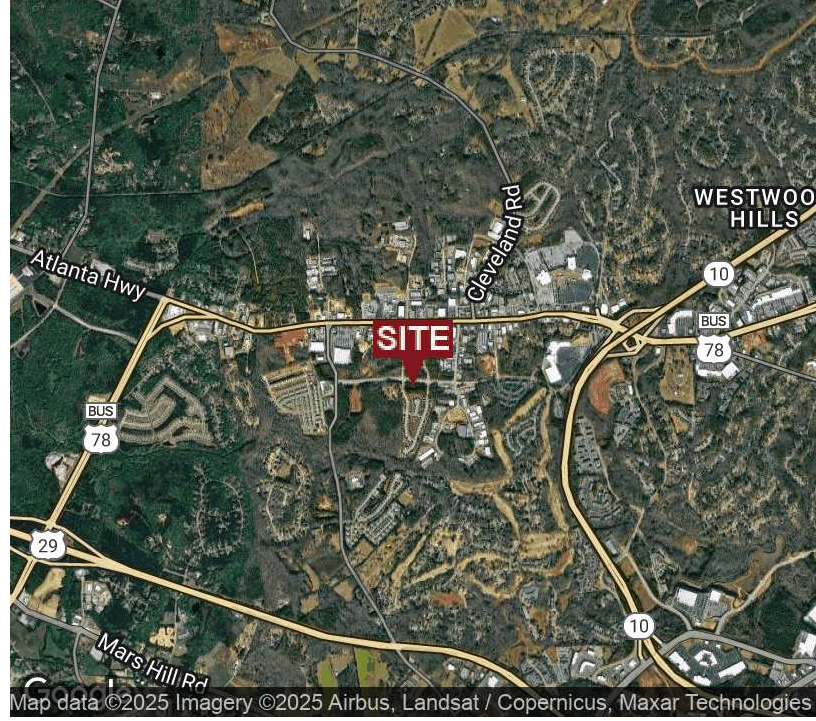


JMP COMMERCIAL TRACT

705 & 765 JENNINGS MILL PARKWAY, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$766,500
Price / Acre	\$175,000
Lot Size:	4.38 Acres
Lot Frontage:	539' Jennings Mill Pkwy 253 ft Pkwy Blvd 300 ft Classic Rd
Zoning:	Commercial-General C-G
Market:	West Athens-Clarke County
Submarket:	Atlanta Highway Corridor
Traffic Count:	33,700 Atlanta Hwy

PROPERTY OVERVIEW

The property is well suited for a commercial development such as retail, hospitality, multifamily, assisted living or flex industrial space. It is located just south of Atlanta Hwy on the newly extended Jennings Mill Parkway. The property can be subdivided into two smaller tracts which will be priced separately. The site is currently wooded. It has all utilities on site, and relatively flat topography.

LOCATION OVERVIEW

The property is located on the South side of Jennings Mill Pkwy at the intersection of Park West Blvd and Classic Road.

PROPERTY HIGHLIGHTS

- Commercial General zoning allows a variety of uses
- Two Corner lots
- Can be subdivided into smaller lots
- All utilities are in place

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
706.548.9300
grantwhitworth@gmail.com

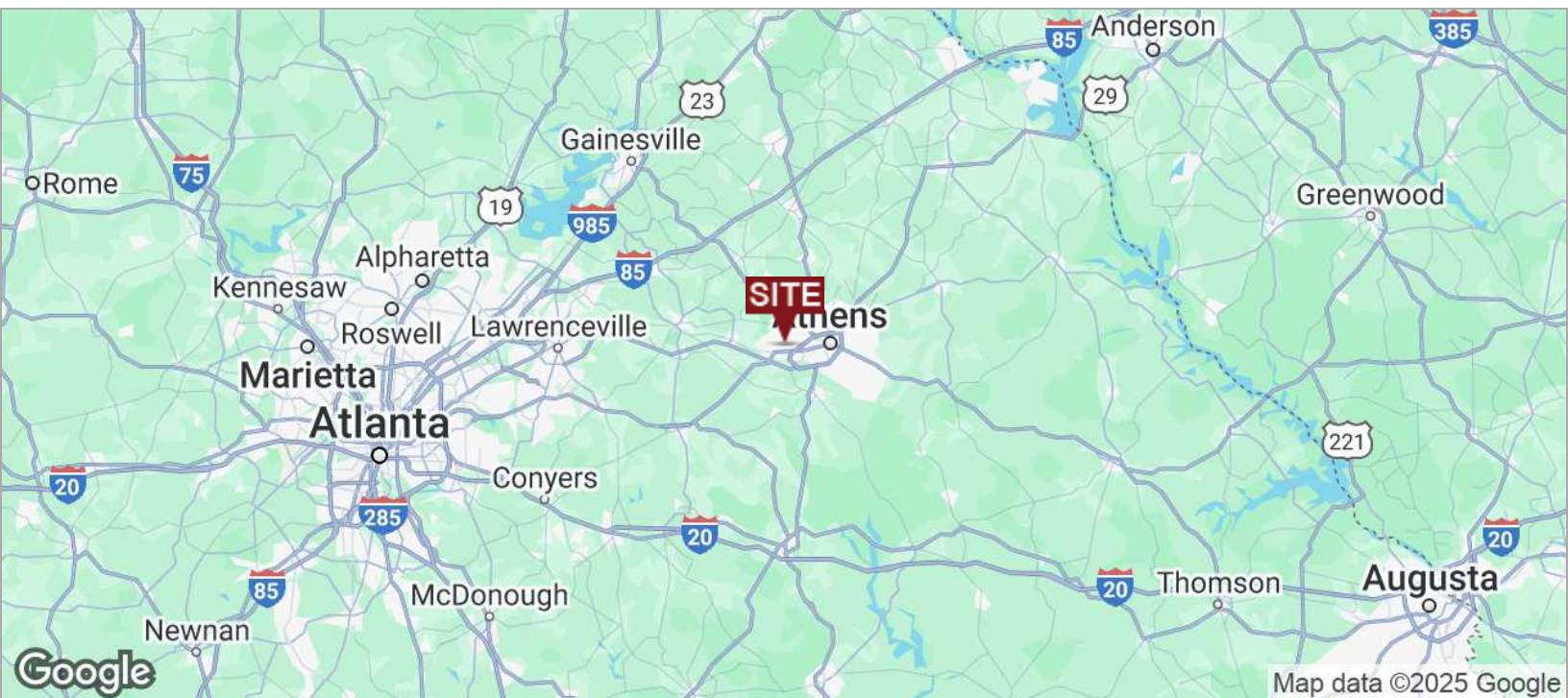
Revised: 3-13-2025

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LOCATION MAPS



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706.548.9300
grantwhitworth@gmail.com

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AERIAL MAP



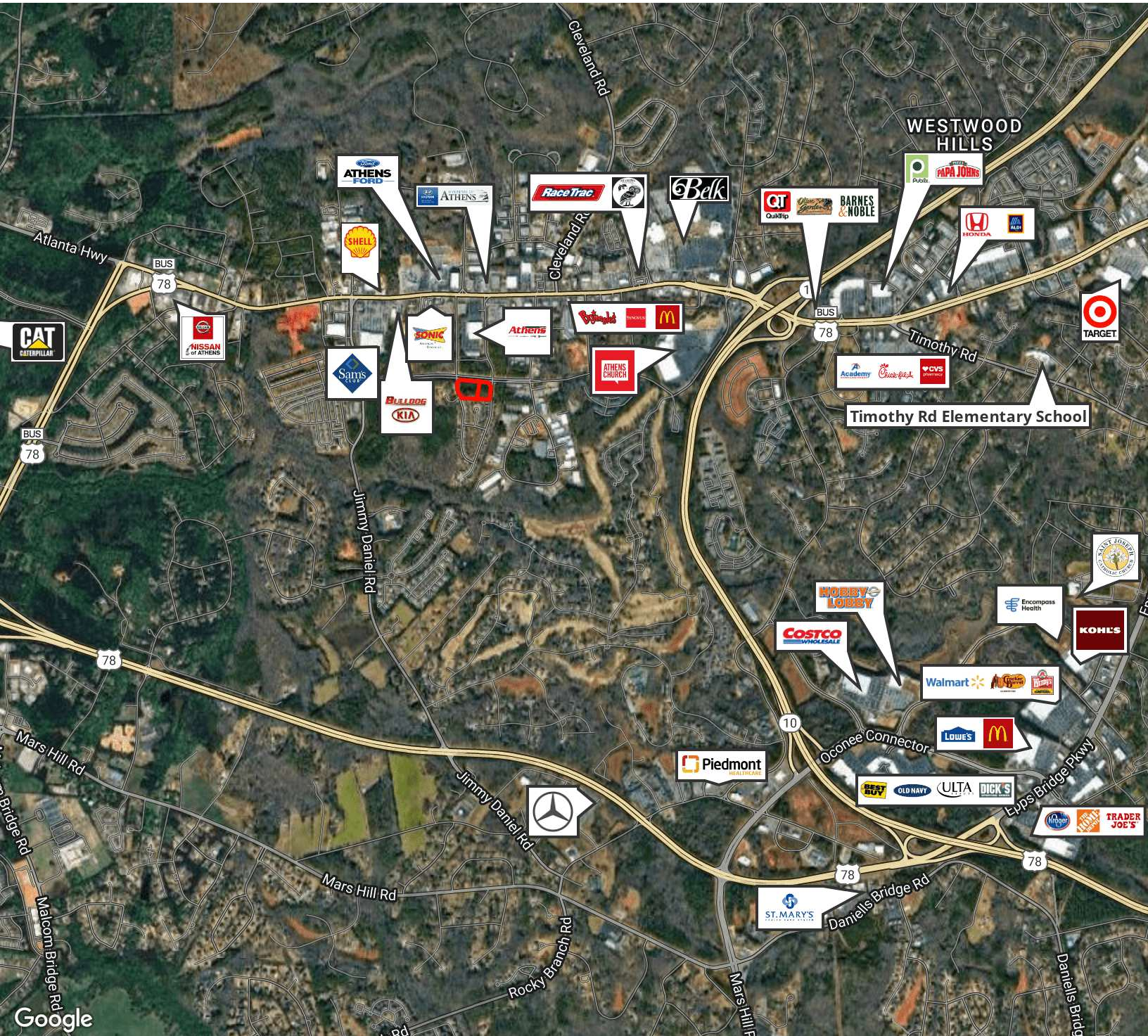
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706.548.9300
grantwhitworth@gmail.com

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RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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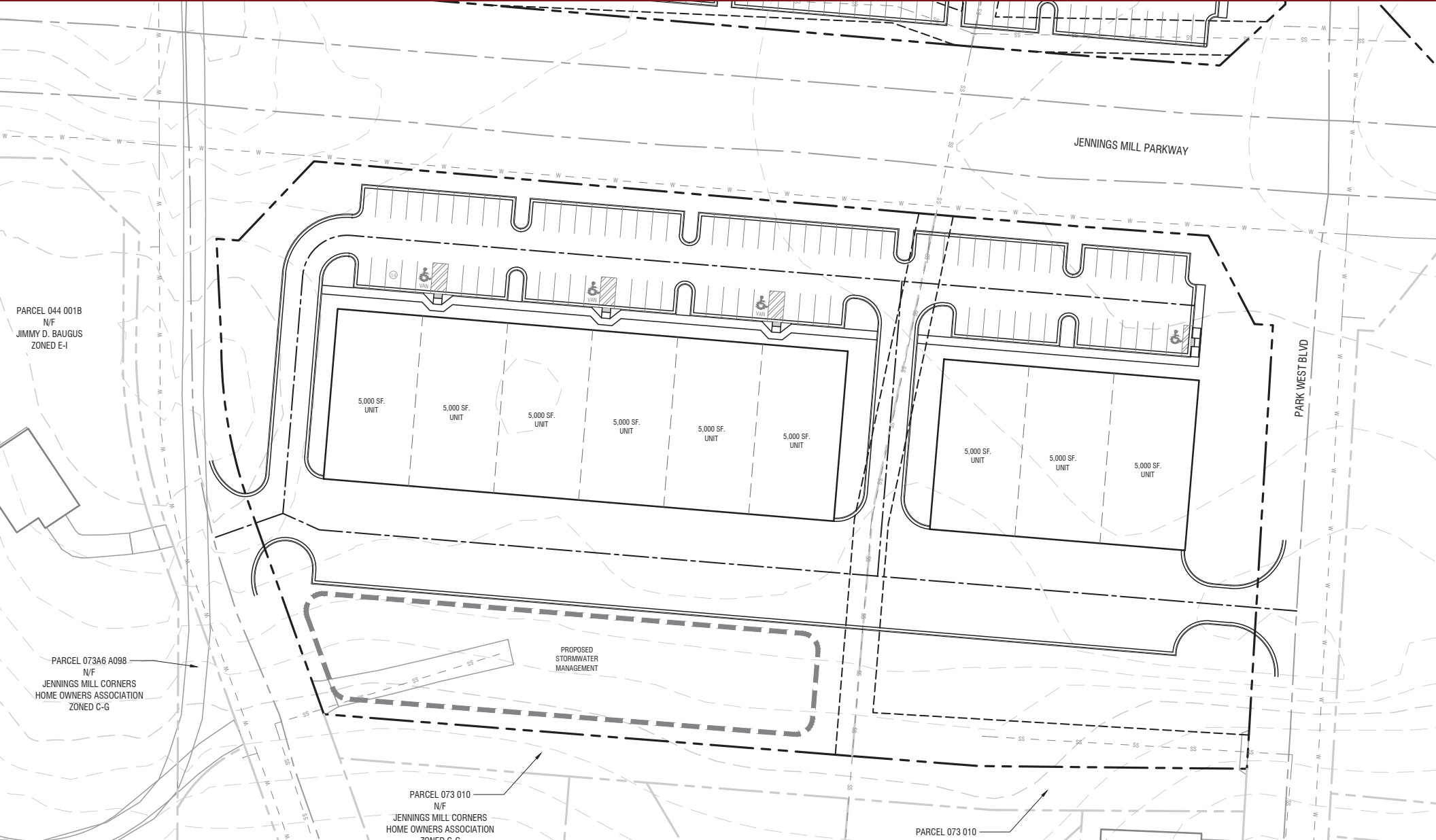
ADDITIONAL PHOTOS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

PROJECT DATA

- TOTAL PROJECT ACREAGE:
COM 5: 1.60 ACRES PN: 073A6 005
COM 6: 2.78 ACRES PN: 073A6 006
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0031D, DATED APRIL 2, 2007.

- CURRENT ZONING: C-G
- REQUIRED BUILDING SETBACKS:

FRONT: 0'
SIDE: 0'
REAR: 0'

- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

- THE TOPOGRAPHIC CONTOURS SHOWN HEREON WERE PROVIDED BY A.C.C. G.I.S. DEPARTMENT AND ARE NOT BASED ON A FIELD RUN SURVEY.

- PLAT AND DEED REFERENCES:
P.B. G, PG. 72E

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, 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 of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jerry D. Wood
Jerry D. Wood SA RLS# 2999

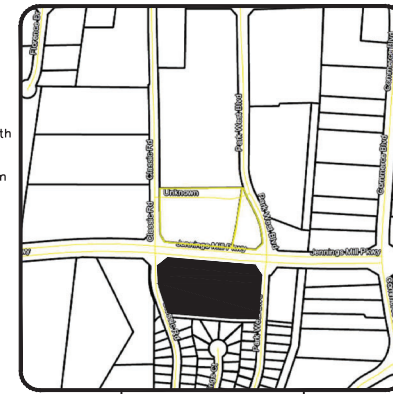
7-5-2022
Date

SURVEY CLOSURE STATEMENT

The Field Data upon which this plot is based has a closure precision of one foot in 77,330 feet, and an angular error of 1" per angle point, and was not adjusted.

This plot has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Linear Measurement obtained using GEOMAX ZOOM 90
Angular Measurement obtained using GEOMAX ZOOM 90
Field Work completed 5/27/22

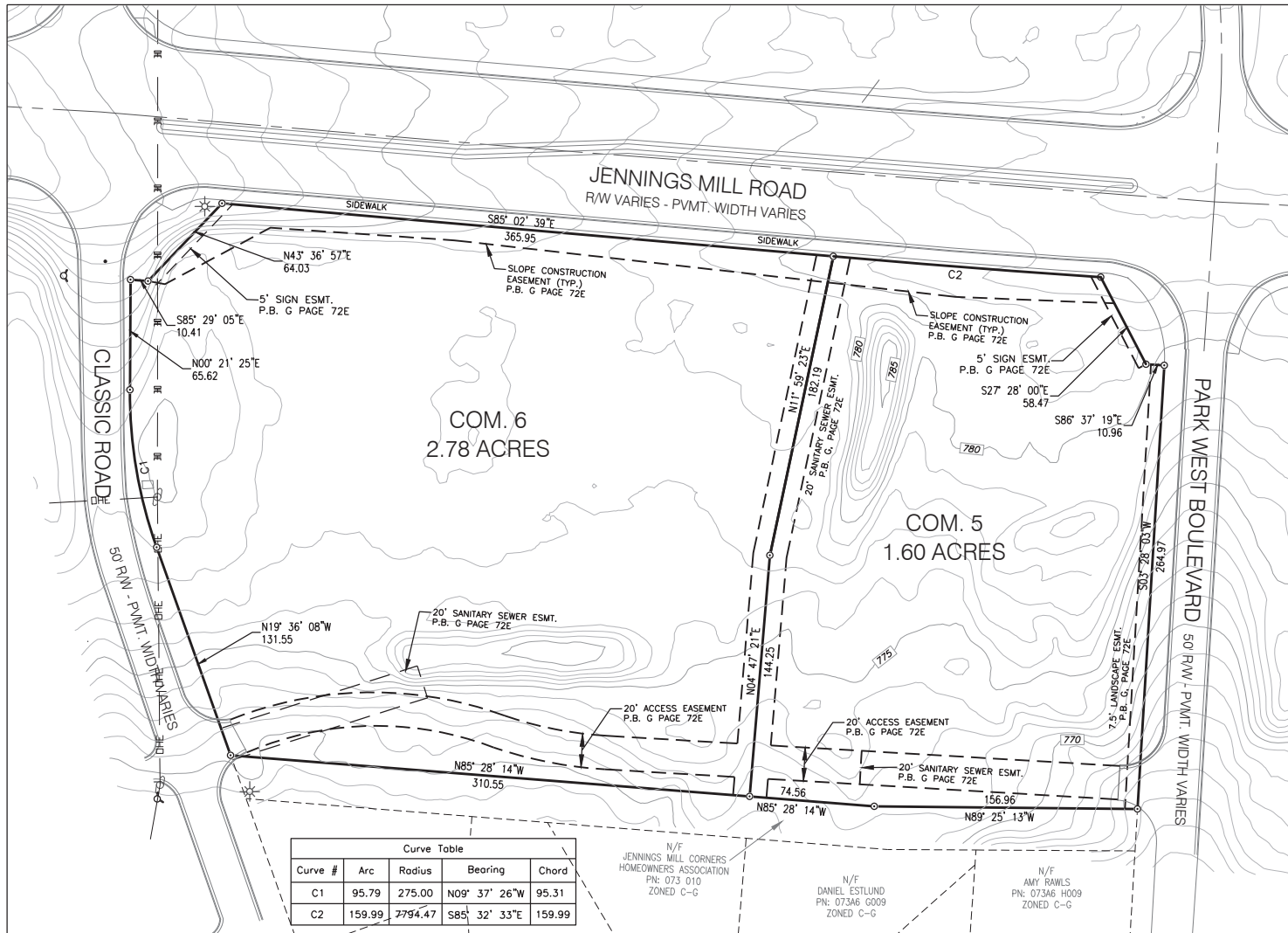
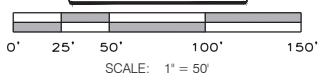


VICINITY MAP

(NOT TO SCALE)

Clerk of Superior Court Filing Information

GRAPHIC SCALE



DuSOUTH
Land Surveying Civil Contracting
Civil Engineering Soil Mapping
22 S. Barnett Shoals Rd.
Watkinsville, Ga 30677
706.310.1961
Email: info@dusouth.net
Online: www.dusouthsurveying.com

GEORGIA SOIL MAPPING INCORPORATED
a DuSouth company
706.705.6900
Email: info@dusouth.net

SURVEY FOR:

WRES, LLC

765 & 705 JENNINGS MILL PKWY
216N S.W.D.
ATHENS-CLARKE COUNTY, GEORGIA

GRID NORTH
BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊙ Power Pole
- Transformer
- ⊕ Drop Inlet
- ⊙ Light Pole

PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- R/W RIGHT OF WAY
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT

REVISIONS

CHANGES	DATE

DATE
07-5-22

PROJECT
22-136



BOUNDARY SURVEY

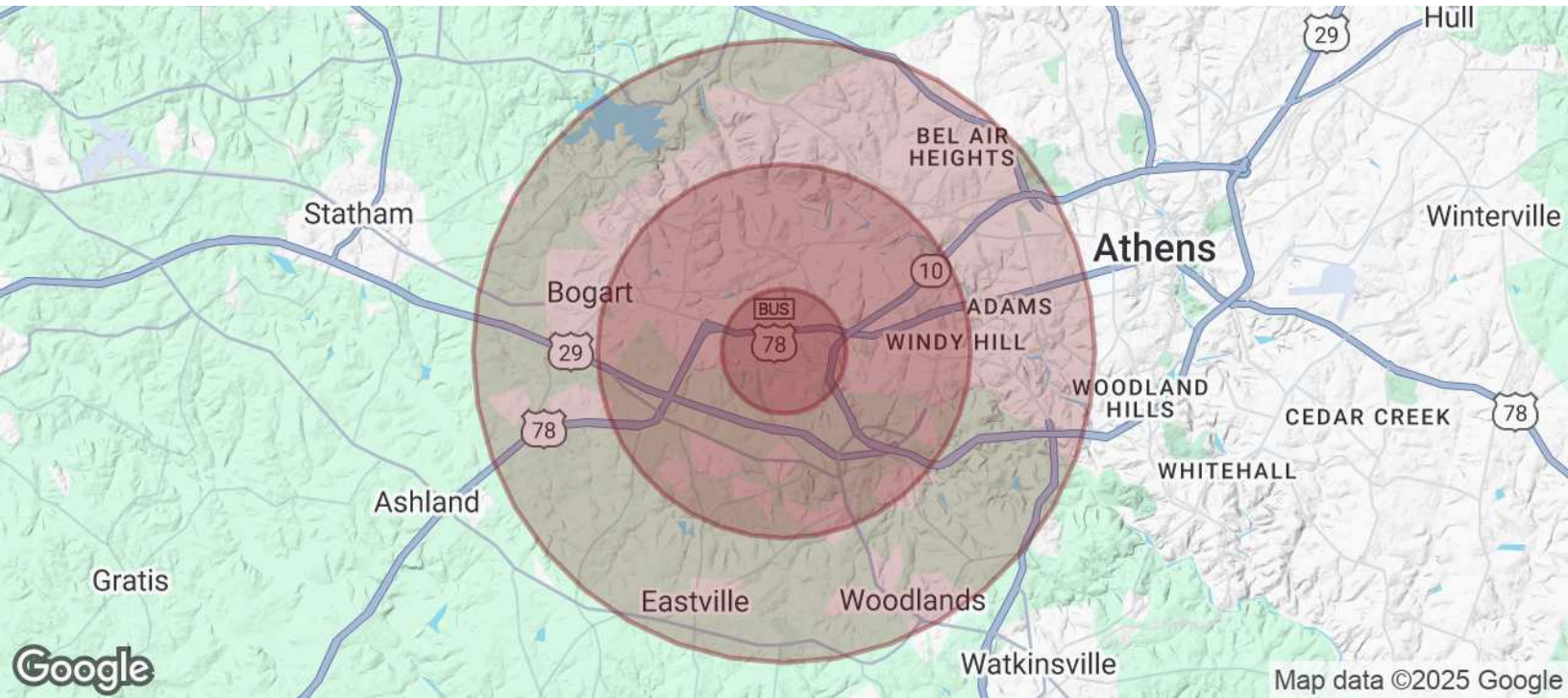
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,562	16,389	42,974
Average Age	31.2	33.4	34.6
Average Age (Male)	30.9	32.5	33.6
Average Age (Female)	30.5	33.4	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,042	6,546	16,828
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$71,744	\$78,998	\$79,018
Average House Value	\$242,701	\$241,205	\$249,355

2020 American Community Survey (ACS)

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