

TALLASSEE RD MULTIFAMILY TRACT

370 WESTCHESTER DR, ATHENS, GA 30606



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$545,350
Price / Acre	\$65,000
Lot Size:	8.39 Acres
Lot Frontage:	752.9 Westchester Dr 87.03 Tallassee Rd
Zoning:	RM-1 (16 Beds per acre)
Market:	Athens Clarke County
Traffic Count:	16,200 Tallassee Rd 41,800 Loop 10 2,470 Westchester Dr

PROPERTY OVERVIEW

The property is well suited for a multifamily development. It's zoned RM-1 which allows 16 bedrooms per acre. The site is mostly wooded, and the topography slopes downward from Westchester Drive. All utilities are available. There is a 35 ft access easement off of Tallassee Rd as well.

LOCATION OVERVIEW

Property located on the south side of Tallassee Rd at the light intersection with Westchester Drive roughly .3 miles west of the Loop 10 interchange. The property is within close proximity to the UGA Health Sciences Campus and downtown Athens.

PROPERTY HIGHLIGHTS

- Multifamily development opportunity
- High Growth Area
- Close proximity to UGA Medical School and Downtown Athens
- 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.

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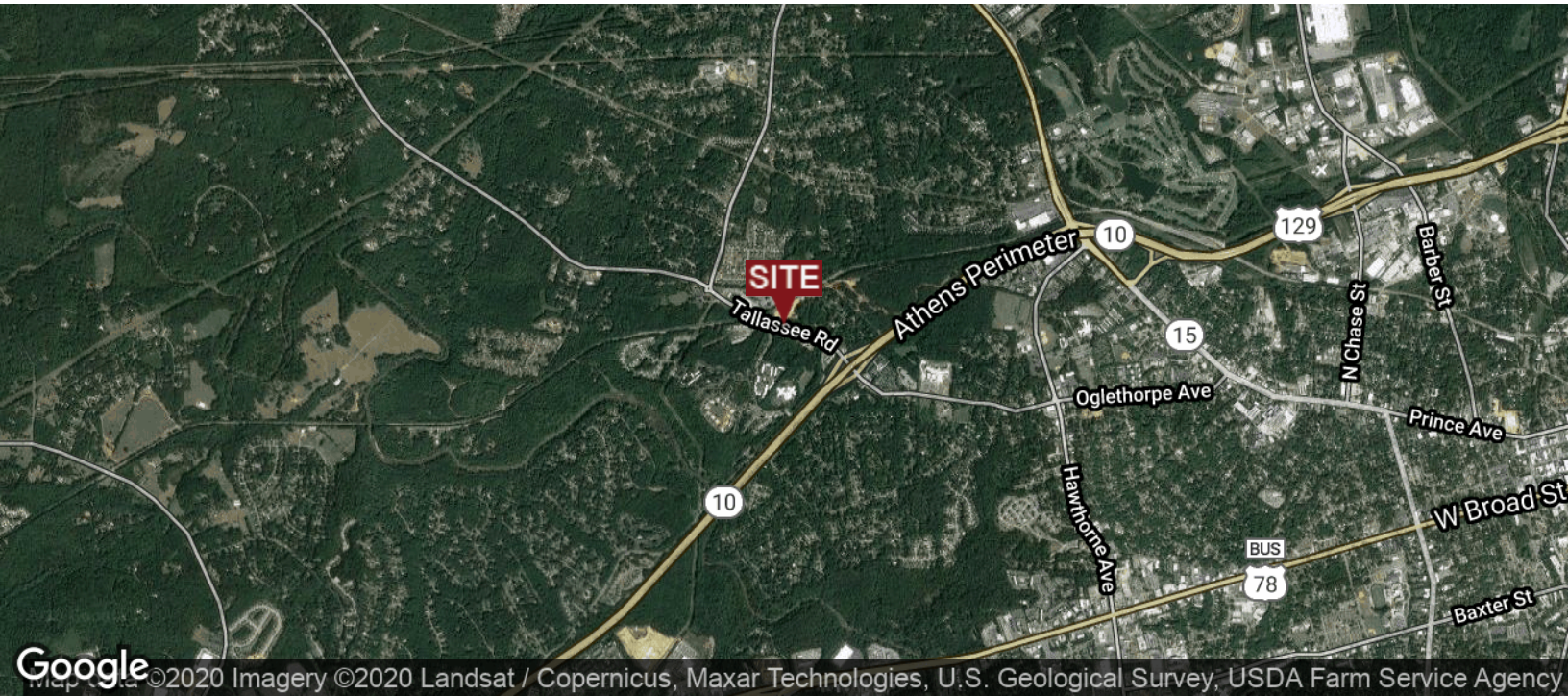
Revised: 12-7-2020

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LOCATION MAPS



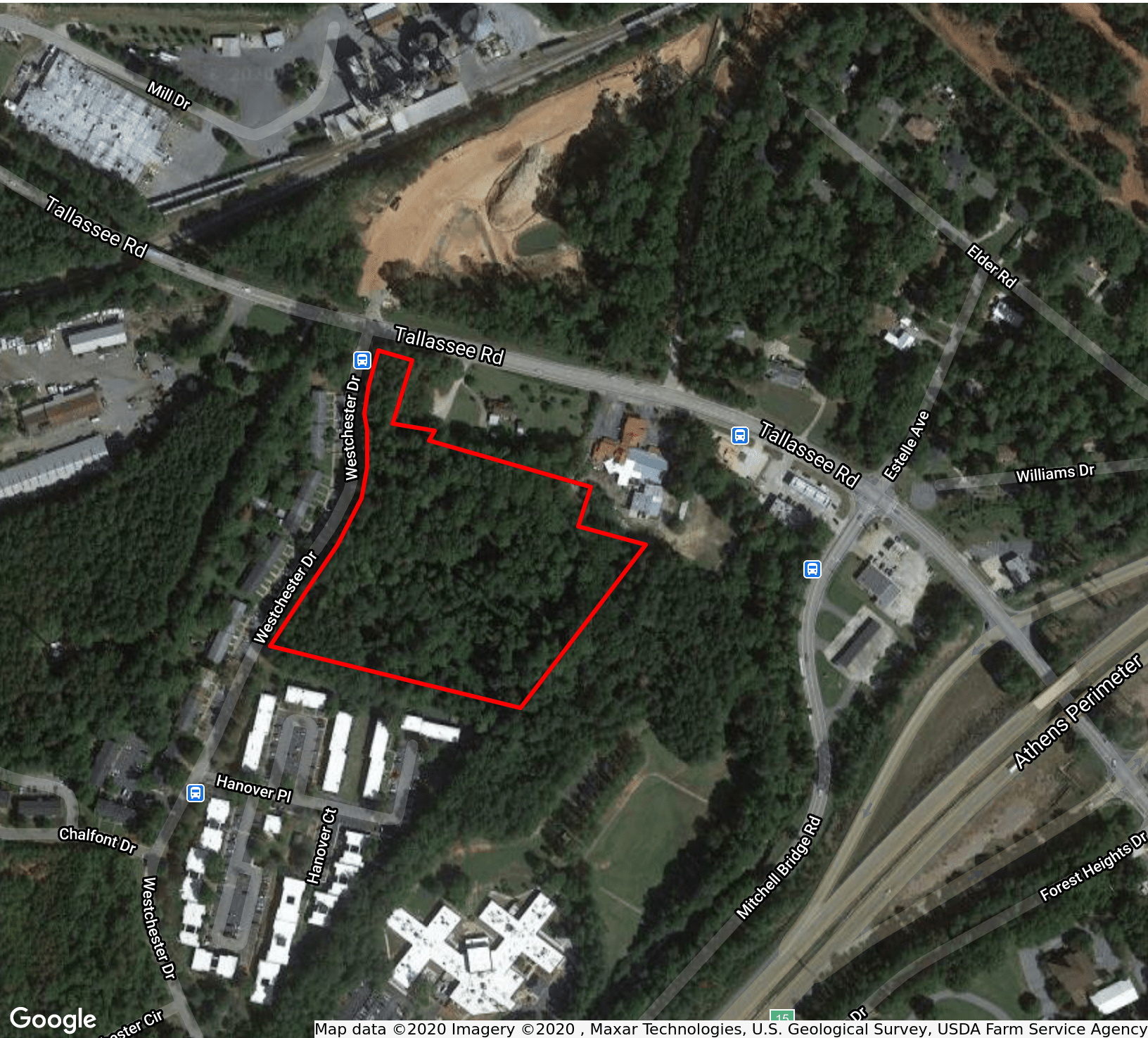
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AERIAL MAPS



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

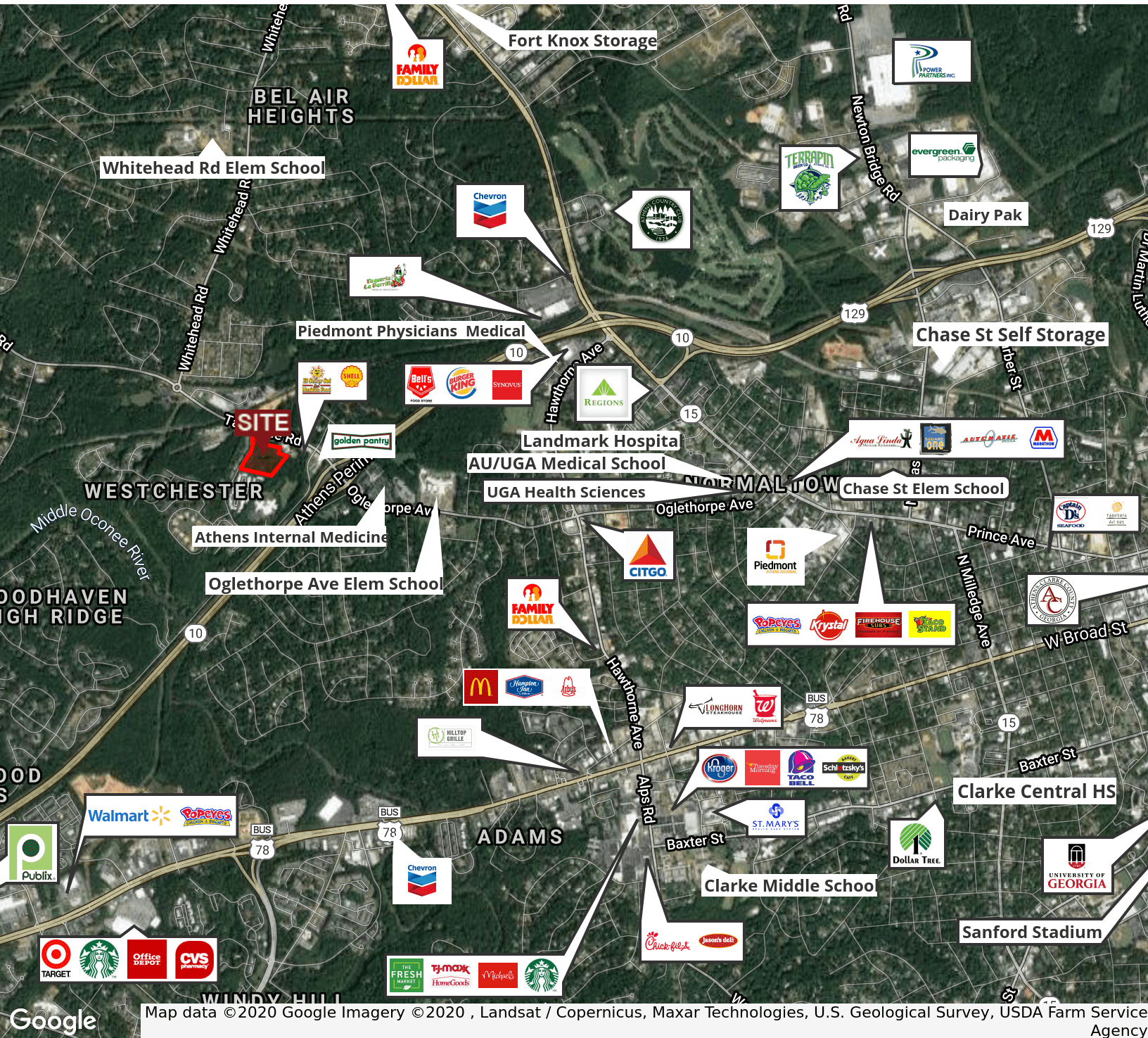
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RETAILER MAP



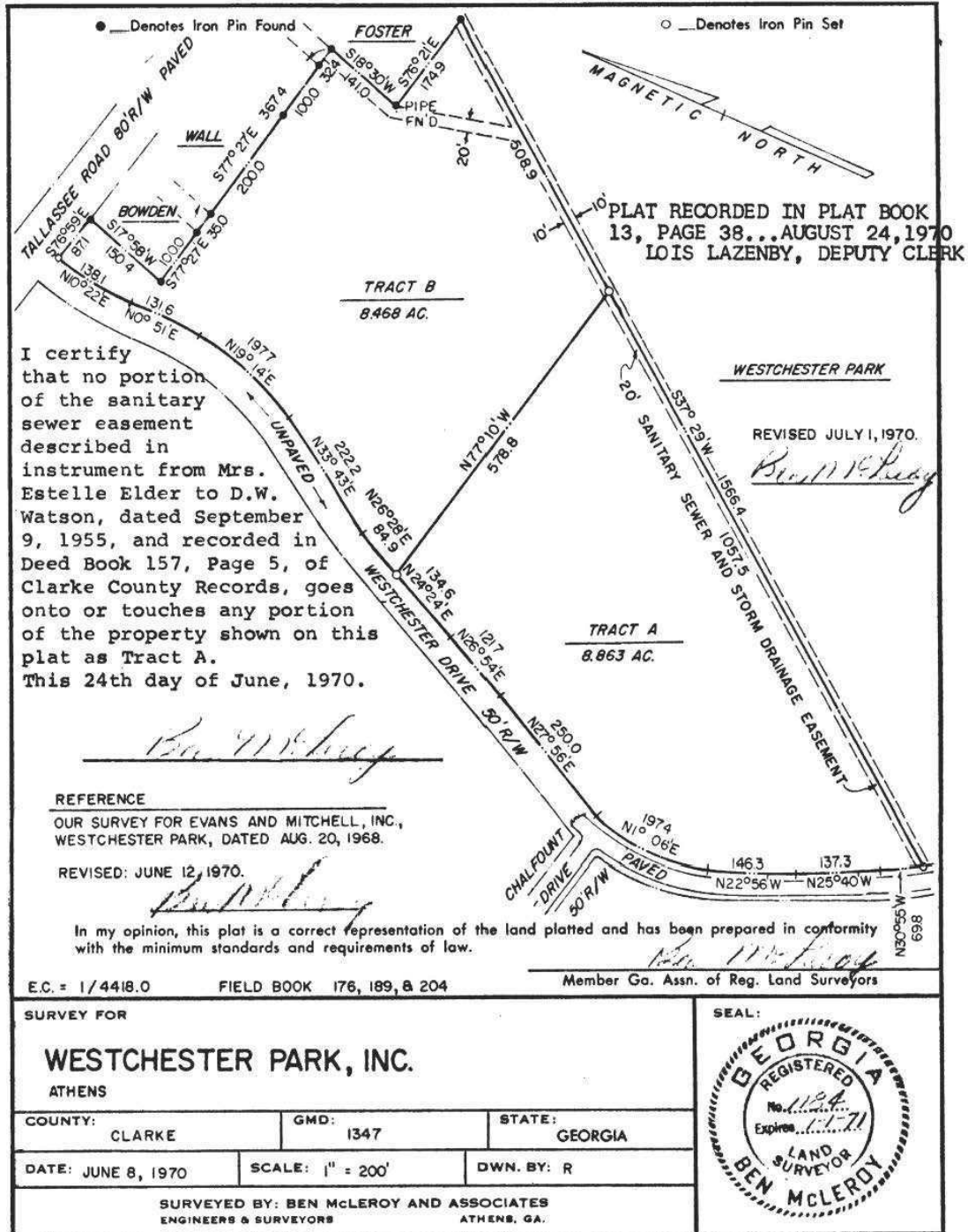
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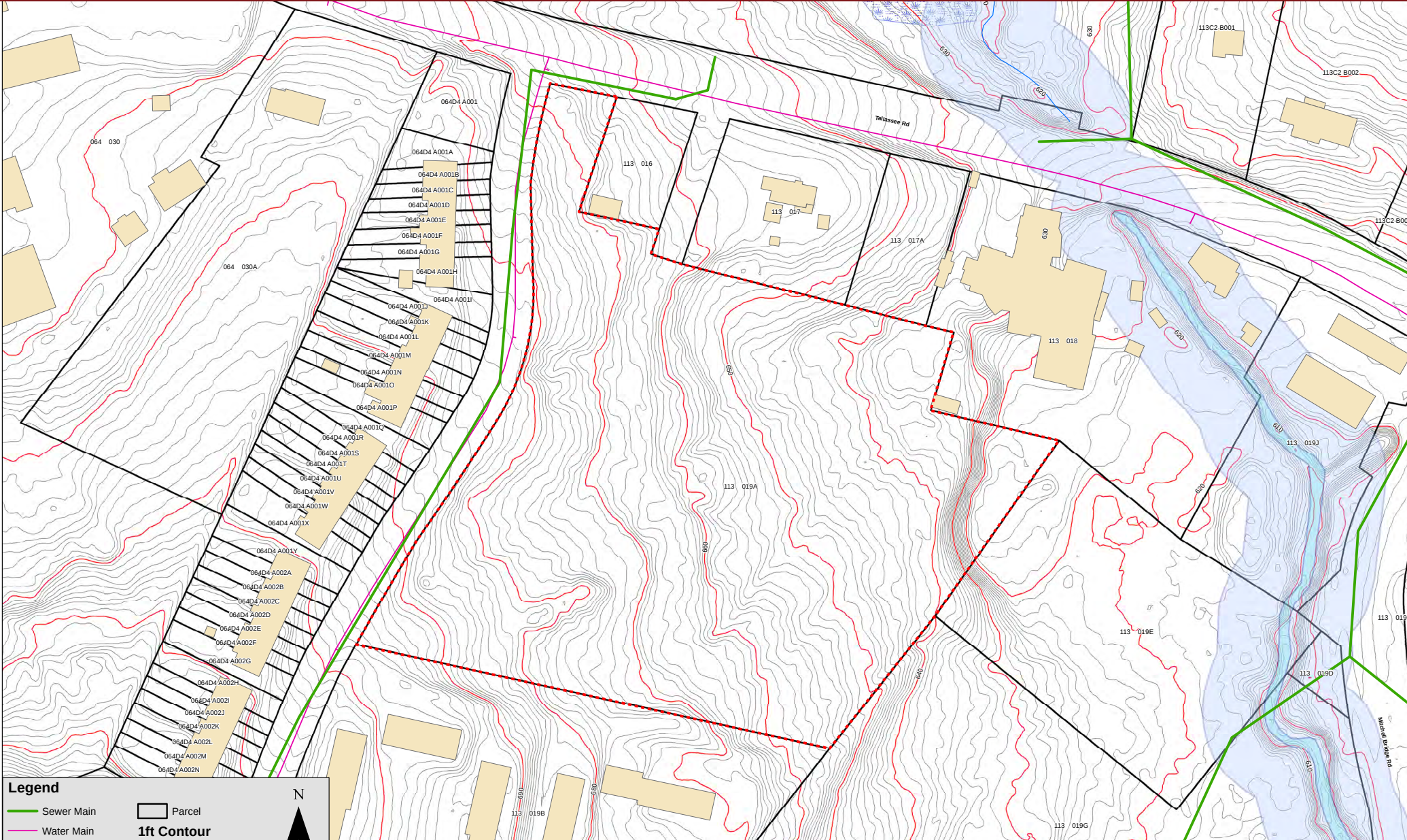
RECORDED PLAT



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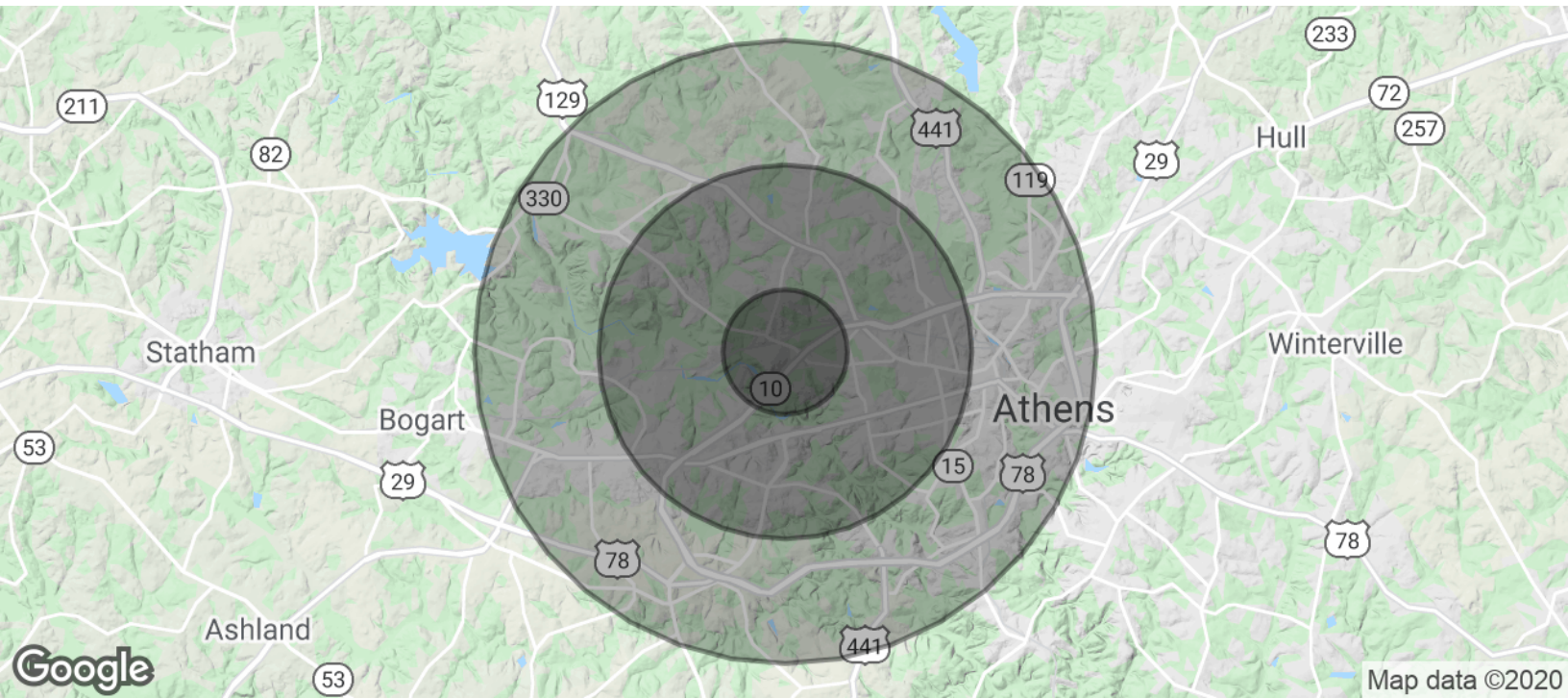
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,967	37,738	90,902
Average age	35.9	31.8	28.9
Average age (Male)	32.8	31.1	28.3
Average age (Female)	37.5	32.4	29.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,611	15,171	32,256
# of persons per HH	2.5	2.5	2.8
Average HH income	\$64,497	\$60,924	\$57,066
Average house value	\$247,948	\$222,687	\$228,520

* Demographic data derived from 2010 US Census

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