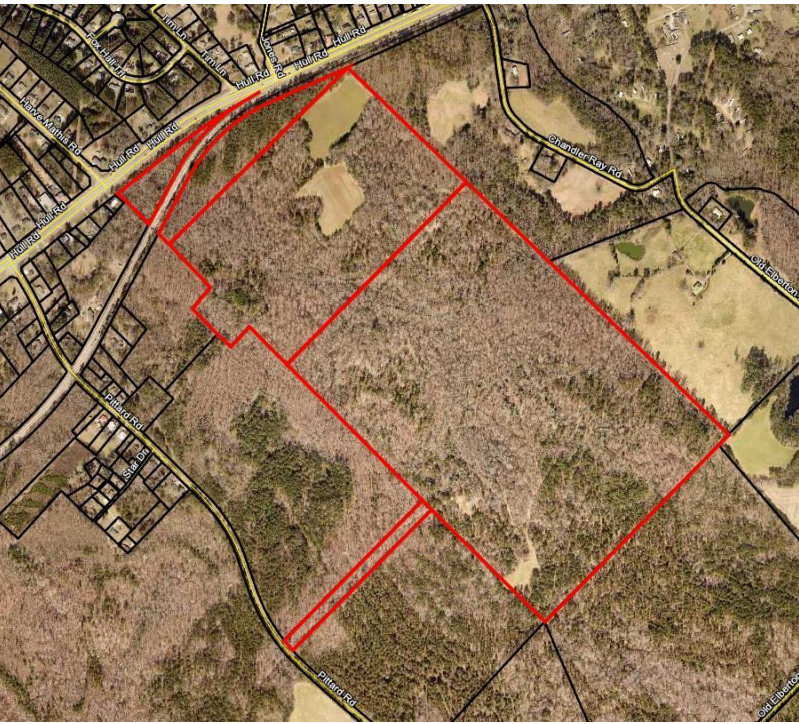


BULLOCK TRACT

HWY 72 AND PITTARD ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,110,550
Price / Acre	\$15,000
Lot Size:	207.37 Acres
Lot Frontage:	2061 ft Hwy 72 97 ft Pittard Rd
Zoning:	AR - Agricultural
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	15,400 Hwy 72

PROPERTY OVERVIEW

The property is mostly wooded with a mix of hardwoods and pines. There is a creek running through the northwest portion of the property with a few additional fingers running off of it. This a large industrial site in the Athena Industrial park that adjoins other property also for sale that could be assembled into over 455 acres with access to CSX rail. Currently this tract has about 100 Feet of frontage on Pittard Rd. that would be driveway access. This tract can easily be rezoned to E-I (Employee Industrial).

LOCATION OVERVIEW

In the Athena Industrial Park area with access from Pittard Rd just southeast of the intersection of Hwy 72 and Pittard Rd.

PROPERTY HIGHLIGHTS

- In Athena Industrial Park.
- Can be assembled with other large industrial tracts.
- Creek running through NW corner.
- Mix of hardwood & pine.
- CSX Rail access available.
- Gates located on Hwy 72 and Pittard 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
706.548.9300
grantwhitworth@gmail.com

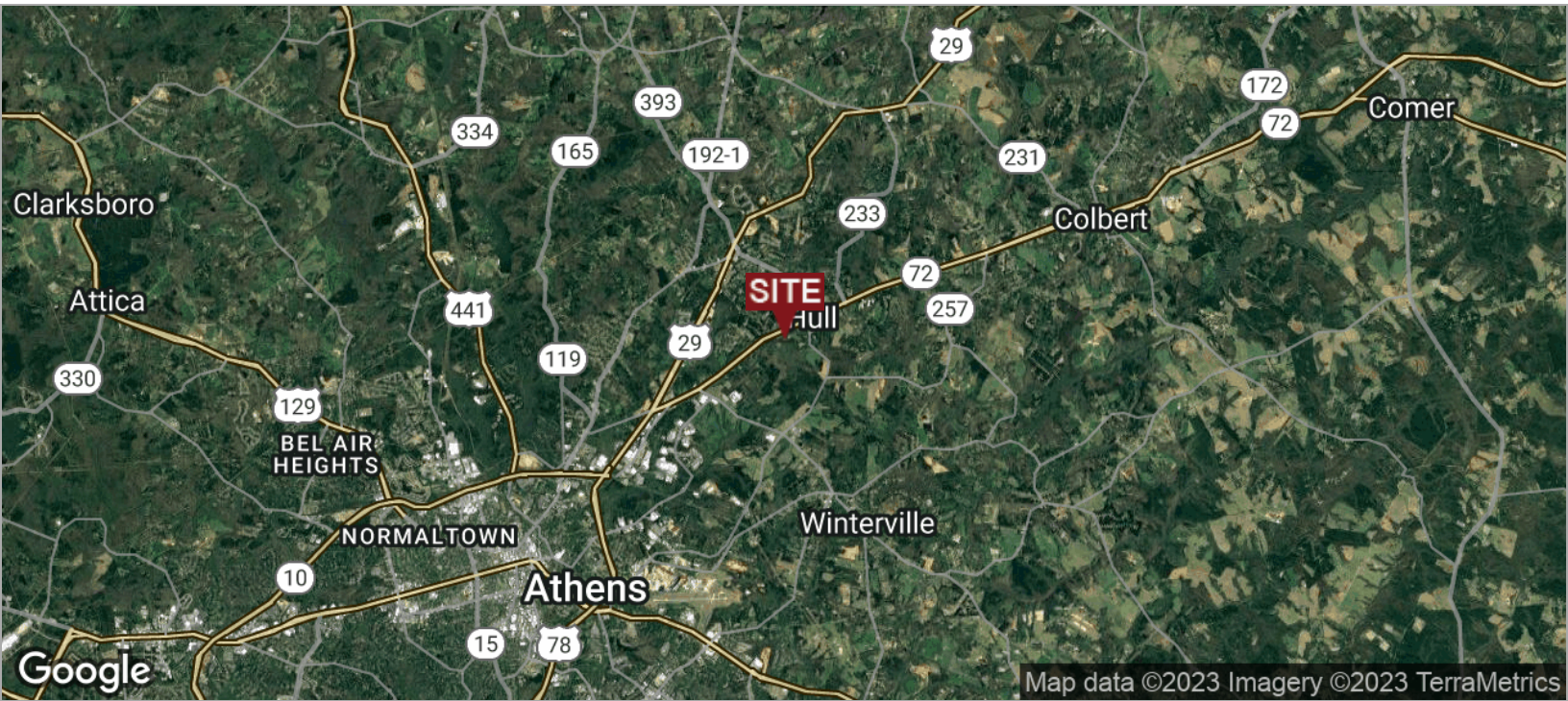
Revised 9-15-2022

BULLOCK TRACT

HWY 72 AND PITTARD ROAD, ATHENS, GA 30601



LOCATION MAPS



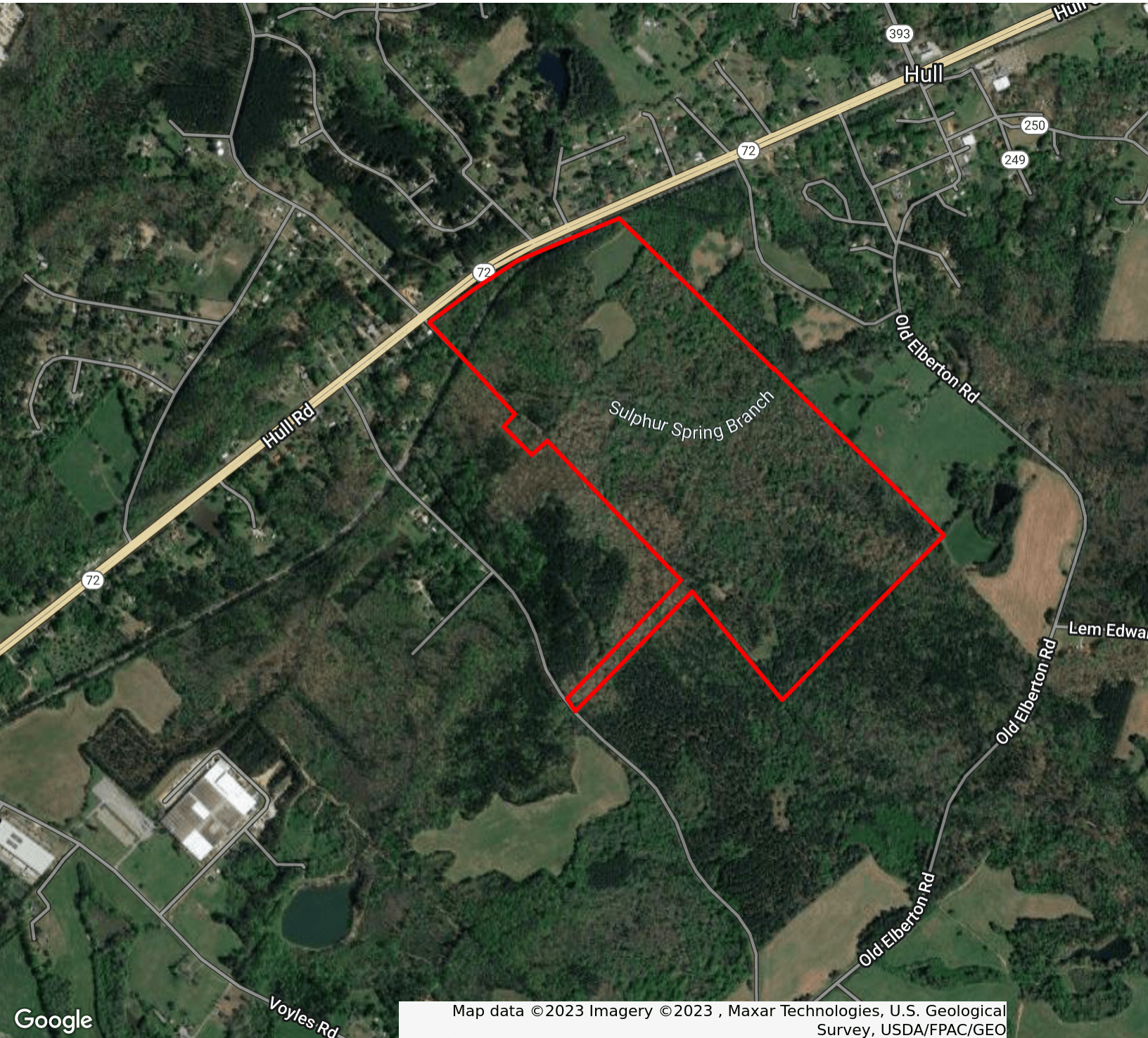
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BULLOCK TRACT

HWY 72 AND PITTARD ROAD, ATHENS, GA 30601



AERIAL MAP



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

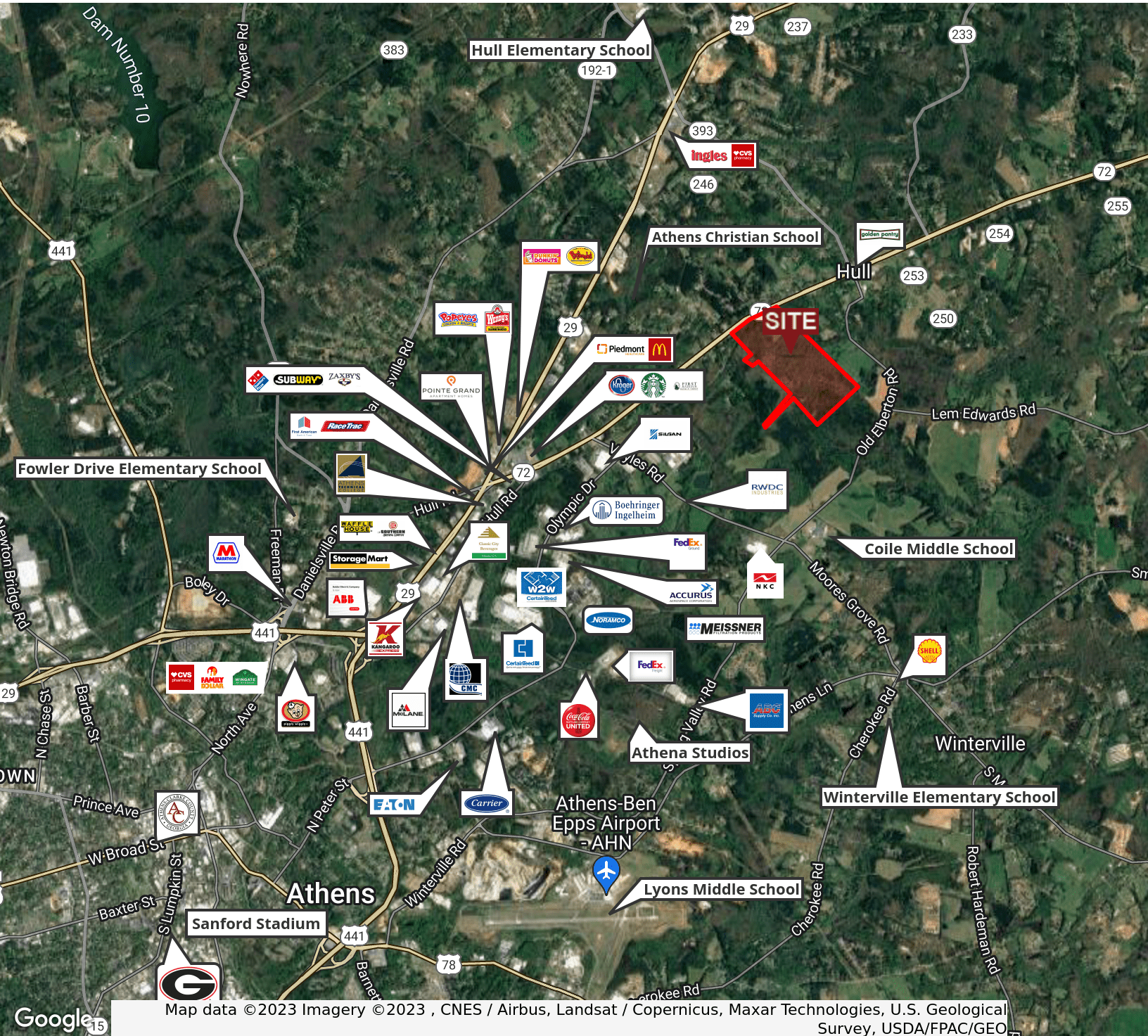
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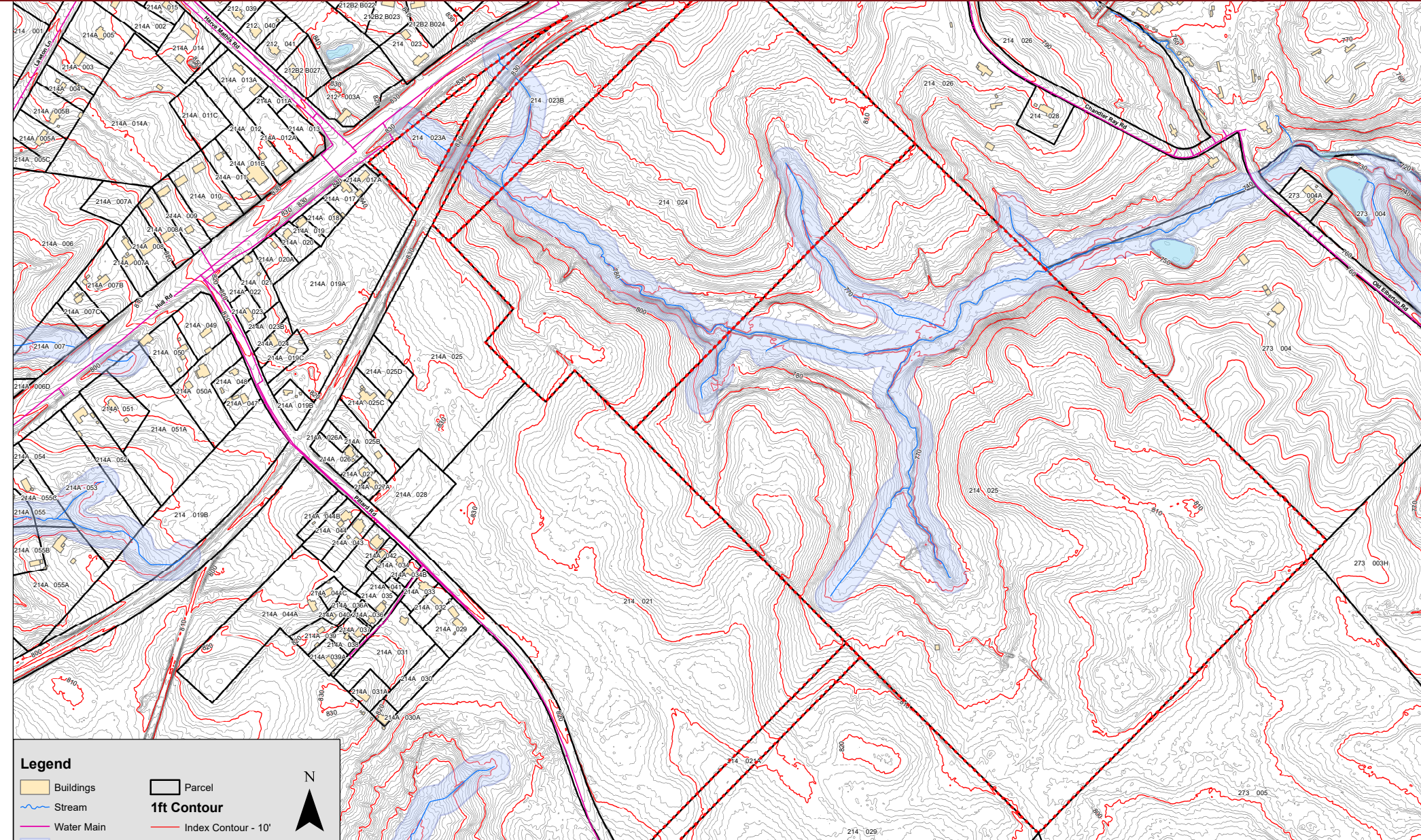
RETAILER MAP



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706.548.9300
grantwhitworth@gmail.com

BULLOCK TRACT

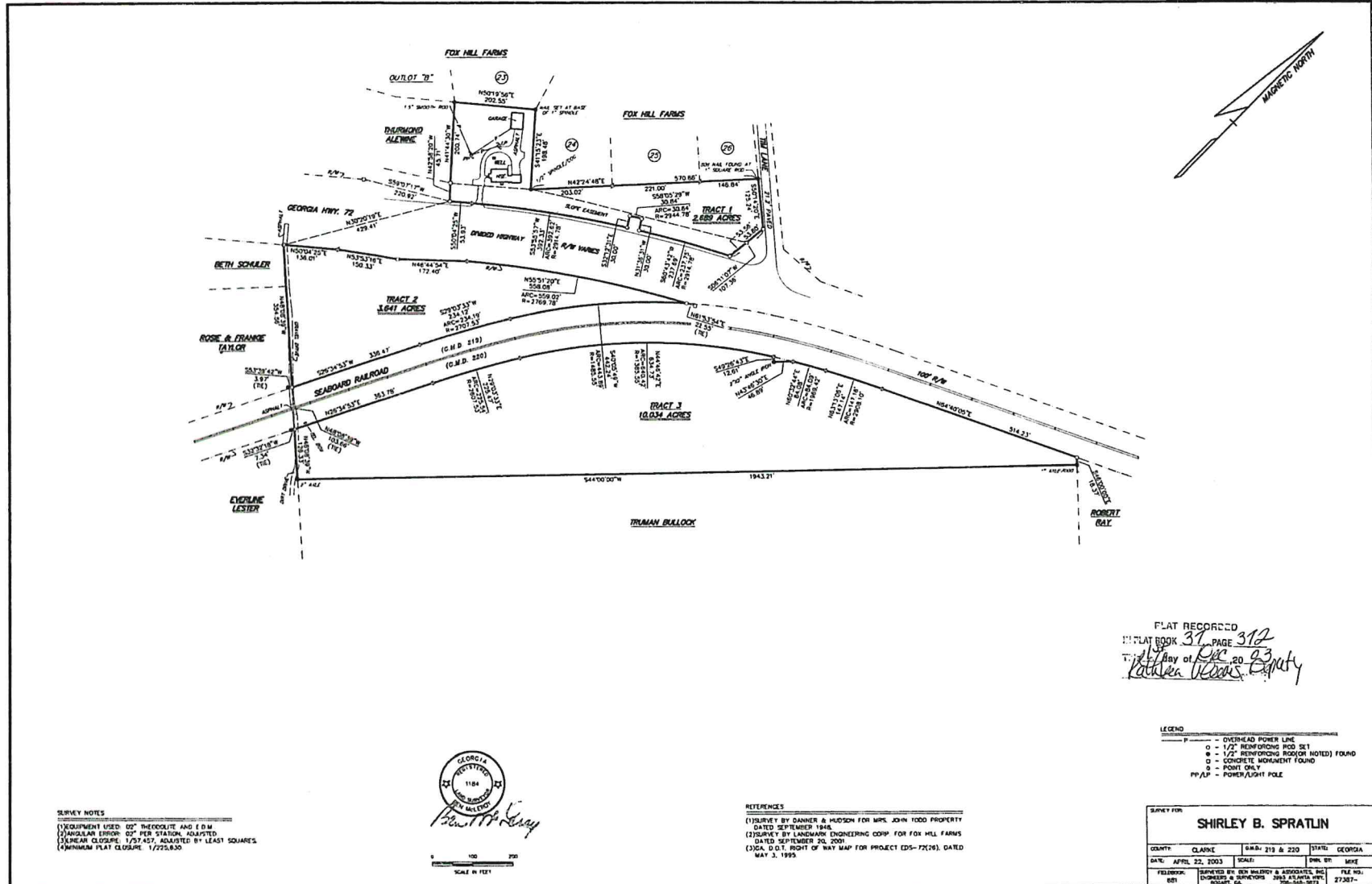
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GRANT WHITWORTH
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BULLOCK TRACT

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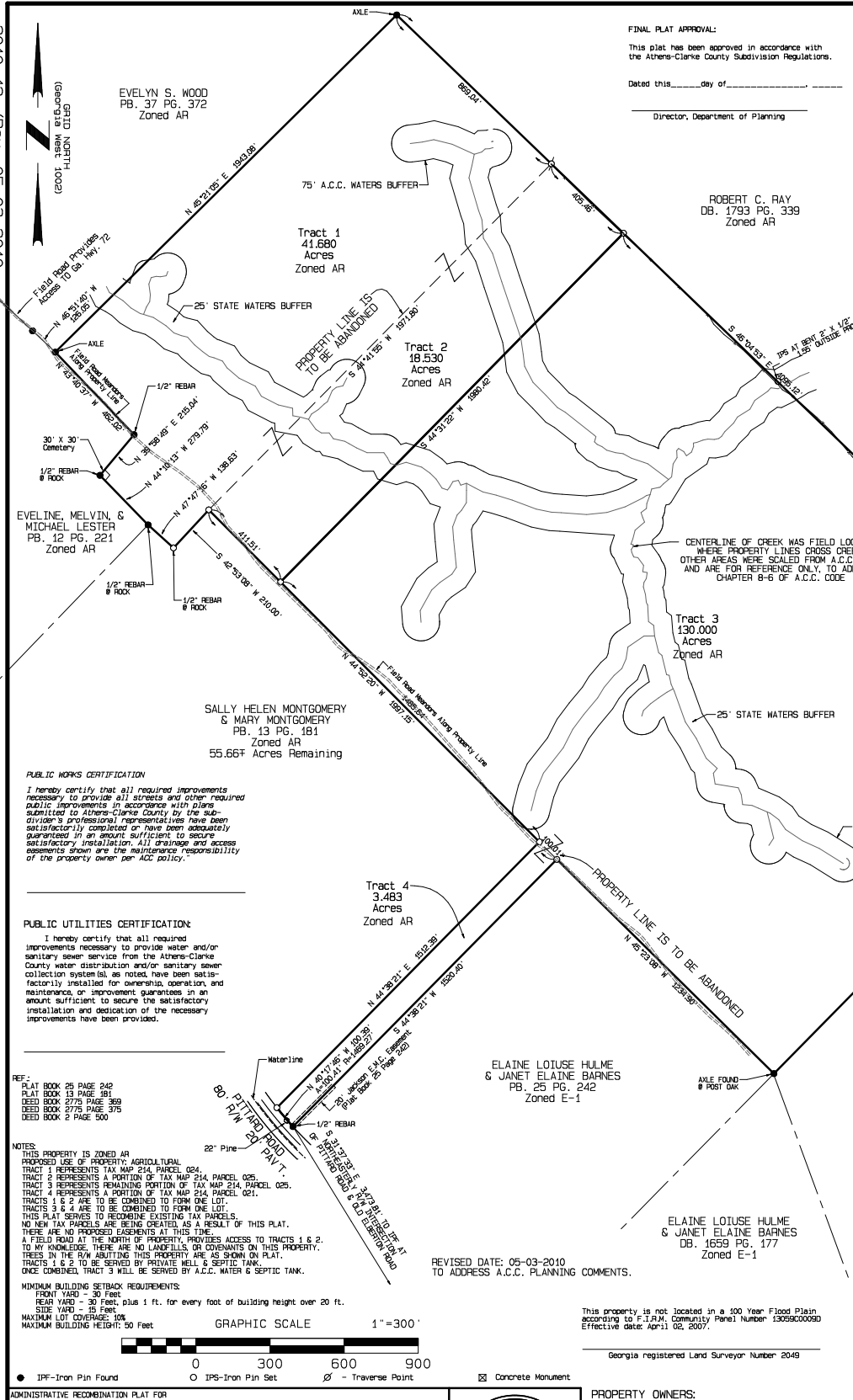
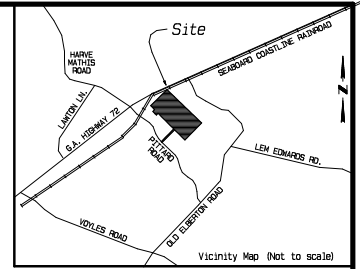
BULLOCK TRACT

HWY 72 AND PITTARD ROAD, ATHENS, GA 30601



2010-42 (Rev. 05-03-2010)

FINAL PLAT APPROVAL:
This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.
Dated this _____ day of _____
Director, Department of Planning



ROBERT C. RAY
DB. 1793 PG. 339
Zoned AR

J.D. HOOPER & ETHELEN HOOPER LIFE ESTATE
DB. 1793 PG. 339
Zoned AR

GILBERT WILKINS, JR. & JENNIFER LYNNE WILKINS
DB. 3651 PG. 411
Zoned AR

ELAINE LOUISE HULME & JANET ELAINE BARNES
PB. 25 PG. 242
Zoned E-1

ELAINE LOUISE HULME & JANET ELAINE BARNES
DB. 1655 PG. 177
Zoned E-1

OWNERS CERTIFICATION:

"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, established the minimum building restriction lines, and 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 or outlots."

I (we) further acknowledge that possession of the rights-of-way remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

OWNER	DATE

FINAL SURVEYORS CERTIFICATE:
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. The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per cent. This plat was prepared on _____ 2010.

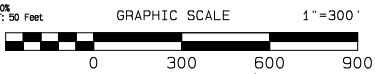
PUBLIC WORKS CERTIFICATION
I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivision's professional representatives have been satisfactorily completed or have been 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 A.C.C. policy.

PUBLIC UTILITIES CERTIFICATION:
I hereby certify that all required improvements necessary to provide water and/or sanitary sewer services from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed 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.

REF:
PLAT BOOK 25 PAGE 242
PLAT BOOK 13 PAGE 181
DEED BOOK 2775 PAGE 369
DEED BOOK 2775 PAGE 375
DEED BOOK 2 PAGE 500

NOTES:
THIS PROPERTY IS ZONED AR
PROPOSED USE OF PROPERTY: AGRICULTURAL
TRACT 1 REPRESENTS TAX MAP 214, PARCEL 024.
TRACT 2 REPRESENTS A PORTION OF TAX MAP 214, PARCEL 025.
TRACT 3 REPRESENTS REMAINING PORTION OF TAX MAP 214, PARCEL 025.
TRACT 4 REPRESENTS A PORTION OF TAX MAP 214, PARCEL 021.
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.
TRACTS 3 & 4 ARE TO BE COMBINED TO FORM ONE LOT.
THIS PLAT SERVES TO RECOMBINE EXISTING TAX PARCELS.
NO NEW TAX PARCELS ARE BEING CREATED AS A RESULT OF THIS PLAT.
THERE ARE NO PROPOSED EASEMENTS AT THIS TIME.
A FIELD ROAD AT THE NORTH OF PROPERTY PROVIDES ACCESS TO TRACTS 1 & 2.
TO MY KNOWLEDGE, THERE ARE NO LANDFILLS OR COVENANTS ON THIS PROPERTY.
TREES IN THE ROW ABUTTING THIS PROPERTY ARE AS SHOWN ON PLAT.
TRACTS 1 & 2 TO BE SERVED BY PRIVATE WELL & SEPTIC TANK.
ONCE COMBINED, TRACT 3 WILL BE SERVED BY A.C.C. WATER & SEPTIC TANK.

MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 30 Feet
REAR YARD - 30 Feet, plus 1 ft. for every foot of building height over 20 ft.
SIDE YARD - 15 Feet
MAXIMUM LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 50 Feet

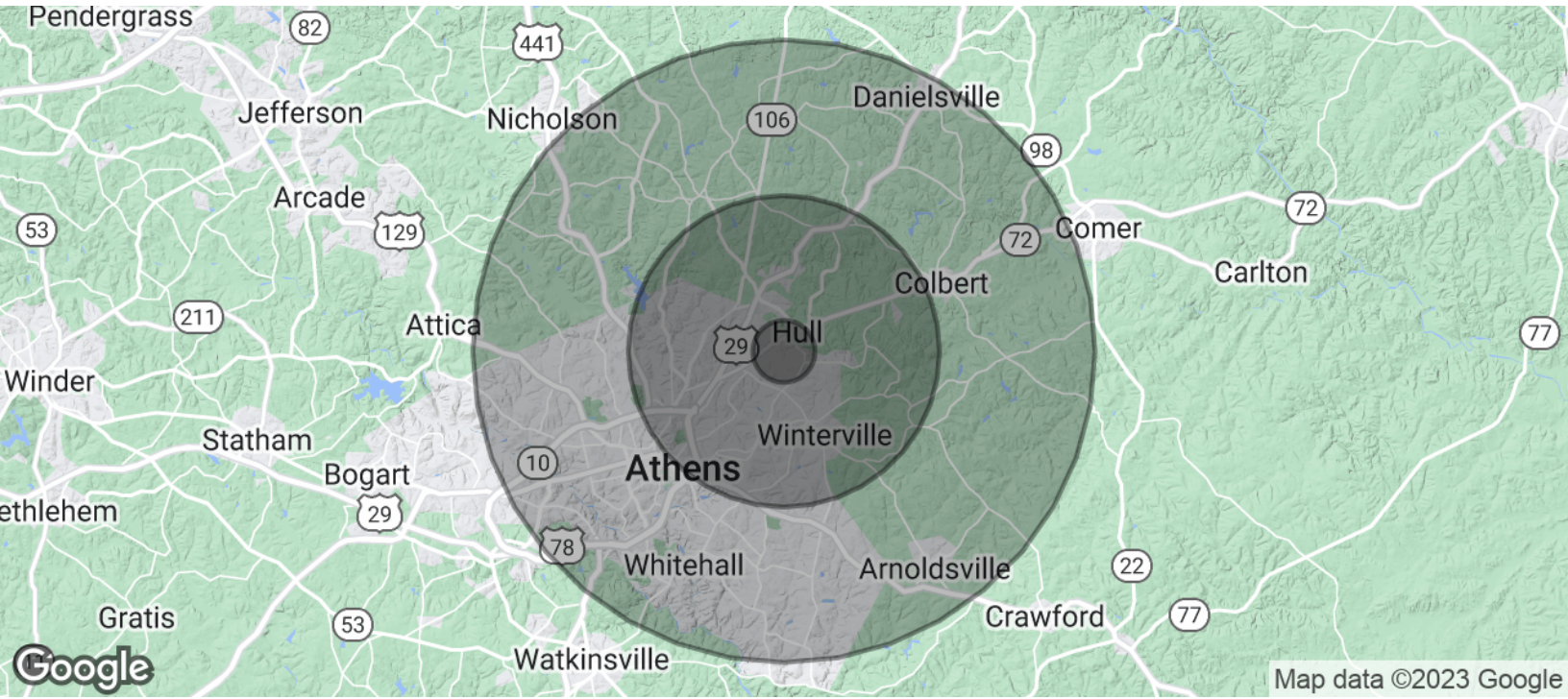


ADMINISTRATIVE RECOMBINATION PLAT FOR PROPERTY OWNERS:

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BULLOCK TRACT

HWY 72 AND PITTARD ROAD, ATHENS, GA 30601



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,399	31,086	149,750
Average age	29.8	30.8	29.9
Average age (Male)	29.6	30.1	29.3
Average age (Female)	30.0	31.4	30.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	435	11,013	53,644
# of persons per HH	3.2	2.8	2.8
Average HH income	\$45,111	\$41,768	\$49,529
Average house value	\$111,070	\$135,353	\$177,882

* Demographic data derived from 2020 ACS - US Census

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