

# PARKWAY BLVD COMMERCIAL TRACT

1901 EPPS BRIDGE PARKWAY, ATHENS, GA 30606



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	Call Broker
Lot Size:	26.39 Acres
Lot Frontage:	1,348 ft Parkway Blvd
Zoning:	AG
Market:	Oconee County
Submarket:	Epps Bridge Pkwy Retail Corridor
Traffic Count:	27,800 Epps Bridge Rd

### PROPERTY OVERVIEW

The property is mostly wooded. There is a creek running along the frontage of Parkway Blvd, crossing under Parkway Blvd roughly half way through the property. There is another creek which runs east along the southern property line to a detention pond for the adjacent Walmart. All utilities are available, sewer runs through the property and water is located in Parkway Blvd and Jordan Dr. The topography slopes downward from the rear of the property to Parkway Blvd. The current zoning is AG, but the county would be receptive to a variety of commercial and medical uses.

### LOCATION OVERVIEW

The property is located on the newly built Parkway Blvd which connects Epps Bridge Pkwy and Oconee Connector. Jordan Dr deadens into the east side of the property connecting it to Epps Bridge Pkwy beside Walmart. The property to the north was recently zoned for a 70 bed hospital, being built by Encompass Health, and the new Costco is located on the other side of Parkway Blvd to the south.

### PROPERTY HIGHLIGHTS

- Great location in a fast growing commercial area
- Access to Epps Bridge Pkwy and Parkway Blvd
- Will Subdivide, 1.5 acres priced separately
- All Utilities Available

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: 9-16-2025

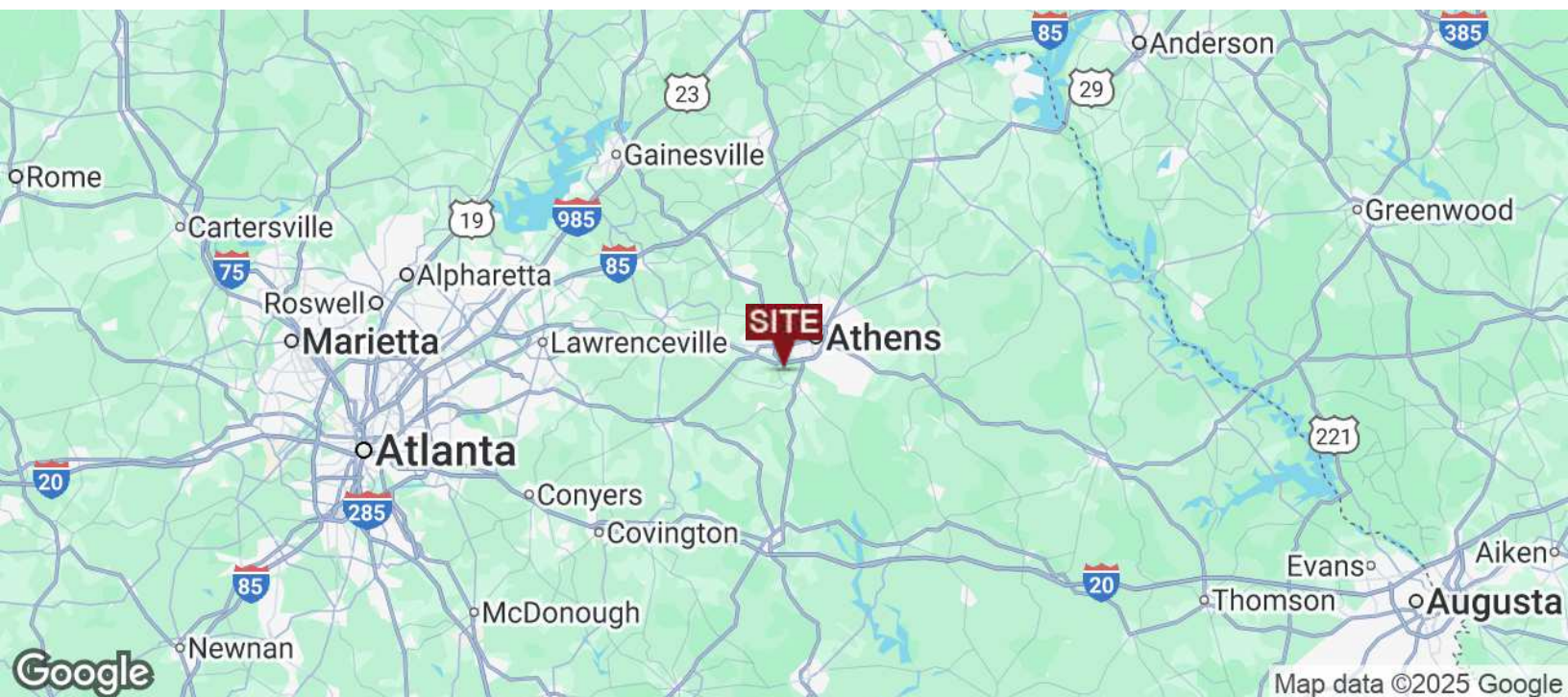
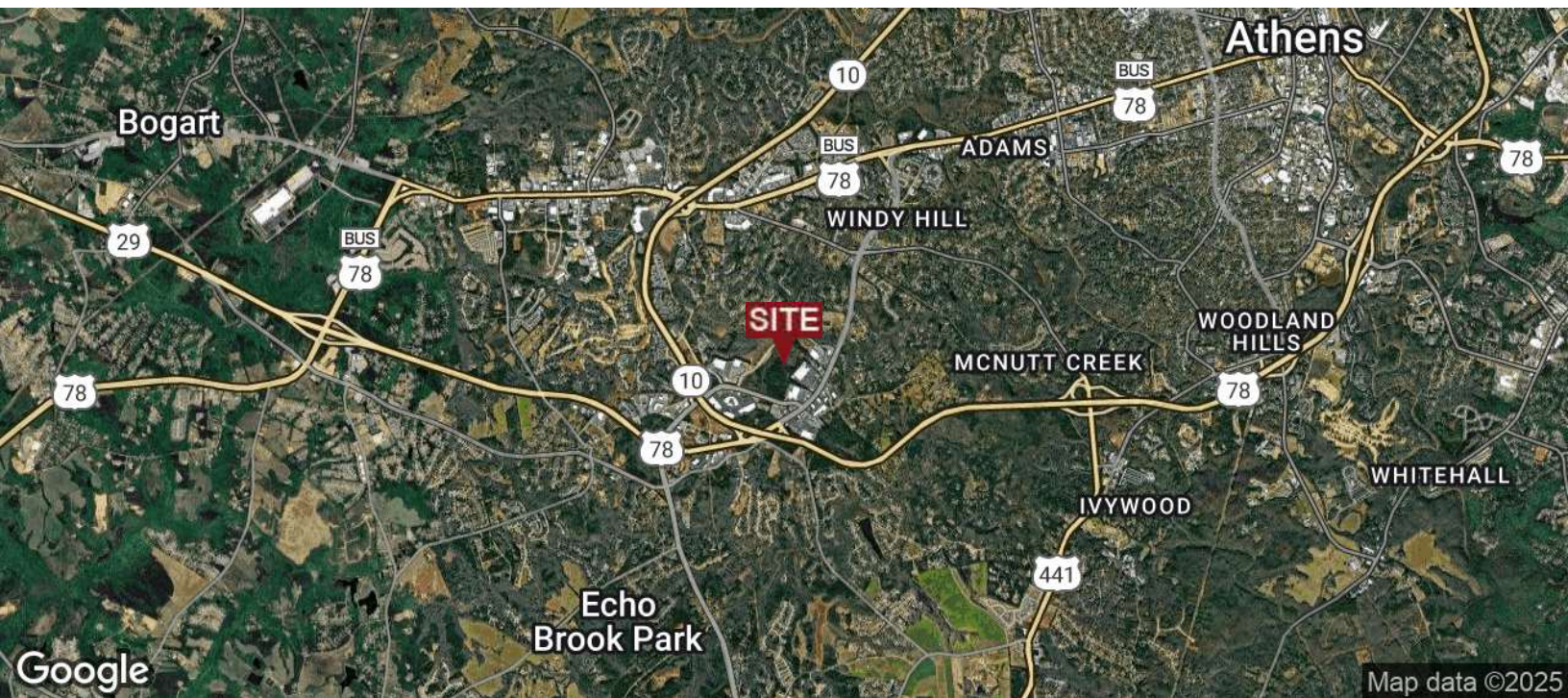


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## LOCATION MAP



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## AERIAL MAP



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## RETAILER MAP



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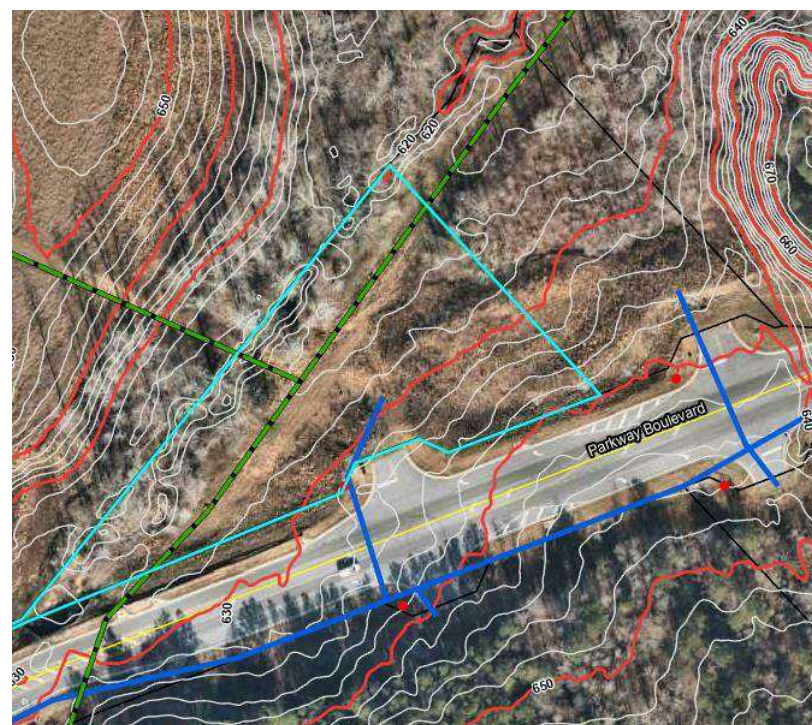
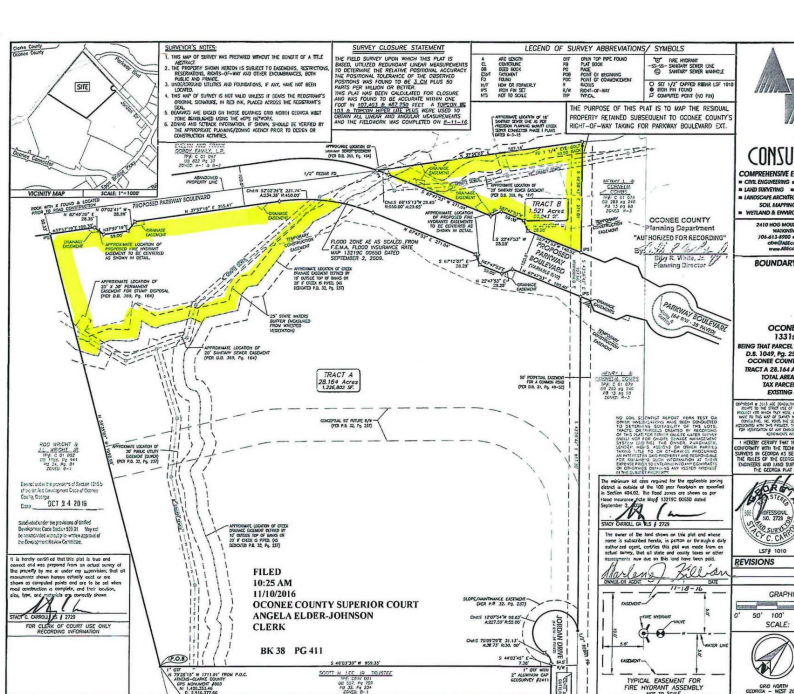
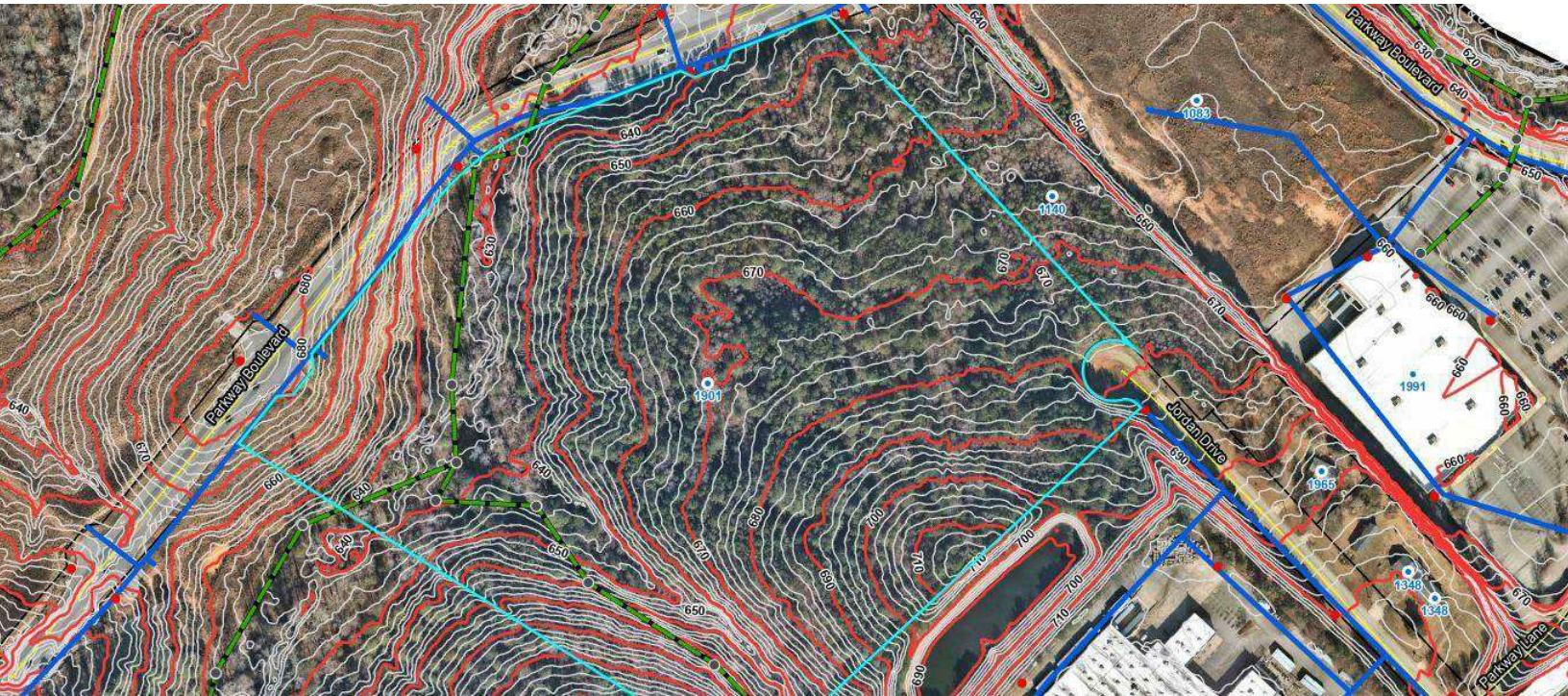


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## ADDITIONAL PHOTOS



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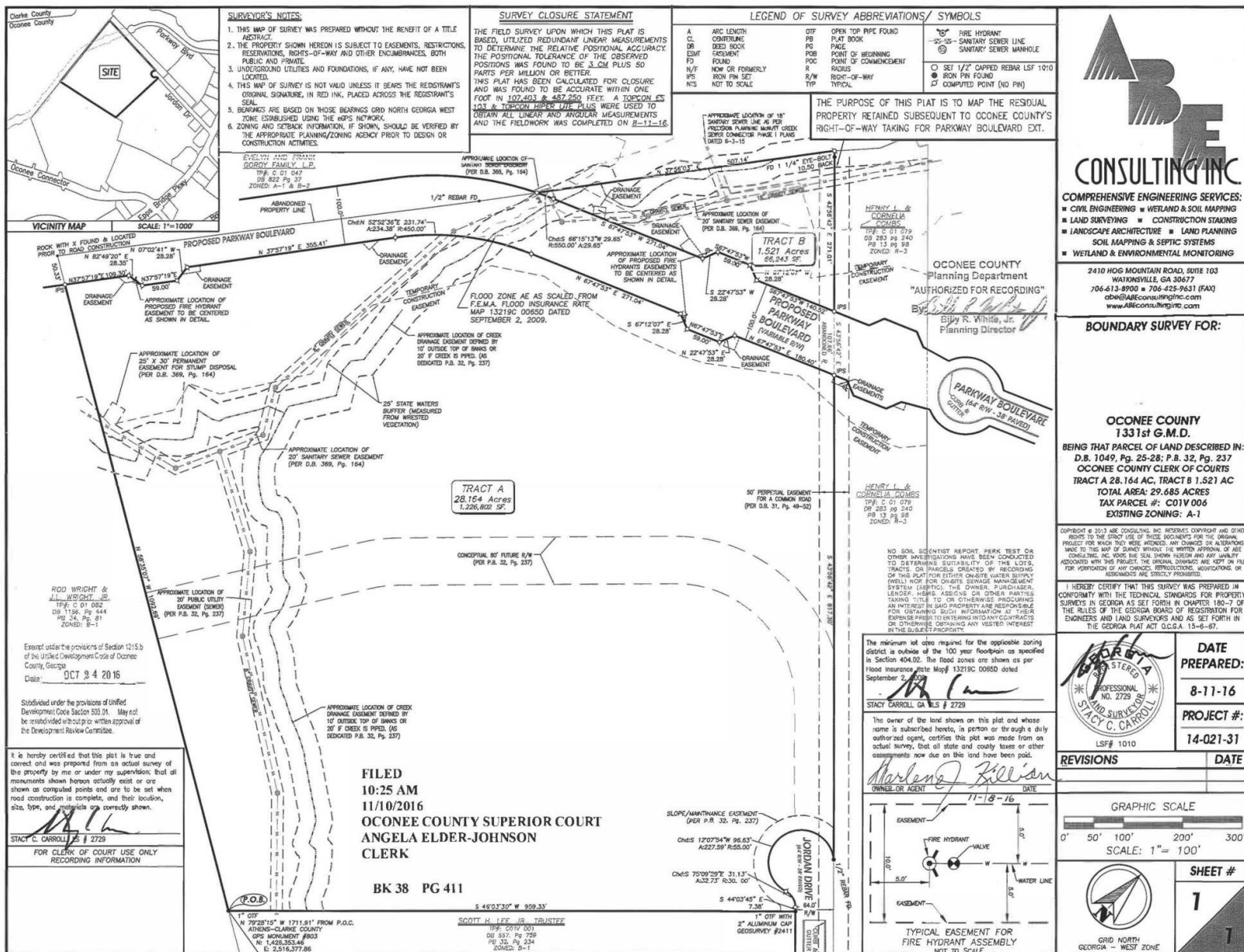


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## RECORDED PLAT 1.52 ACRES



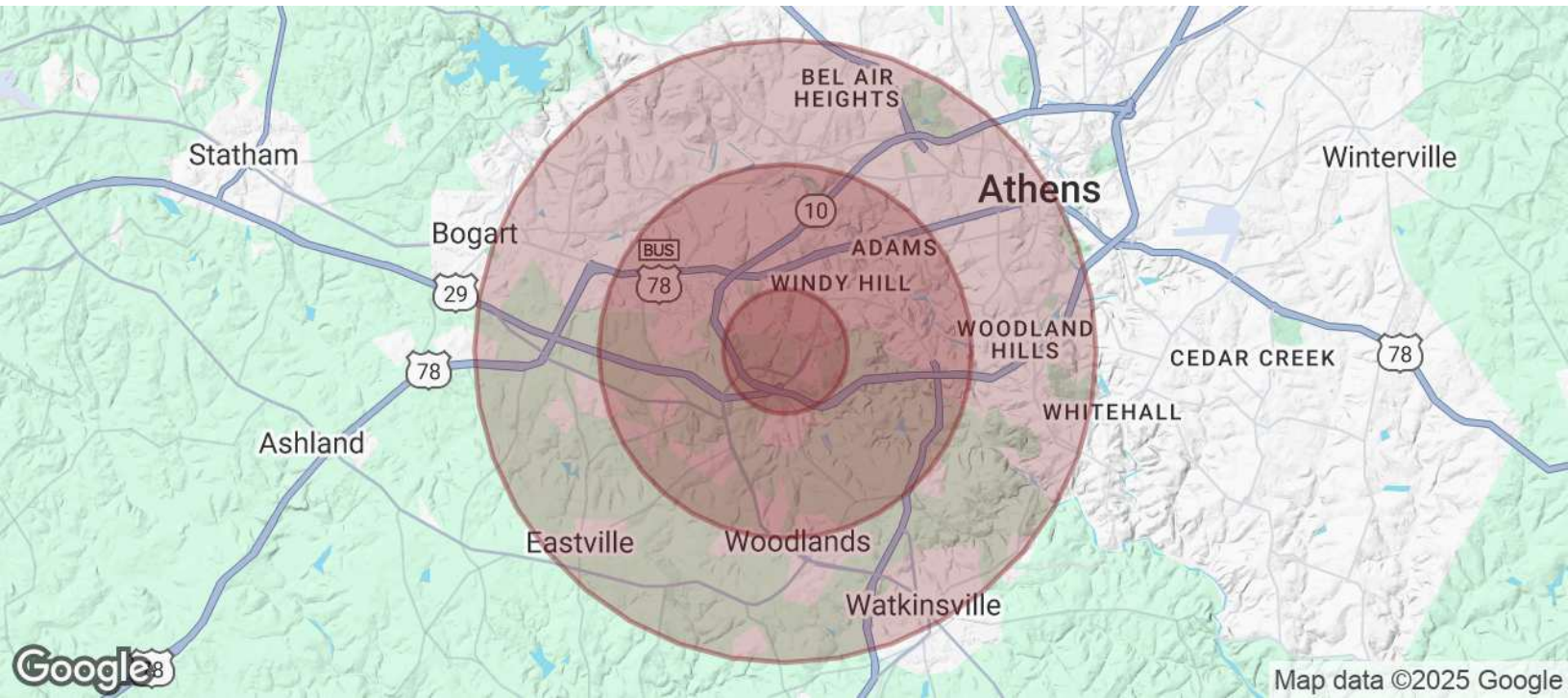


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,115	32,122	85,535
Average Age	39.6	38.1	33.6
Average Age (Male)	34.3	35.1	32.4
Average Age (Female)	52.4	42.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,368	14,364	33,829
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$101,967	\$90,889	\$82,515
Average House Value	\$285,982	\$250,864	\$249,067

2020 American Community Survey (ACS)

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