



Infill Development Opportunity

450 & 460 Gaines School Road
Athens, Georgia 30605

Property Overview

450 & 460 Gaines School Road presents an exceptional opportunity for investors. This versatile property, zoned C-O and RS-15, offers a unique blend of convenience and potential. With access from three streets and high visibility from a traffic count of 16,400 cars per day, the site is ideal for a variety of development projects. Situated just minutes from UGA and Downtown Athens, this relatively level parcel with all utilities represents an exceptional infill opportunity for residential and neighborhood commercial uses.

Property Highlights

- Convenient near shopping and dining
- Great access bordered by three different streets
- Great visibility with a traffic count of 16,400 cars per day
- Relatively level a parcel with all utilities
- Currently zoned C-O and RS-15
- Just minutes to UGA and Downtown Athens
- Great infill development site for both residential and neighborhood commercial

Offering Summary

For More Information

Daniel Bennett, CCIM

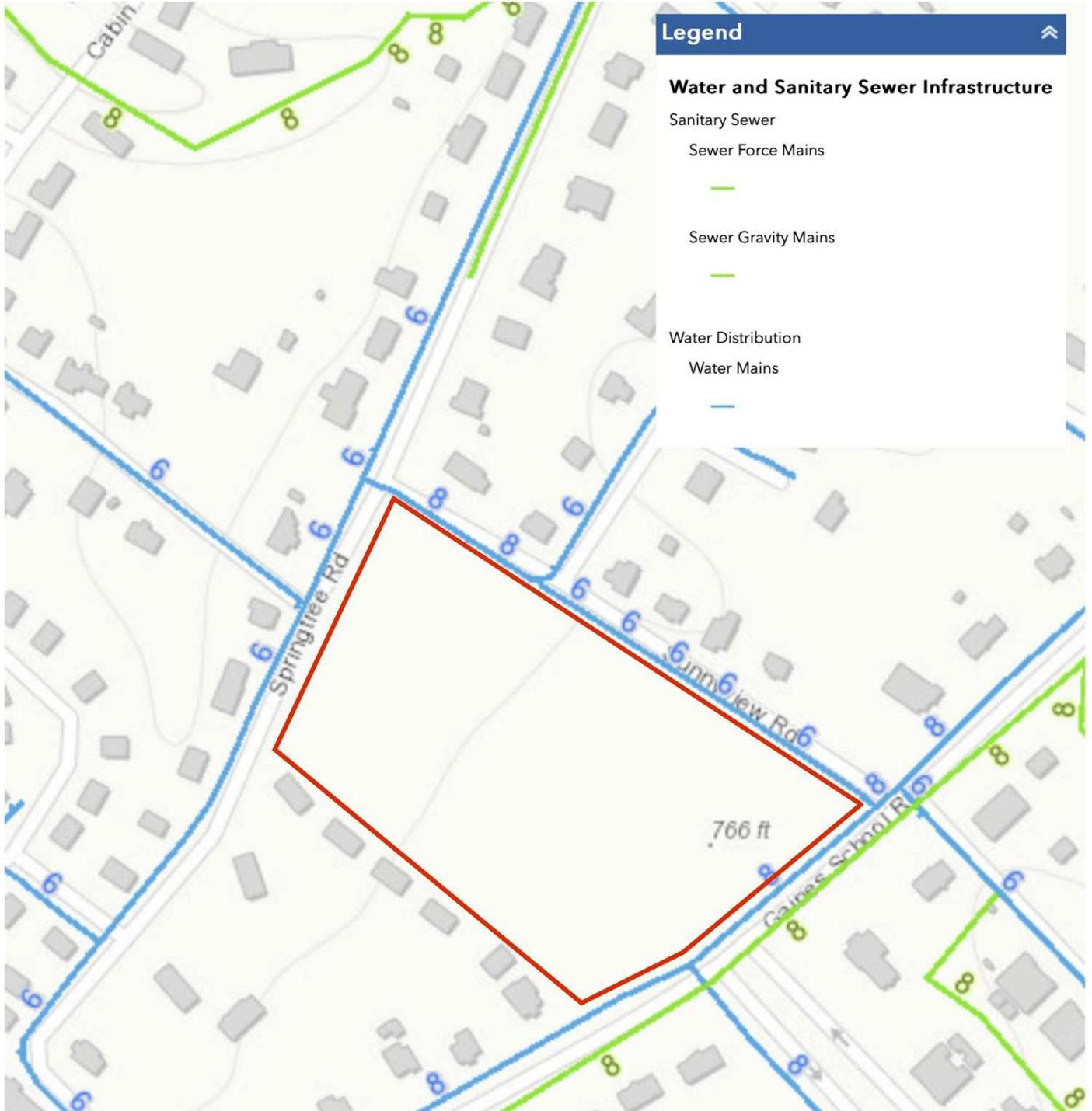
O: 706 553 1000 | C: 706 340 6066
daniel@naielrod.com | GA #345850

For Sale

7.96 Acres | \$725,000
 Commercial Land

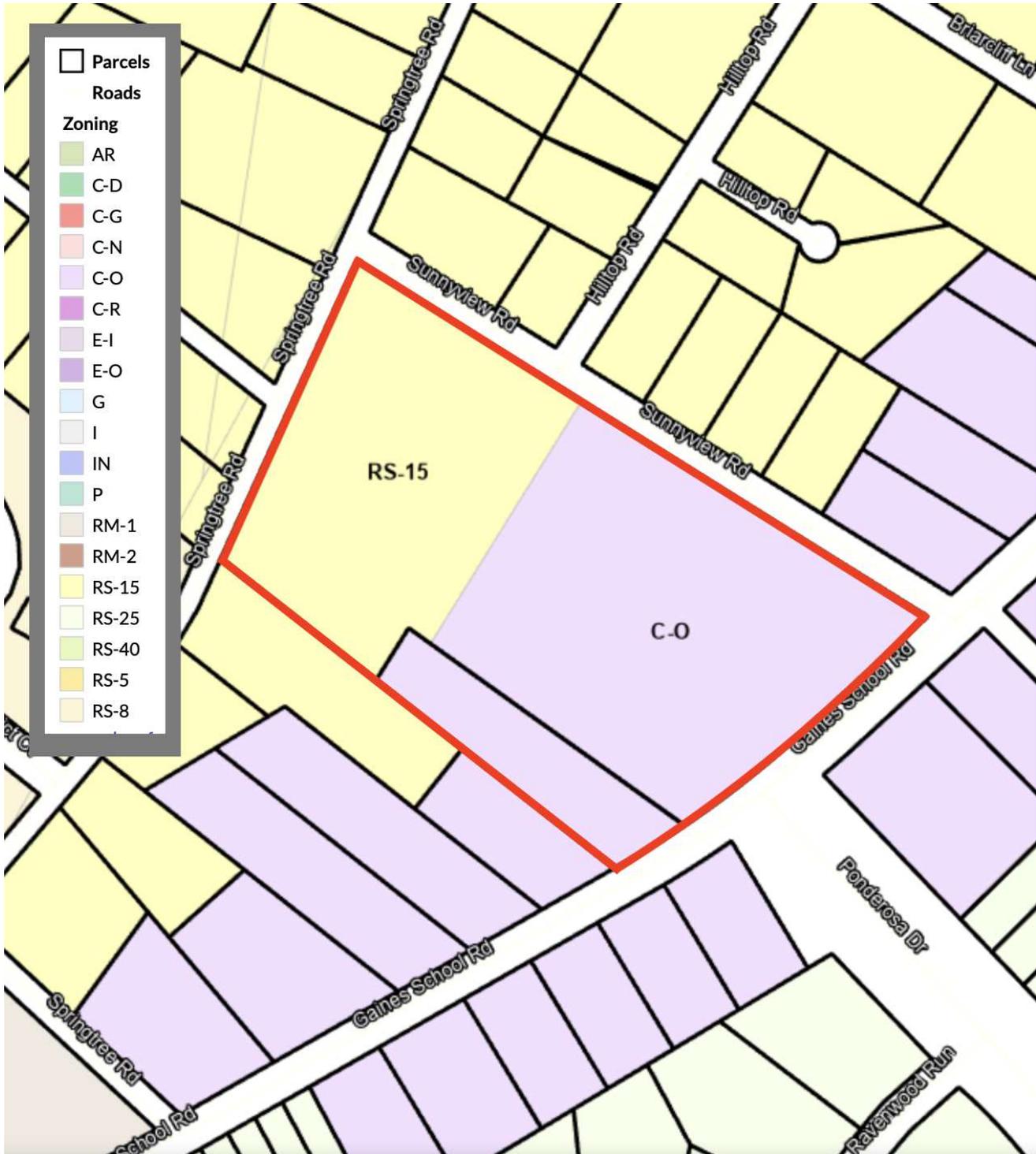


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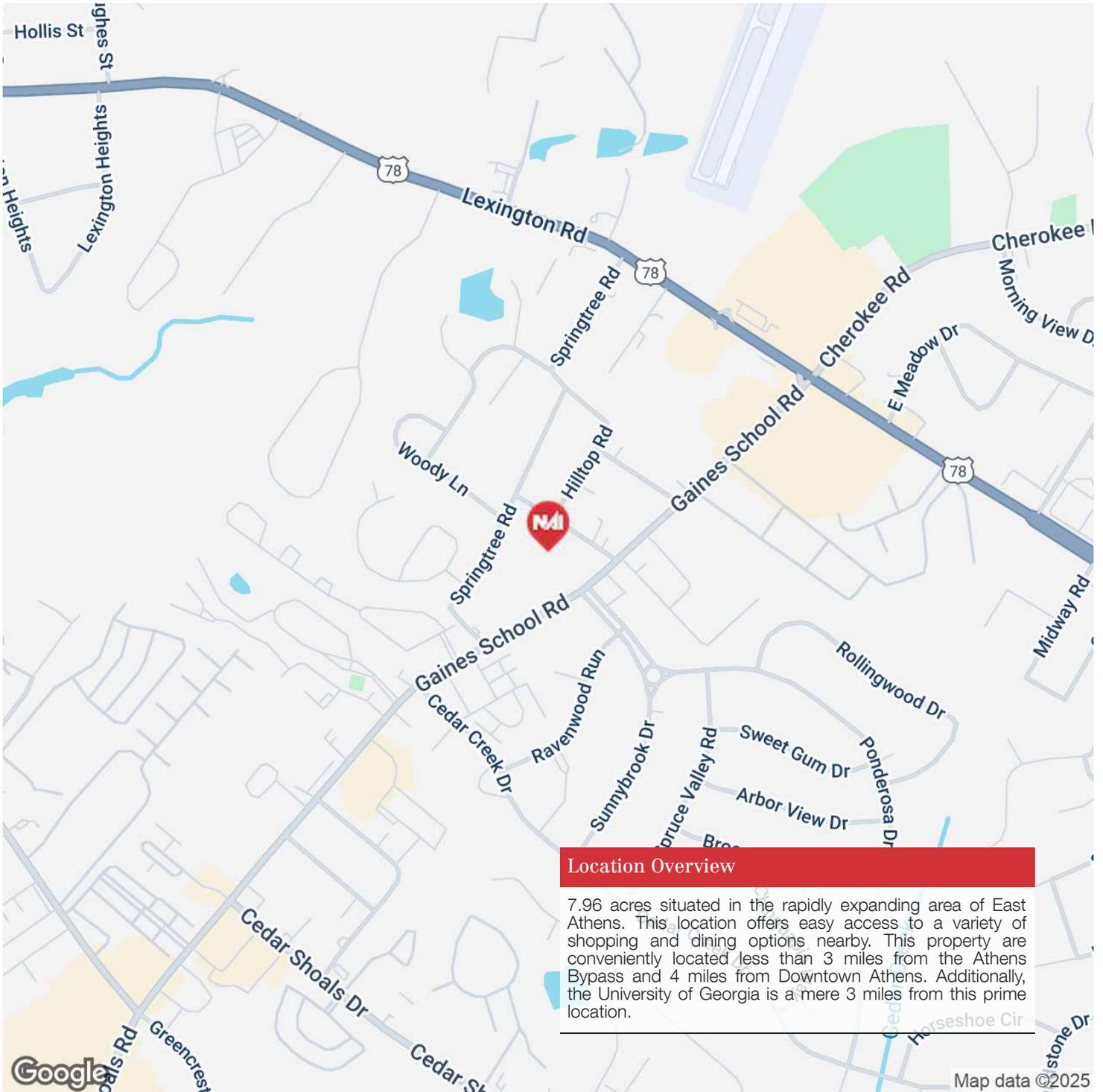
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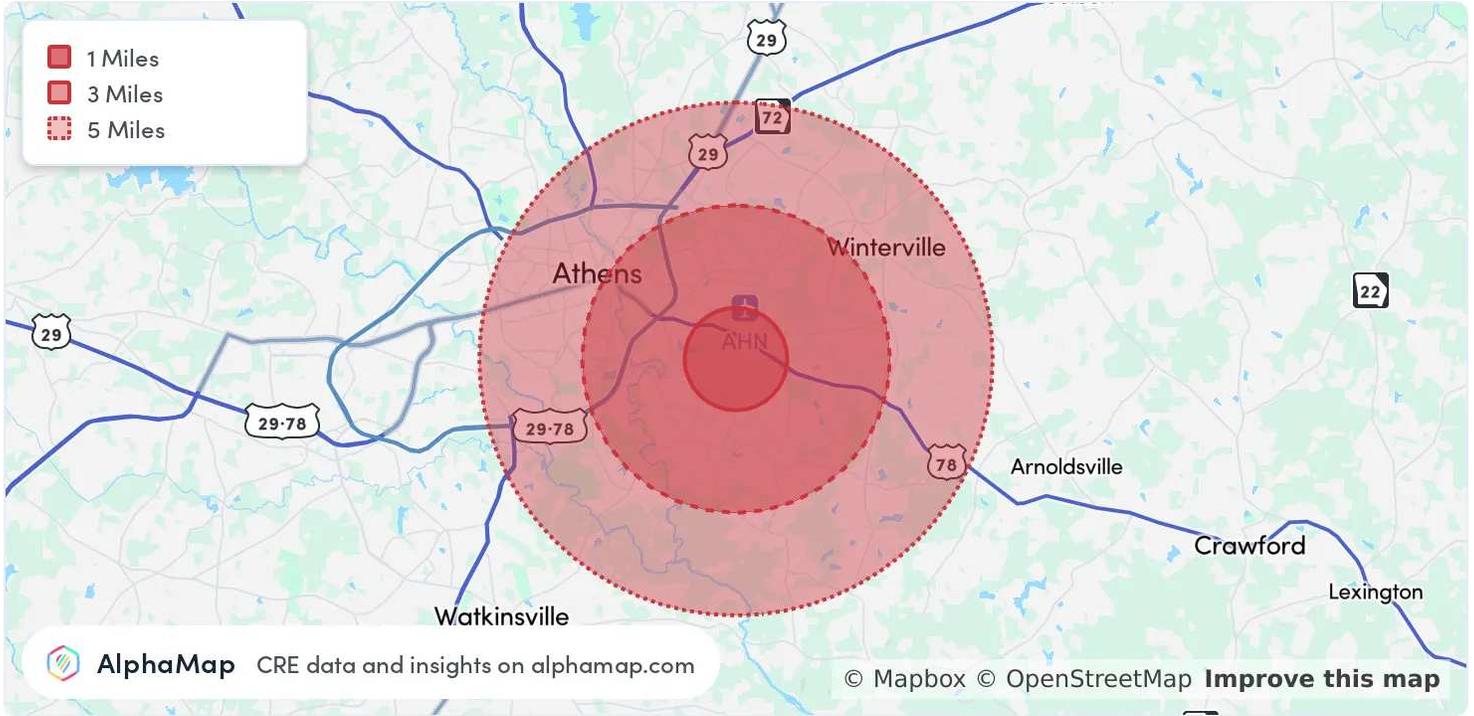


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Population	1 Mile	3 Miles	5 Miles
Total Population	8,995	47,038	86,985
Average Age	35	33	33
Average Age (Male)	34	33	33
Average Age (Female)	37	34	34

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	4,141	18,903	34,190
Persons per HH	2.2	2.5	2.5
Average HH Income	\$65,967	\$66,263	\$72,085
Average House Value	\$262,525	\$261,745	\$340,421
Per Capita Income	\$29,984	\$26,505	\$28,834

Map and demographics data derived from AlphaMap