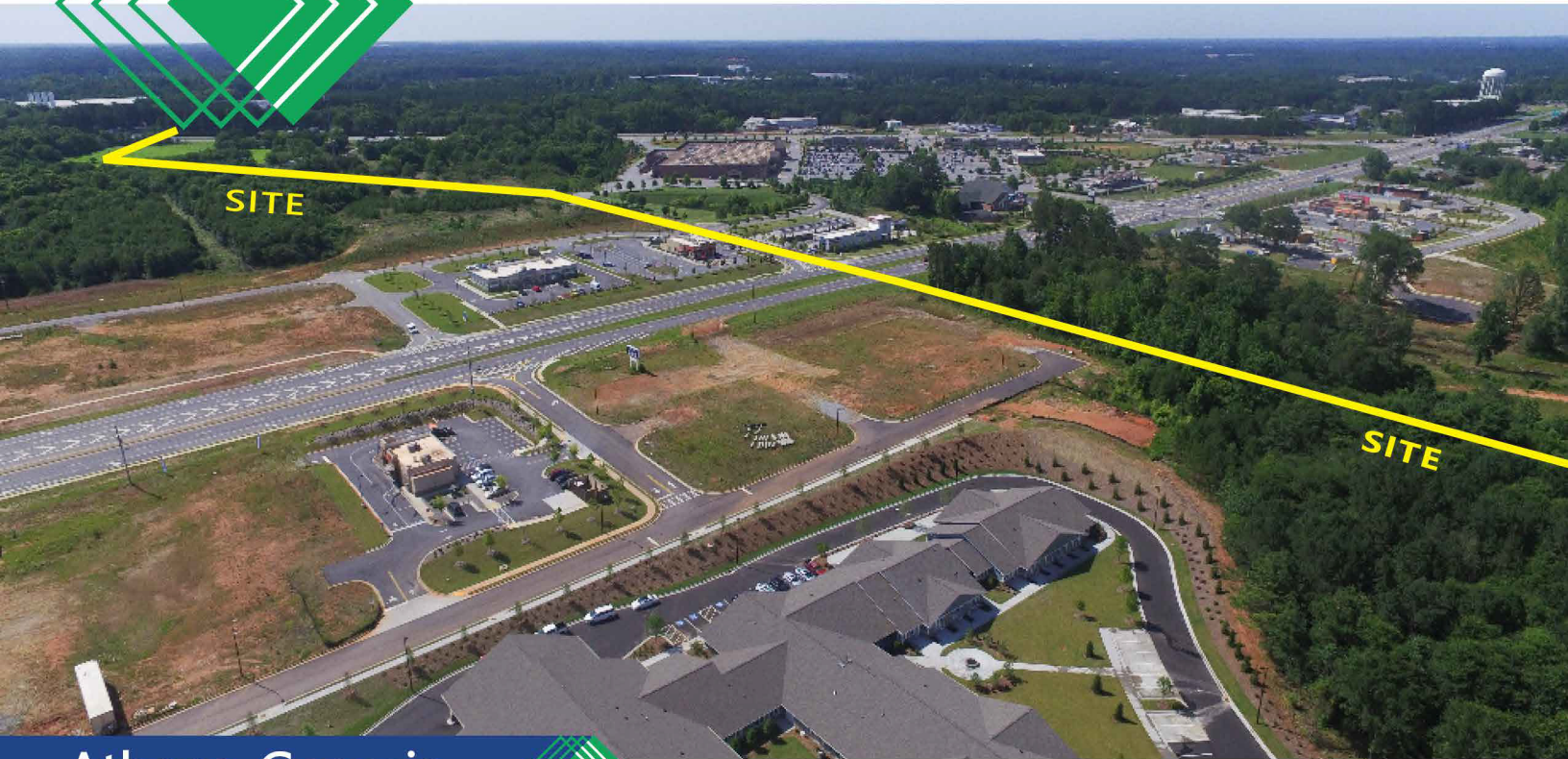
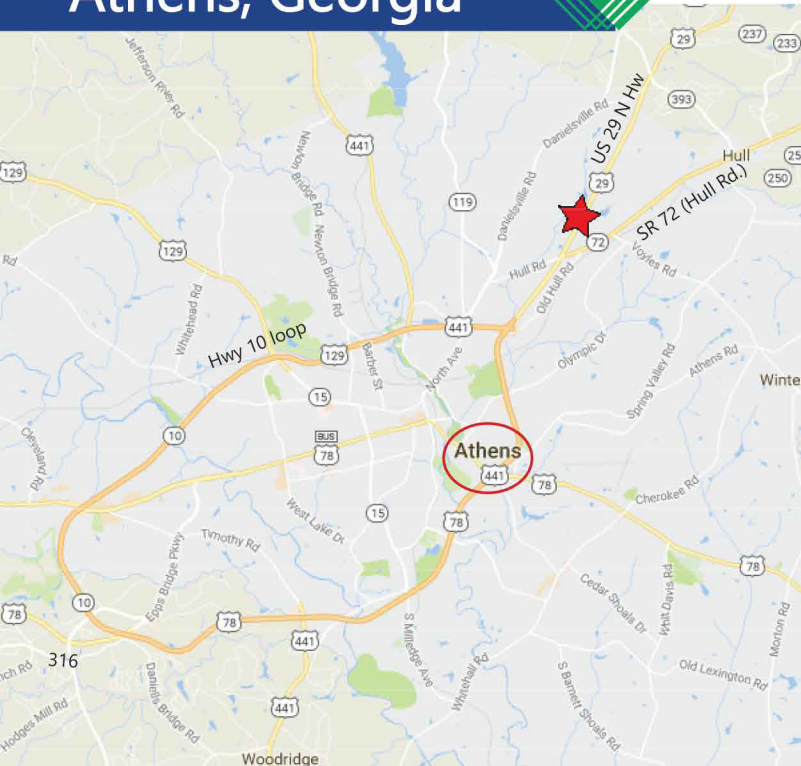




Atlanta Land Brokers



Athens, Georgia



Address:

900 and 925 Highway 29 Athens, GA 30601

Intersection:

Hull Road (SR72) and Highway 29 North

Traffic Counts: (2021)

30,745 ADT along Highway 29 22,413 ADT along Hull Road (Hwy 72)

Adjoining one of the States largest Kroger Marketplaces Between Athens Technical College and Athens Christian School and 3 miles from the University of Georgia 30 mile trade area for students and families

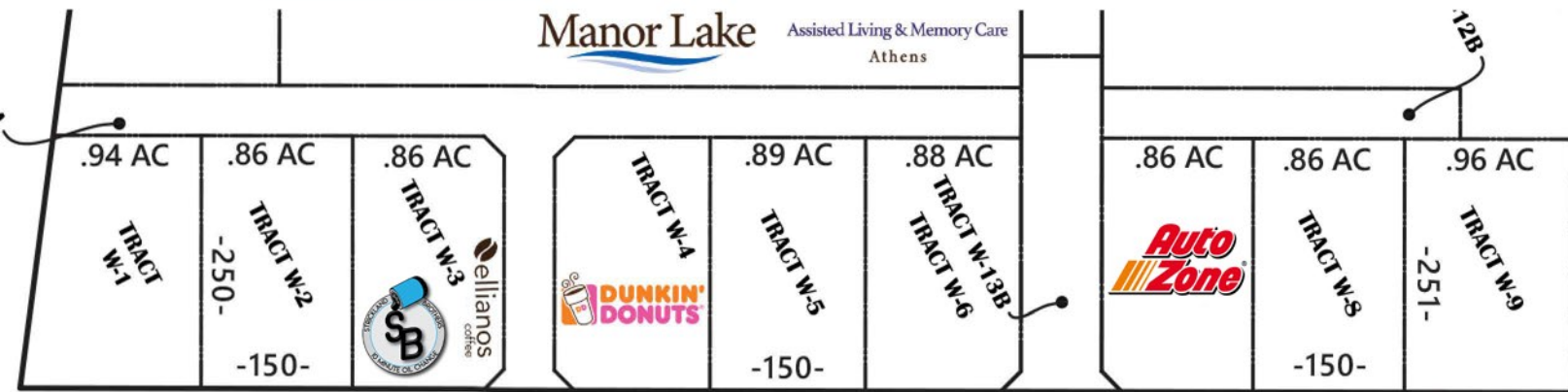
Ready for Building Permit: Zoned CG Commercial General without conditions Graded with master detention in place Platted with utilities on-site



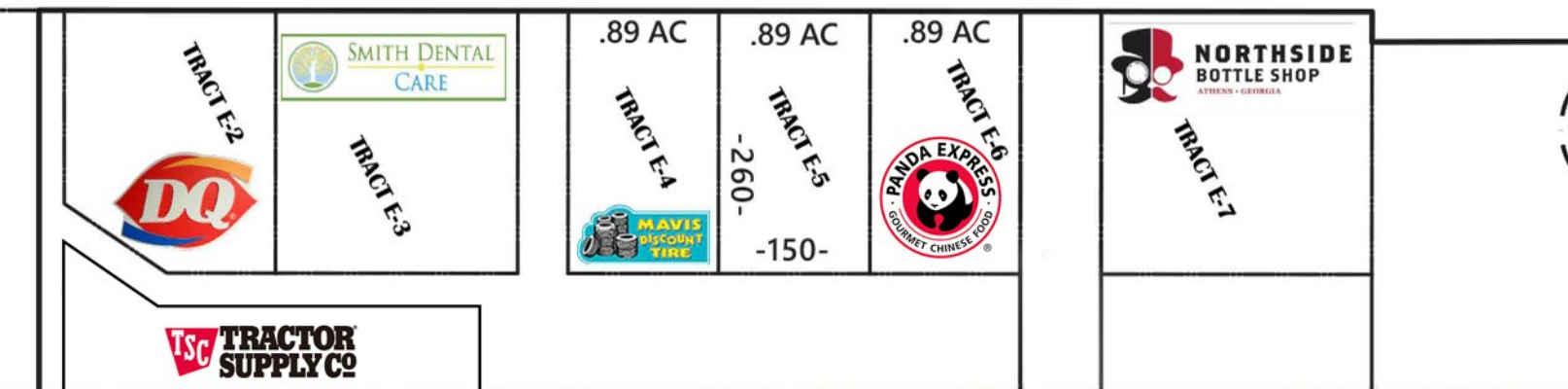
Brian Clark
Agent, Atlanta Land Brokers

770.596.7083
briangclark@bellsouth.net

Atlanta Land Brokers



U.S. Highway 29 / St. Rt. 8



Athens, Georgia



CENSUS 2021 ESRI

Demographics	5 miles	10 miles
Population	109,243	175,934
Ave. H.H. Income	\$62,924	\$72,495

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Now or Formerly
DEVELOPER: MATTHEW & THURMOND, PC
GOVERNMENT OF ATLANTA, DEKALB COUNTY, GEORGIA
DEED BOOK 4155, PAGES 365-370
PLAT BOOK H, PAGE 118
TRACT 5
Zoning: C-C (PD)



Now or Formerly
T.C. VILLAGE SOUTH, LLC
DEED BOOK 1664, PAGES 164-166
TRACT 6
Zoning: C-R

Now or Formerly
MITCHELL A. NEASE
DEED BOOK 2009, PAGE 239
PLAT BOOK 37, PAGE 14
TRACT 2

Now or Formerly
ATLANTA GAS LIGHT COMPANY
Zoning: C-G

Now or Formerly
Manor Lake
ENTERS
11.77 ACRES
Zoning: C-R

Now or Formerly
DEED BOOK 3902, PAGES 80-84

Now or Formerly
DEED BOOK 3902, PAGES 80-84

Now or Formerly
DEED BOOK 3902, PAGES 80-84

Now or Formerly
DEED BOOK 1855, PAGES 61-62
DEED BOOK 304, PAGE 305
Zoning: C-R

Now or Formerly
J & J SUNSET FARM, LLC
DEED BOOK 1855, PAGES 61-62
DEED BOOK 304, PAGE 305
Zoning: C-R

Now or Formerly
SAPPHIRE PROPERTIES LP
(DEED BOOK 4091, PAGE 287)
Zoning: C-R

Now or Formerly
ERIC ORAL DOVE
(DEED BOOK 4091, PAGE 113)
Zoning: C-R

Now or Formerly
J.W. KESLER & S. KESLER
(DEED BOOK 1600, PAGE 491)
Zoning: C-R

Now or Formerly
MELVIN C. AND JEAN AUTREY
(NO DEED INFORMATION AVAILABLE)
Zoning: C-R

Now or Formerly
NANCY C. PRIGDEN TRUST CO-TRUSTEES
LISA P. AND JAMES E. PRIGDEN, JR.
(DEED BOOK 4294, PAGE 422)
Zoning: R-15

Now or Formerly
ATHENS CHRISTIAN SCHOOL, INC.
(DEED BOOK 3647, PAGE 198)
Zoning: C-R

Now or Formerly
TEASTER PROPERTIES, LLP
DEED BOOK 4550, PAGES 69
Zoning: C-G

Now or Formerly
ATHENS CHRISTIAN SCHOOL, INC.
(DEED BOOK 3647, PAGE 198)
Zoning: C-R



C100

DEVELOPMENT PLAN

21123
OVERALL DEVELOPMENT PLAN
FOR TALLEY CROSSING PROPERTIES
ATHENS, GA 30601
N 15° 29' 59" W
1/28/2023

am't
ENGINEERS
ARCHITECTS
PLANNERS
Thurmond
Matthew & Thurmond, PC
Phone: (770) 485-1811
Fax: (770) 485-1811
www.amt-planners.com

FOR REVIEW
ONLY
1/28/2023
CONSTRUCTION
NOT FOR

DESIGNED: IVC
CHECKED: M8T
APPROVED: M8T

REVISIONS	Date	Sequence	No.	By	Description

