

172 OLD EPPS BRIDGE RD

172 OLD EPPS BRIDGE ROAD, ATHENS, GA 30606



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.

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706.548.9300
grantwhitworth@gmail.com

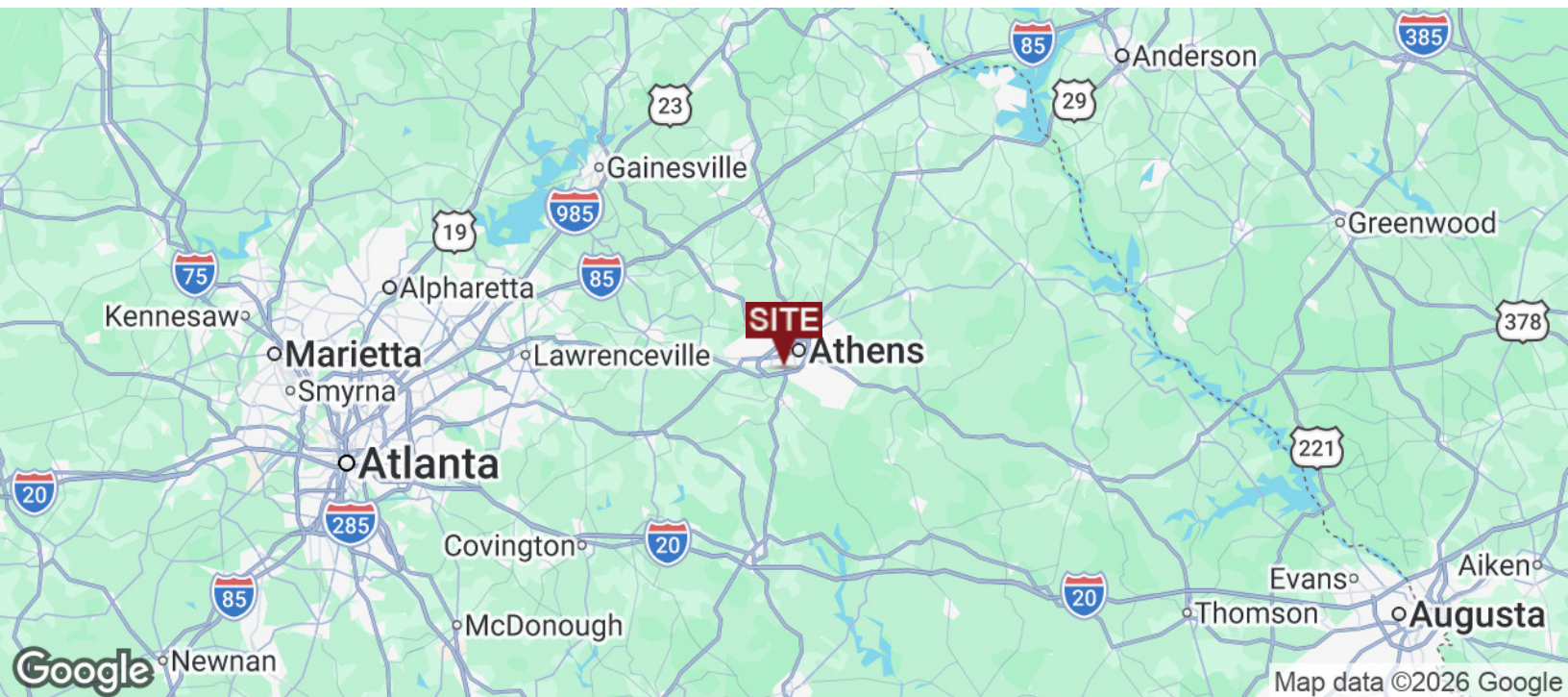
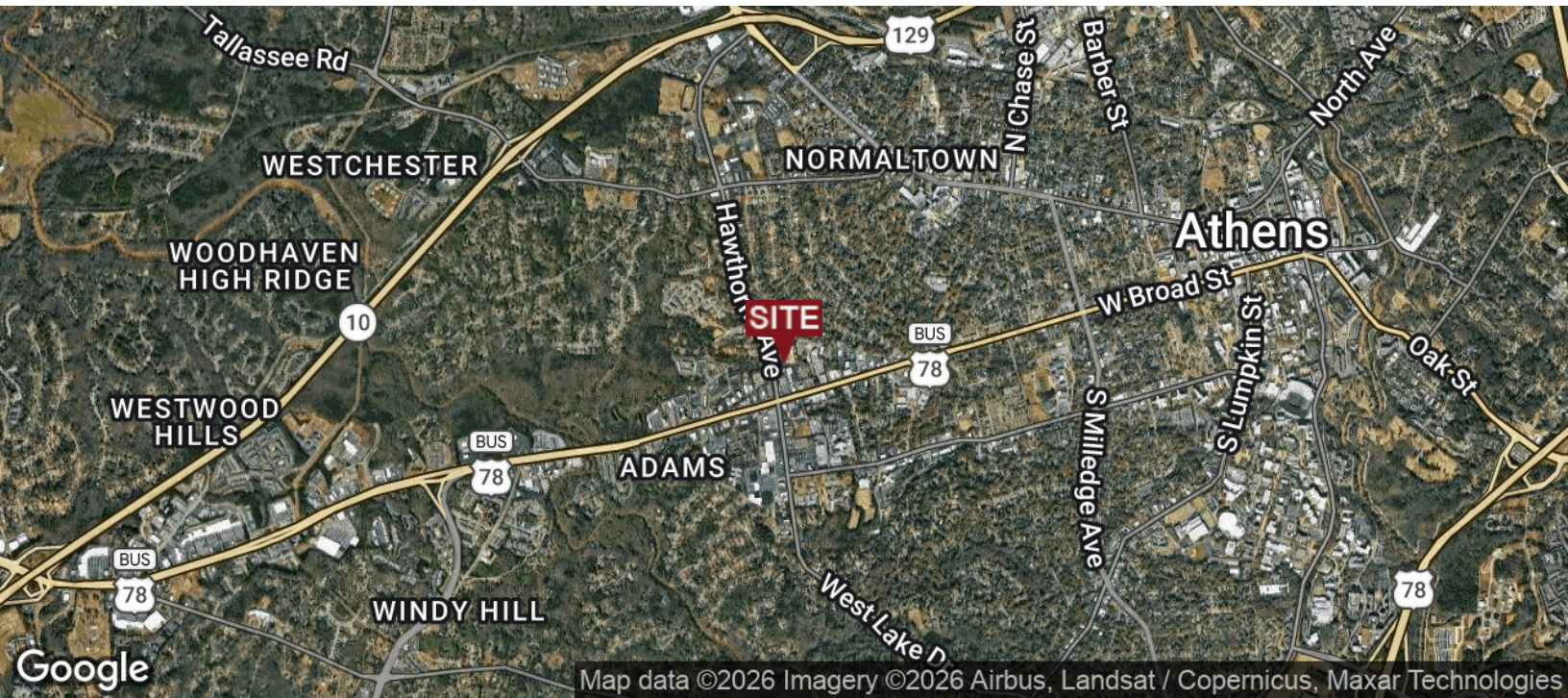
Revised: 2-4-2026

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LOCATION MAP



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RETAILER MAP



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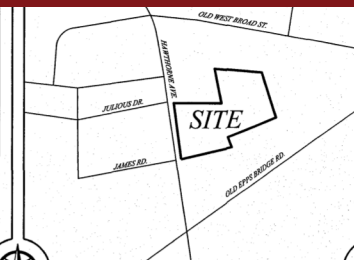
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Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000H Pg 0316
Penalty: \$0.00
Interest: \$0.00
Participants: 0228643589

Clerk of Superior Court Filing Information

closure precision of one foot in 50,500 feet,
and an angular error of 2" per angle point,
and was not adjusted.
This plat 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



VICINITY MAP
(NOT TO SCALE)

DUSOUTH
SURVEYING &
ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dsouthsurveying@gmail.com
Online: www.dsouthsurveying.com

PLAT FOR:

**MULTISITE
PROPERTIES, LLC**

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

CHANGES	DATE
REVISED PER ACC	8-22-17

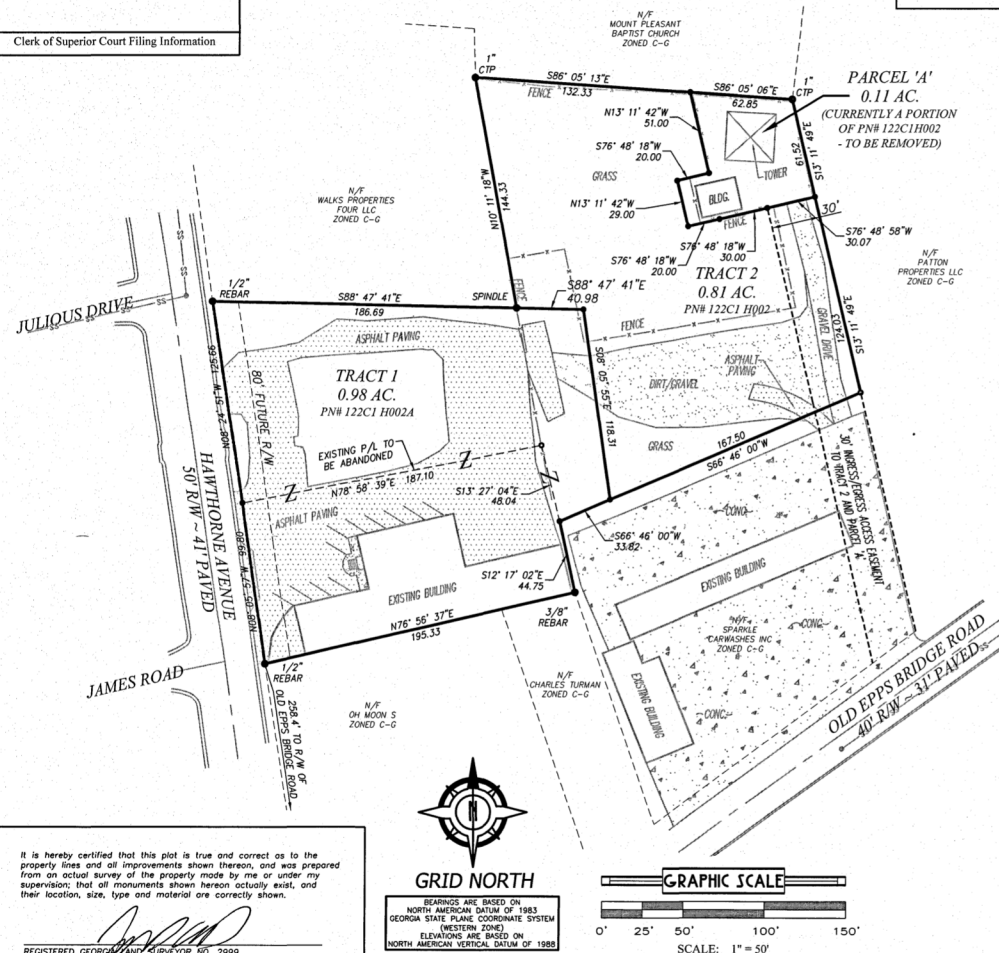
THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A
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BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN
CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
07/12/17

PROJECT
17-029-01S

**RECOMBINATION &
MINOR SUBDIVISION
PLAT**

SHEET
1 OF 1



PROJECT DATA

- ★ OWNER: MULTISITE PROPERTIES, LLC
3804 ST. ELMO AVE, STE 103
CHATTANOOGA TN, 37049
- ★ AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
- TOTAL PROJECT ACREAGE:
TRACT 1 = 0.98 ACRES
TRACT 2 = 0.81 ACRES
TRACT 3 = 0.11 ACRES
 - TAX PARCEL #: TRACT 1 = 122C1 H002A
TRACT 2 = 122C1 H002
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD
ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0024E,
DATED SEPTEMBER 30, 2016.
 - WATER SUPPLY: ATHENS-CLARKE COUNTY WATER IS AVAILABLE TO TRACT 1.
WATER IS NOT AVAILABLE TO TRACT 2 OR PARCEL A.
 - SEWAGE 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.
 - EXISTING ZONING: CG
 - MAXIMUM LOT COVERAGE: 80%
 - MAXIMUM BUILDING HEIGHT NOT TO EXCEED 65'
 - MINIMUM LANDSCAPED AREA: 20%
 - REQUIRED BUILDING SETBACKS:
FRONT: NONE
SIDE: NONE, 10' WHEN ABUTTING RESIDENTIAL ZONING
REAR: NONE, 10' WHEN ABUTTING RESIDENTIAL ZONING
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS,
SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND
MAY OR MAY NOT BE SHOWN HEREON.
 - SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
 - THERE ARE NO ACC TREES 2" DBH AND GREATER ADJACENT TO THE
SUBJECT PROPERTY.
 - 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.

STATEMENT OF THE OWNER:

- (1) There are no owner-imposed or deed restrictions unless otherwise
noted.
- (2) There are no new underground utilities proposed of this time
unless otherwise noted.
- I (we) hereby certify that I am (we are) the owner(s) of the property
shown and described hereon and that I (we) hereby adopt this plan
of subdivision with my (our) free consent, having established the
minimum building restriction lines, dedicate all right-of-ways, water
and sewer easements, drainage easements, alleys, walks, parks and
other open spaces to public or private use as noted, and agree to
provide either directly or indirectly for the maintenance of all
common areas and outlets. I (we) further acknowledge that possession
of the rights-of-ways remains solely with the subdivider until such time
as all bonds are released by Athens-Clarke County.

OWNER

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

Planning Director

I hereby certify that all required improvements necessary to provide
water and/or sanitary sewer service from the Athens-Clarke County
water distribution and/or sanitary sewer collection system(s), as
noted, have been satisfactorily installed and have been accepted by
Athens-Clarke County for ownership, operation, and maintenance, or
improvement guarantees in an amount sufficient to secure the
satisfactory installation and dedication of the necessary improvements
have been provided.

7/5/17 J. Stephens Sept 5 2017 9/15/17

I hereby certify that all required improvements necessary to provide
all streets and other required public improvements in accordance with
plans submitted to Athens-Clarke County by the subdivider's 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.

It is hereby certified that this plat 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 hereon 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 plat has been prepared
and issued for submittal and approval by the local jurisdiction as is evidenced by the approval
certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should
be confirmed with the appropriate governmental bodies by any purchaser or user of the
survey or map as to intended use of any parcel. Further, the undersigned land surveyor
certifies that this map, plat, 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.

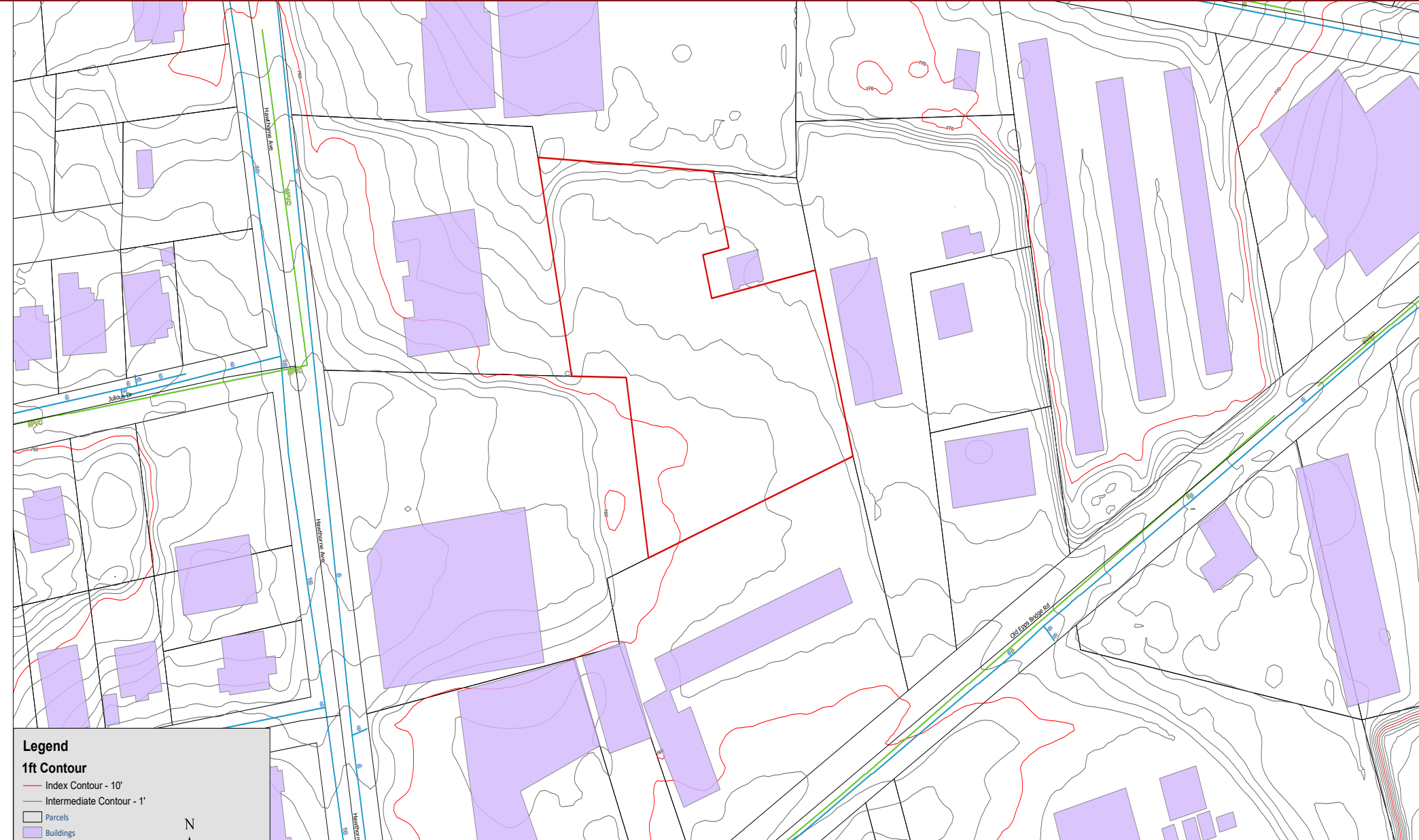
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Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

RECORDED PLAT P5

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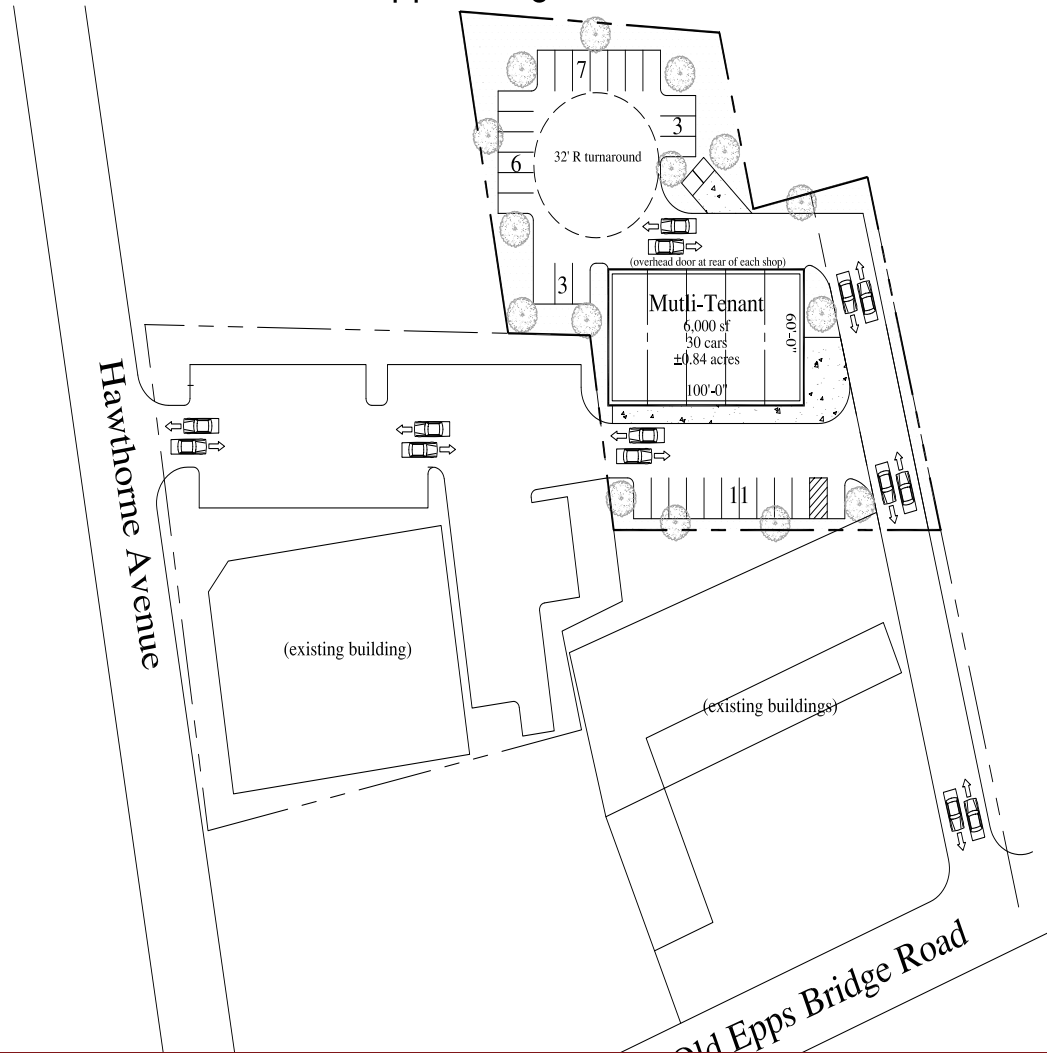
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Proposed Multi-Tenant Site Plan Concept Hawthorne Avenue & Old Epps Bridge Road, Athens, GA



vicinity map

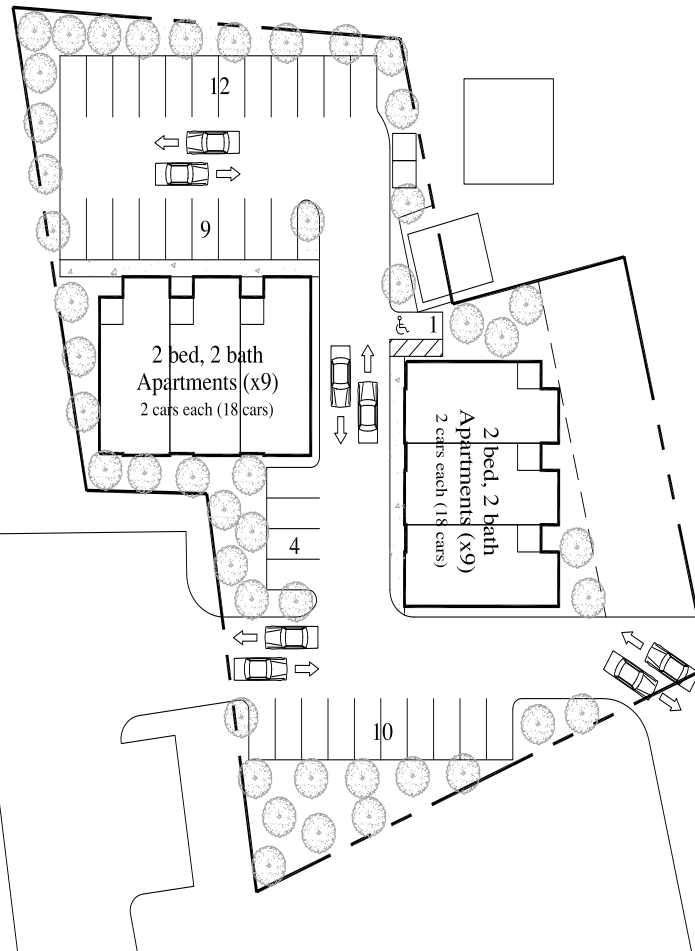
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Proposed Townhome Site Plan Concept Old Epps Bridge Road & Hawthorne Avenue - Athens, GA



vicinity map

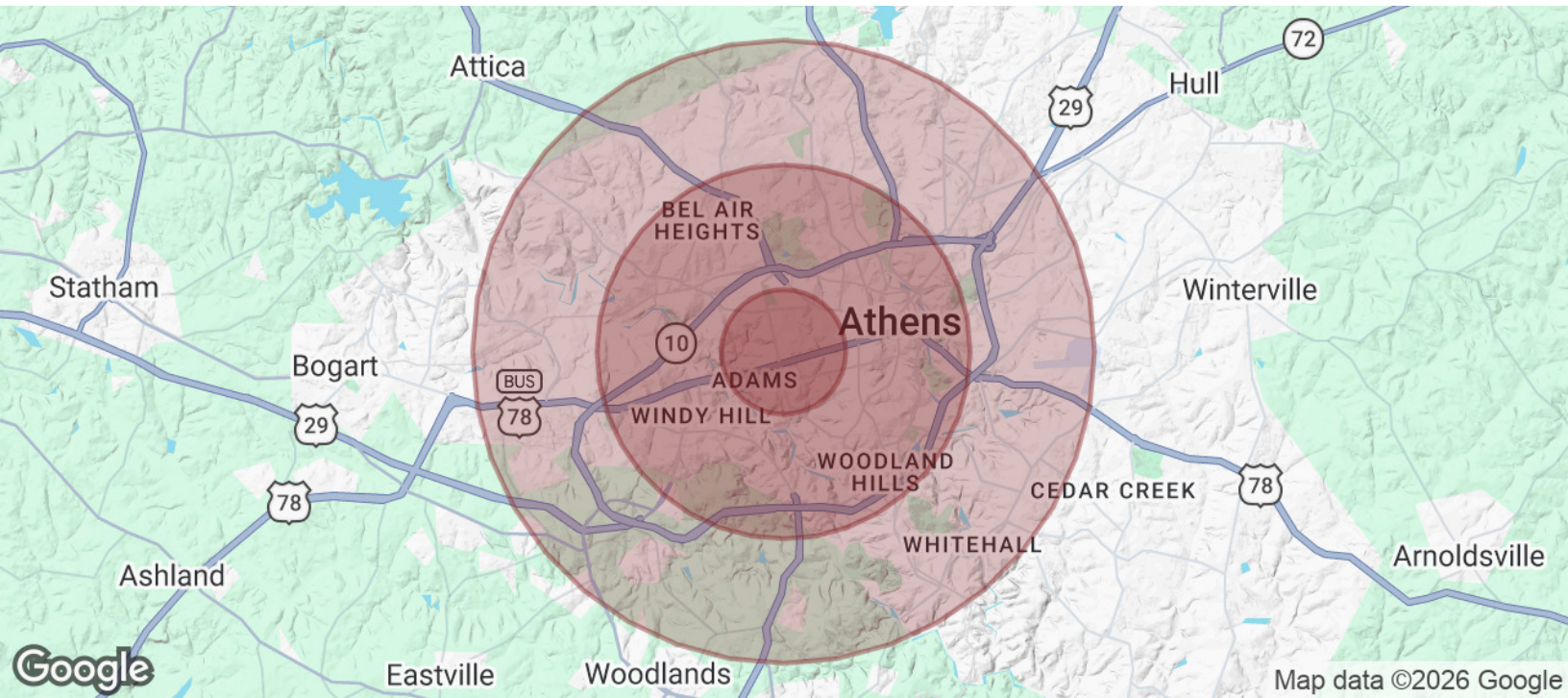
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DEMOGRAPHICS MAP & REPORT



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

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