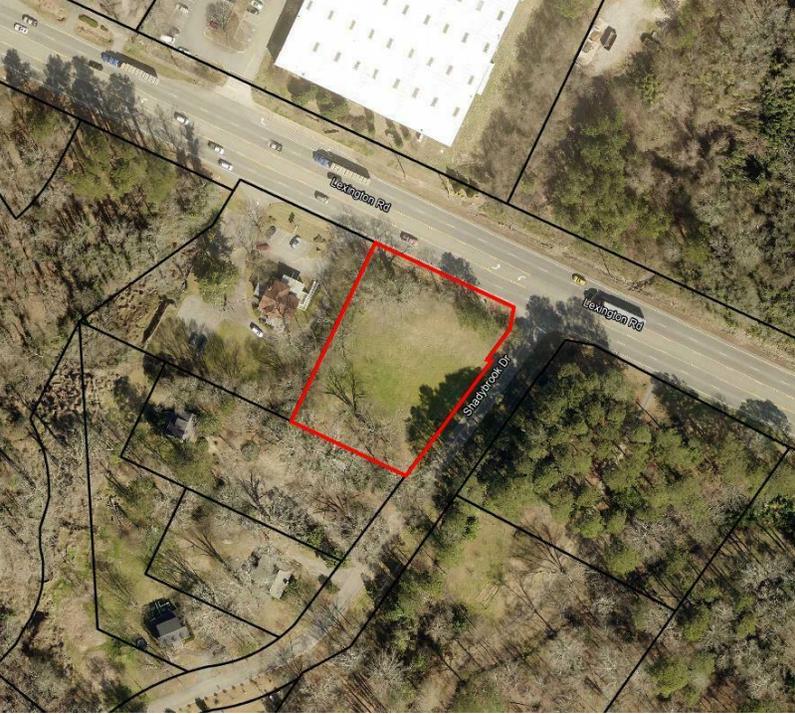


SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.89 ± Acres
Lot Frontage:	176.6 ft Lexington Rd 233.8 ft Shadybrook Dr
Zoning:	C-G Commercial-General
Market:	Athens -Clarke County
Traffic Count:	26,000 Lexington Rd

PROPERTY OVERVIEW

Corner lot with frontage on Lexington Rd and Shadybrook Dr. This property is zoned commercial-general. The topography is level, and it has all utilities. The site is located minutes from downtown Athens and UGA. Brand new student and work force apartment complex with 450+ units has been built right next to this property.

LOCATION OVERVIEW

Property located on corner of Shadybrook Drive and Lexington Rd. It's roughly 1.2 miles east of the bypass and 2.2 miles east of downtown and UGA Campus.

PROPERTY HIGHLIGHTS

- High traffic area
- High Growth Area
- Within minutes to downtown Athens and UGA
- 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
706.548.9300
grantwhitworth@gmail.com

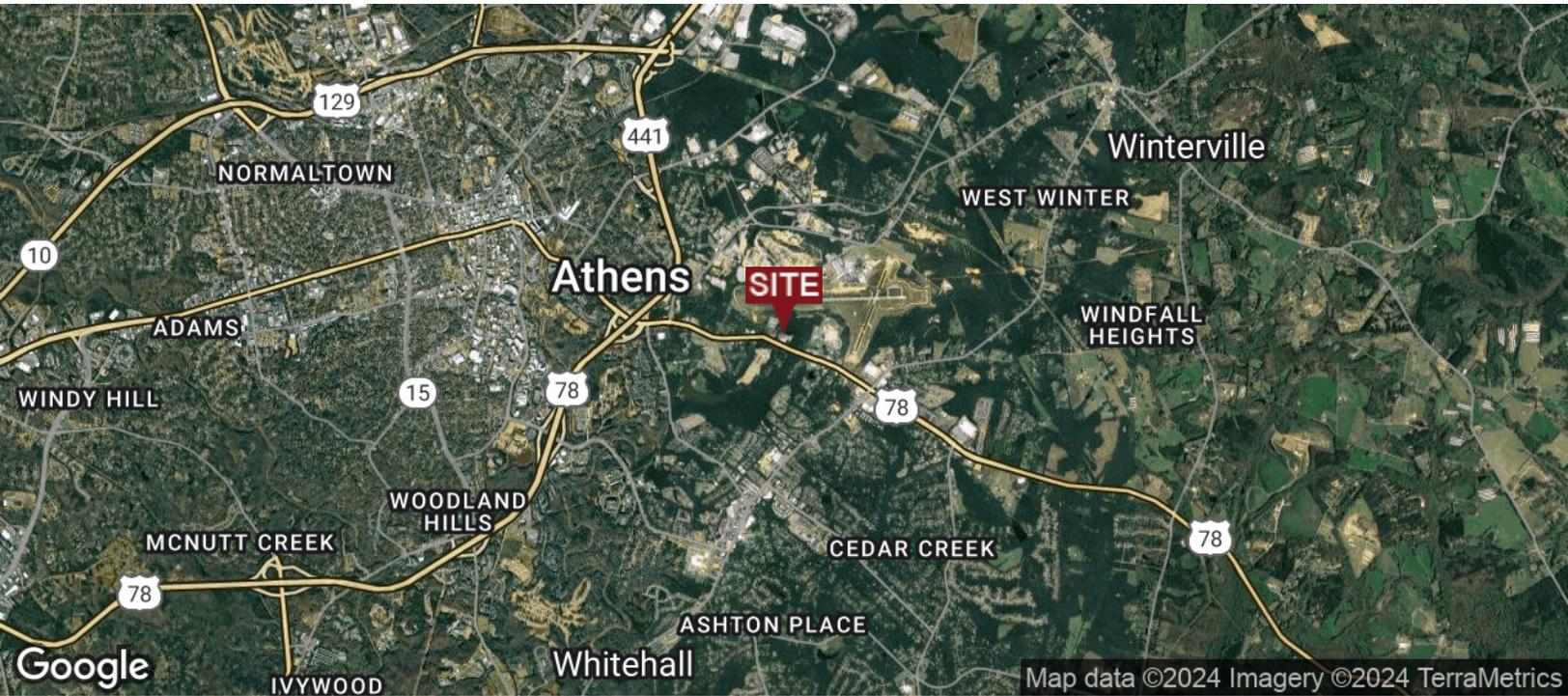
Revised 5-30-24

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



AERIAL MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SHADYBROOK DR COMMERCIAL LOT

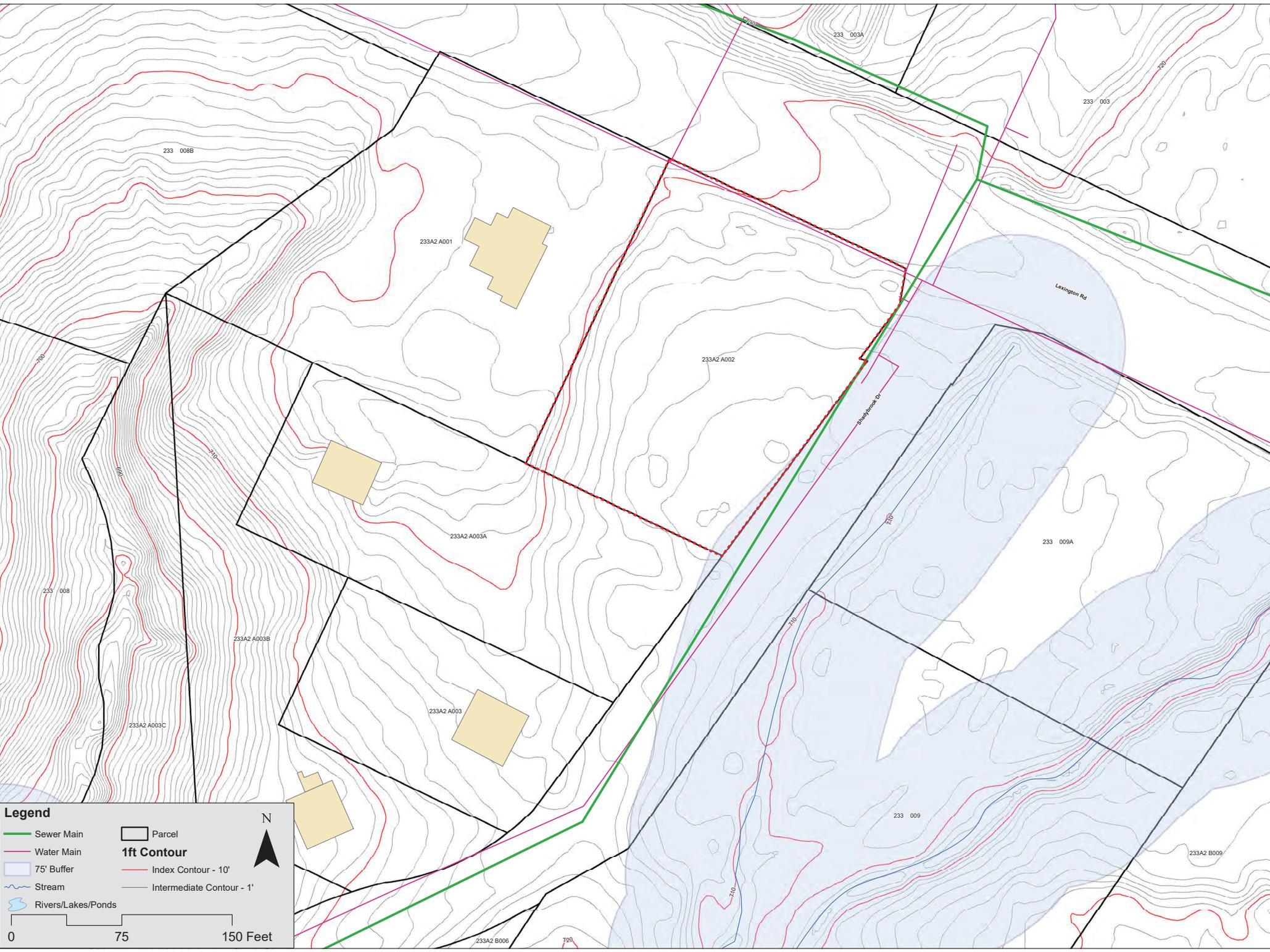
120 SHADYBROOK DRIVE, ATHENS, GA 30605



RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com



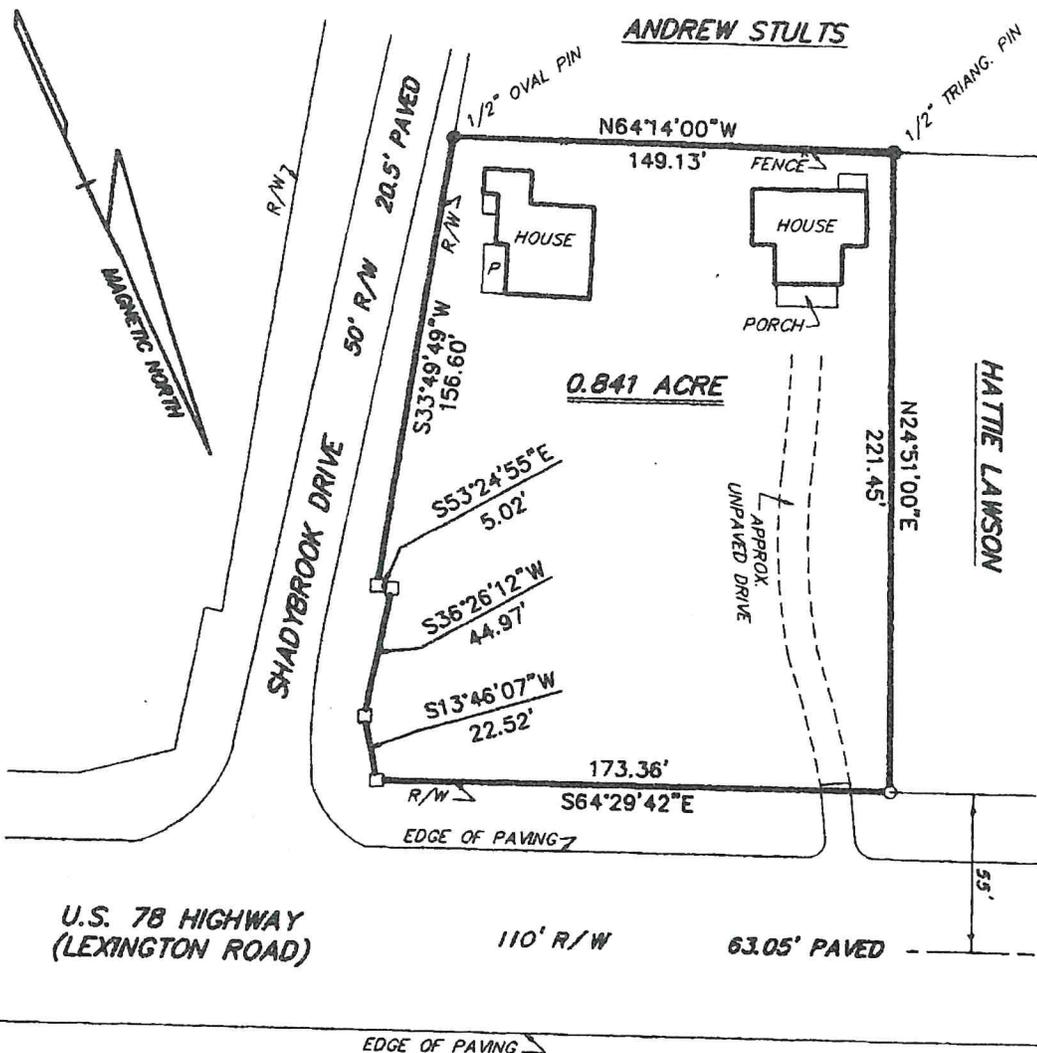
Legend

 Sewer Main	 Parcel
 Water Main	1ft Contour
 75' Buffer	 Index Contour - 10'
 Stream	 Intermediate Contour - 1'
 Rivers/Lakes/Ponds	

0 75 150 Feet

N

- - 1/2" REINFORCING ROD SET
- - IRON PIN FOUND
- - RIGHT OF WAY POST FOUND



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

Ben McLeroy

REFERENCES

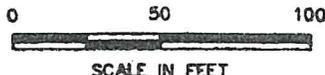
- (1) PLAT BOOK 7, PAGE 62.
- (2) PLAT BOOK 9, PAGE 285.

SURVEY NOTES

- (1) EQUIPMENT USED: 05° THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR: 05° PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/162,264.

Katharine D. Barlow

SURVEY FOR:		
JAMES F. BARLOW		
COUNTY:	CLARKE	G.M.D.: 1899
DATE:	APR. 16, 1993	STATE: GEORGIA
SCALE:	1"=50'	DWN. BY: MIKE
FIELDBOOK:	767	FILE NO.: 20936-
SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS		ATHENS, GA.

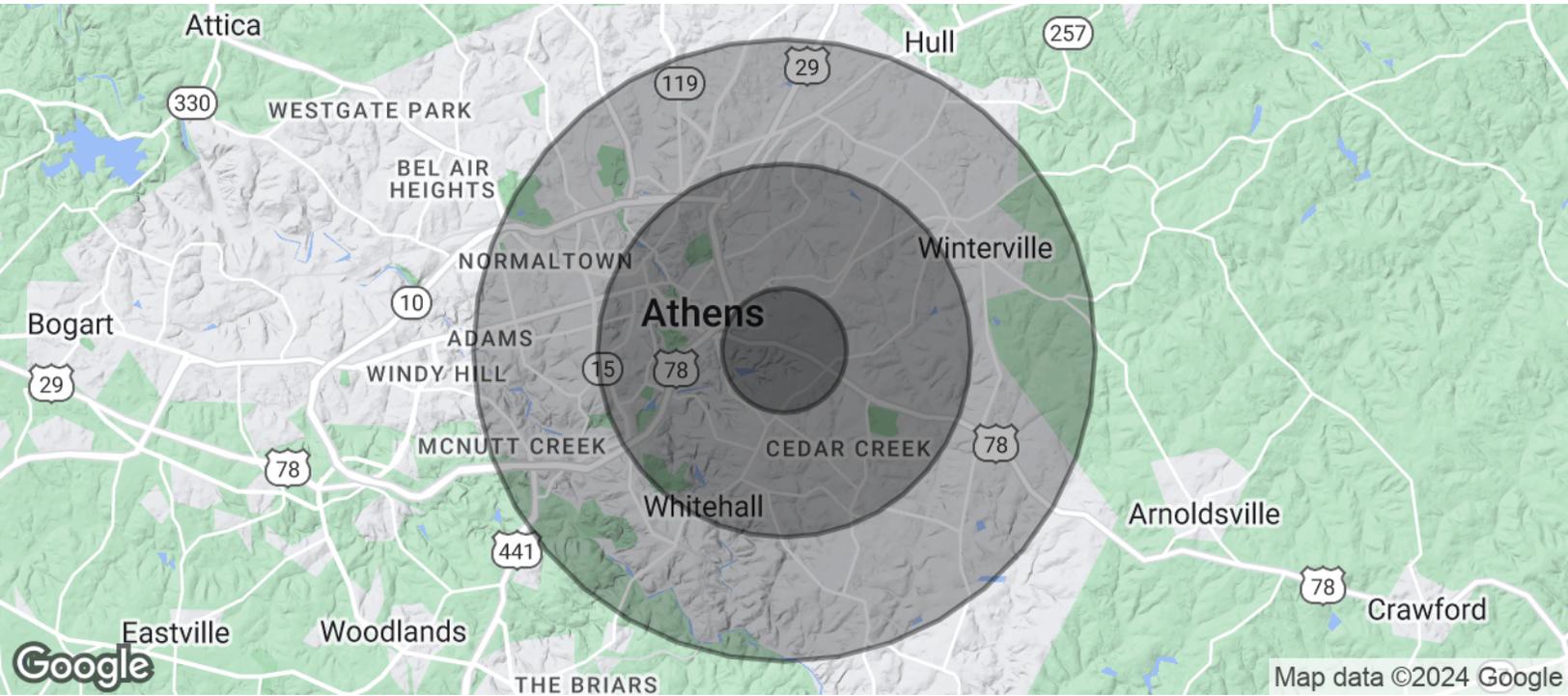


SHADYBROOK DR COMMERCIAL LOT

120 SHADYBROOK DRIVE, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,660	41,296	90,415
Average age	28.0	26.1	27.0
Average age (Male)	28.6	25.3	26.4
Average age (Female)	27.9	27.0	27.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,631	13,462	31,983
# of persons per HH	2.2	3.1	2.8
Average HH income	\$39,473	\$39,160	\$44,168
Average house value	\$153,315	\$167,054	\$181,979

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com