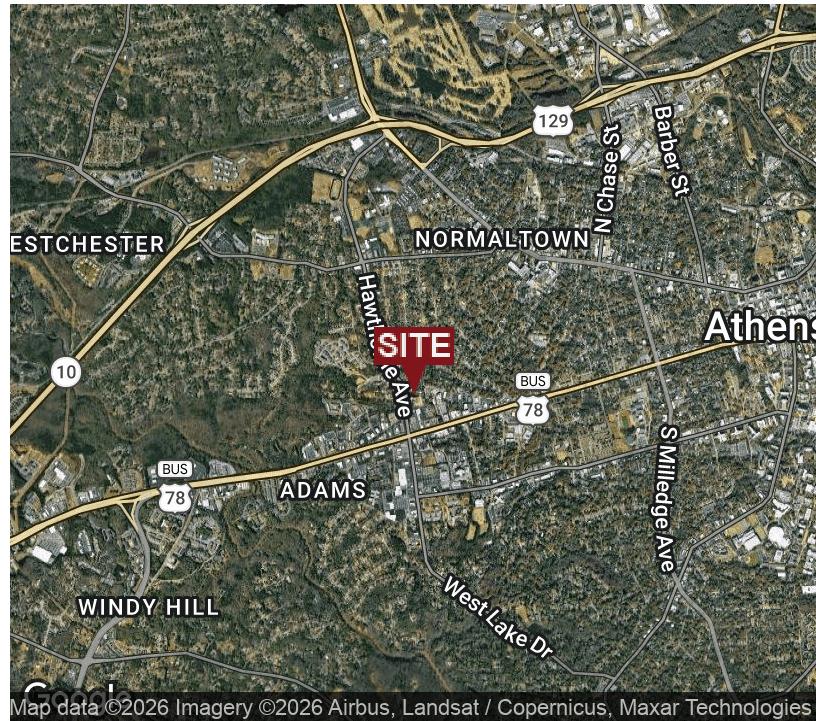
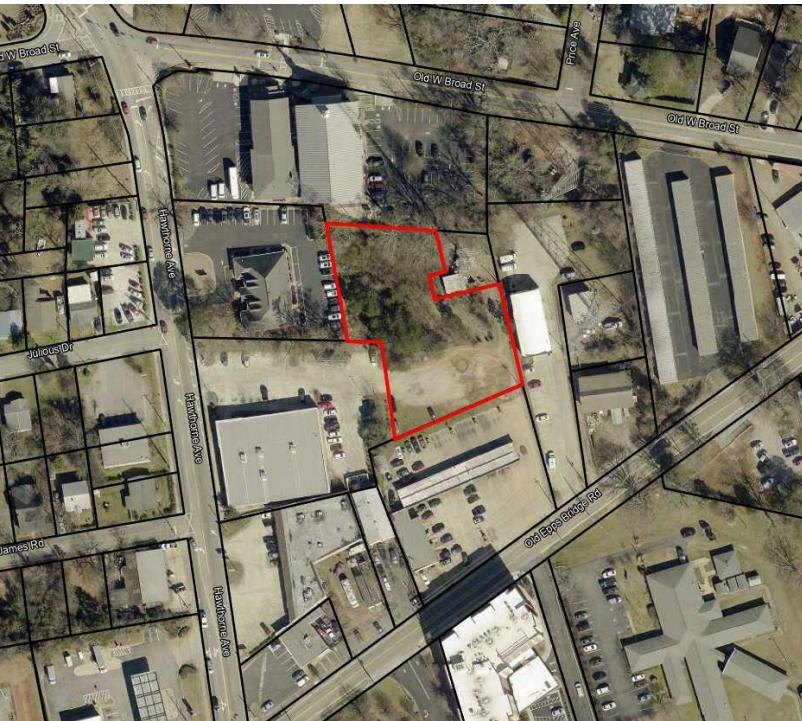


172 OLD EPPS BRIDGE RD

172 OLD EPPS BRIDGE ROAD, ATHENS, GA 30606

WHITWORTH
LAND
CORPORATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$325,000

Lot Size: 0.81 Acres

Zoning: Commercial-General
C-G

Market: Athens Clarke County

Traffic Count: 23,100 W Broad St

PROPERTY OVERVIEW

The property is .81 acres zoned Commercial-General which allows a variety of uses. It has relatively flat topography and all utilities available, water and sewer are located in Hawthorne Ave and Old Epps Bridge Rd.

LOCATION OVERVIEW

Property located at 172 Old Epps Bridge Rd with access easements from Hawthorne Ave next to the O'Reilly Auto Parts and access from Old Epps Bridge Rd next to Classic City Motorworks.

PROPERTY HIGHLIGHTS

- Prime Intown Location
- Zoned Commercial General
- All utilities available
- Access to Hawthorne Ave and Old Epps Bridge Rd

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

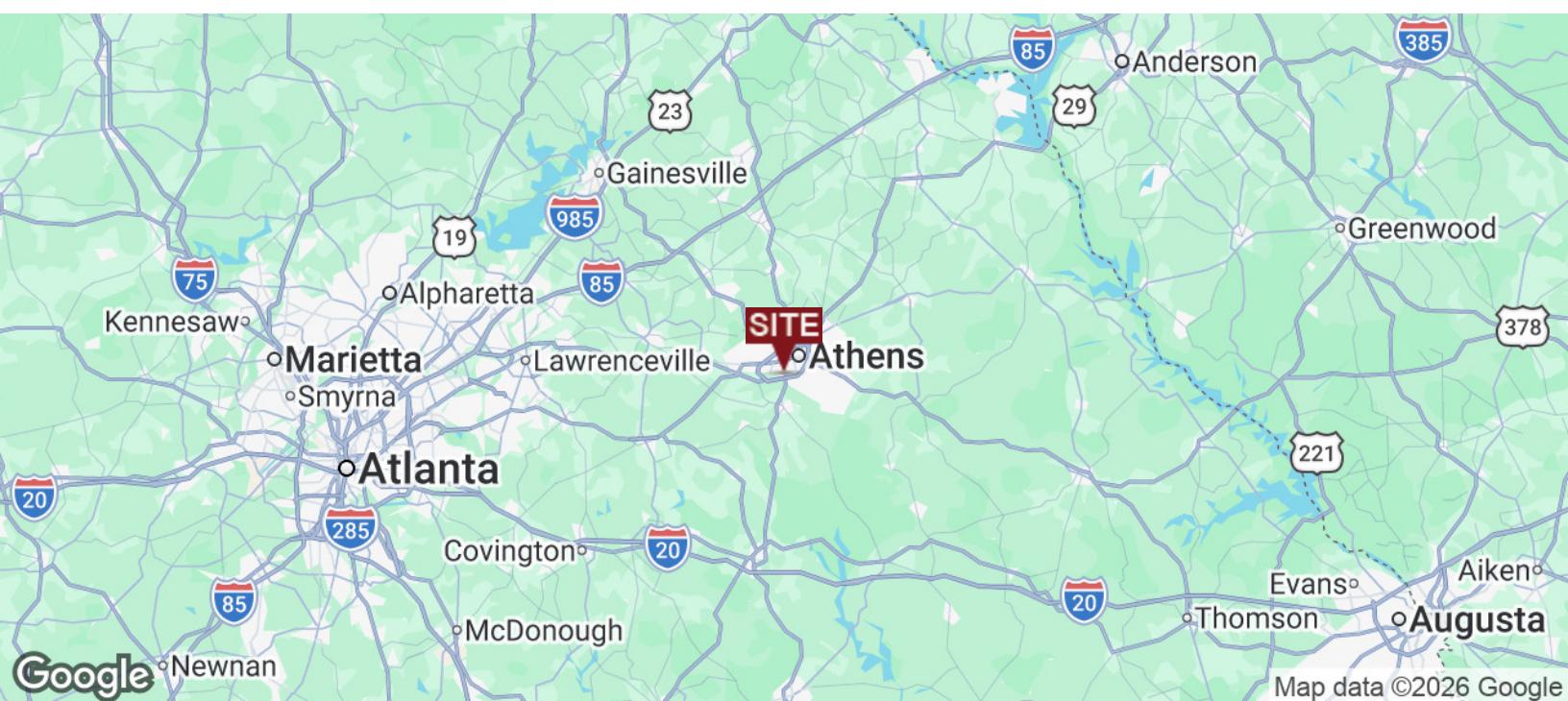
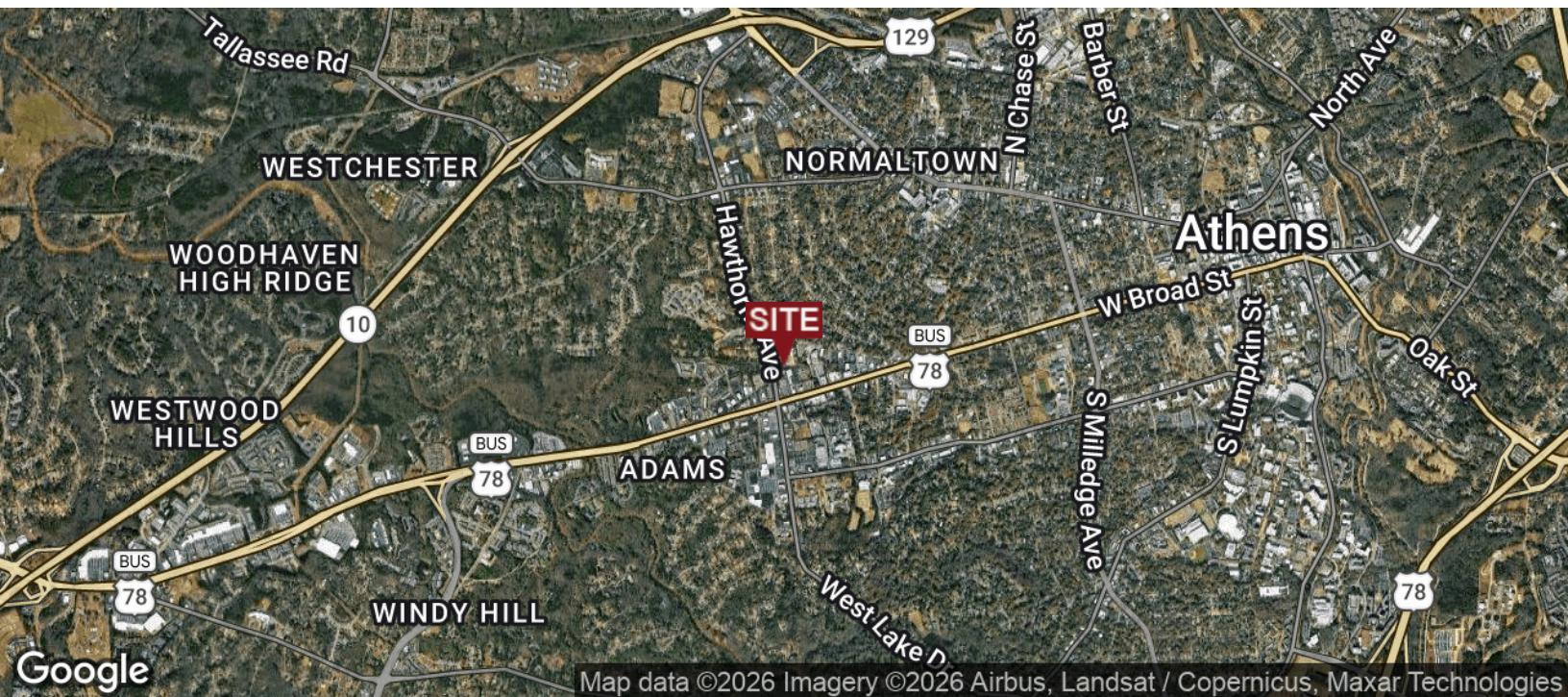
Revised: 2-4-2026

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LOCATION MAP



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AERIAL MAP



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172 OLD EPPS BRIDGE RD

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RETAILER MAP



Imagery ©2026 Airbus,
Maxar Technologies

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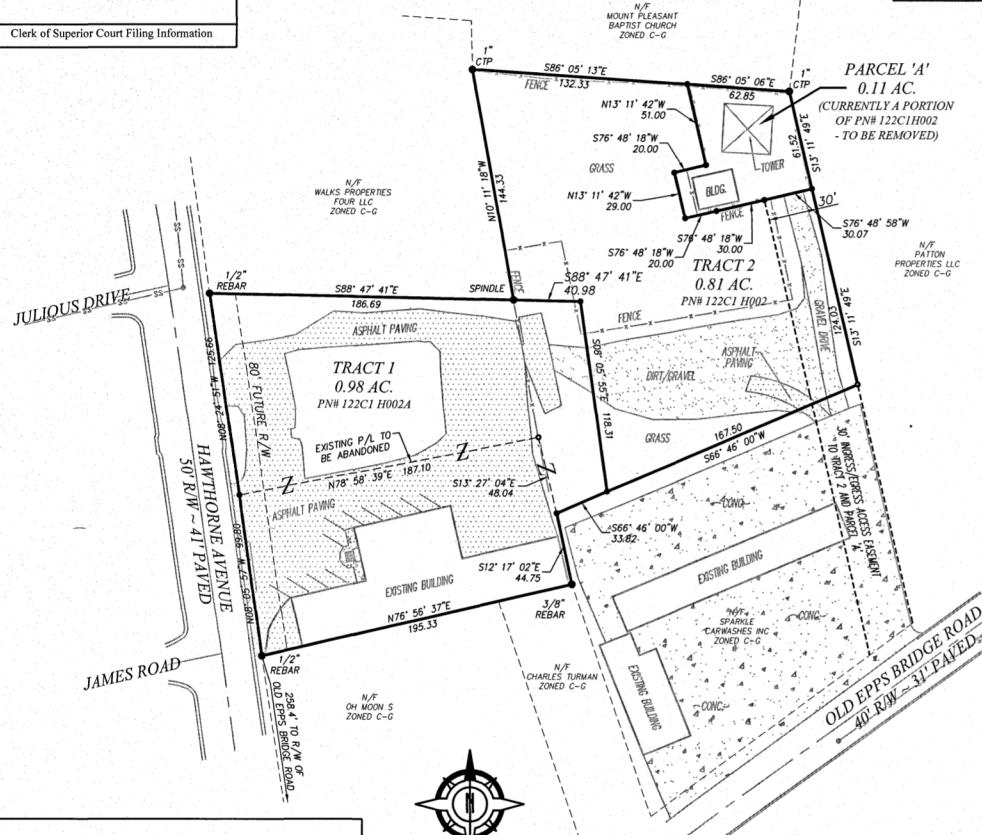
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WHITWORTH
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Beverly Logan, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000H Pg 0316
Penalty: \$0.00
Interest: \$0.00
Participants: 0228643589

Clerk of Superior Court Filing Information



It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown herein actually exist, and their location, size, type and material are correctly shown.

REGISTERED GEORGIA LAND SURVEYOR NO. 2999

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plot has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval of the appropriate signatory shown on the plot. Such approval or acceptance should be confirmed with the appropriate governmental body or the purchaser or user of the survey or map as intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plot, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

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

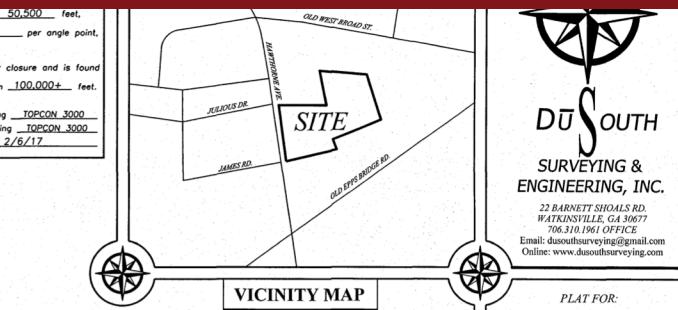
GRAPHIC SCALE

0' 25' 50' 100' 150'
SCALE: 1" = 50'

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with the applicable zoning and subdivision regulations in the area. Professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation.

All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

closure precision of one foot in .50.500 feet,
and an angular error of .2° 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 TOPCON 3000
Angular Measurement obtained using TOPCON 3000
Field Work completed 2/6/17



PROJECT DATA

* OWNER: MULTISITE PROPERTIES, LLC
3804 ST. ELMO AVE, STE 103
CHATTANOOGA TN, 37409

* AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677

1. TOTAL PROJECT ACRESAGE:
TRACT 1 = 0.81 ACRES
TRACT 2 = 0.81 ACRES
TRACT 3 = 0.11 ACRES
2. TAX PARCEL #: TRACT 1 = 122C1 H002A
TRACT 2 = 122C1 H002A
3. FLOOD PLAIN: NO FLOOD PLAIN ON PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PROFILE NUMBER 13059C0024E, DATED SEPTEMBER 30, 2016.
4. WATER SUPPLY: ATHENS-CLARKE COUNTY WATER IS AVAILABLE TO TRACT 1.
5. SEWER DISPOSAL: ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE TO TRACT 1. ATHENS-CLARKE COUNTY SANITARY SEWER IS NOT AVAILABLE TO TRACT 2 OR PARCEL A.
6. MAXIMUM LOT SIZE: 80' X 120'
7. MAXIMUM LOT COVERAGE: 80%
8. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 65'
9. MINIMUM LANDSCAPED AREA 20%
10. REQUIRED BUILDING SETBACKS:
FRONT: NONE
SIDE: NONE, 10' WHEN ADJACENT TO RESIDENTIAL ZONING
REAR: NONE, 10' WHEN ADJACENT TO RESIDENTIAL ZONING
11. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND ARE NOT DRAWN ON THIS SURVEY.
12. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
13. THERE ARE NO ACC TREES 2" DBH AND GREATER ADJACENT TO THE SUBJECT PROPERTY.
14. THE PURPOSE OF THIS PLAT IS TO RECOMBINE A PORTION OF TAX PARCEL # 122C1H002 WITH TAX PARCEL # 122C1 H002A TO CREATE TRACT 1. ALSO, THIS PLAT PROPOSES TO REMOVE THE ACREAGE OF "PARCEL A" FROM TRACT 2 TO CREATE A NEW TAX PARCEL.

230 - 240 HAWTHORNE AVENUE
216th G.M.D.
CLARKE COUNTY, GEORGIA

CHANGES	DATE
REVISED PER ACC	8-22-17

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COMPILED BY DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
07/12/17

PROJECT
17-029-01S

RECOMBINATION &
MINOR SUBDIVISION
PLAT

SHEET
1 OF 1

This plat has been prepared in accordance with the
Athens-Clarke County Subdivision Regulations

Planning Director



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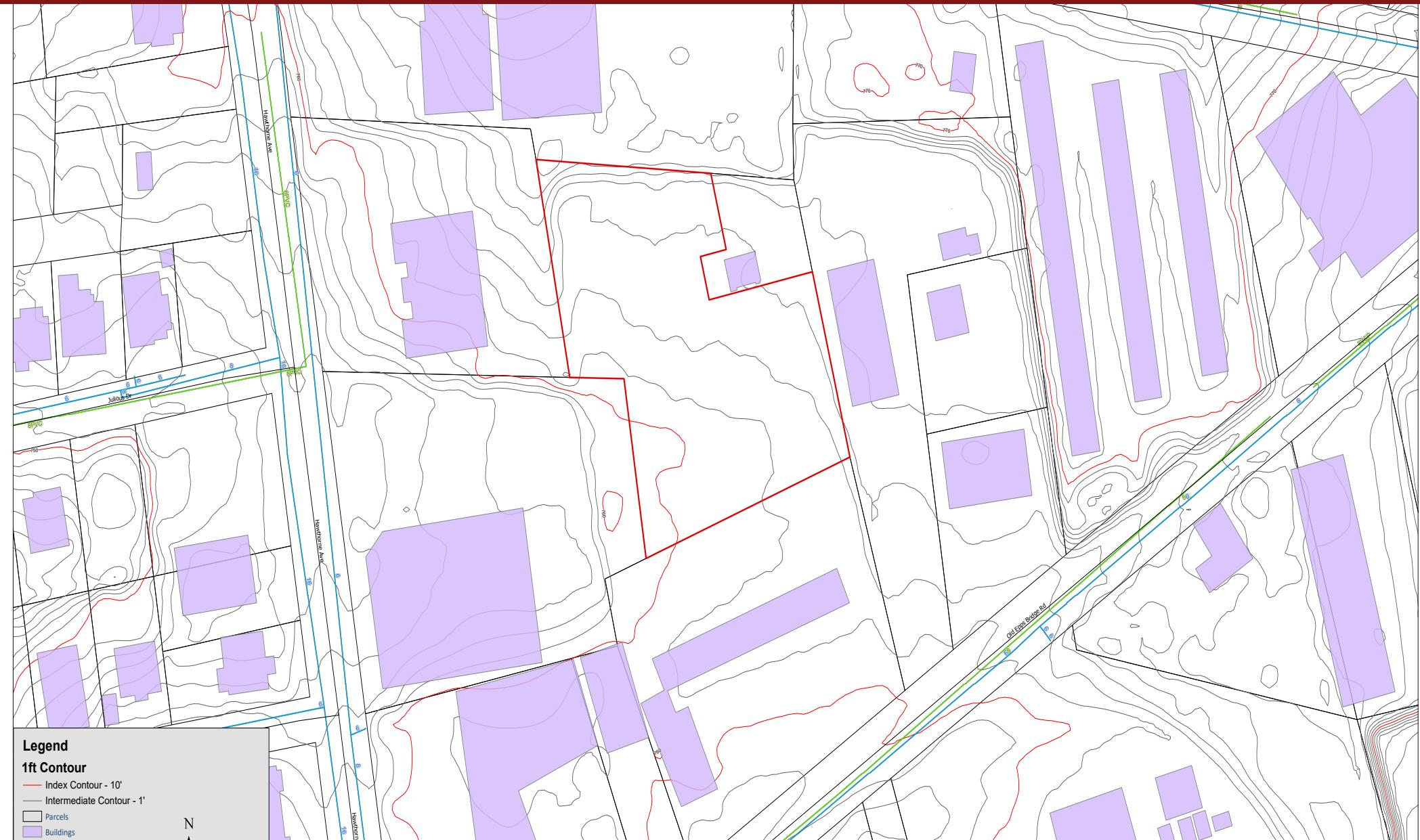
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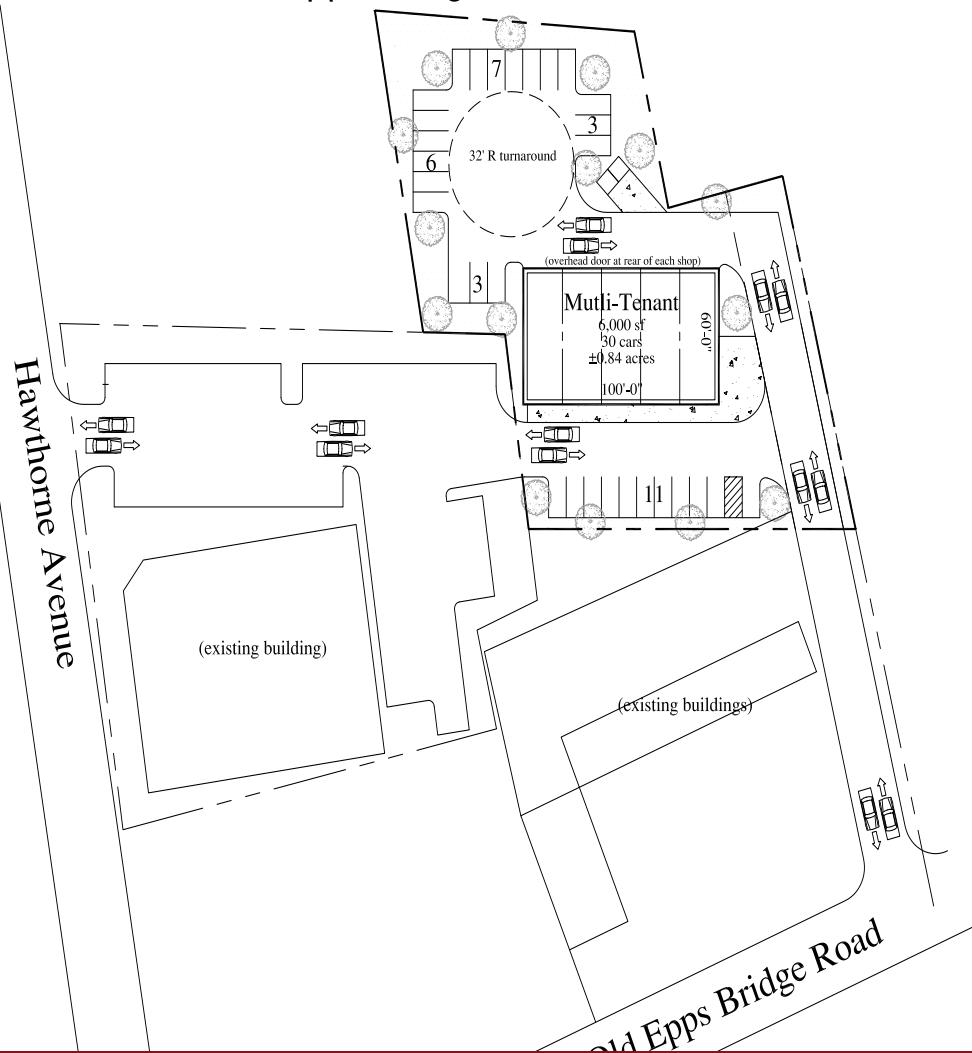
GRANT WHITWORTH

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Whitworth Site Properties

Proposed Multi-Tenant Site Plan Concept Hawthorne Avenue & Old Epps Bridge Road, Athens, GA



vicinity map

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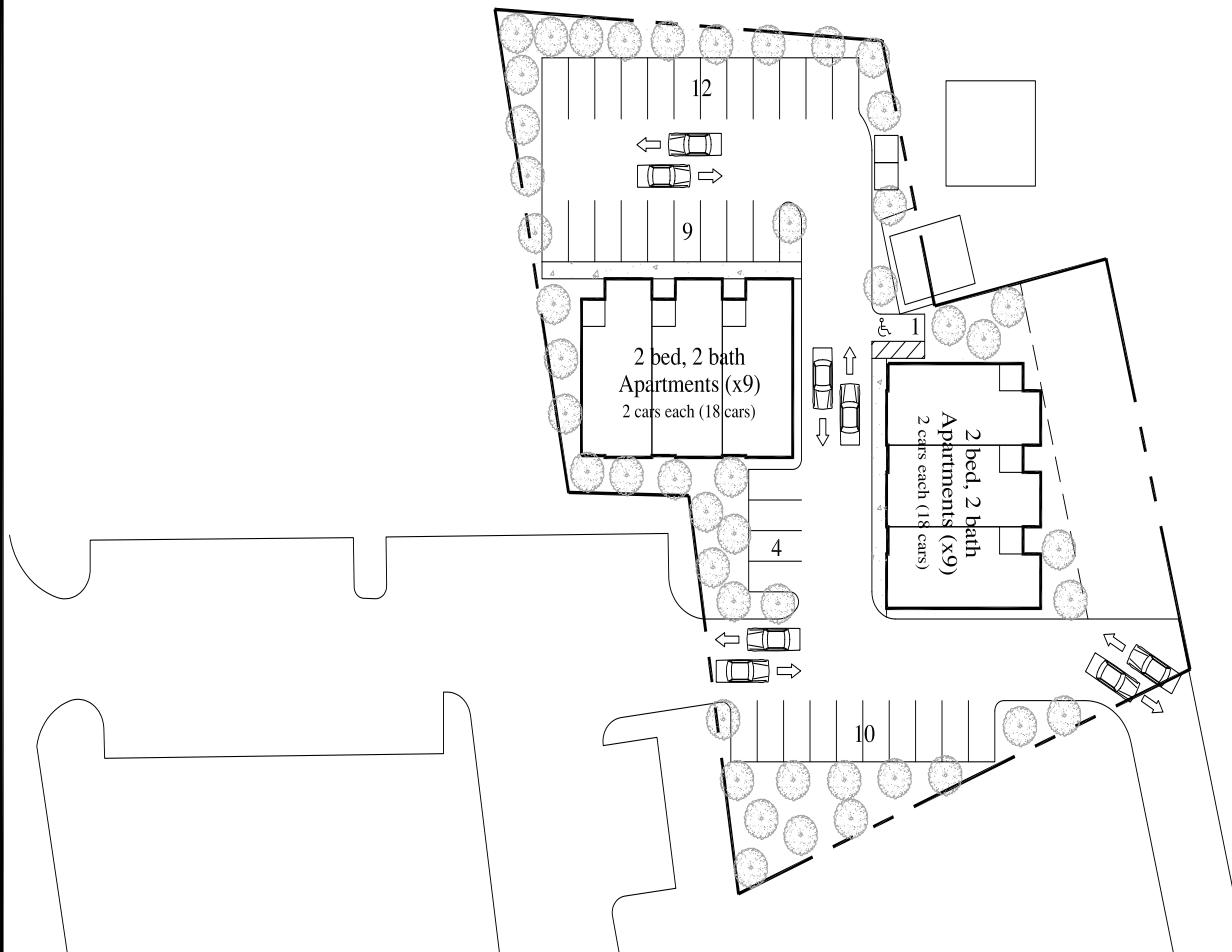
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172 OLD EPPS BRIDGE RD

172 OLD EPPS BRIDGE ROAD, ATHENS, GA 30606

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Proposed Townhome Site Plan Concept Old Epps Bridge Road & Hawthorne Avenue - Athens, GA



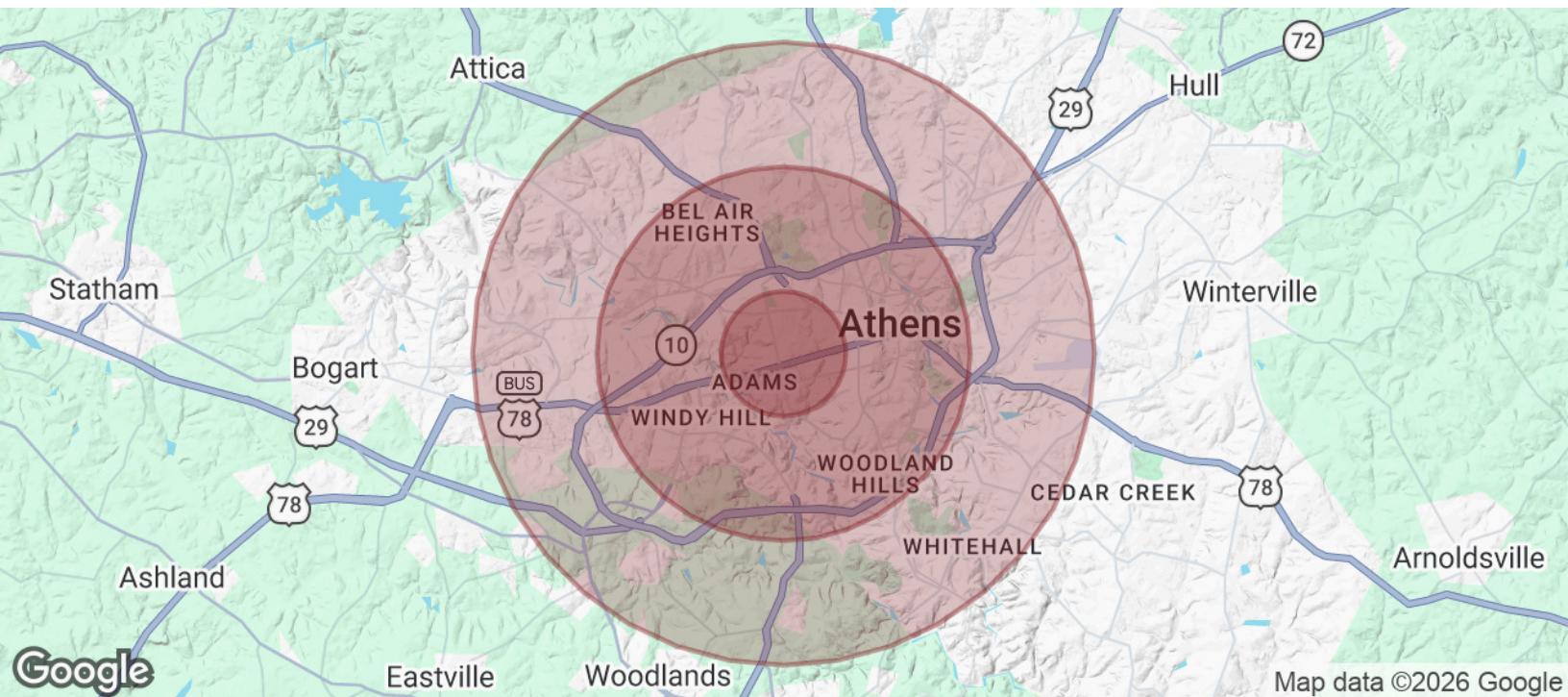
vicinity map

GRANT WHITWORTH

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,563	69,297	118,138
Average Age	38	33	35
Average Age (Male)	36	33	34
Average Age (Female)	39	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,573	26,783	47,341
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$76,373	\$75,901	\$81,242
Average House Value	\$337,143	\$382,410	\$353,326

Demographics data derived from AlphaMap