

CLEVELAND RD COMMERCIAL LOTS

284 & 360 CLEVELAND RD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|----------------------------------|
| Sale Price: | \$1,092,500 |
| Price / Acre | \$250,000 |
| Lot Size: | 4.37 ± Acres Total |
| Lot Frontage: | 270 ft & 485 ft Cleveland Rd |
| Zoning: | C-O Commercial-Office |
| Market: | Athens-Clarke County |
| Submarket: | Atlanta Hwy Corridor Mall TAD |
| Traffic Count: | 33,700 Atlanta Hwy |

PROPERTY OVERVIEW

The property consists of two corner lots which are adjacent to the Georgia Square Mall redevelopment on Cleveland Rd. The lots are zoned C-O, Commercial-Office. They are both wooded and a creek runs along the rear portion of both lots. The lots can be sold separately. All utilities are available. These lots are included in the new Tax Allocation District recently formed by Athens Clarke County.

LOCATION OVERVIEW

The property is located on the east side of Cleveland Rd at the corner of Cleveland Rd and Marilyn Farmer Way, roughly .4 miles north of the Atlanta Hwy. The lots are across the street from the new ACC Cooperative Extension and the new Fire Station. They are located on the rear access road to the new Georgia Square Mall redevelopment.

PROPERTY HIGHLIGHTS

- Two Corner Lots (1.85 Acres & 2.52 Acres)
- High traffic area on access road to Georgia Square Mall Redevelopment
- Located in a new Mall Tax Allocation District
- 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.

GRANT WHITWORTH
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grantwhitworth@gmail.com

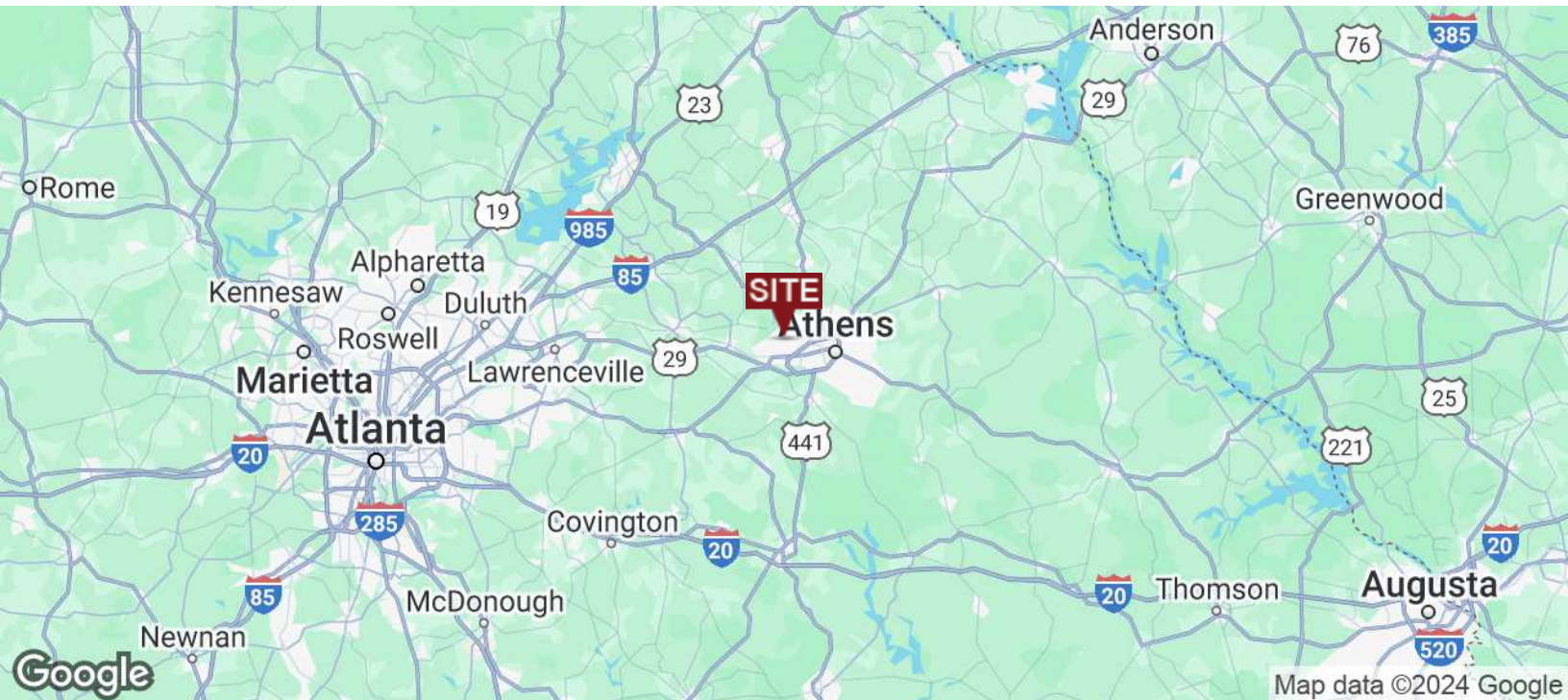
Revised: 11-4-2024

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LOCATION MAPS



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AERIAL MAPS



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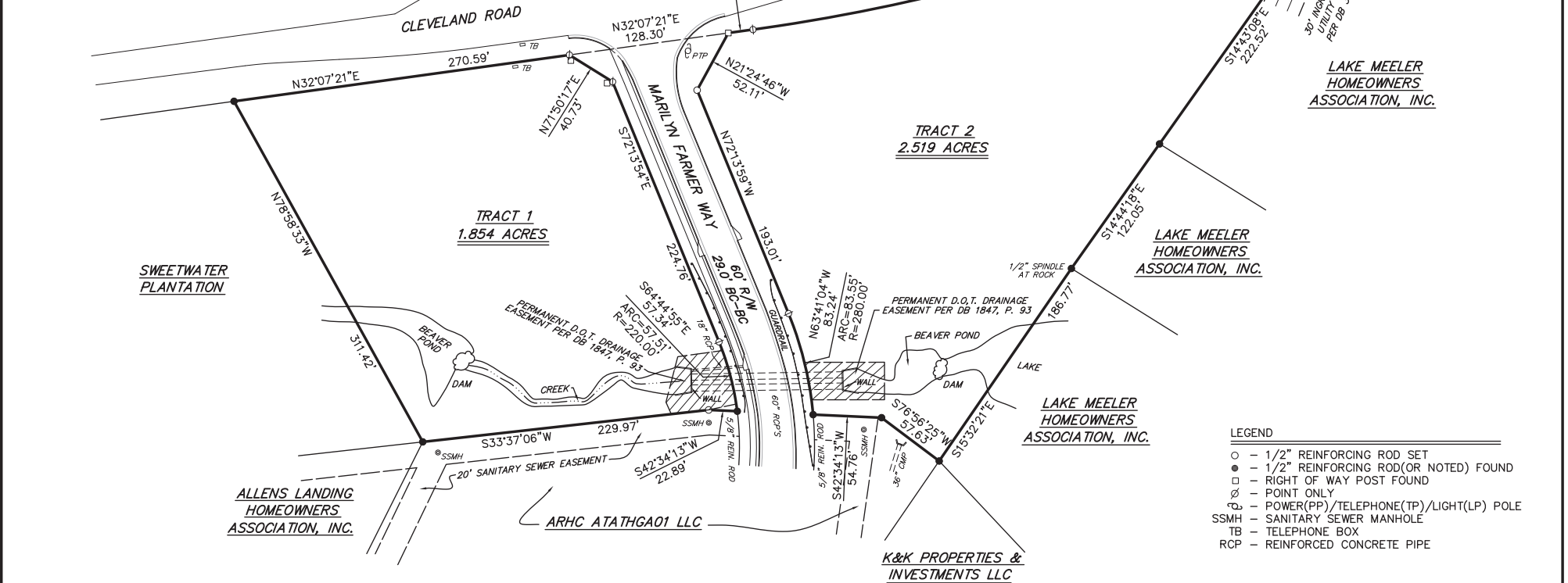
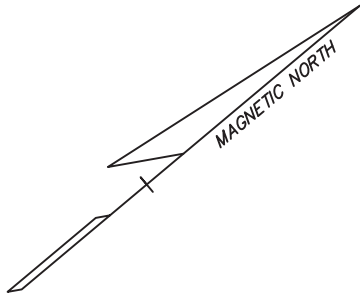


RETAILER MAP



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THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



- LEGEND**
- - 1/2" REINFORCING ROD SET
 - - 1/2" REINFORCING ROD (OR NOTED) FOUND
 - - RIGHT OF WAY POST FOUND
 - ⊙ - POINT ONLY
 - ⊕ - POWER (PP) / TELEPHONE (TP) / LIGHT (LP) POLE
 - SSMH - SANITARY SEWER MANHOLE
 - TB - TELEPHONE BOX
 - RCP - REINFORCED CONCRETE PIPE

- SURVEY NOTES**
- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
 - (2) ANGULAR ERROR: 05.9" PER STATION, ADJUSTED.
 - (3) LINEAR CLOSURE: 1/55,708, ADJUSTED BY LEAST SQUARES.
 - (4) MINIMUM PLAT CLOSURE: 1/158,838.

- REFERENCES**
- (1) SURVEY BY BEN McLEROY FOR HENRY PLEDGER MEELER, JR., DATED MARCH P, 1971.
 - (2) SURVEY BY BEN McLEROY FOR G.A. EWING, M.M. EWING AND T.L. BONNER, DATED JULY 9, 1981.
 - (3) SURVEY BY BEN McLEROY FOR THE ARBOR COMPANY DATED MARCH 6, 1996.
 - (4) FINAL PLAT BY APALACHEE LAND SURVEYING, INC. FOR LAKE MEELER SUBDIVISION, DATED JUNE 18, 2004.
 - (5) SURVEY BY J.R. HOLLAND FOR DONALD G. KITTLE, DATED OCTOBER 31, 1984.
 - (6) PLAT BOOK 34, PAGE 129.
 - (7) PLAT BOOK 33, PAGE 349.
 - (8) DEED BOOK 4130, PAGE 105.
 - (9) DEED BOOK 1847, PAGE 90.
 - (10) DEED BOOK 1638, PAGE 532.

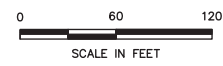
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PRELIMINARY

DAVID M. CAMP
GA PLS #3038

3038

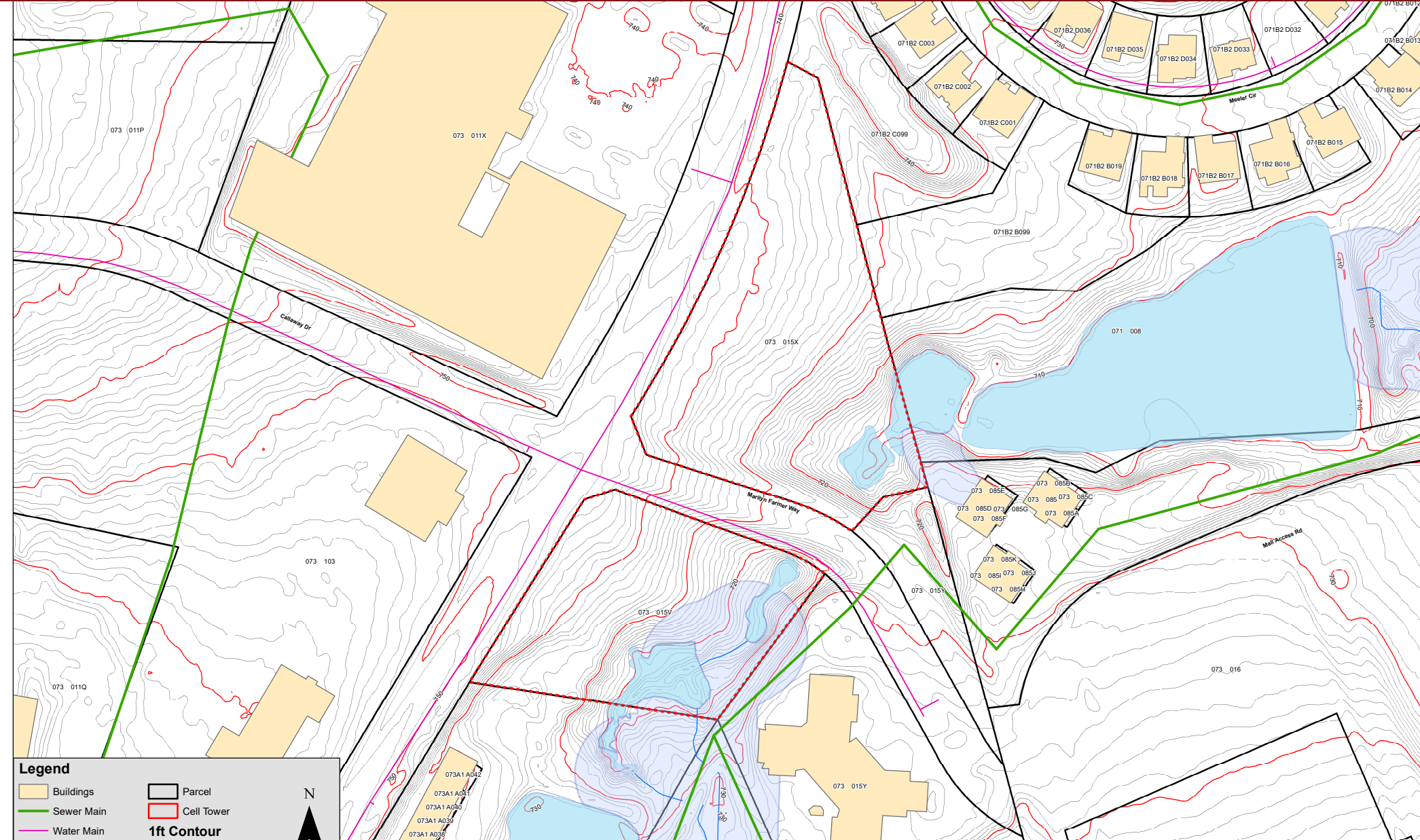
LAND SURVEYOR
DAVID M. CAMP



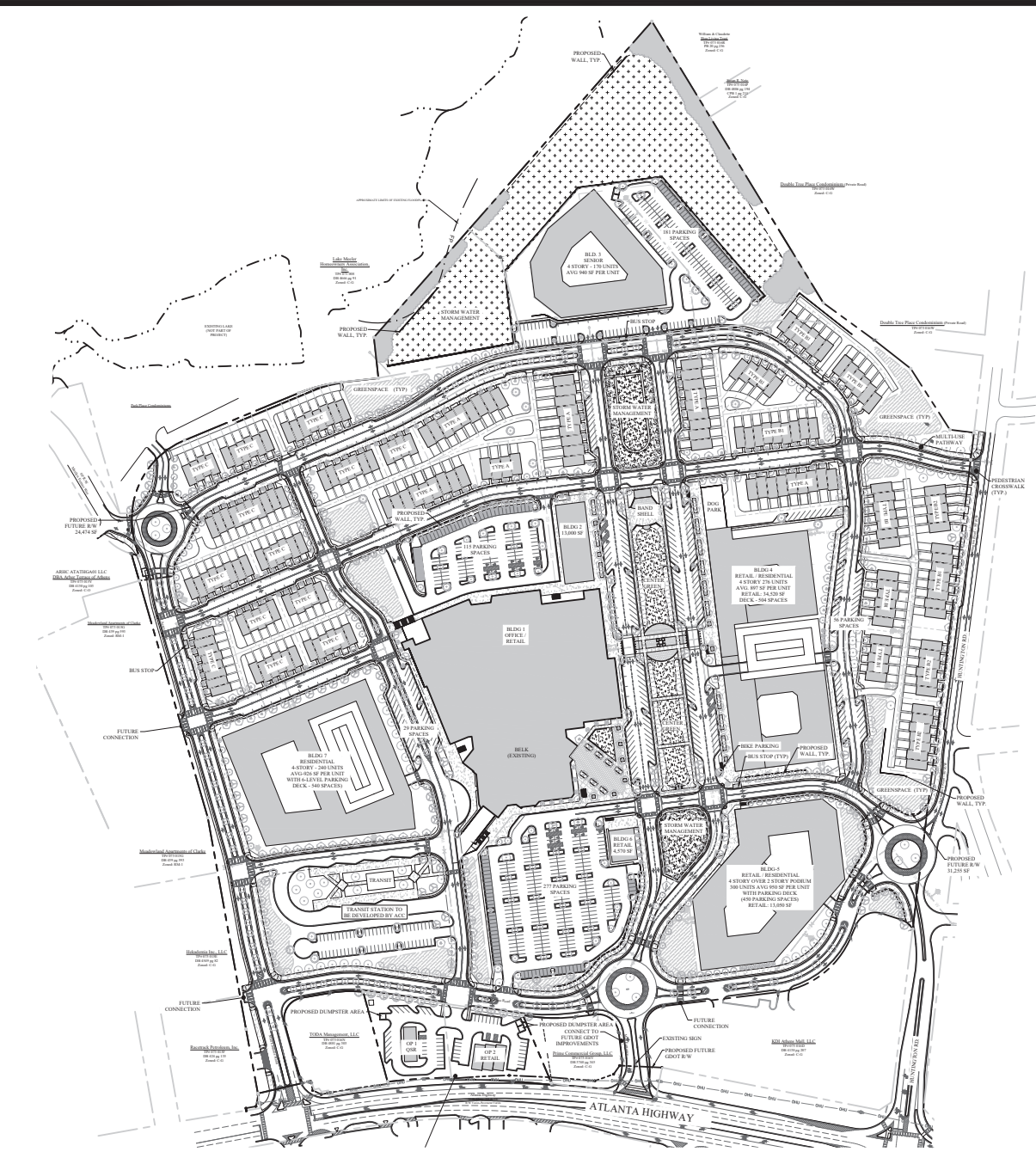
| | | | |
|------------------|-------------------|--------------|---|
| SURVEY FOR: | | | |
| WRES, LLC | | | |
| COUNTY: | CLARKE | G.M.D.: | 241 |
| STATE: | GEORGIA | | |
| DATE: | FEBRUARY 18, 2021 | SCALE: | 1"=60' |
| DWN. BY: | MIKE | | |
| FIELDBOOK: | 1034 | SURVEYED BY: | TRADITIONS SURVEYING LLC 706-548-5673 140 MILL CENTER BLVD., ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO: LSF001277 |
| FILE NO.: | 37801- | | |

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SITE COVERAGE DATA

TOTAL PROJECT ACRES: 74.772 ACRES (1,257,088.00 SF)
 FUTURE ROW: 1.378 ACRES (26,280.00 SF)
 NET SITE ACRES: 73.442 ACRES (1,566,276.00 SF)

EXISTING LOT COVERAGES: 2,866,770.00 SF (BRUSHES OF SITE)
 BUILDINGS: 582,270.00 (14.22% OF SITE)
 PAVING: 2,164,500.00 (71.12% OF SITE)
 CONCRETE & GRANITE: 14,544.00 (LEANS OF SITE)

PROPOSED LOT COVERAGES: 2,246,771.00 SF (82.64% OF NET SITE)
 BUILDINGS & CANOPY: 722,341.00 SF (32.18% OF NET SITE)
 PAVING: 1,464,430.00 SF (28.14% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 379,280.00 SF (11.73% OF NET SITE)

TOTAL LANDSCAPE AREA: 1,210,287.00 SF (37.16% OF NET SITE)

OVERALL ADDITIONAL IMPERVIOUS AREA: -802,508 SF
 (OVERALL IMPERVIOUS AREA REDUCED BY 26%)

PUBLIC SPACES:
 PUBLIC SPACE IS REQUIRED AS PART OF CODE SECTION 9-25-B(2) REQUIRED: ONE SQUARE FOOT OF PLAZA OR PUBLIC SPACE SHALL BE PROVIDED FOR EVERY TEN SQUARE FEET OF GROSS FLOOR AREA. 1,623,382/10 = 162,338.22 SF. MINIMUM PLAZA OR PUBLIC SPACE REQUIRED.
 PROPOSED: 172,000 SF. PLAZA NOTE: PLAZA TO BE CONSTRUCTED OF A PERVIOUS MATERIAL AND NOT COUNTED TOWARDS LOT COVERAGES.

PLAZAS OR PUBLIC SPACES SHALL INCORPORATE AT LEAST THREE OF THE FOUR LISTED ELEMENTS IN CODE SECTION 9-25-B(2) OF ACC. ORDINANCE.

PARKING DATA

REQUIRED PARKING: 1,338 SPACES (20% OF THE PARKING SHALL BE SHARED BETWEEN COMMERCIAL OFFICE AND RESIDENTIAL USES = 264 SPACES)

NOTE: THE PROPOSED TRINITY CENTER IS A MANORIAL USE AND THEREFORE DOES NOT REQUIRE RESERVATIONS FOR THE DEVELOPMENT'S PARKING NOR CONTRIBUTE TO THE MEASUREMENT OF PROPOSED PARKING.

RESIDENTIAL
 SINGLE DWELLING UNIT = 1 SPACE PER
 112 ± 1 = 112 MINIMUM REQUIRED SPACES
 ONE OR MORE DWELLING UNITS = 2 SPACES PER
 576 ± 1.5 = 780 MINIMUM REQUIRED SPACES
 TOWNHOME = 2 SPACES PER
 148 ± 2 = 496 MINIMUM REQUIRED SPACES
 202 ± 2 = 404 MINIMUM REQUIRED SPACES

COMMERCIAL
 GENERAL RETAIL = 1 SPACE PER 300 SF
 278,478 SF / 300 = 928 MINIMUM REQUIRED SPACES
 OFFICE SPACES REQUIRING 1 SPACE PER 100 SF TO 250 SF
 2,500 SF / 100 = 25 MINIMUM REQUIRED SPACES

OFFICE
 GENERAL OFFICE = 1 SPACE PER 400 SF
 81,000 SF / 400 = 203 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 2,897 SPACES
 EAST DECK = 504 SPACES
 WEST DECK = 549 SPACES
 SOUTHERN PROGRAM = 450 SPACES
 WEST GARAGE LOT = 377 SPACES
 NORTHERN SURFACE LOT = 115 SPACES
 OUTPARCEL 1 = 25 SPACES
 OUTPARCEL 2 = 14 SPACES
 TOWNHOME = 2-OR GRASSES = 404 SPACES
 ON-STREET PARKING = 373 SPACES

40% PARKING REQUIRED FOR ALL PARKING LOTS FOR PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES (EXCLUDES TOWNHOMES).
 OVER 1000 SPACES = 20% PLUS 1 PER 100 OVER 1000
 2-400 SPACES = 18% REQUIRED 404 SPACES

29 SPACES SPACES PROVIDED
 REMAINDER OF SPACES TO BE IN PARKING STRUCTURES

BICYCLE PARKING:
 REQUIRED: 2 BICYCLE SPACES/1 BICYCLE SPACE/20 REQUIRED PARKING SPACES
 2,897/20 = 145 REQUIRED BICYCLE PARKING SPACES
 145 SPACES PROVIDED

PROPOSED: 116 BICYCLE SPACES. NOTE: A PORTION OF THE REQUIRED BICYCLE PARKING SPACES HAVE BEEN SHOWN NEAR THE BUILDING ENTRANCES. THE REMAINDER OF REQUIRED SPACES SHALL OCCUR INSIDE THE BUILDINGS IN ACCORDANCE TO SEC. 9-30-5.

PERVIOUS PARKING IS REQUIRED AS PART OF CODE SECTION 9-25-B(4-B)
 NO LESS THAN 30% PERCENT OF THE REQUIRED PARKING SPACES SHALL BE CONSTRUCTED OF DUST-FREE PERVIOUS PAVING MATERIALS PURSUANT TO SECTION 9-30-6(2) OF THIS TITLE.

APPLICABLE REQUIRED PARKING SPACES (SURFACE SPACES) = 573 SPACES
 573 x 0.2 = 115 PERVIOUS SPACES
 124 PROPOSED PERVIOUS SPACES

PROJECT DENSITY

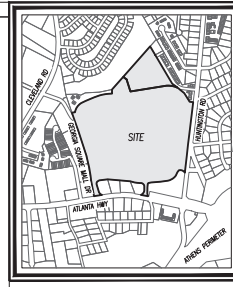
PROPOSED RESIDENTIAL DENSITY
 TOTAL SITE AREA: 74,772 AC
 TOTAL PROPOSED BEDROOMS: 2,057

ALLOWED DENSITY: 24 BEDS PER ACR
 PROPOSED DENSITY: 27.5 BEDS PER ACR

AFFORDABLE UNITS: 15% OF THE DWELLING UNITS IN THIS PROJECT SHALL BE RENTED AT OR BELOW COST OF THE AREA MEDIUM INCOME.
 AFFORDABLE DWELLING UNITS: 99 (140 BEDS)

WAVER LIST

(1) ALLOWANCE OF GROUND FLOOR RESIDENTIAL IN A COMMERCIAL GENERAL DISTRICT (9-10-2)
 (2) A REDUCTION IN THE REQUIRED AMOUNT OF EXISTING TREE CANOPY TO BE RETAINED (9-7-1)
 (3) REDUCTION TO THE MINIMUM ALLOWABLE LENGTH OF A BUILDING (9-25-B(1)-1)
 (4) LAMBOROUGH OF THE MAXIMUM DISTANCE REQUIREMENT FOR SHARED PARKING FACILITIES (9-20-4-2)
 (5) REDUCTION TO THE ALLOWABLE DENSITY FROM 24 UNITS PER ACRE TO 27.5 UNITS PER ACRE (9-10-3)
 (6) RELAY FROM 85' STAIRWAYS FOR SINGLE FAMILY A-1 DISTRICT (9-10-2-1(1))
 (7) REDUCTION IN THE 50' MINIMUM LOT WIDTH FROM 50' TO 25' (9-10-3)
 (8) REMOVAL OF THE PLAZA REQUIREMENT FOR THE TOWNHOME UNITS (9-25-B(2)-3)



VICINITY MAP
 SCALE: 1" = 1,000'

PROJECT DATA

PROJECT OWNER: 601 ATHENS MALL LLC
 2505 REGENCY RD., SUITE 410
 ATLANTA, GA 30355

DEVELOPER: THE LEVON GROUP
 2300 ESTE DOCKING RD.,
 ROSAM, GA 30622
 4776 MARK JENNINGS
 706.207.0031

AUTHORIZED AGENT: W&A ENGINEERING
 355 ONETA ST.
 ATLANTA, GA 30621
 706.370.0400

PROXIMAL ADDRESS: 3700 ATLANTA HWY
 TAX PARCELS: 073 016, 073 019, 073 041, 073 046, 073 048, 073 049
 TOTAL PROJECT ACRES: 74.772 ACRES (1,257,088.00 SF)

CONTOUR INTERVAL: 2' FIELD RUN 10/00 BY ABE CONSULTING DATED 6/29/2022

BOUNDARY SURVEY: THIS DRAWING HAS BEEN PREPARED USING A BAE CONSULTING AEA SURVEY FOR ATHENS CONSTRUCTION GROUP PROPERTY HOLDINGS, LLC, DATED 6/29/2022.

EXISTING ZONING: C-C
 PROPOSED ZONING: C-5-PD
 EXISTING USE: COMMERCIAL RETAIL
 PROPOSED USE: MULTI-USE RESIDENTIAL AND RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF 200' AS DETERMINED TO BE OUTSIDE THE 1:24 MONTH CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 130602022C, 130602022P, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 13064, ATLANTA, GA.

THERE ARE STATE WATERS WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/02/04.

BUILDING DATA

| | | | | | | | | | |
|--|---|--|--|---|--|--|--|---|---|
| BUILDING 1 (EXISTING MALL) = 294,336 SF TOTAL RETAIL = 213,336 SF OFFICE = 81,000 SF | BUILDING 2 = 210,844 SF TOTAL RETAIL = 13,500 SF | BUILDING 3 = 210,844 SF TOTAL SCHOOL RESIDENTIAL = 170 UNITS / 238 BEDS STUDIO UNITS = 4 UNITS ONE BEDROOM UNITS = 48 UNITS TWO BEDROOM UNITS = 68 UNITS | BUILDING 4 = 40,446 SF TOTAL RETAIL = 34,500 SF RESIDENTIAL = 276 UNITS / 392 BEDS STUDIO UNITS = 36 UNITS ONE BEDROOM UNITS = 148 UNITS TWO BEDROOM UNITS = 68 UNITS THREE BEDROOM UNITS = 24 UNITS | BUILDING 5 = 330,000 SF TOTAL RETAIL = 12,500 SF RESIDENTIAL = 300 UNITS / 436 BEDS STUDIO UNITS = 36 UNITS ONE BEDROOM UNITS = 152 UNITS TWO BEDROOM UNITS = 68 UNITS THREE BEDROOM UNITS = 24 UNITS | BUILDING 6 = 4,570 SF TOTAL RETAIL = 4,500 SF | BUILDING 7 = 310,444 SF TOTAL RESIDENTIAL = 240 UNITS / 324 BEDS STUDIO UNITS = 36 UNITS ONE BEDROOM UNITS = 158 UNITS TWO BEDROOM UNITS = 68 UNITS THREE BEDROOM UNITS = 8 UNITS | OUTPARCEL 1 = 2,500 SF TOTAL GRASS SERVICE REQUIREMENT = 2,500 SF | OUTPARCEL 2 = 4,500 SF TOTAL RETAIL = 4,500 SF | TOWNHOME = 302 UNITS / 607 BEDS TWO BEDROOM UNITS = 20 THREE BEDROOM UNITS = 101 FOUR BEDROOM UNITS = 81 |
|--|---|--|--|---|--|--|--|---|---|

FOR REVIEW ONLY

INITIAL SUB. DATE: 10/28/2022
 ISSUANCE DATE: 11/3/2022

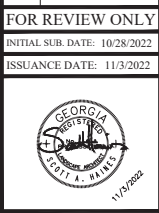
| DATE | REVISIONS | COMMENT |
|------|-----------|---------|
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| | | |
| | | |



W&A Engineering
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 TRAFFIC ENGINEERING - SPORTS ECONOMIC DEVELOPMENT
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 Athens, GA 30661
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 www.wandaengineering.com

GEORGIA SQUARE MALL REDEVELOPMENT
 CLARKE COUNTY, GA
 3700 ATLANTA HWY - 74.772 ACRES

Many thanks to the
 before you go!



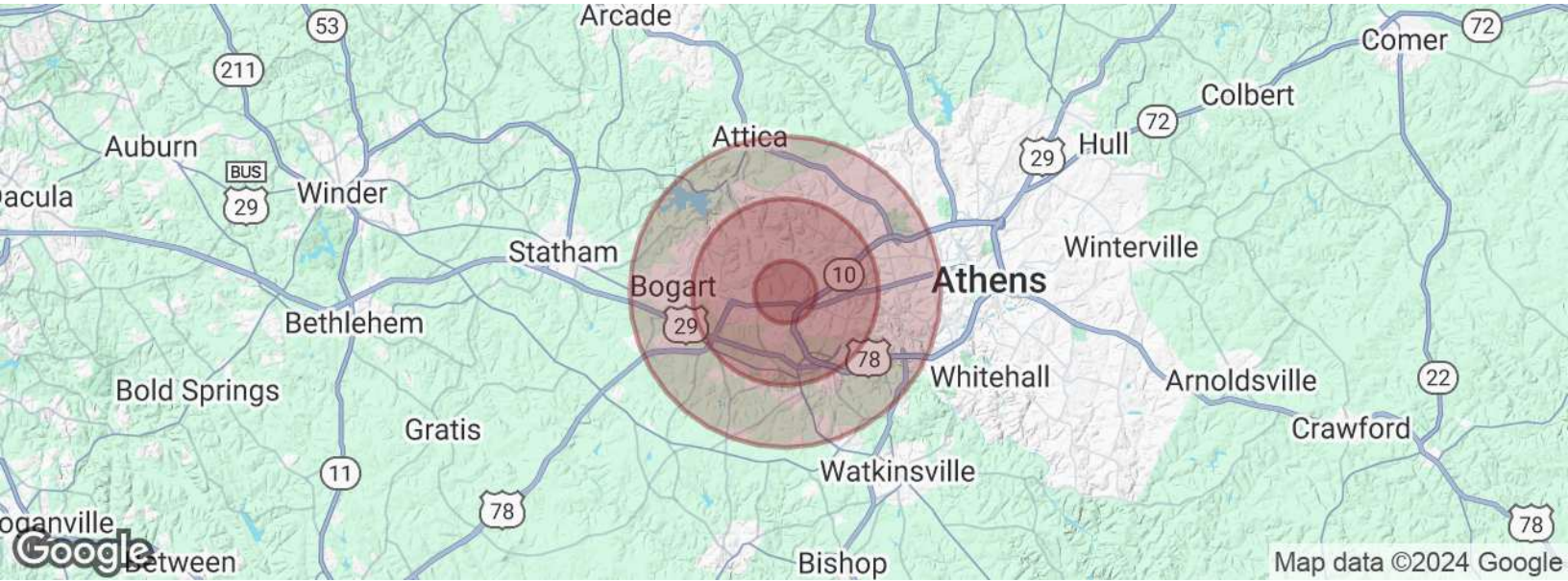
W&A PROJECT #: 220246
 MASTER PLAN (OVERALL)
PD-102

CLEVELAND RD COMMERCIAL LOTS

284 & 360 CLEVELAND RD, BOGART, GA 30622



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 3,493 | 19,745 | 49,729 |
| Median age | 31.6 | 33.0 | 34.0 |
| Median age (Male) | 31.2 | 32.1 | 33.1 |
| Median age (Female) | 31.4 | 33.0 | 34.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,454 | 7,931 | 19,658 |
| # of persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH income | \$70,821 | \$76,281 | \$74,645 |
| Average house value | \$240,923 | \$240,672 | \$239,714 |

* Demographic data derived from 2020 ACS - US Census

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