

# 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  
706.548.9300  
grantwhitworth@gmail.com

Revised: 11-17-2025

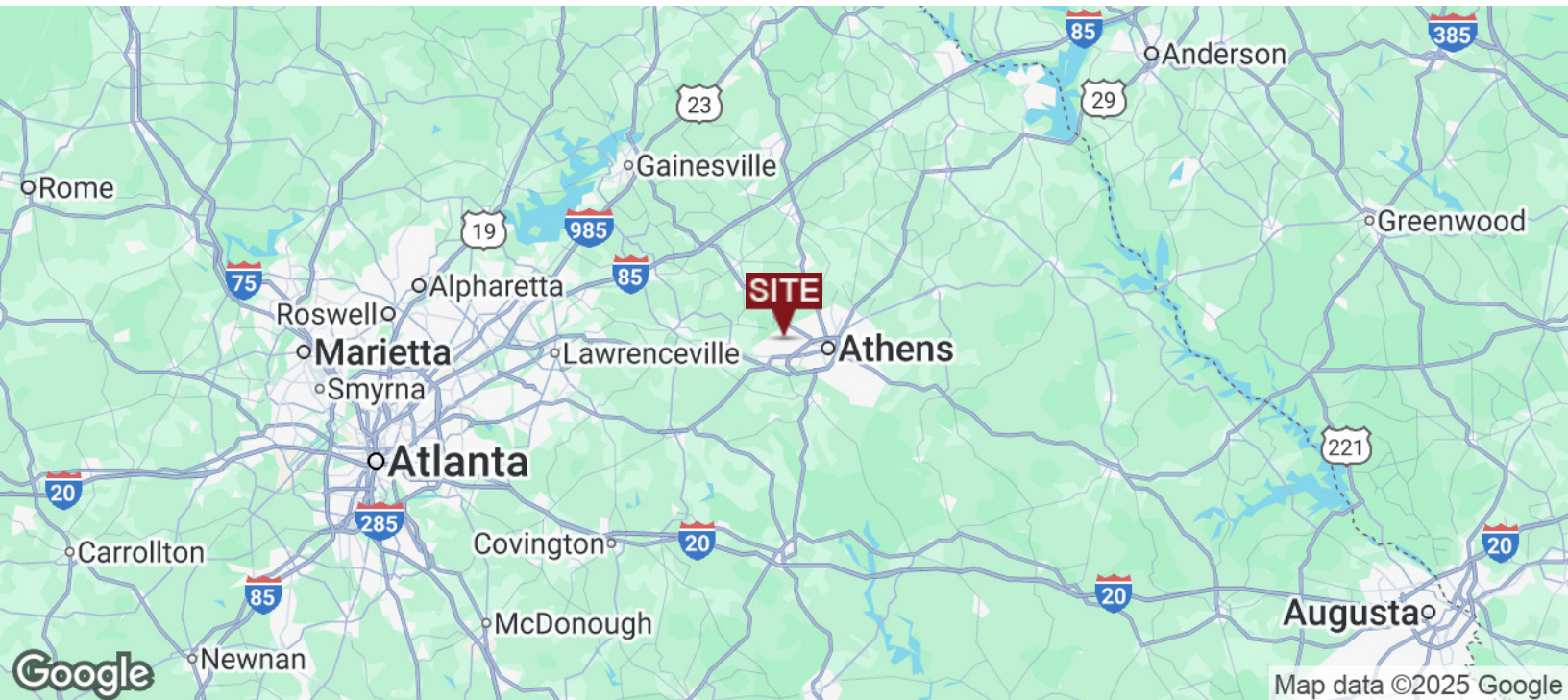


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## LOCATION MAPS



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## AERIAL MAPS



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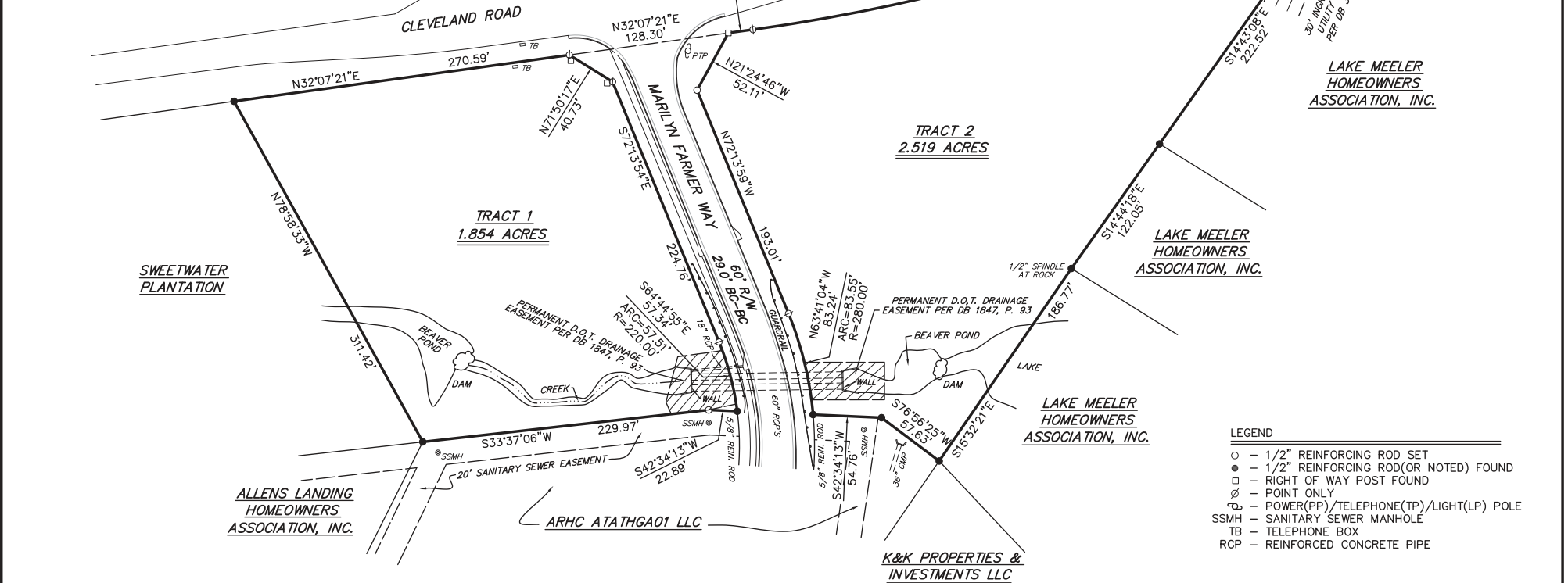
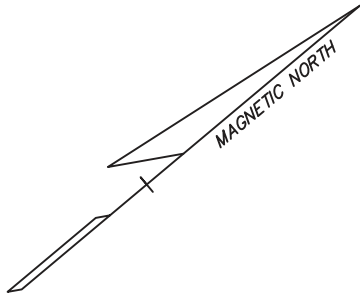
## RETAILER MAP



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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.

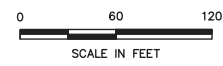
- REFERENCES**
- (1) SURVEY BY BEN McLEROY FOR HENRY PLEDGER MEELER, JR., DATED MARCH P, 1971.
  - (2) SURVEY BY BEN McLEROY FOR G.A. EWING, M.M. EWING AND T.L. BONNER, DATED JULY 9, 1981.
  - (3) SURVEY BY BEN McLEROY FOR THE ARBOR COMPANY DATED MARCH 6, 1996.
  - (4) FINAL PLAT BY APALACHEE LAND SURVEYING, 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.

SURVEY FOR:			
<b>WRES, LLC</b>			
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-		

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



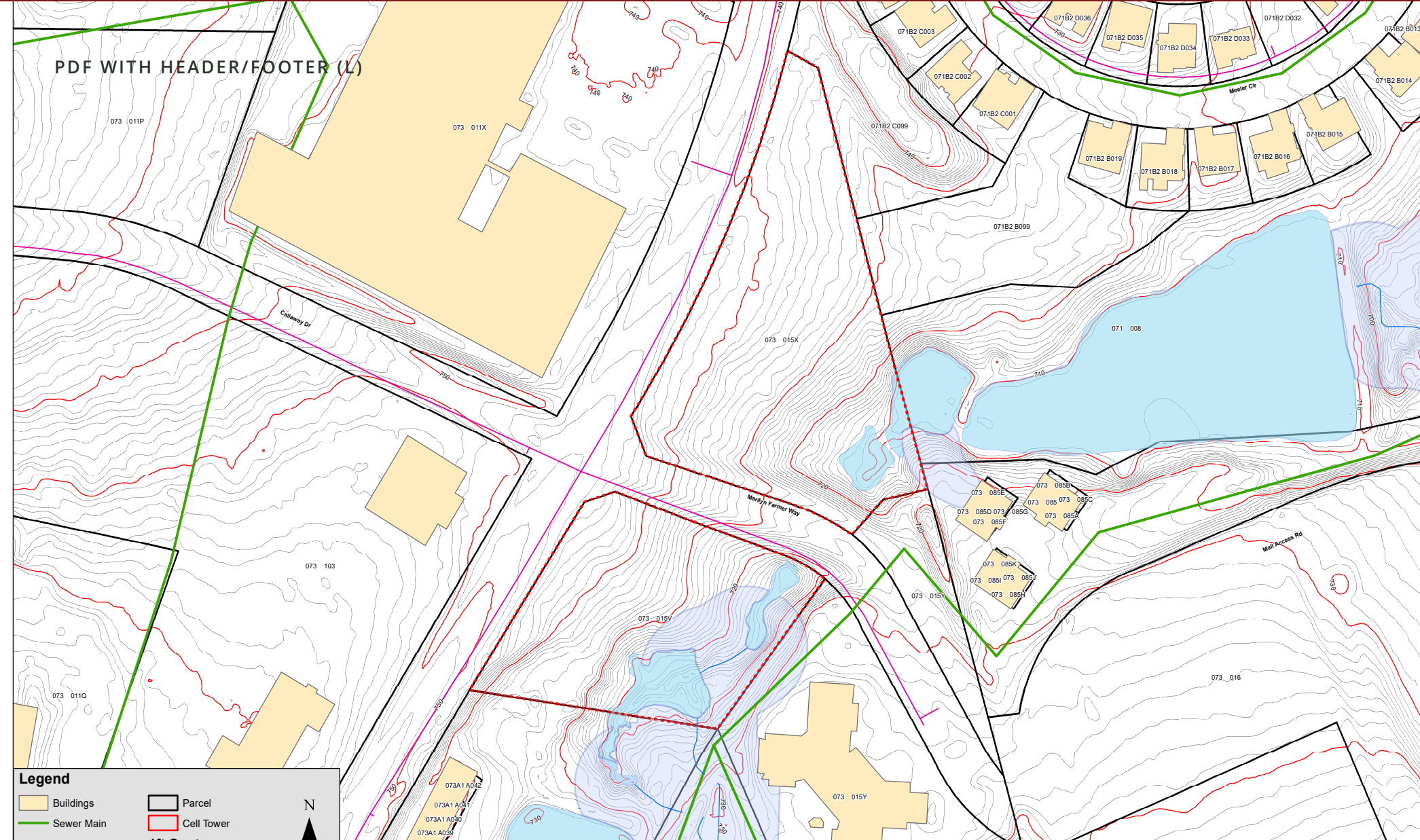


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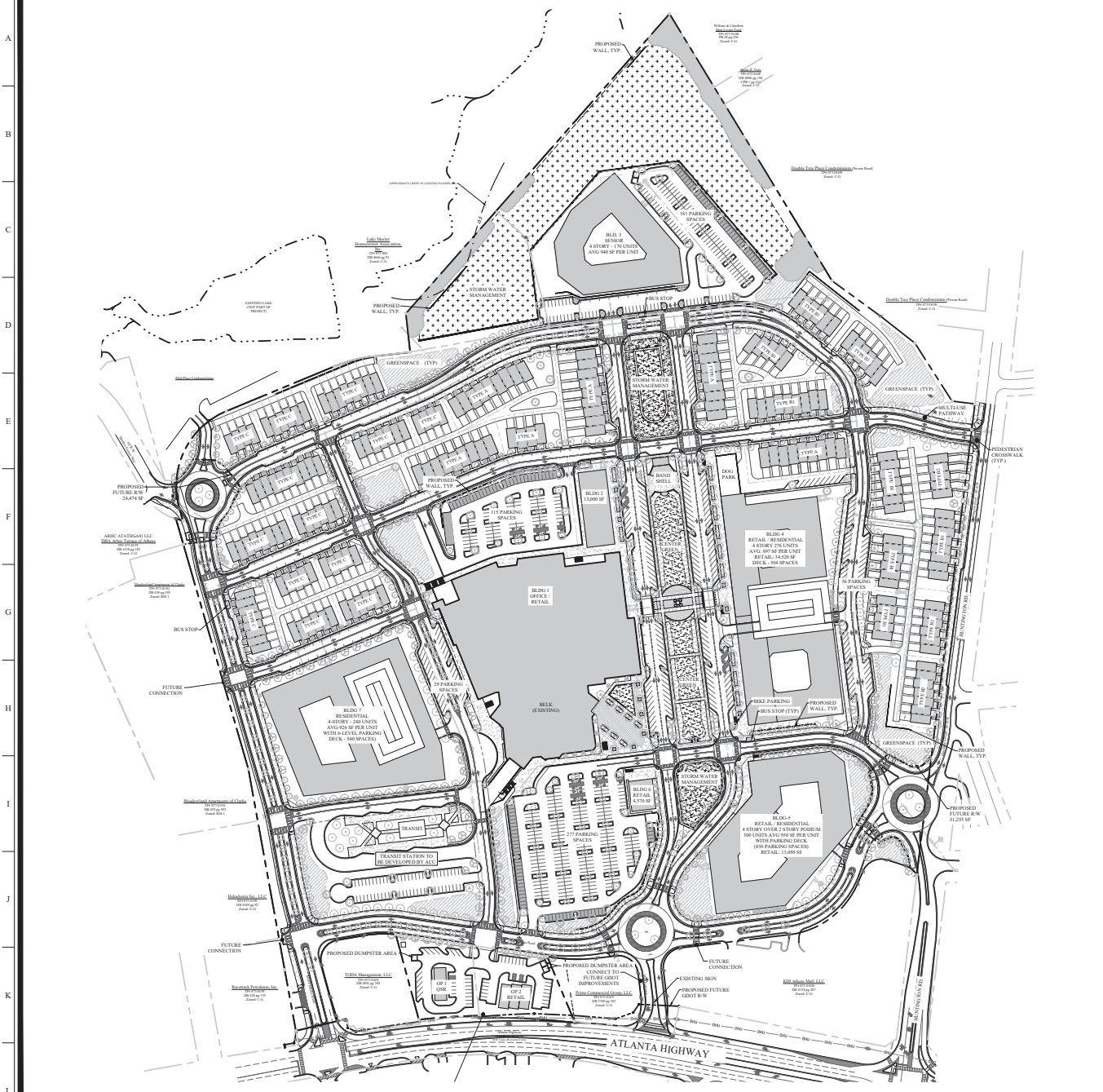


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**SITE COVERAGE DATA**

TOTAL PROJECT ACRES: 74.772 ACRES (1,257,088.00 SF)  
 FUTURE ROW: 1,378 ACRES (24,280,000 SF)  
 NET SITE ACRES: 73.404 ACRES (1,362,808.00 SF)  
 EXISTING LOT COVERAGES: 2,886,379.00 SF (21.2% OF SITE)  
 BUILDINGS: 582,270.00 (4.2% OF SITE)  
 PAVING: 2,304,109.00 (17.1% OF SITE)  
 CONCRETE & GRANITE: 14,544.00 (0.1% OF SITE)

PROPOSED LOT COVERAGES: 2,246,771.00 SF (16.6% OF NET SITE)  
 BUILDINGS & CANOPY: 722,341.00 SF (22.1% OF NET SITE)  
 PAVING: 1,464,430.00 SF (24.1% OF NET SITE)  
 SIDEWALKS & CONCRETE AREAS: 379,280.00 SF (11.7% OF NET SITE)

TOTAL LANDSCAPE AREA: 1,210,297.00 SF (37.1% OF NET SITE)  
 OVERALL ADDITIONAL IMPERVIOUS AREA: -802,508 SF  
 (OVERALL IMPERVIOUS AREA REDUCED BY 20%)

**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.  
 1,623,392/10 = 162,339 SF. MINIMUM PLAZA OR PUBLIC SPACE  
 REQUIRED

PROPOSED 112,000 S.F. PLAZA (NOTE: PLAZA TO BE CONSTRUCTED OF  
 A PERVIOUS MATERIAL AND NOT COUNTED TOWARDS LOT  
 COVERAGE)

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 MUNICIPAL USE AND THEREFORE  
 DOES NOT REQUIRE RESIDENTIALS FOR THE DEVELOPMENT'S PARKING NOT  
 CONTINGENT TO THE AMOUNT OF PROPOSED PARKING

**RESIDENTIAL**

STUDIO (INCLUDING UNIT = 1 SPACE PER  
 112 ± 1 = 112 MINIMUM REQUIRED SPACES  
 ONE BR. INCLUDING UNIT = 5 SPACES PER  
 538 ± 1.5 = 780 MINIMUM REQUIRED SPACES  
 TOWNH = 2 SPACES PER 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 REQUIREMENT = 7 SPACE PER 100 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: 2,887 SPACES**

EAST DECK = 504 SPACES  
 WEST DECK = 546 SPACES  
 SOUTHERN PROGRAM = 450 SPACES  
 BELK SURFACE LOT = 577 SPACES  
 NORTHERN SURFACE LOT = 115 SPACES  
 OUTPARCEL 1 = 25  
 OUTPARCEL 2 = 25  
 ON-STREET PARKING = 373 SPACES  
 TOWNHOME = 2-CAR GARAGES = 404 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  
 2-4K SPACES = 3% REQUIRED 40% SPACES

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

**BIKE PARKING:**

REQUIRED: 2 BIKE SPACES/1 BIKE SPACE/50 REQUIRED PARKING  
 SPACES  
 2,887/50 = 58 REQUIRED BIKE PARKING SPACES  
 140 SPACES PROVIDED

PROPOSED: 115 BIKE SPACES (NOTE: A PORTION OF THE REQUIRED  
 BIKE PARKING SPACES HAVE BEEN SHOWN NEAR THE BUILDING  
 ENTRANCES. THE REMAINDER OF REQUIRED SPACES SHALL OCCUR INSIDE  
 THE BUILDINGS IN ACCORDANCE TO SEC. 9-30-3.)

PERVIOUS PAVING IS REQUIRED AS PART OF CODE SECTION 9-25-B-4-B  
 \*NO LESS THAN 30% OF THE REQUIRED PARKING SPACES SHALL  
 BE CONSTRUCTED OF DUST-FREE PERVIOUS PAVING MATERIALS PURSUANT  
 TO SECTION 9-30-3 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: 10% OF THE OVERALL UNITS IN THIS PROJECT SHALL BE  
 RENTED AT OR BELOW THE AREA MEDIAN INCOME.

AFFORDABLE DWELLING UNITS: 99 (140 BEDS)

**WAIVER 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)

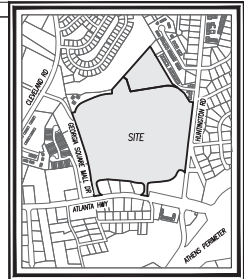
(4) LAMBOROUGH OF THE MINIMUM DISTANCE REQUIREMENT FOR SHARED  
 PARKING FACILITIES (9-20-8-2)

(5) REDUCTION TO THE ALLOWABLE DENSITY FROM 24 UNITS PER ACRE TO 27.5  
 UNITS PER ACRE (9-10-3)

(6) RELAY FROM 85'-STANDARD FOR SINGLE FAMILY A-1 (2) ZONE  
 (9-10-2-4(1))

(7) REDUCTION IN THE 20' MINIMUM LOT WIDTH FROM 20' TO 25' (9-10-3)

(8) REMOVAL OF THE PLAZA REQUIREMENT FOR THE TOWNHOME UNITS  
 (9-25-B-7-2)



**VICINITY MAP**  
 SCALE: 1" = 1,000'

**PROJECT DATA**

PROPERTY OWNER:  
 607 ATHENS MALL LLC  
 3307 REGENCY RD. MC. SITE 410  
 ATLANTA, GA 30355

DEVELOPER:  
 THE LEVIN GROUP  
 2300 ESTE DOCKING RD.  
 ROSWELL, GA 30072  
 4776 MARK JENNINGS  
 706.207.0031

AUTHORIZED AGENT:  
 W&A ENGINEERING  
 355 ONETA ST.  
 ATLANTA, GA 30661  
 706.370.0240

PROXIMAL ADDRESS: 3700 ATLANTA HWY  
 TAX PARCELS: 073 016, 073 018, 073 019, 073 020, 073 021, 073 022, 073 023, 073 024, 073 025, 073 026, 073 027, 073 028, 073 029, 073 030, 073 031, 073 032, 073 033, 073 034, 073 035, 073 036, 073 037, 073 038, 073 039, 073 040, 073 041, 073 042, 073 043, 073 044, 073 045, 073 046, 073 047, 073 048, 073 049, 073 050, 073 051, 073 052, 073 053, 073 054, 073 055, 073 056, 073 057, 073 058, 073 059, 073 060, 073 061, 073 062, 073 063, 073 064, 073 065, 073 066, 073 067, 073 068, 073 069, 073 070, 073 071, 073 072, 073 073, 073 074, 073 075, 073 076, 073 077, 073 078, 073 079, 073 080, 073 081, 073 082, 073 083, 073 084, 073 085, 073 086, 073 087, 073 088, 073 089, 073 090, 073 091, 073 092, 073 093, 073 094, 073 095, 073 096, 073 097, 073 098, 073 099, 073 100, 073 101, 073 102, 073 103, 073 104, 073 105, 073 106, 073 107, 073 108, 073 109, 073 110, 073 111, 073 112, 073 113, 073 114, 073 115, 073 116, 073 117, 073 118, 073 119, 073 120, 073 121, 073 122, 073 123, 073 124, 073 125, 073 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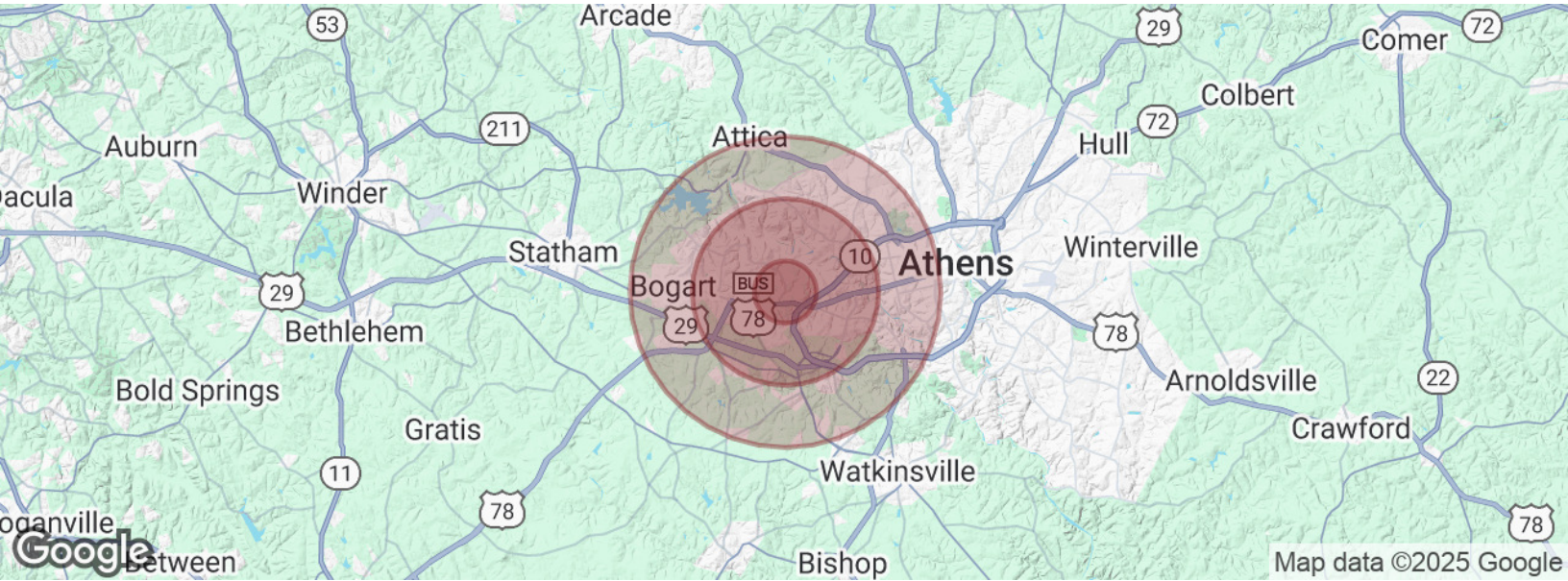


# CLEVELAND RD COMMERCIAL LOTS

284 & 360 CLEVELAND RD, BOGART, GA 30622



## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com