

BETHLEHEM RD INDUSTRIAL TRACT

HIGHWAY 316, STATHAM, GA 30666



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,516,000
Price / Acre	\$200,000
Lot Size:	7.58 ± Acres
Lot Frontage:	450 ft Bethlehem Rd 825 ft McCarty Frontage Rd (2024)
Zoning:	LI - Light Industrial
Market:	Barrow County
Submarket:	Hwy 316 Corridor
Traffic Count:	27,100 Hwy 316

PROPERTY OVERVIEW

The property is zoned Light Industrial in the City of Statham which allows a variety of Commercial and Industrial uses. The site was cleared and graded in 2009. There is a detention pond on the rear of the site, and a creek runs along the west boundary line. The site has all utilities available and relatively flat topography. The site is GRAD Certified (Georgia Ready for Accelerated Development).

LOCATION OVERVIEW

The property is located on the west side of Bethlehem Rd just south of the intersection of University Parkway (Hwy 316) & Bethlehem Rd (Hwy 211). The intersection at 316 is currently a signalized median break. GA DOT has already made advanced acquisitions at this crossing for a future grade separated interchange which will begin construction in 2024. This property is only 10 miles from UGA and about 5 miles from the new Caterpillar plant. This is a high growth area that is also a couple miles from the Georgia Club, golf community.

PROPERTY HIGHLIGHTS

- New Interchange at SR 316 and Hwy 211
- GRAD Certified.
- High Growth Area

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: 3-13-2024

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LOCATION MAP



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AERIAL MAP



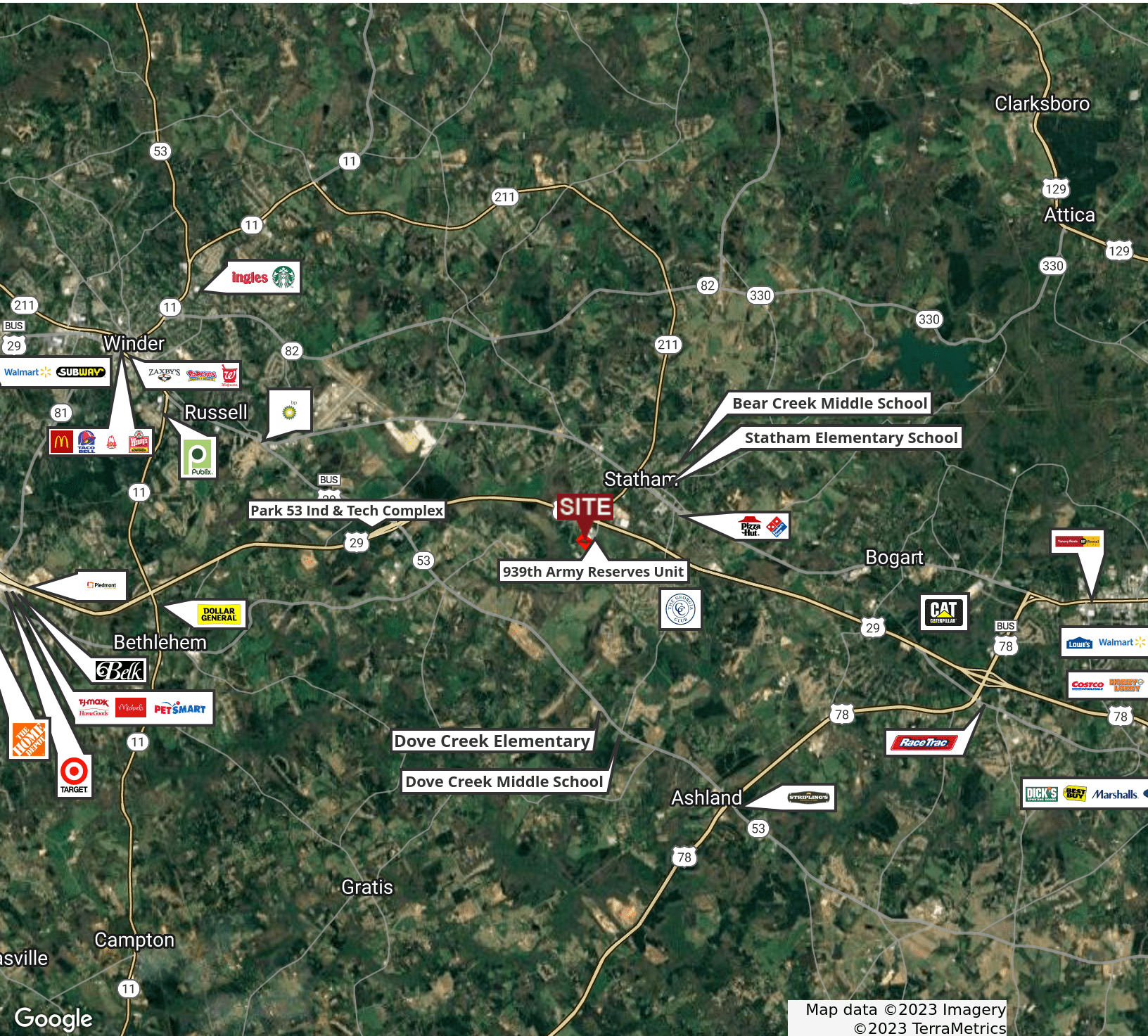
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RETAILER MAP



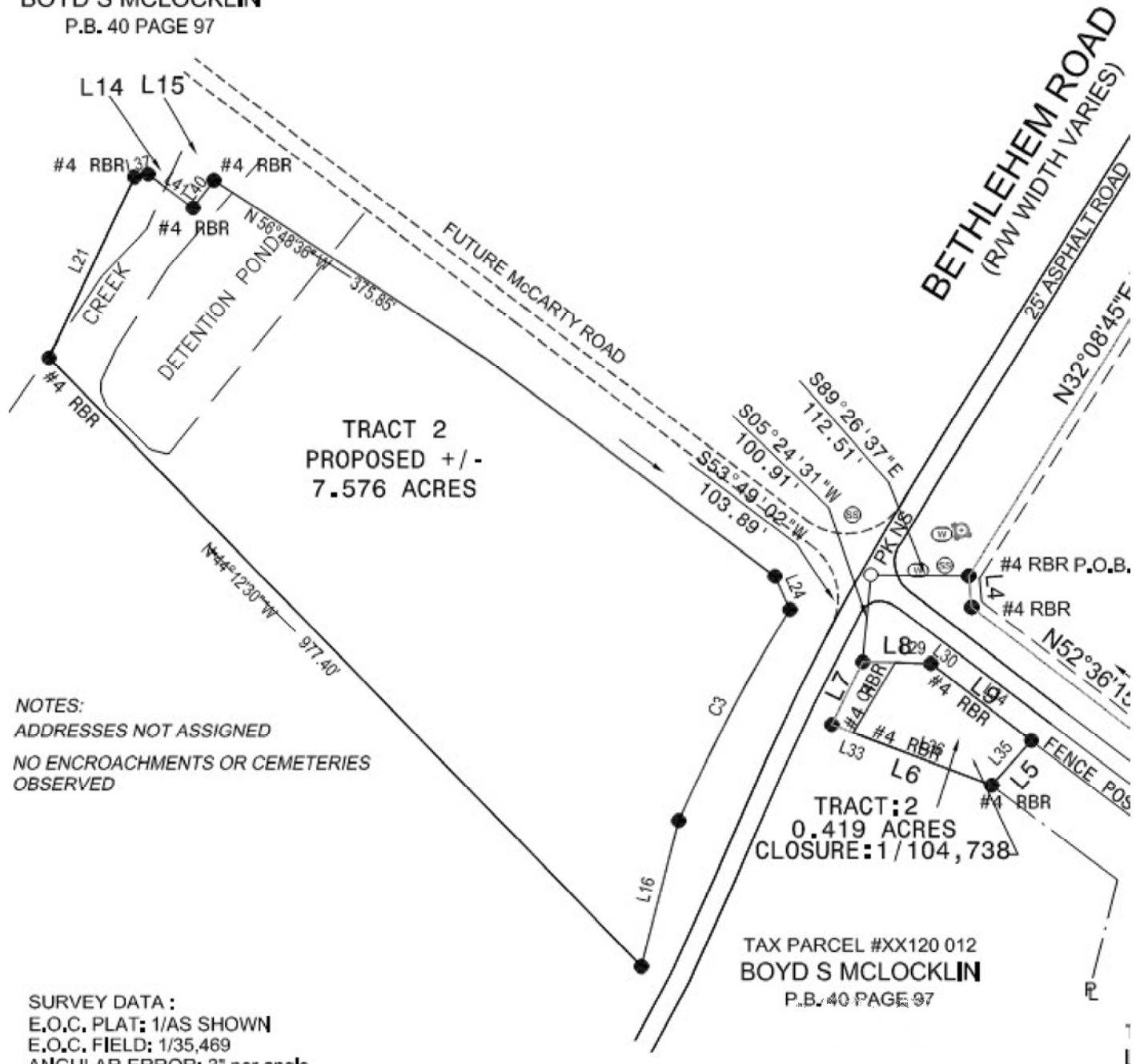
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TAX PARCEL #XX120 012
 BOYD S MCLOCKLIN
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NOTES:
 ADDRESSES NOT ASSIGNED
 NO ENCROACHMENTS OR CEMETERIES
 OBSERVED

SURVEY DATA :
 E.O.C. PLAT: 1/AS SHOWN
 E.O.C. FIELD: 1/35,469
 ANGULAR ERROR: 3" per angle
 ADJUSTED BY: [unclear]

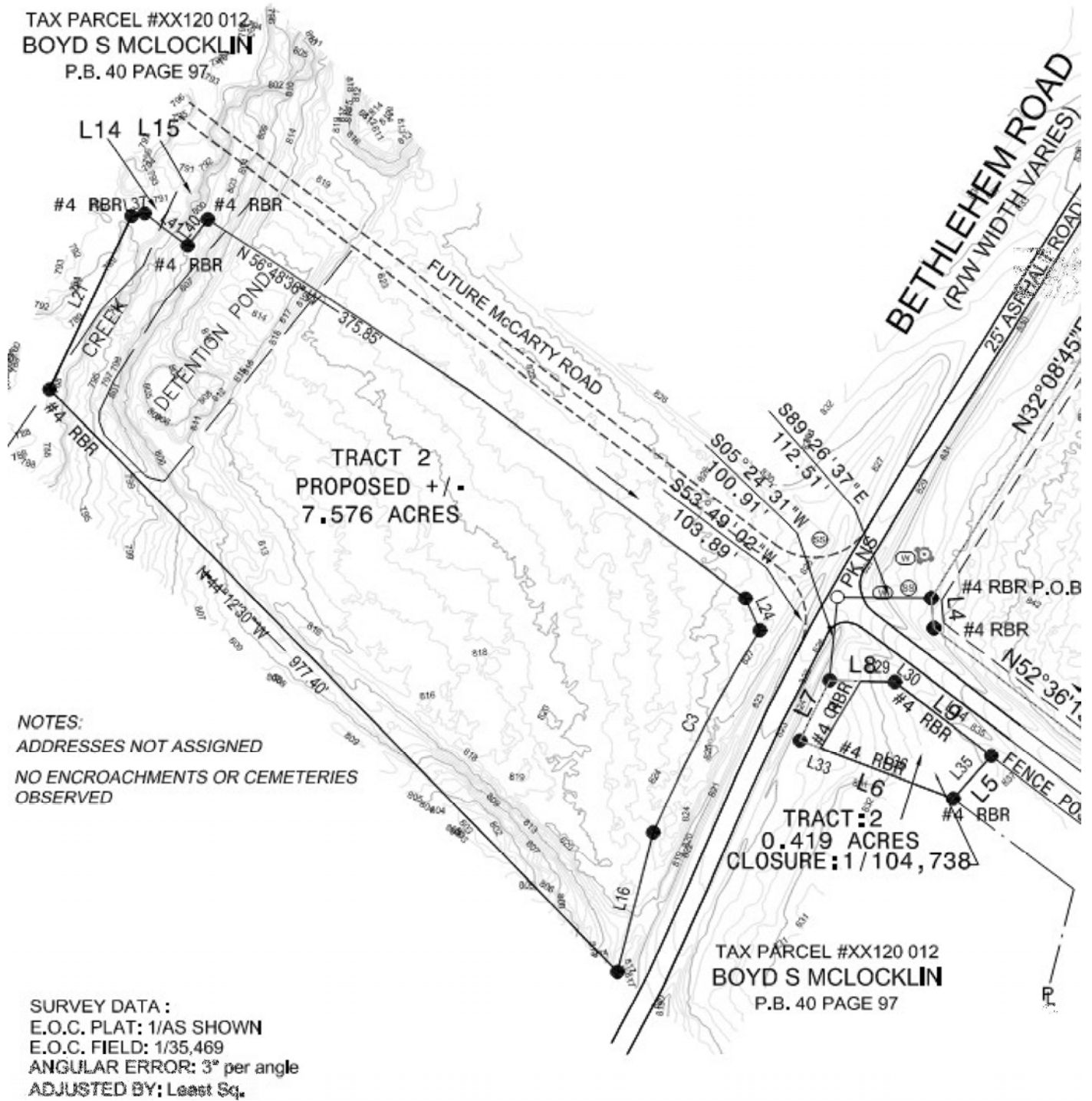
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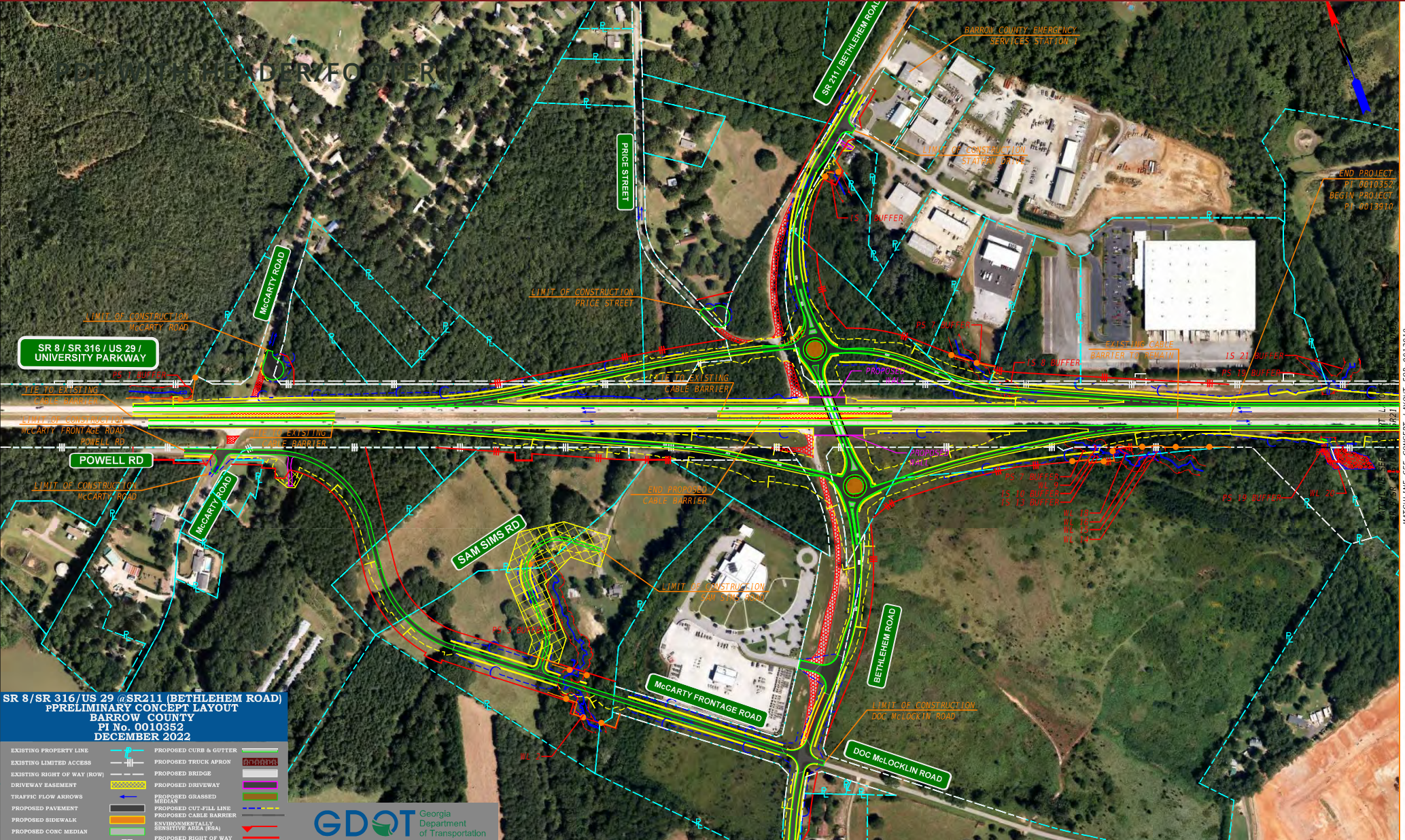
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MATCHLINE SEE CONCEPT LAYOUT FOR 0013910
 SR 8 / SR 316 @ CR 329 BARBER CREEK ROAD

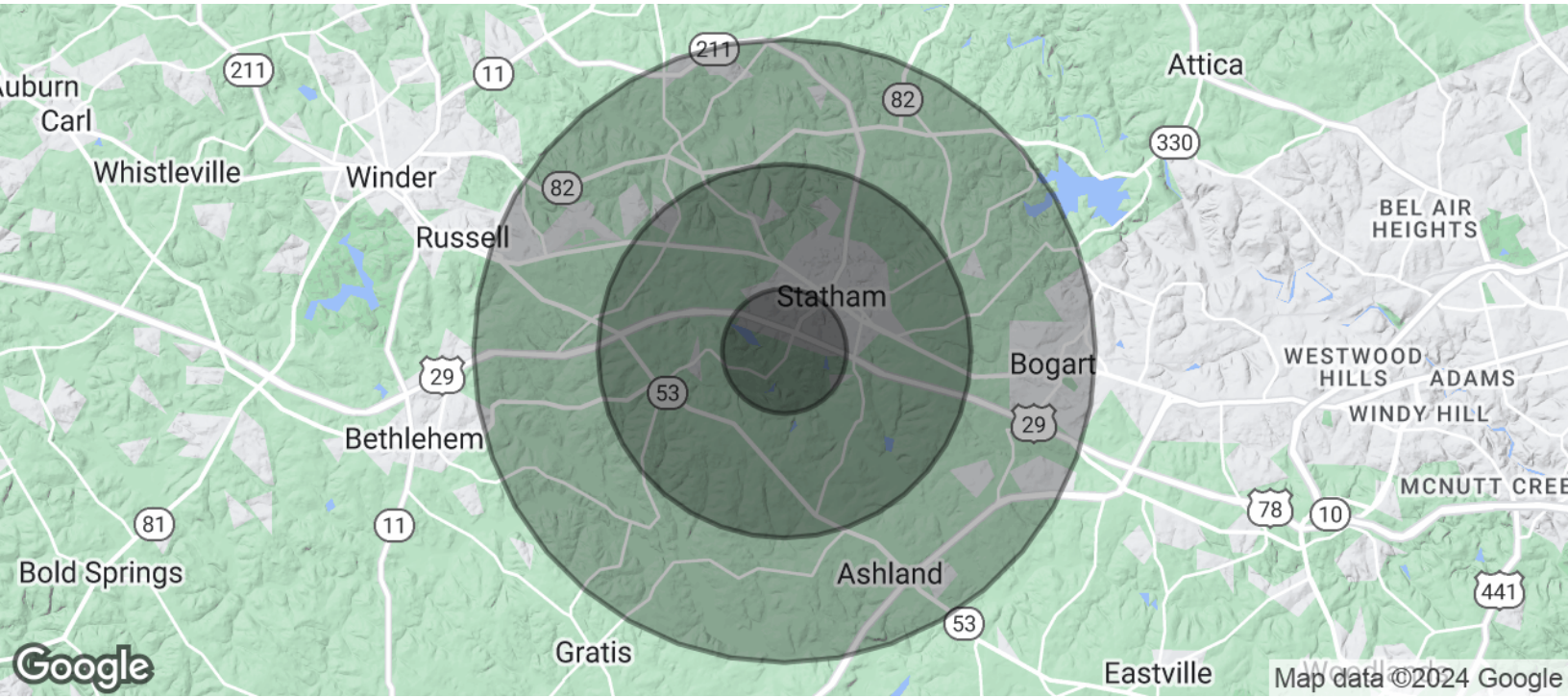
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,487	9,009	22,426
Average Age	37.4	37.7	36.5
Average Age (Male)	38.7	38.4	36.7
Average Age (Female)	35.8	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	553	3,328	8,141
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$68,056	\$74,550	\$78,228
Average House Value	\$224,508	\$213,741	\$209,042

2020 American Community Survey (ACS)

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