

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$332,248

Price / Acre \$11,900

Lot Size: 27.92 Acres

Lot Frontage: 1479 ft Big Bear Rd

Zoning: A5

Market: South Jackson County

PROPERTY OVERVIEW

The property is well suited for residential or recreational uses. It's mostly wooded and has rolling topography. A creek runs along the south west portion of the property. There is an easement running through the center of the property which makes it easily subdivided into two smaller tracts (roughly 15 and 13 acres). It has roughly 1,500 ft of frontage on Bear Creek Road.

LOCATION OVERVIEW

This property is located just south of Hwy 330 on the south side of Big Bear Road roughly 600 ft east of the intersection with Savage Road in south Jackson County close to the Athens-Clarke County line near Big Bear Creek Reservoir.

PROPERTY HIGHLIGHTS

- Easily subdivided in to two smaller tracts
- Close to Bear Creek Reservoir
- Less than 10 minutes from downtown Athens and UGA

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: 9-25-19

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622



ADDITIONAL PHOTOS



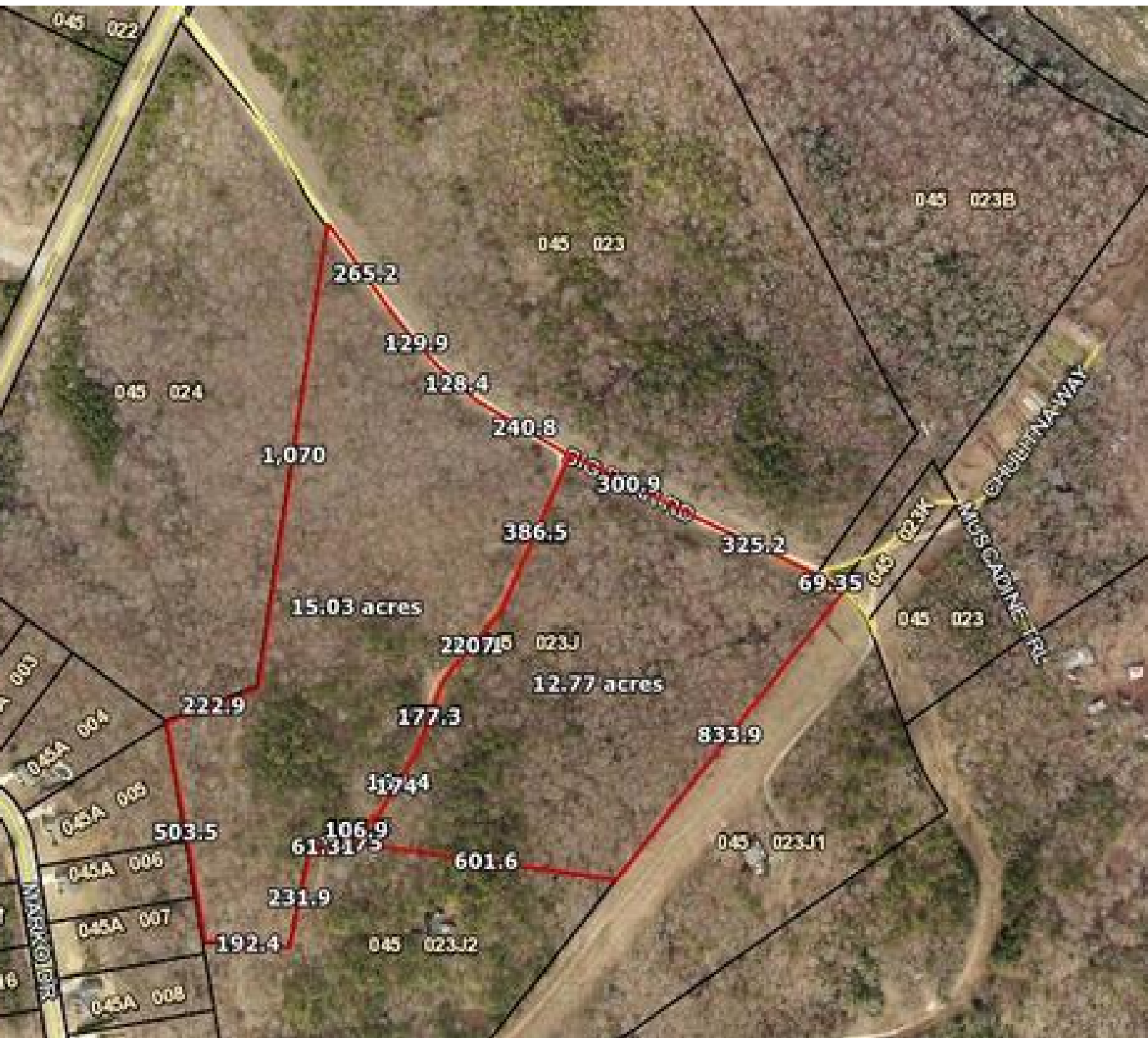
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622



ADDITIONAL PHOTOS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622



AERIAL MAPS



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

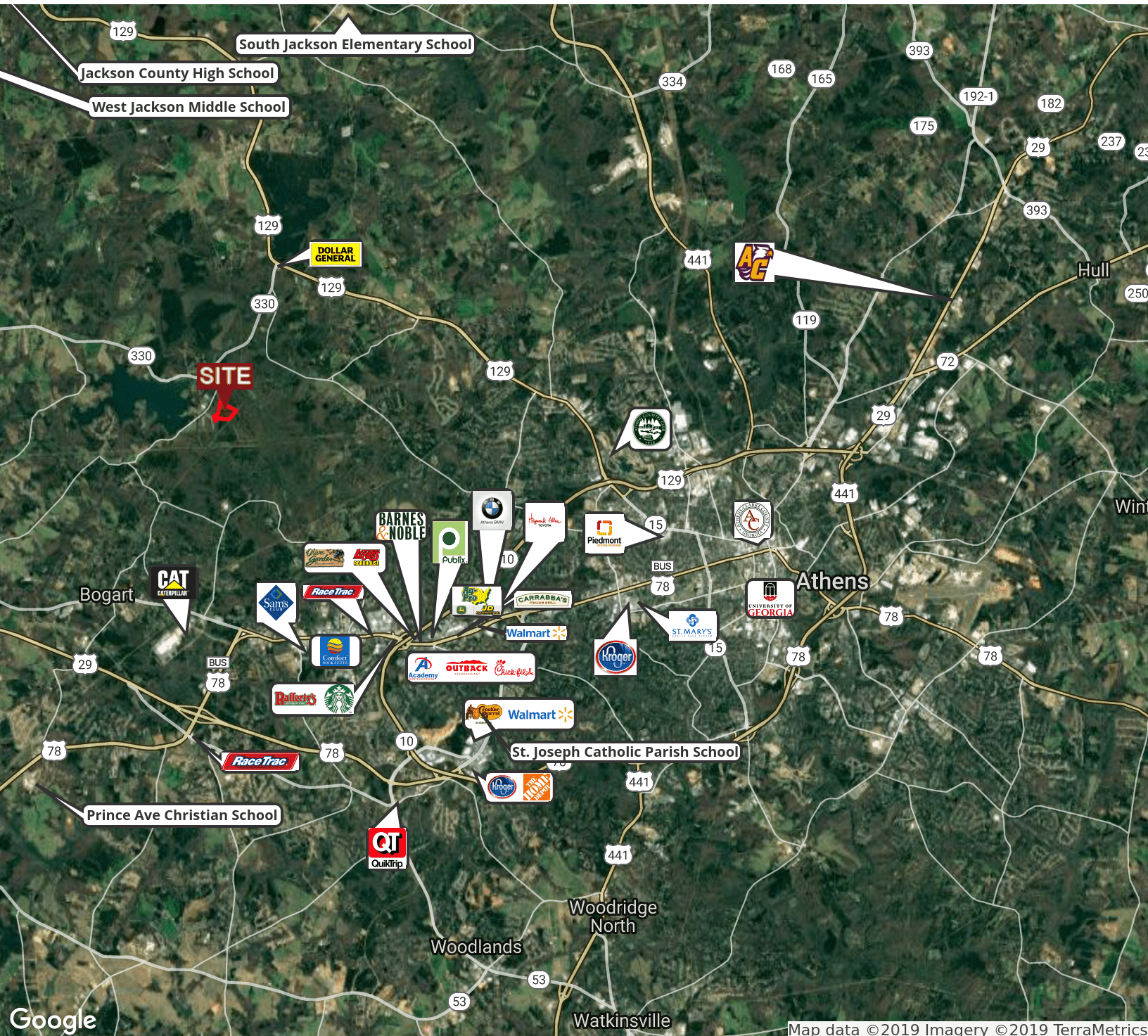
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HARRIS TRACT

0 BIG BEAR ROAD, BOGART, GA 30622

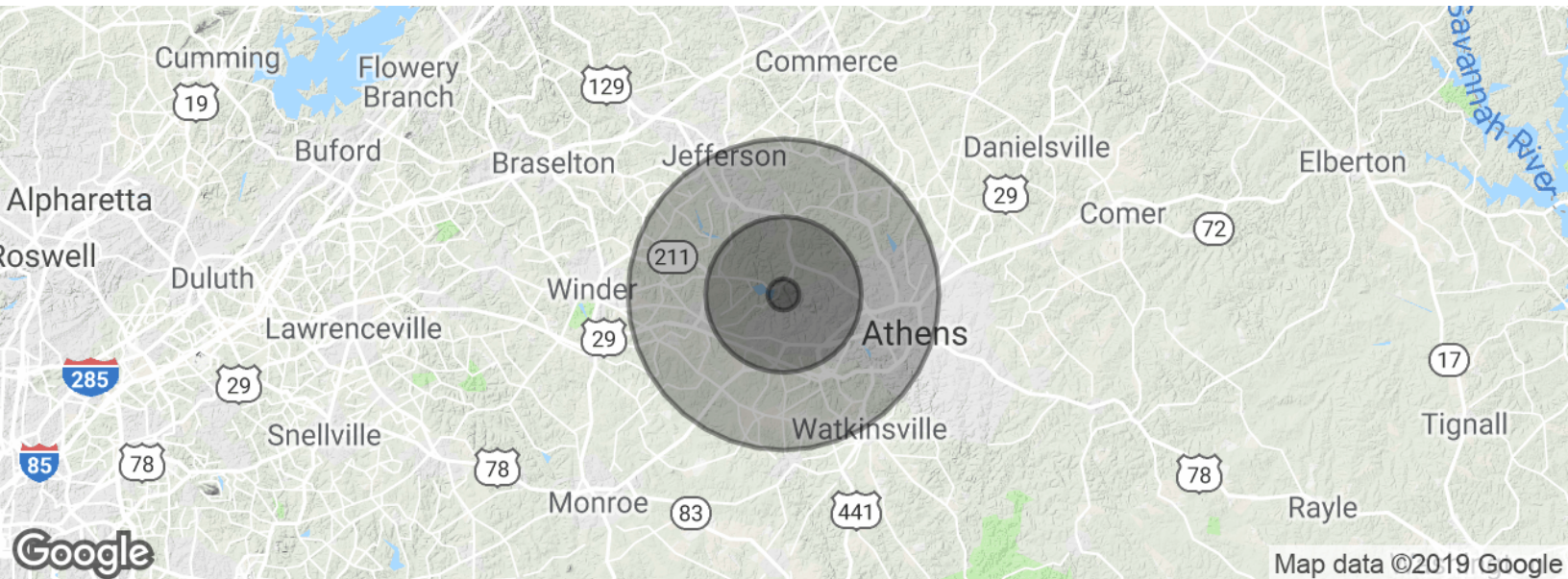


RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	615	28,170	136,009
Median age	37.3	34.5	31.8
Median age (Male)	34.8	33.6	31.0
Median age (Female)	38.1	35.1	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	222	10,876	48,906
# of persons per HH	2.8	2.6	2.8
Average HH income	\$80,526	\$70,414	\$63,188
Average house value	\$226,635	\$216,625	\$222,441

* Demographic data derived from 2010 US Census