

# SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$495,000

Lot Size: 2.49 Acres

Lot Frontage: 437.1' Jimmy Daniel Rd

Zoning: A-1

Market: Oconee County

Submarket: Oconee County

Traffic Count: 4,300 Jimmy Daniel Rd  
38,600 Hwy 316

### PROPERTY OVERVIEW

Land located in Oconee County. Potential commercial property. The tract adjoins Mercedes Benz development. The topography is flat. All utilities are available. The tract fronts Jimmy Daniel Rd and Luxury Drive.

### LOCATION OVERVIEW

From Hwy 316 turn south onto Jimmy Daniel Road. Property will be on the left.

### PROPERTY HIGHLIGHTS

- Near Hwy 316
- Potential commercial
- Adjoining Mercedes Benz development
- Growing Medical Corridor

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

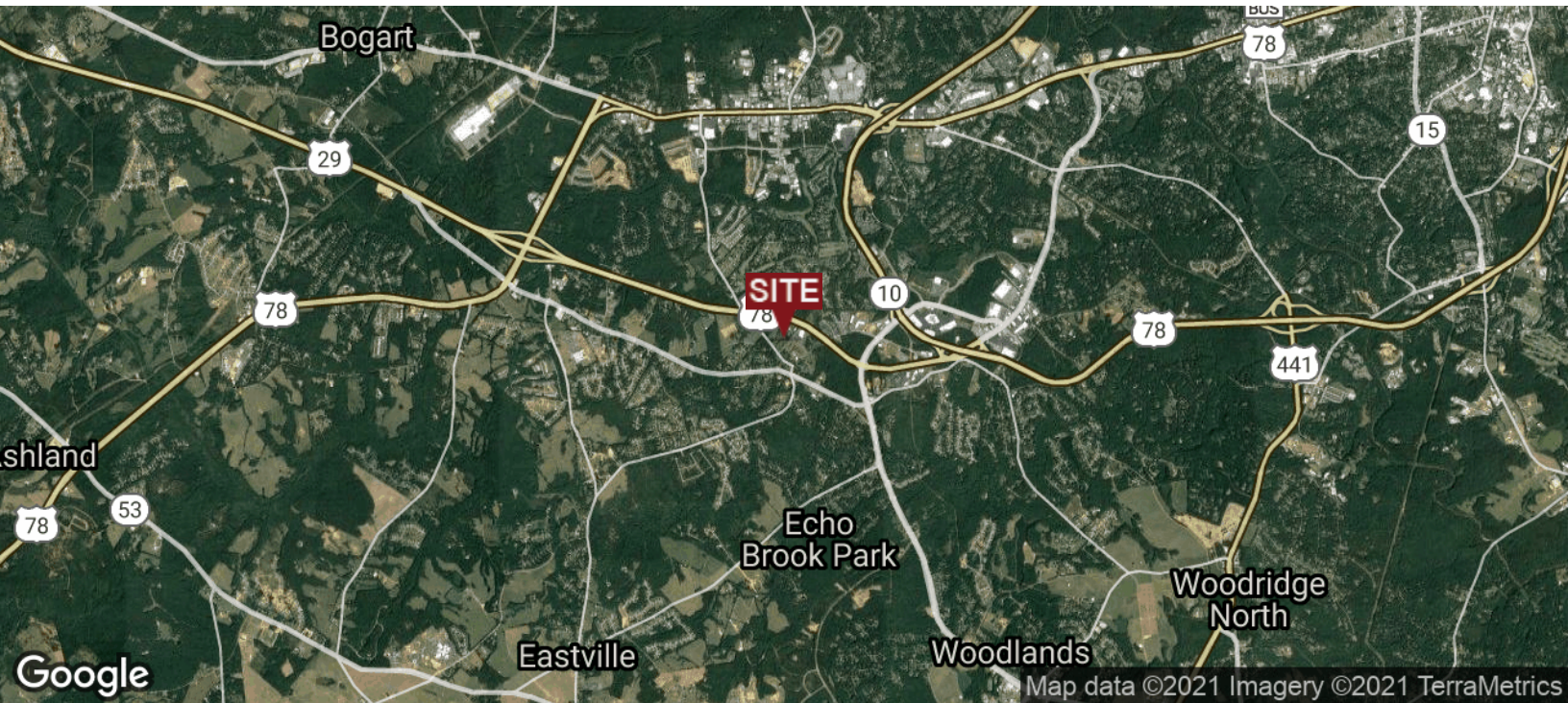
Revised: 9-14-21

# SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



## AERIAL MAP



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

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

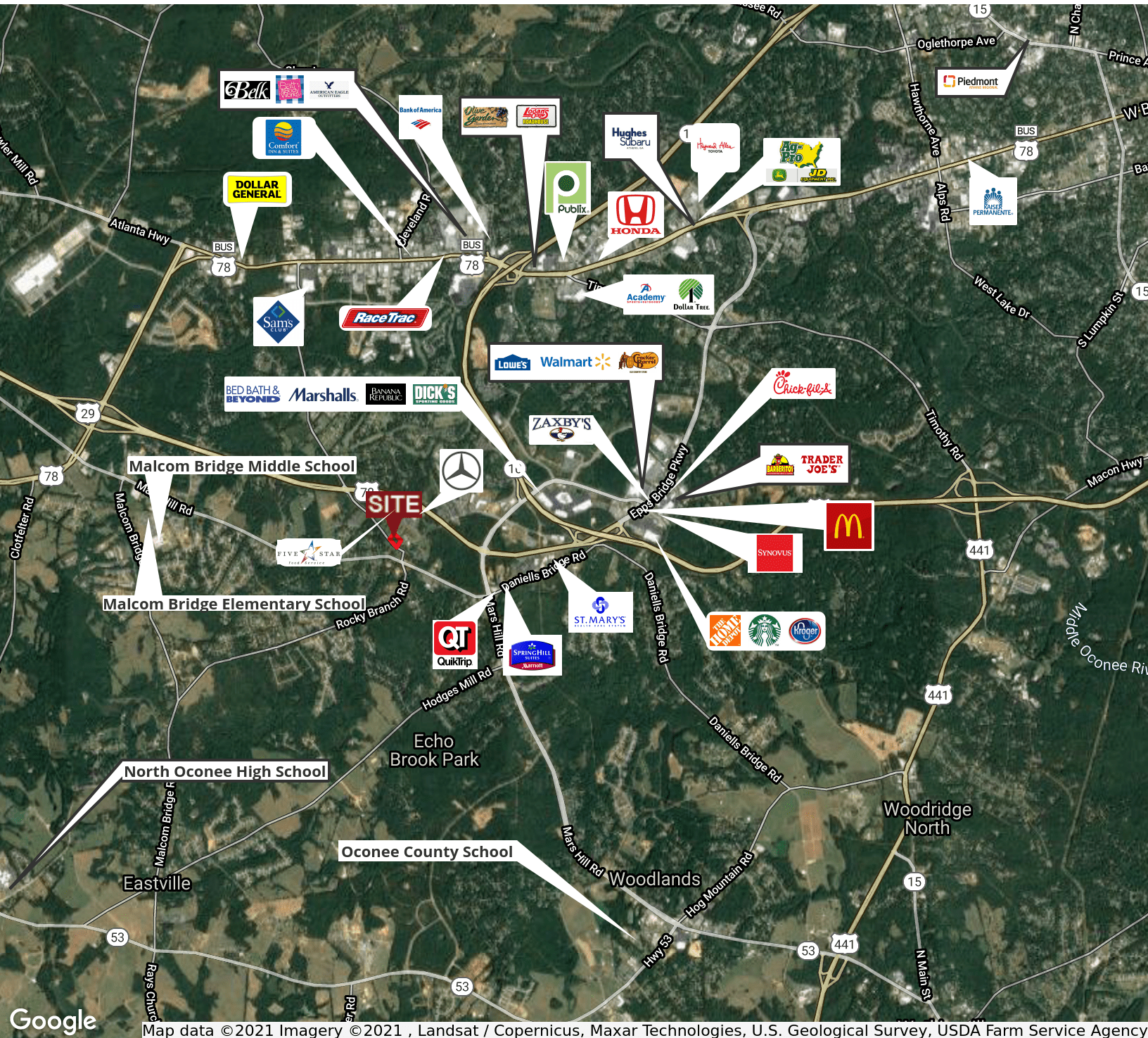
AERIAL MAP **P3**

# SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



## RETAILER MAP



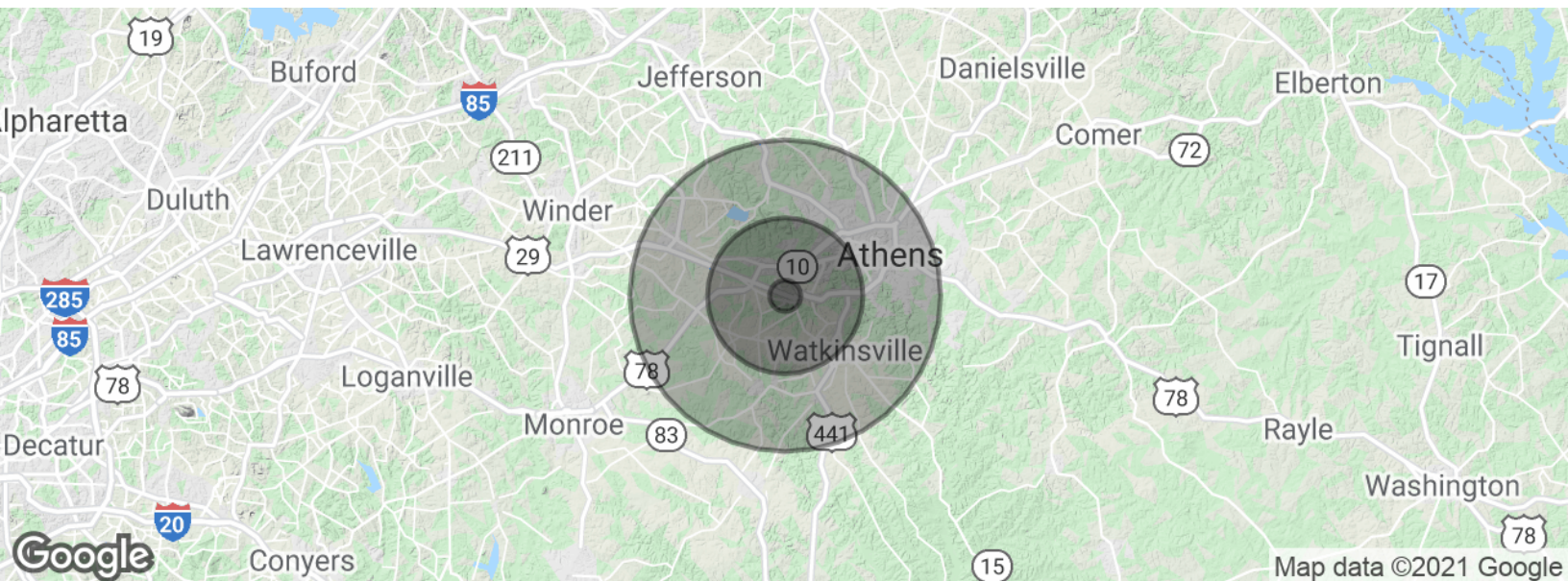
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# SLATON POTENTIAL COMMERCIAL TRACT

1050 JIMMY DANIEL ROAD, WATKINSVILLE, GA 30677



## DEMOGRAPHICS MAP & REPORT



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 773       | 38,968    | 155,443   |
| Median age          | 39.4      | 35.0      | 30.9      |
| Median age (Male)   | 38.5      | 34.0      | 30.0      |
| Median age (Female) | 39.9      | 35.5      | 31.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 281       | 15,029    | 55,628    |
| # of persons per HH | 2.8       | 2.6       | 2.8       |
| Average HH income   | \$102,051 | \$84,575  | \$60,868  |
| Average house value |           | \$264,538 | \$225,983 |

\* Demographic data derived from 2010 US Census

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com