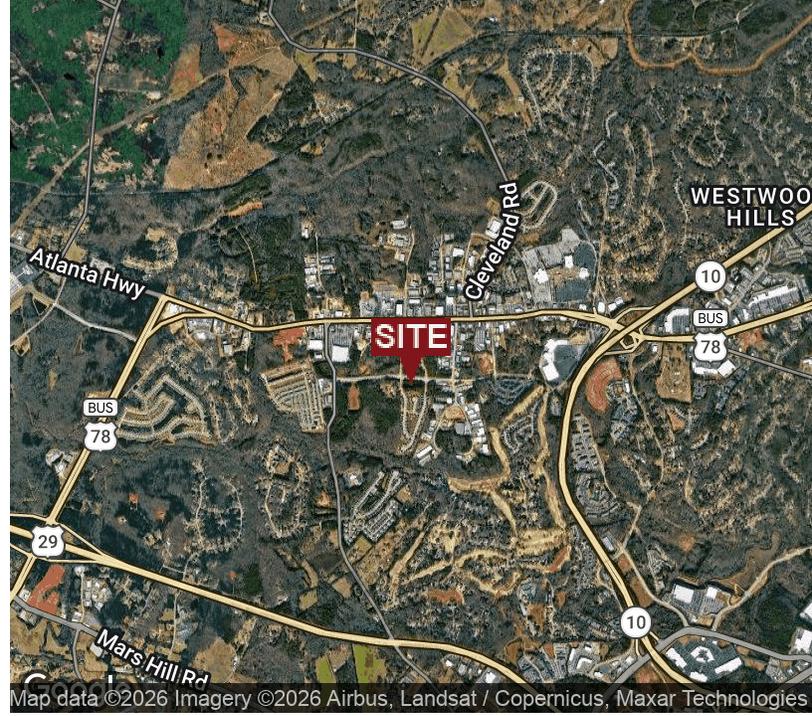


# JMP COMMERCIAL TRACT

705 & 765 JENNINGS MILL PARKWAY, BOGART, GA 30622



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |   |
|----------------|---|
| Sale Price:    | \$1,095,000   |
| Price / Acre   | \$250,000   |
| Lot Size:      | 4.38 Acres  |
| Lot Frontage:  | 539' Jennings Mill Pkwy<br>253 ft Park West Blvd<br>300 ft Classic Rd |
| Zoning:        | Commercial-General<br>C-G   |
| Market:        | West Athens-Clarke<br>County  |
| Submarket:     | Atlanta Highway<br>Corridor   |
| Traffic Count: | 33,700 Atlanta Hwy  |

### PROPERTY OVERVIEW

The property is well suited for a commercial development such as retail, hospitality, multifamily, assisted living or flex industrial space. It is located just south of Atlanta Hwy on the newly extended Jennings Mill Parkway. The property can be subdivided into two smaller tracts which will be priced separately. The site is currently wooded. It has all utilities on site, and relatively flat topography.

### LOCATION OVERVIEW

The property is located on the South side of Jennings Mill Pkwy at the intersection of Park West Blvd and Classic Road.

### PROPERTY HIGHLIGHTS

- Commercial General zoning allows a variety of uses
- Two Corner lots
- Can be subdivided into smaller lots
- All utilities are in place

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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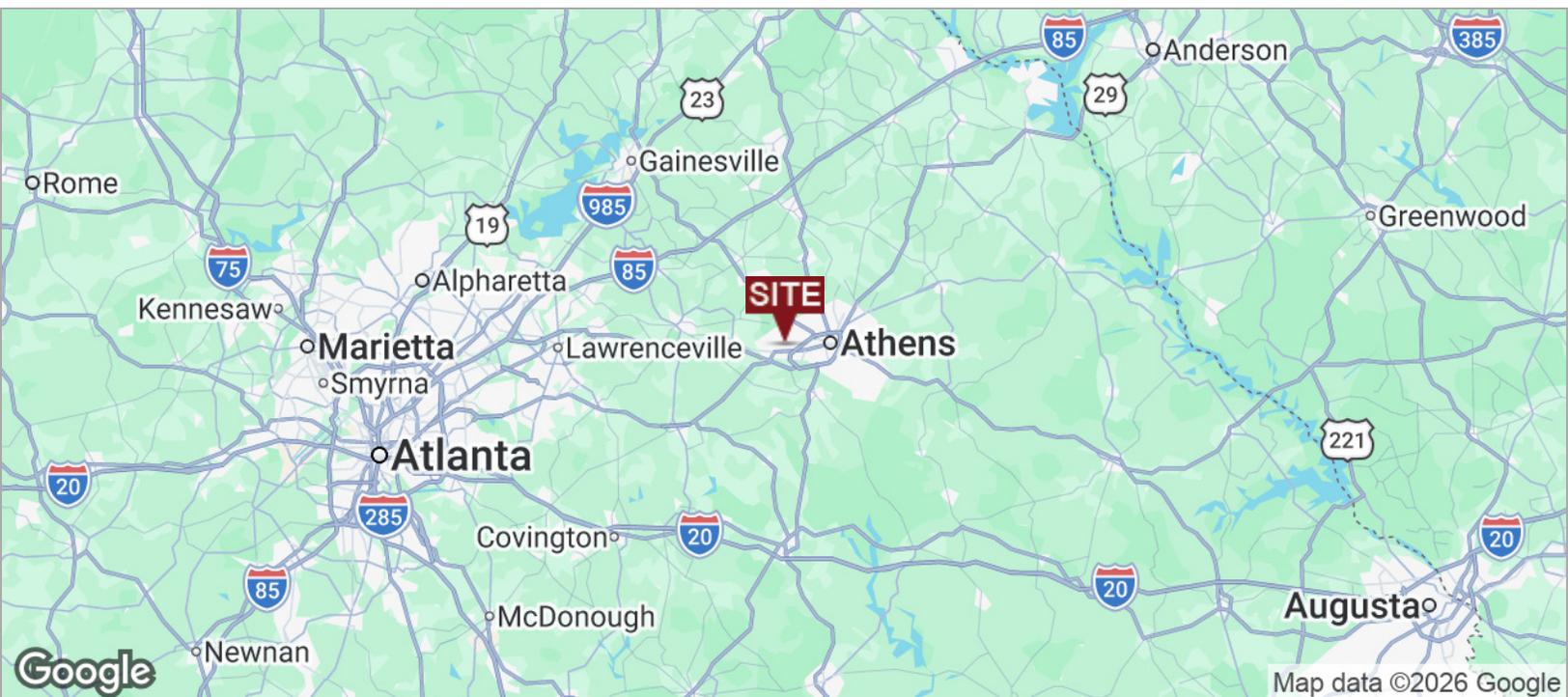
Revised: 2-2-20265

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## LOCATION MAPS



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## AERIAL MAP



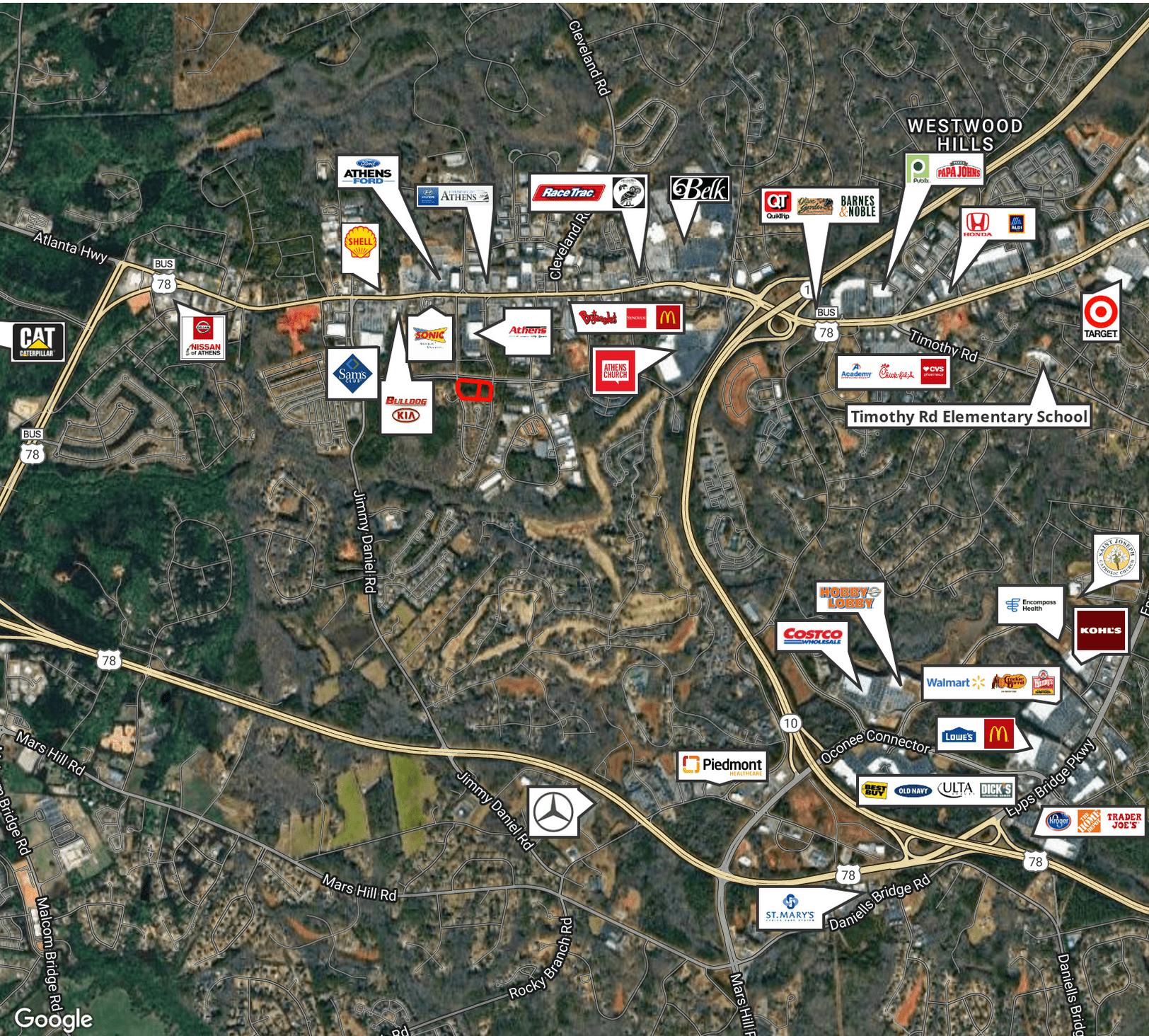
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## RETAILER MAP



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## ADDITIONAL PHOTOS



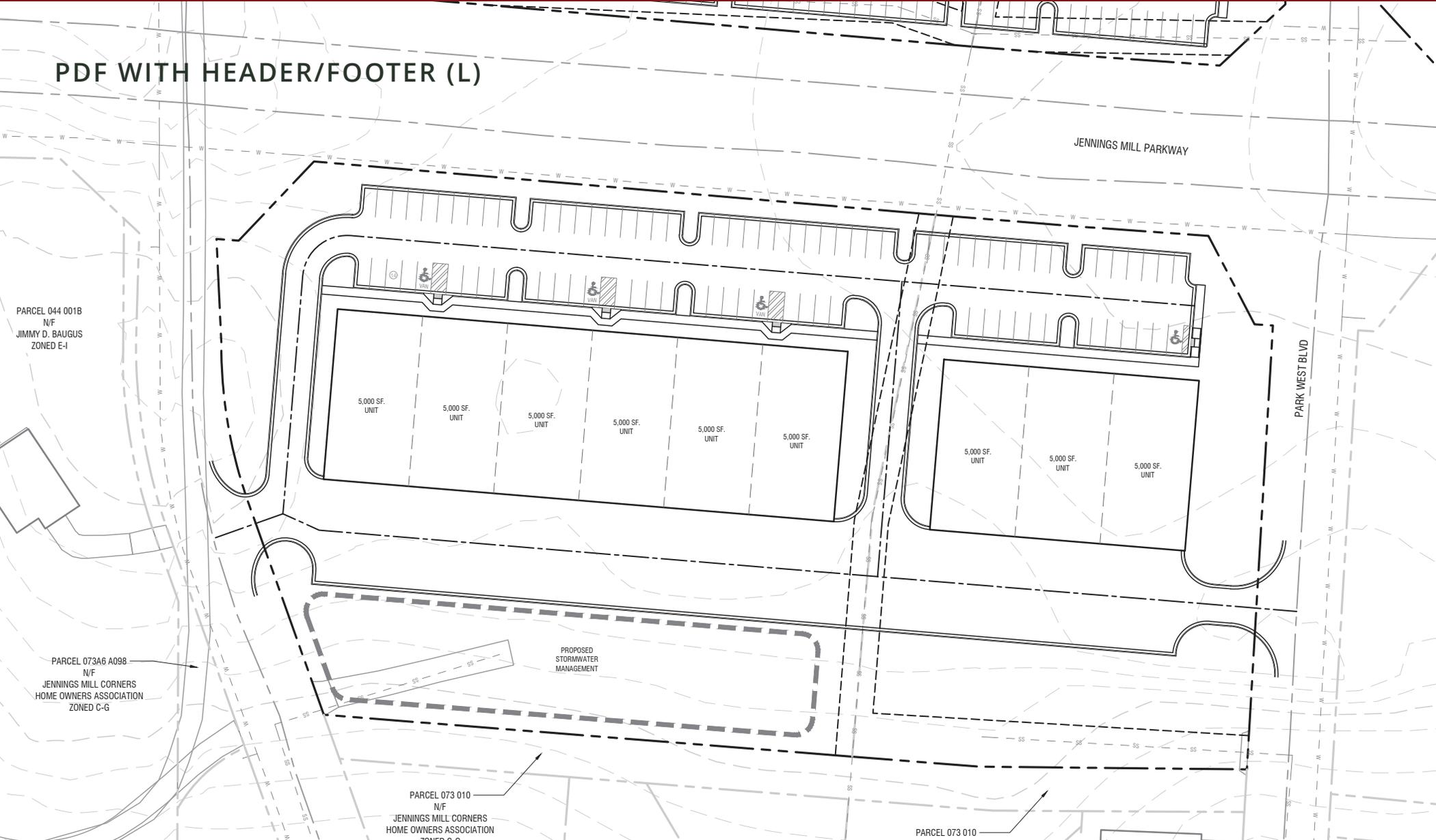
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# JMP COMMERCIAL TRACT

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PDF WITH HEADER/FOOTER (L)



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**PROJECT DATA**

- TOTAL PROJECT ACREAGE:  
COM 5: 1.60 ACRES PN: 073A6 005  
COM 6: 2.78 ACRES PN: 073A6 006
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0031D, DATED APRIL 2, 2007.
- CURRENT ZONING: C-G
- REQUIRED BUILDING SETBACKS:

FRONT: 0'  
SIDE: 0'  
REAR: 0'

- 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.

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

- THE TOPOGRAPHIC CONTOURS SHOWN HEREON WERE PROVIDED BY A.C.C. G.I.S. DEPARTMENT AND ARE NOT BASED ON A FIELD RUN SURVEY.

- PLAT AND DEED REFERENCES:  
P.B. G, PG. 72E

This plot 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 OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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 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.

*Jerry D. Wood*  
Jerry D. Wood SA RLS# 2999

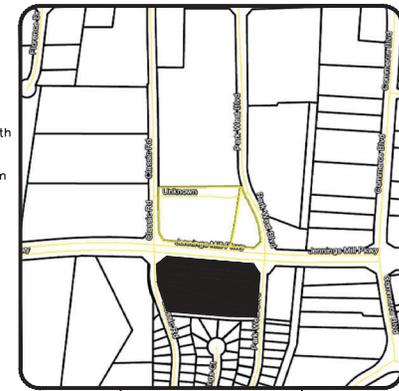
7-5-2022  
Date

**SURVEY CLOSURE STATEMENT**

The Field Data upon which this plot is based has a closure precision of one foot in 77,330 feet, and an angular error of 1" 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 GEOMAX ZOOM 90  
Angular Measurement obtained using GEOMAX ZOOM 90  
Field Work completed 5/27/22



VICINITY MAP

(NOT TO SCALE)



**DuSOUTH**

Land Surveying Civil Contracting  
Civil Engineering Soil Mapping  
22 S. Barnett Shoals Rd.  
Watkinsville, Ga 30677  
706.310.1961  
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Email: info@dusouth.net

SURVEY FOR:

WRES, LLC

765 & 705 JENNINGS MILL PKWY  
216N G.M.D.  
ATHENS-CLARKE COUNTY, GEORGIA



**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

**MONUMENTATION LEGEND**

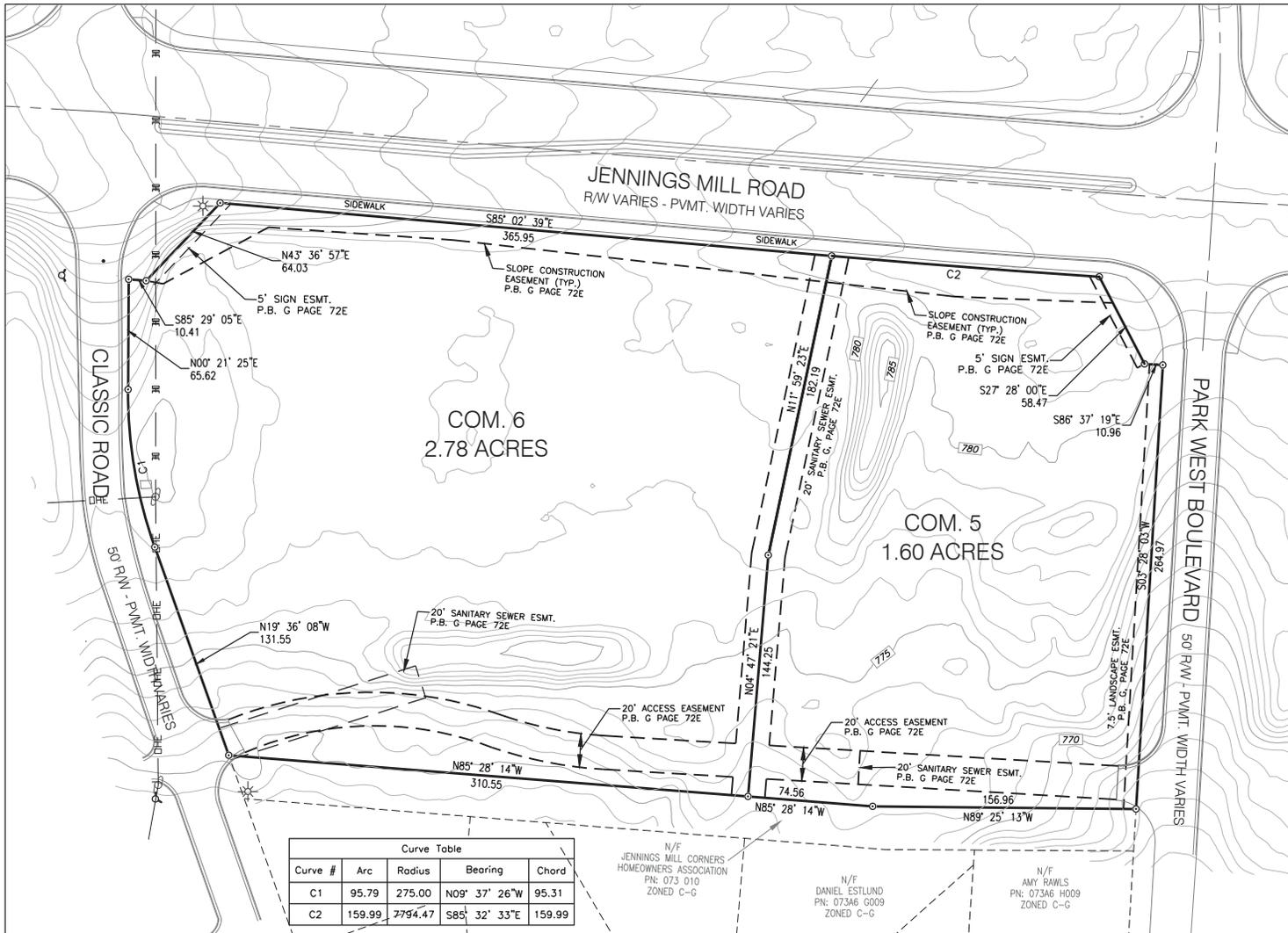
- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊖ Power Pole
- Transformer
- ⊕ Drop Inlet
- ⊙ Light Pole

**PLAT ABBREVIATIONS**

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- R/W RIGHT OF WAY
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT

Clerk of Superior Court Filing Information

**GRAPHIC SCALE**



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DATE  
07-5-22

PROJECT  
22-136



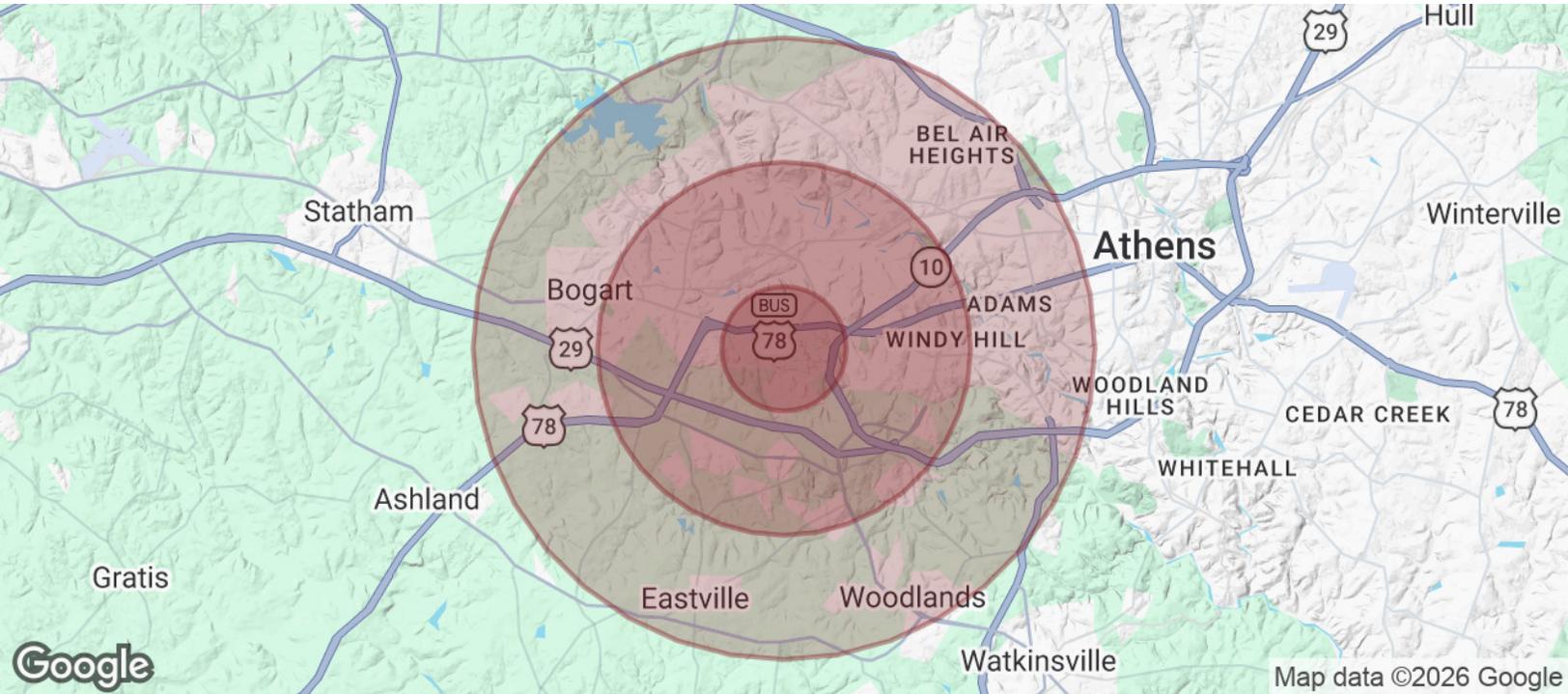
BOUNDARY  
SURVEY

# JMP COMMERCIAL TRACT

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## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 2,562         | 16,389         | 42,974         |
| Average Age                    | 31.2          | 33.4           | 34.6           |
| Average Age (Male)             | 30.9          | 32.5           | 33.6           |
| Average Age (Female)           | 30.5          | 33.4           | 35.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 1,042         | 6,546          | 16,828         |
| # of Persons per HH            | 2.5           | 2.5            | 2.6            |
| Average HH Income              | \$71,744      | \$78,998       | \$79,018       |
| Average House Value            | \$242,701     | \$241,205      | \$249,355      |

2020 American Community Survey (ACS)

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