

CHANDLER BRIDGE RD 719 ACRES

9400 COMMERCE RD, ATHENS, GA 30607



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker
Lot Size:	719.0 ± Acres
Lot Frontage:	9100 ft Chandler Bridge 300 ft Commerce Rd
Zoning:	A2, Agricultural
Market:	Jackson County
Submarket:	Athens Clarke County
Traffic Count:	16,200 US Hwy 441 17,200 US Hwy 129

PROPERTY OVERVIEW

Incredible opportunity less than 10 minutes from Athens! The tract contains 719± acres located in South Jackson County Georgia near the Athens-Clarke County line. The subject tract fronts along the eastern boundaries of Chandler Bridge Rd with approximately 9,000 ft of frontage. This is a beautiful large tract with great development opportunities with county water and electricity. It has a combination of open pasture and wooded land. Easy for a developer to subdivide along Chandler Bridge Rd frontage. The current A2 zoning allows minimum 8 acre lots. There is a 12 acre lake and 5,000 ± ft Oconee River frontage. Will subdivide with price to be determined.

LOCATION OVERVIEW

The property is located west of US Hwy 441 on Chandler Bridge Rd and within close proximity to the City of Athens, the University of Georgia and UGA Medical College. Over ±9,000 ft of frontage on Chandler Bridge Rd and a second rear access point with ±300 ft of frontage on Commerce Rd.

PROPERTY HIGHLIGHTS

- Incredible opportunity less than 10 minutes from Athens!
- Can be subdivided into smaller Tracts, which will be priced separately
- Rolling topography with numerous building sites, water and electricity available.
- 12 acre lake, several other lake sites and 5,000 ± ft Oconee River frontage.

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.

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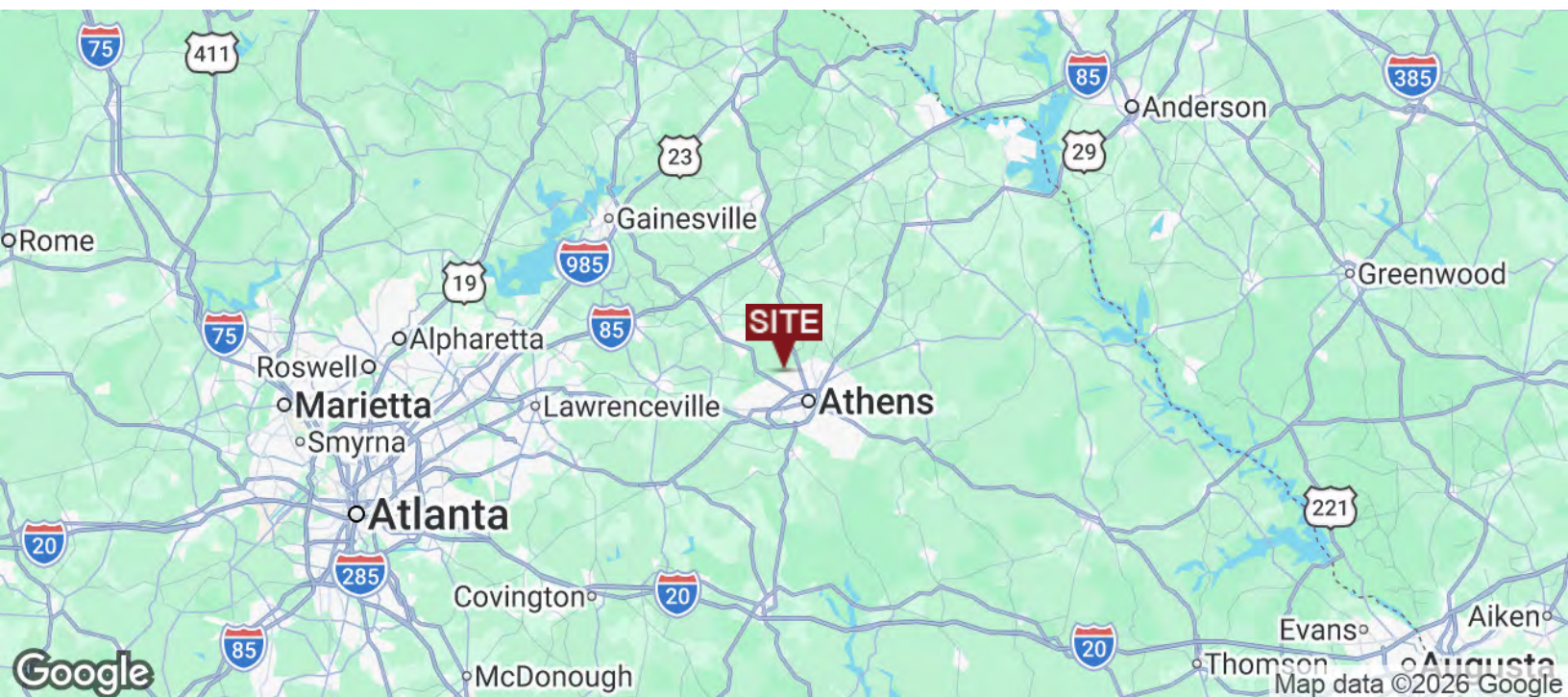
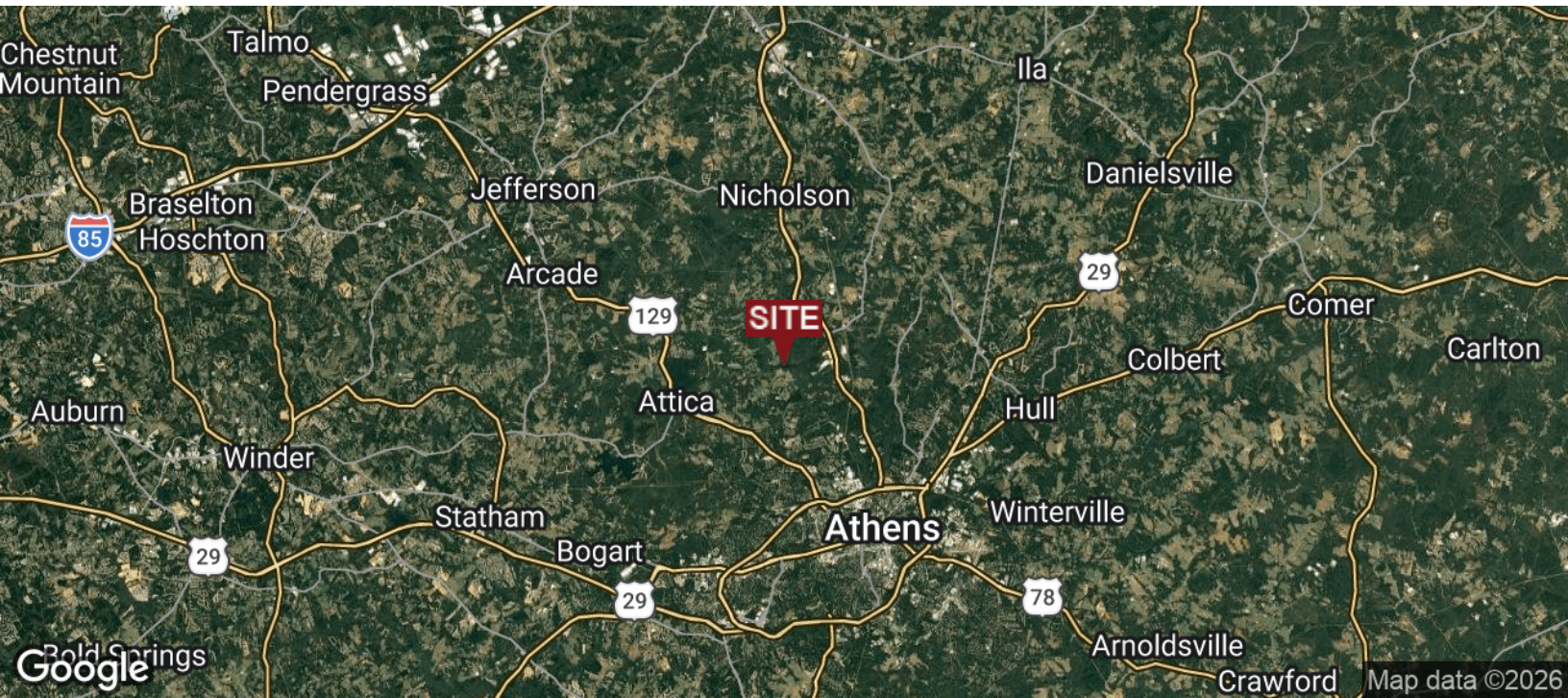
Revised: 7-27-2026

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LOCATION MAP



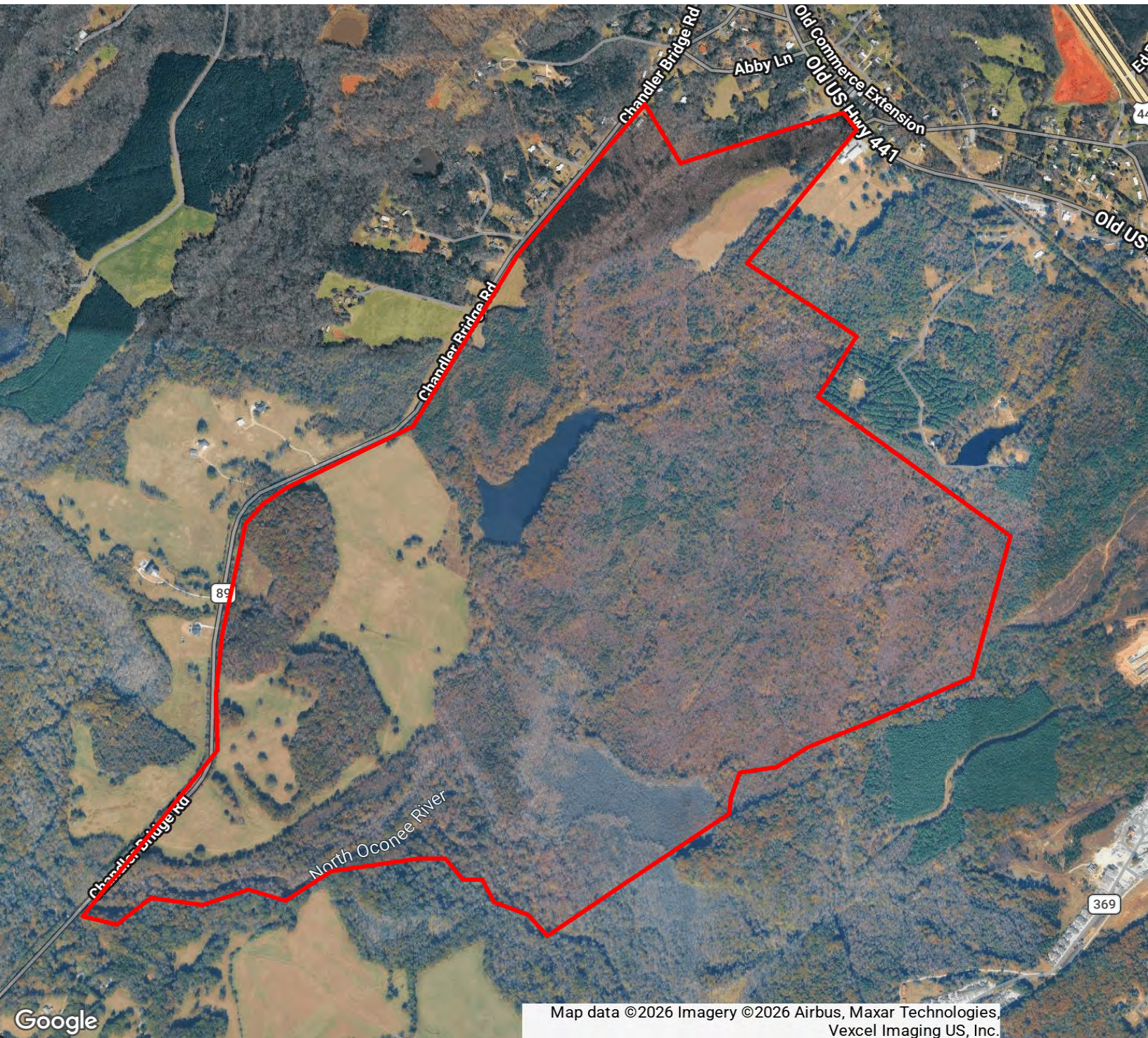
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AERIAL



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RETAILER MAP



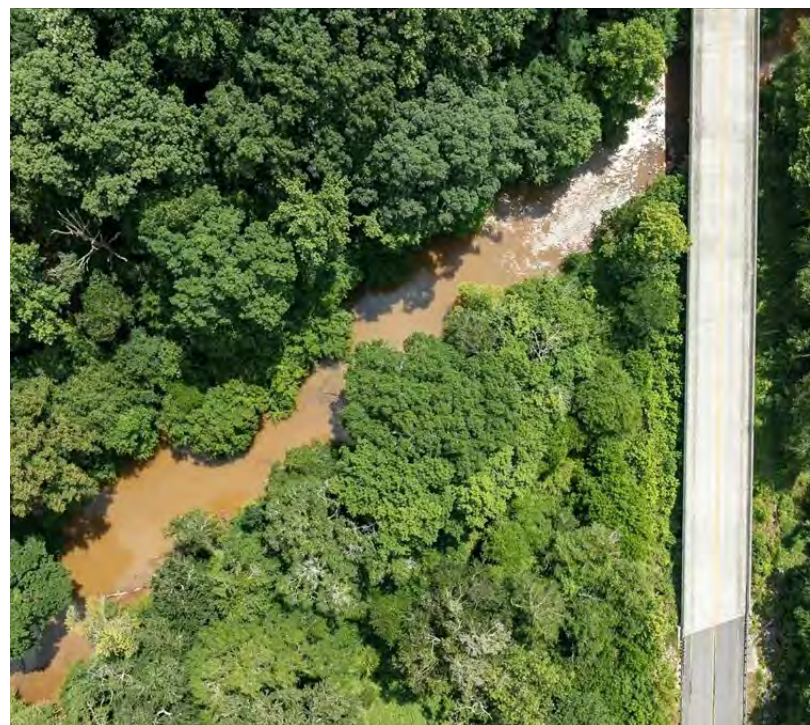
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ADDITIONAL PHOTOS



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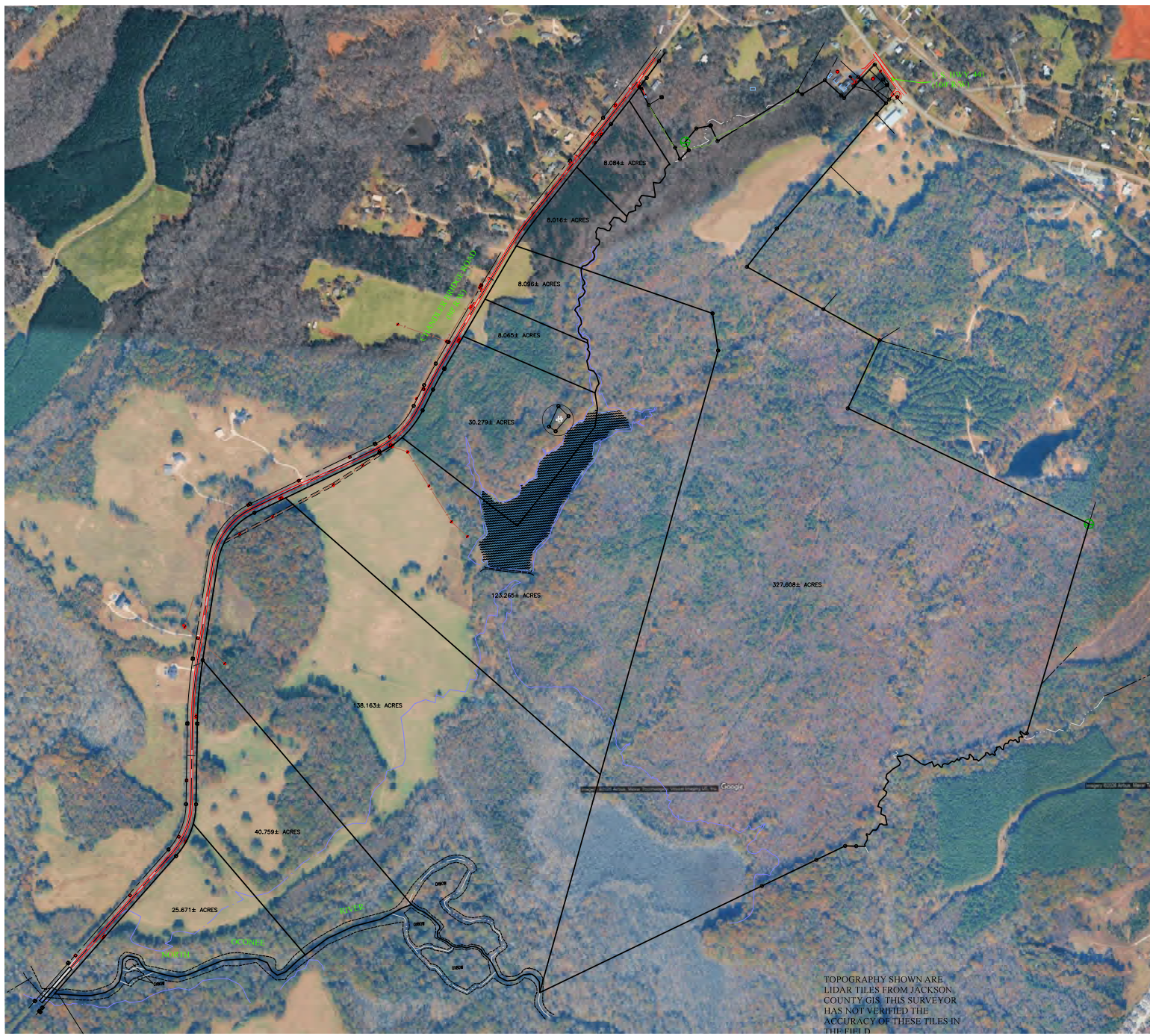
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8.084± ACRES

8.016± ACRES

8.086± ACRES

8.065± ACRES

30.279± ACRES

125.265± ACRES

327.609± ACRES

138.163± ACRES

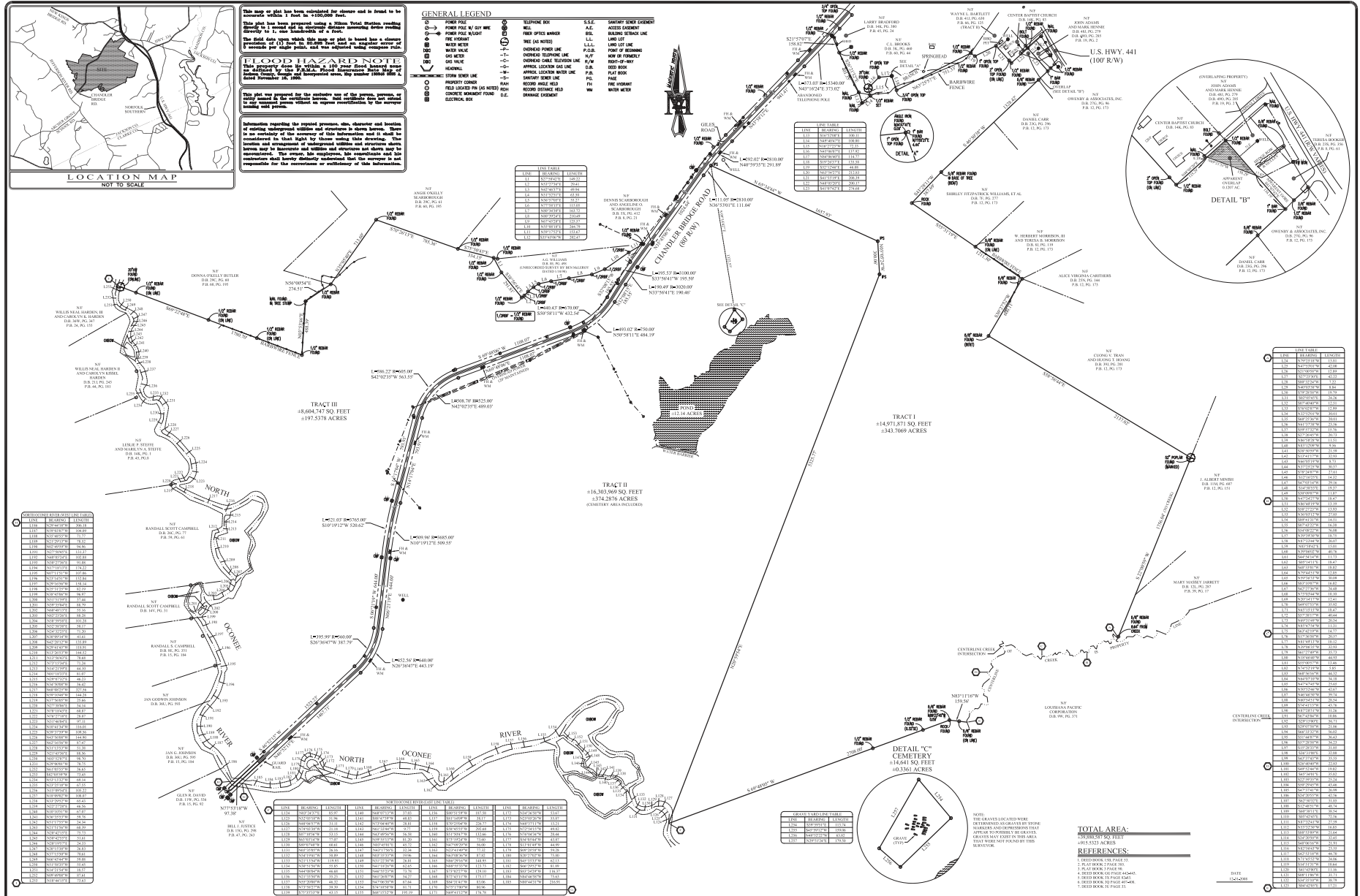
40.759± ACRES

25.671± ACRES

TOPOGRAPHY SHOWN ARE
LIDAR TILES FROM JACKSON
COUNTY GIS. THIS SURVEYOR
HAS NOT VERIFIED THE
ACCURACY OF THESE TILES IN
THE FIELD.

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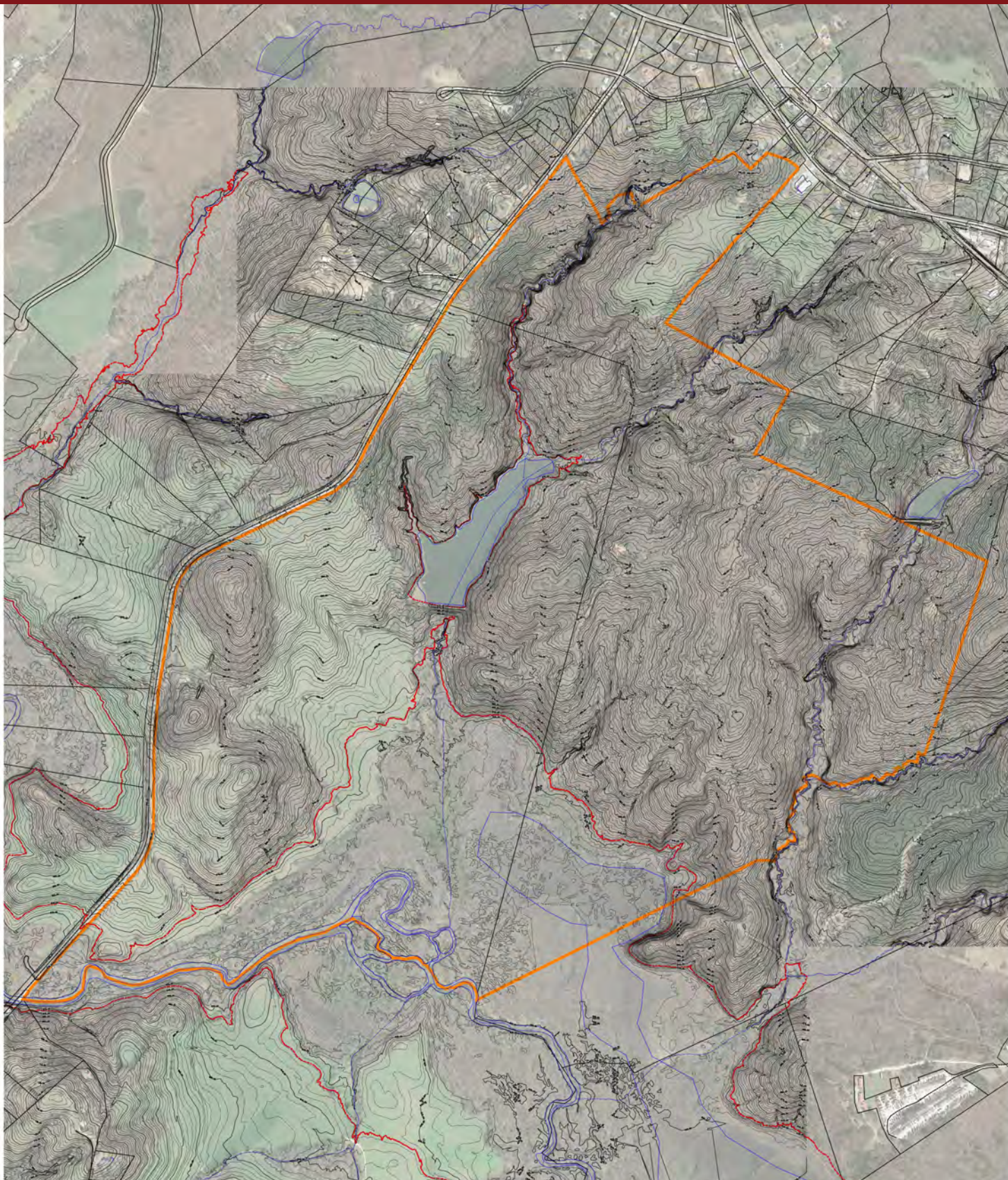
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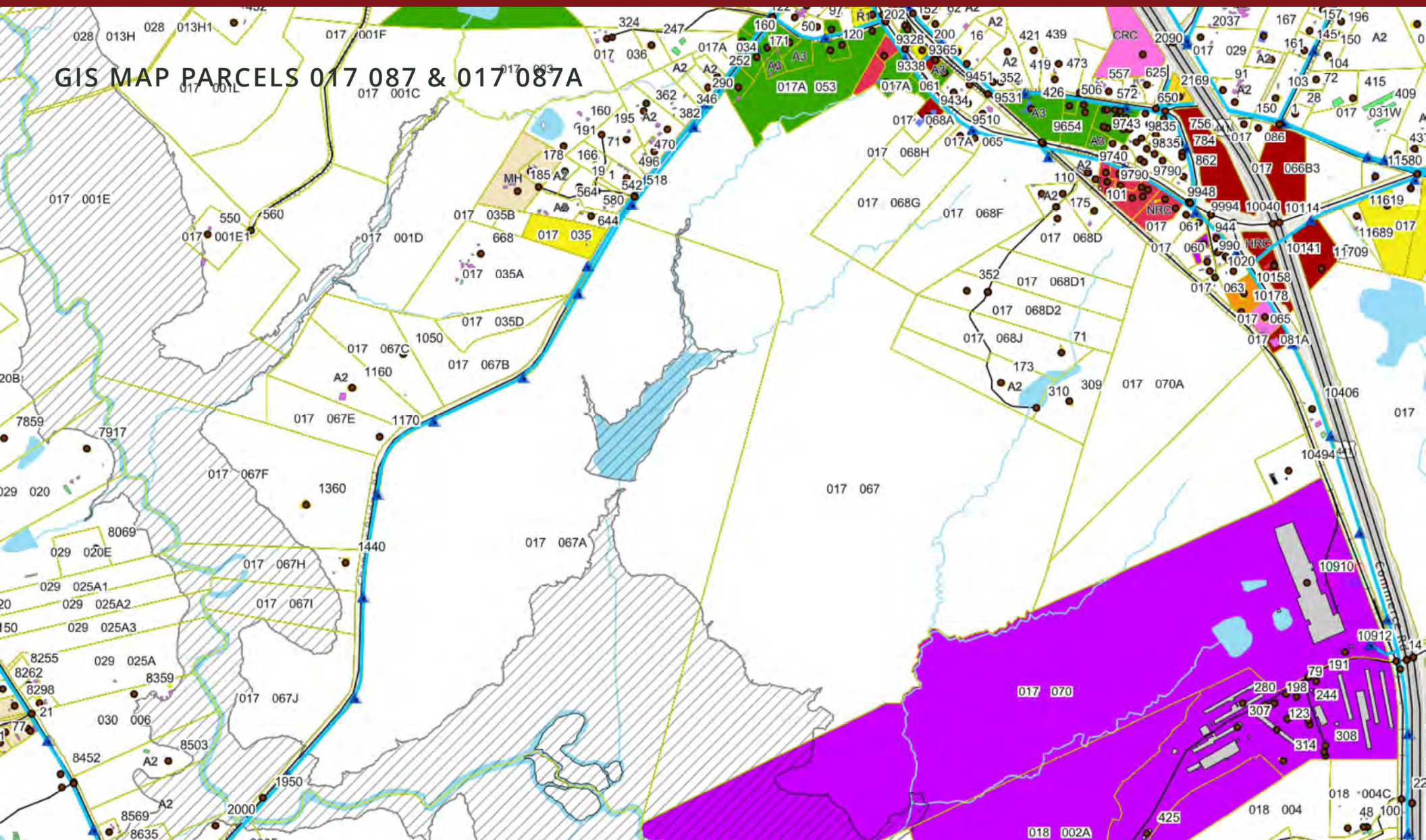


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GIS MAP PARCELS 017 087 & 017 087A



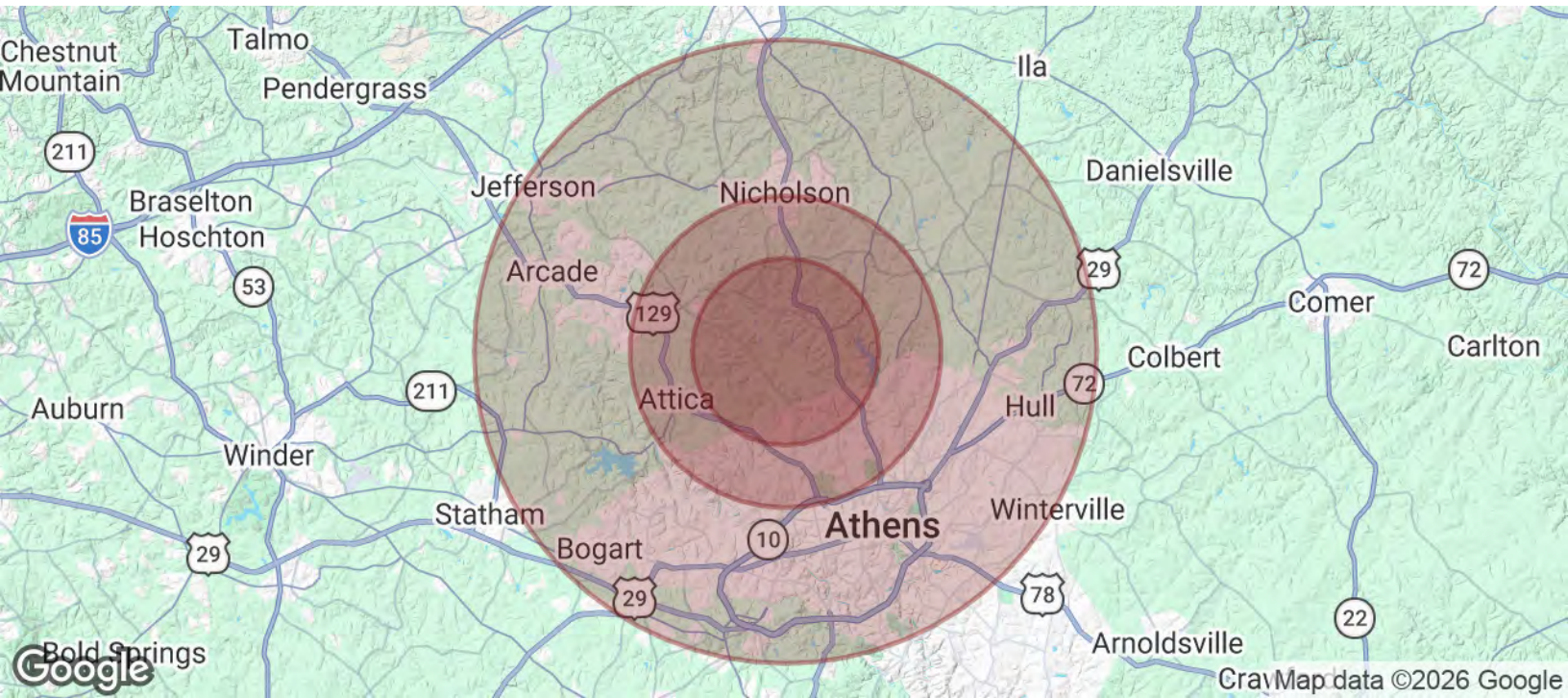
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,799	21,525	138,862
Average Age	41	39	36
Average Age (Male)	41	38	35
Average Age (Female)	42	40	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,434	7,860	53,475
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$76,291	\$79,388	\$75,636
Average House Value	\$336,790	\$283,127	\$324,890

2020 American Community Survey (ACS)

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