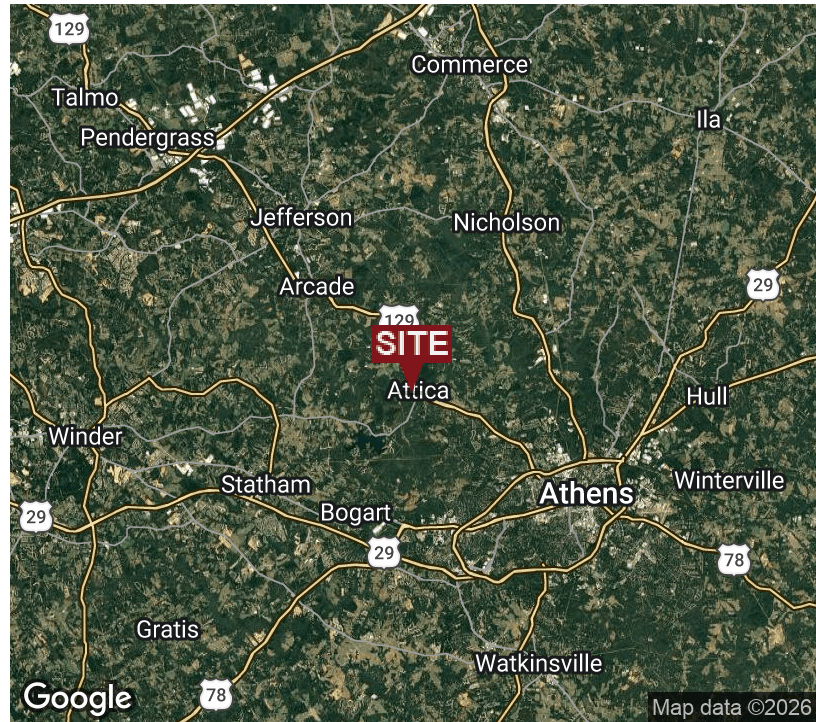
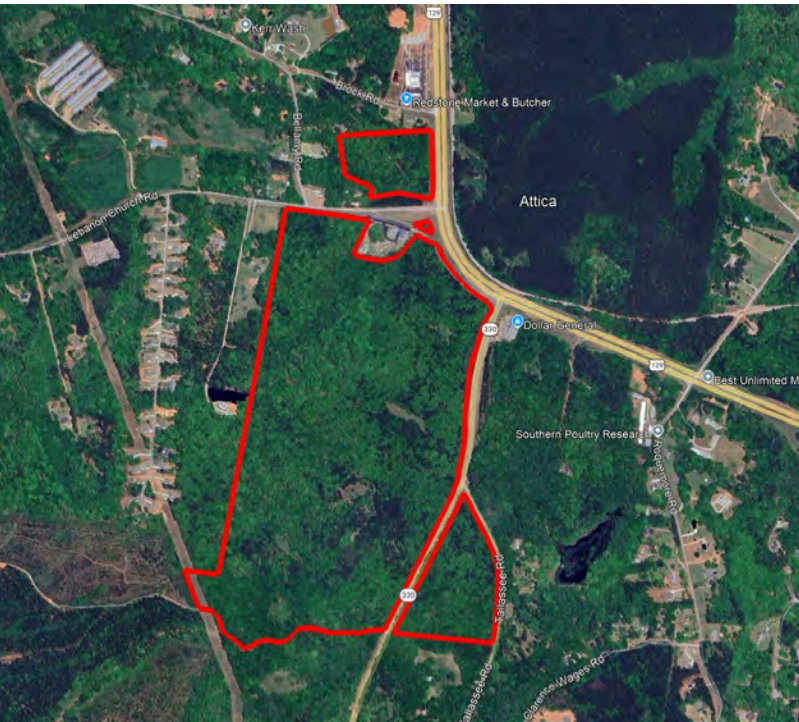


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	220.6 Acres
Lot Frontage:	825 ft Lebanon Church 856 ft Jefferson Rd 1,560 ft Tallassee Rd
Zoning:	A2, Agricultural East Jackson Corridor Overlay District
Market:	South Jackson County
Submarket:	Athens-Clarke County
Traffic Count:	19,500 Hwy 129 6,020 Hwy 330

PROPERTY OVERVIEW

Excellent investment or development opportunity. The property is mostly wooded with frontage on Hwy 129, Hwy 330, Tallassee Rd and Lebanon Church Rd. It's currently zoned A2, Agricultural. The property has access to all utilities except sewer. The owner plans to keep roughly 30 acres at the corner for future commercial. The 20 acres on Tallassee Rd is currently under contract.

LOCATION OVERVIEW

Property is located at the corner of Jefferson Rd (US Hwy 129) and Hwy 330 at the median break, and there is also a second median break at Lebanon Church Rd. The property is located in South Jackson County, but it has an Athens address. It is just under 6 miles from the Athens Bypass and roughly 14 miles from I-85. Excellent location within close proximity to the new Publix at Oak Grove, Piedmont Hospital and downtown Athens.

PROPERTY HIGHLIGHTS

- Excellent development tract
- South Jackson County with Athens address
- Great location with frontage on Hwy 129, Hwy 330 and Lebanon Church Rd
- Only 15 minutes to I-85 and 1 hour from Atlanta

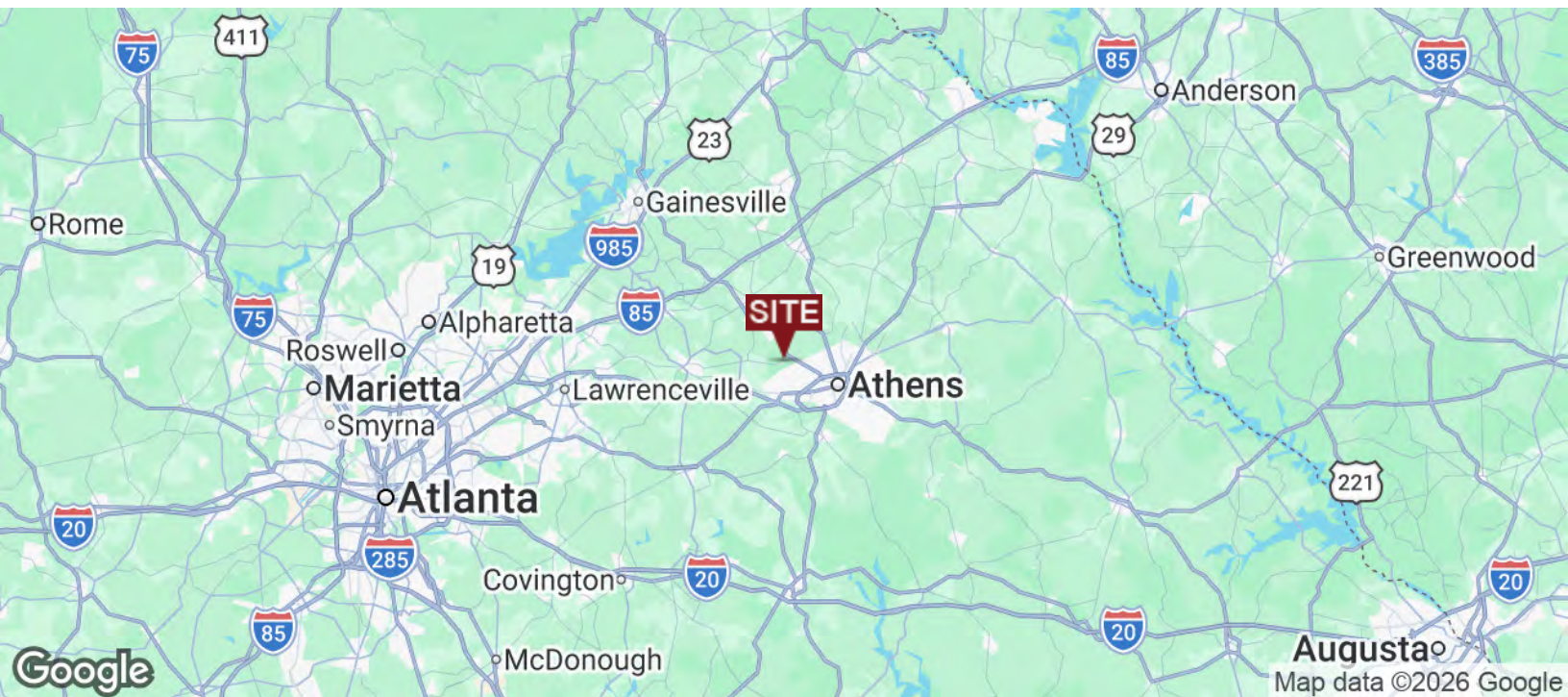
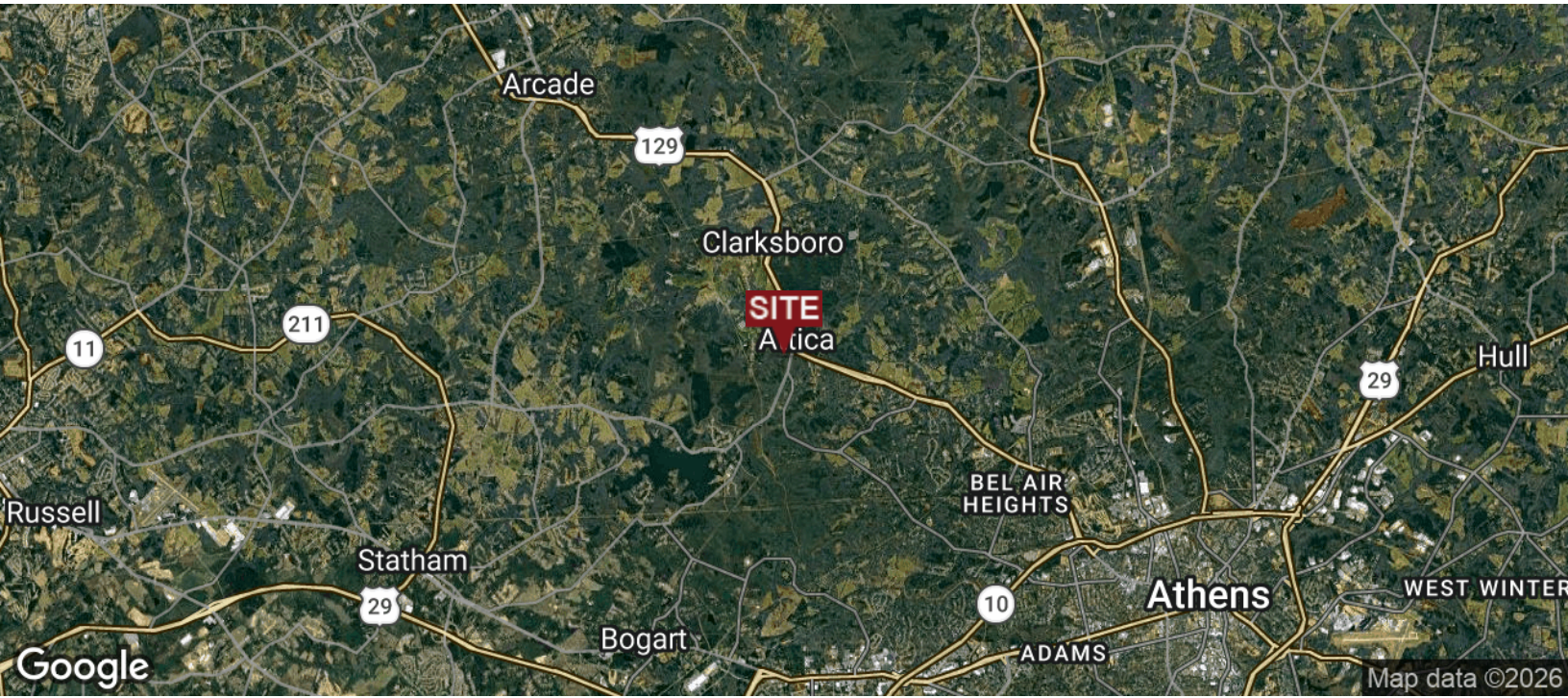
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



LOCATION MAP



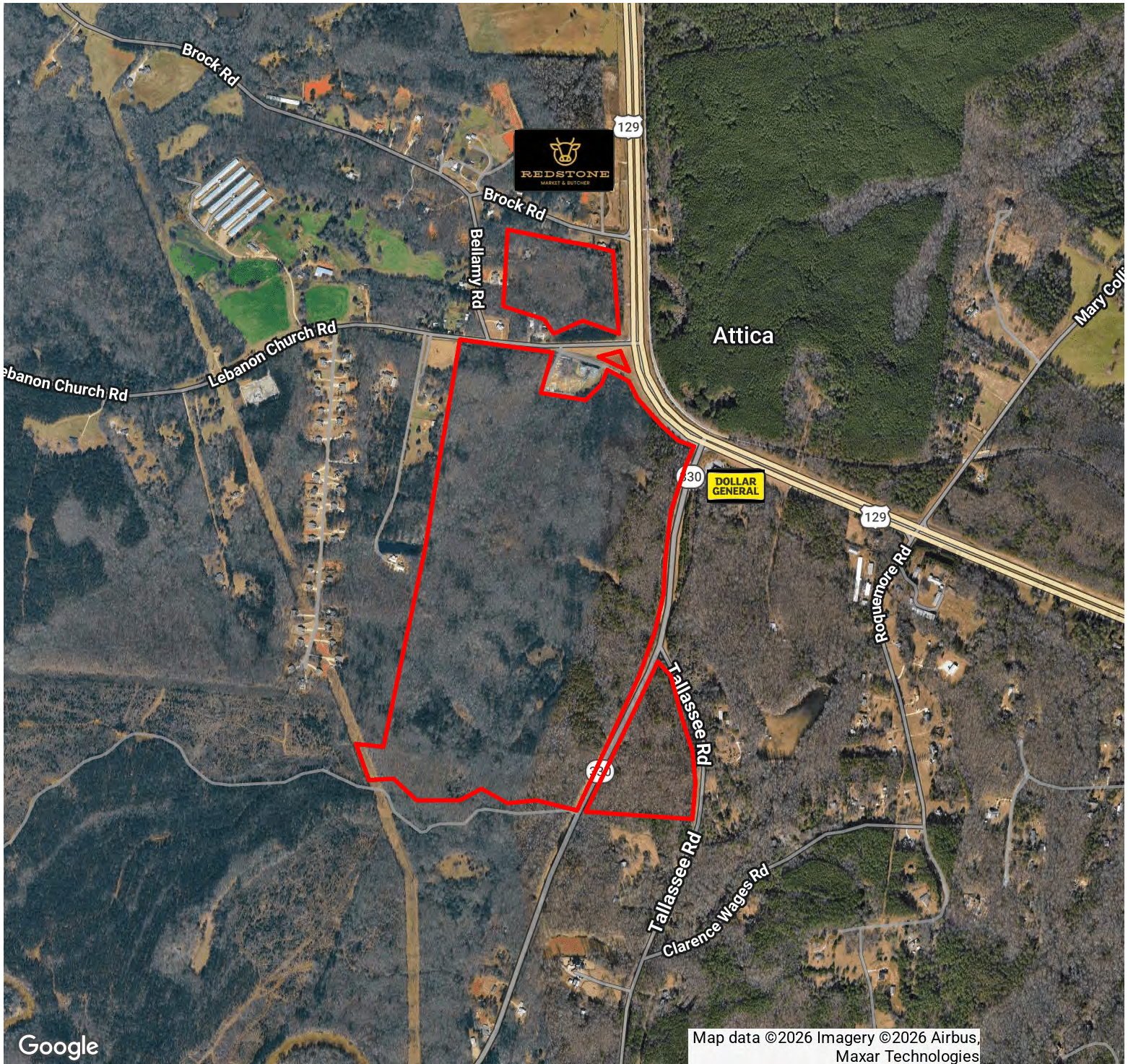
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



AERIAL MAP



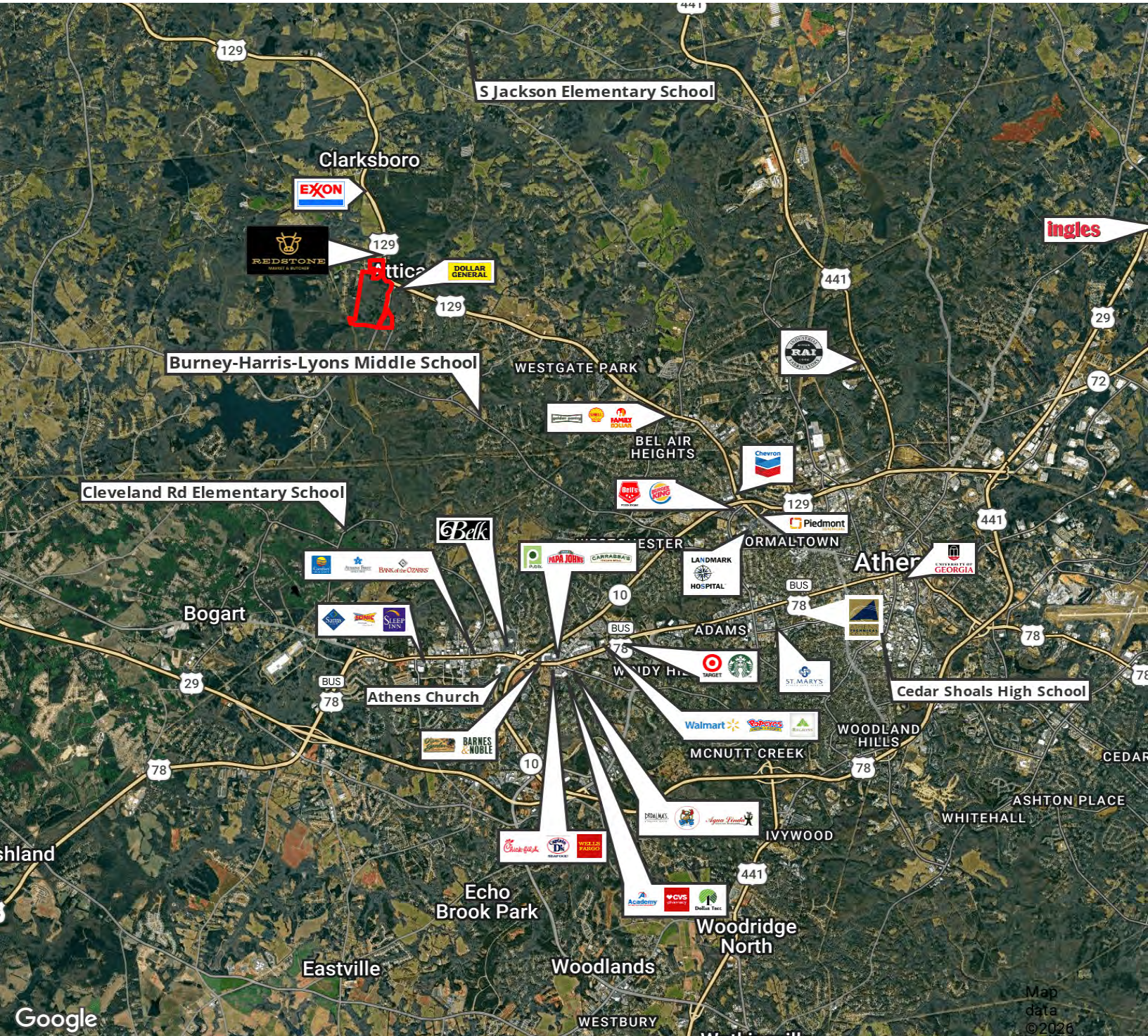
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grantwhitworth@gmail.com

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



RETAILER MAP



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TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



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TALAC TRACT

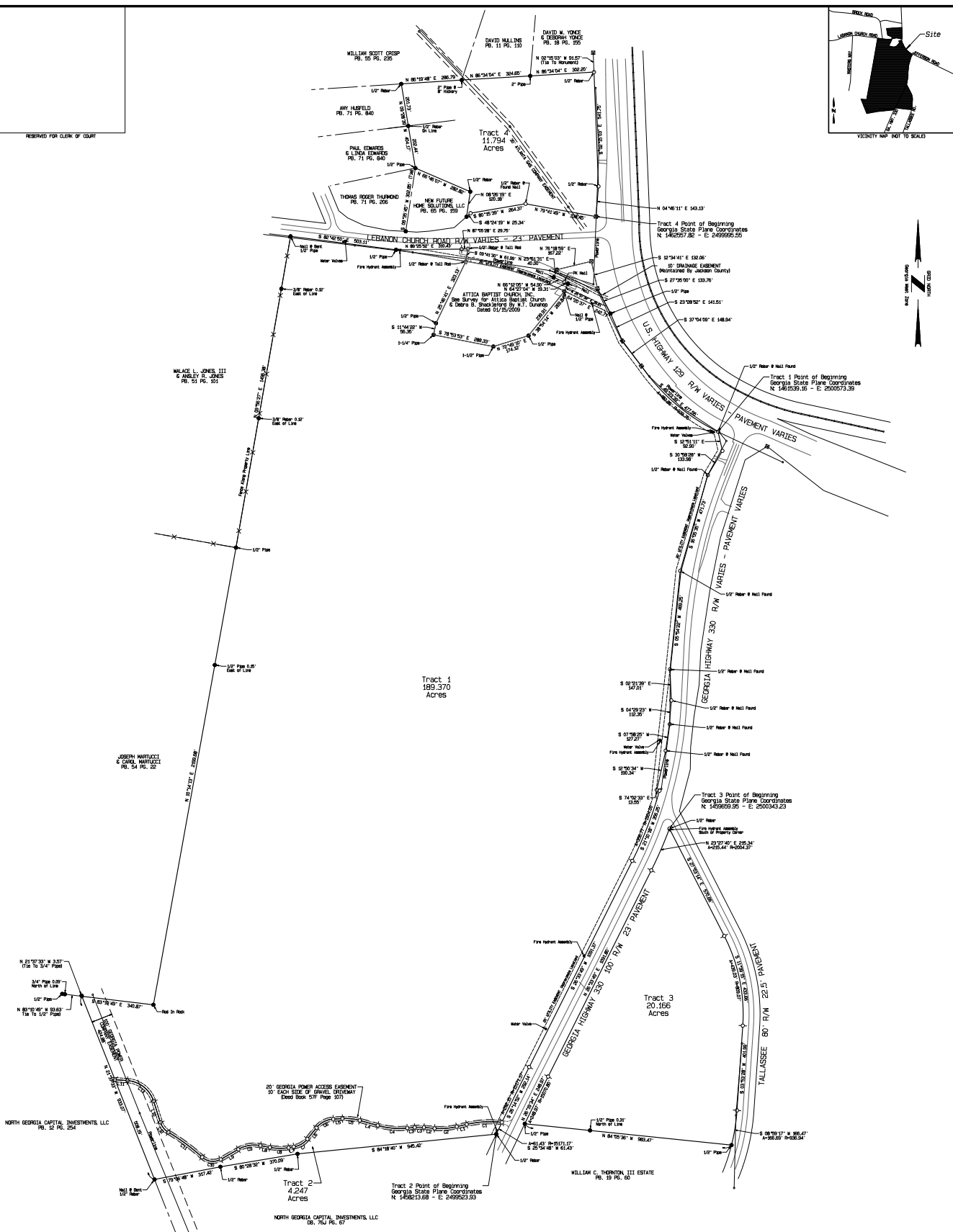
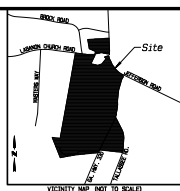
HWY 330 & HWY 129, ATHENS, GA 30607



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 706.548.9300
 grantwhitworth@gmail.com

23-26565

RESERVED FOR CLERK OF COURT



FIELD WORK COMPLETED JANUARY 31, 2022

- REFERENCE:
- 1) PLAT BOOK 19 PAGE 90
 - 2) DEED BOOK 540 PAGE 300
 - 3) DEED BOOK 508 PAGE 217
 - 4) PLAT BOOK 50 PAGE 96
 - 5) PLAT BOOK 48 PAGE 223
 - 6) GEORGIA POWER CONSTRUCTION PLANS FOR PROJECT 878-000-0-003
 - 7) WATER TRANSMISSION LINE DRAWING BY ARNEVITZKY, KUBICKA & MATHEWY
 - 8) SURVEY FOR ATTICA BAPTIST CHURCH & DEBRA B. SHACKELFORD BY DANWOOD & ASSOCIATES, DATED JANUARY 19, 2009.

STREET ADDRESSES:
2022 JEFFERSON ROAD

GRAPHIC SCALE 1"=200'

0 200 400 600

PLAT ABBREVIATIONS

- PB - Plat Book
- DB - Deed Book
- PG - Page
- R/W - Right of Way

LINE	BEARING	DISTANCE
L1	S 89°15'00" E	20.21
L2	N 89°15'00" W	20.21
L3	S 89°15'00" W	20.21
L4	N 89°15'00" E	20.21
L5	S 89°15'00" E	20.21
L6	N 89°15'00" W	20.21
L7	S 89°15'00" W	20.21
L8	N 89°15'00" E	20.21
L9	S 89°15'00" E	20.21
L10	N 89°15'00" W	20.21
L11	S 89°15'00" W	20.21
L12	N 89°15'00" E	20.21

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S 89°15'00" E	20.21	0.0000	20.21
C2	S 89°15'00" E	20.21	0.0000	20.21
C3	S 89°15'00" E	20.21	0.0000	20.21
C4	S 89°15'00" E	20.21	0.0000	20.21
C5	S 89°15'00" E	20.21	0.0000	20.21
C6	S 89°15'00" E	20.21	0.0000	20.21
C7	S 89°15'00" E	20.21	0.0000	20.21
C8	S 89°15'00" E	20.21	0.0000	20.21
C9	S 89°15'00" E	20.21	0.0000	20.21
C10	S 89°15'00" E	20.21	0.0000	20.21
C11	S 89°15'00" E	20.21	0.0000	20.21
C12	S 89°15'00" E	20.21	0.0000	20.21

PLAT CLOSE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,000 FEET

FIELD CLOSE STATEMENT

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGLE ERROR OF 1.00 ANGULAR SECOND, AND HAS NOT ADJUSTED. ALL LENGTH AND ANGLE MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL: GTS-5505S.

This plat is a re-confirmation of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcel or any changes to any real property boundaries. The recording information of the documents, maps, grants or other instruments which created the parcel or parcels is hereby affirmed.

RECURRENCE: This plat does not have the approval of any local jurisdiction. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Sections 45-6-47.

Ray N. Woods
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2040 DATE 02-01-2022

RETRACEMENT BOUNDARY SURVEY FOR

DEBORAH B. SHACKELFORD

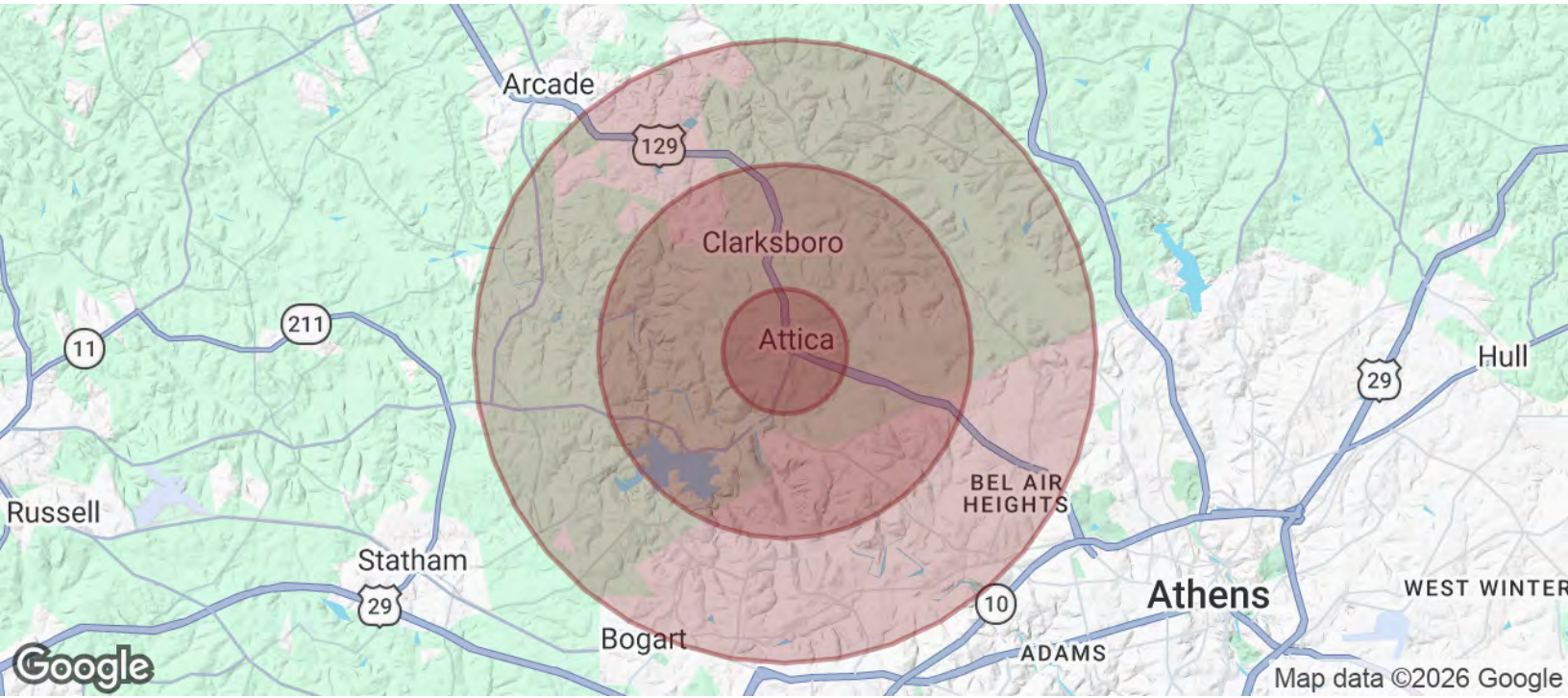
THIS PLAT IS NOT VALID OR RECORDED UNLESS THE SURVEYOR SIGNATURE APPEARS OVER THE SEW.

BY ME SIGNED THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF GEORGIA LAW.

SEC	1747	COUNTY	JACKSON	STATE	GEORGIA	DATE	02-01-2022	INSTRUMENT	LEICA	
DRAWN BY	MOSE W.	FIRM NAME			DEBORAH B. SHACKELFORD		PLAT CLOSE	1/27/2009	FIELD CLOSE	1/28/13
P.O. BOX	269	FIRM ADDRESS			WATKINSVILLE, GEORGIA 30677		ANGLE CLOSE	1/28/13	ANGLE FIELD	2" per Angle
FIELD BOOK	D-147	FIRM PHONE			770-709-6510					
		FIRM FAX			770-709-6510					

NOTE: TOTAL AREA PLATTED: ACRES
TRACT 2 REPRESENTS TAX MAP 044, PARCEL 019.
TRACT 3 REPRESENTS TAX MAP 044, PARCEL 018K.
TRACT 4 REPRESENTS TAX MAP 044, PARCEL 018U.
THE EXACT LOCATION OF THE WATER LINE WILL NEED TO BE DETERMINED BY A UTILITY LOCATOR.
THIS PROPERTY HAS BEEN SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
RESTRICTIONS OR COVENANTS OF RECORD SHOWN OR NOT SHOWN.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	313	5,333	27,463
Average Age	37.6	37.7	38.9
Average Age (Male)	37.7	39.4	38.7
Average Age (Female)	37.6	37.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	120	2,081	10,768
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$89,923	\$81,483	\$73,963
Average House Value	\$250,235	\$207,880	\$178,263

2020 American Community Survey (ACS)