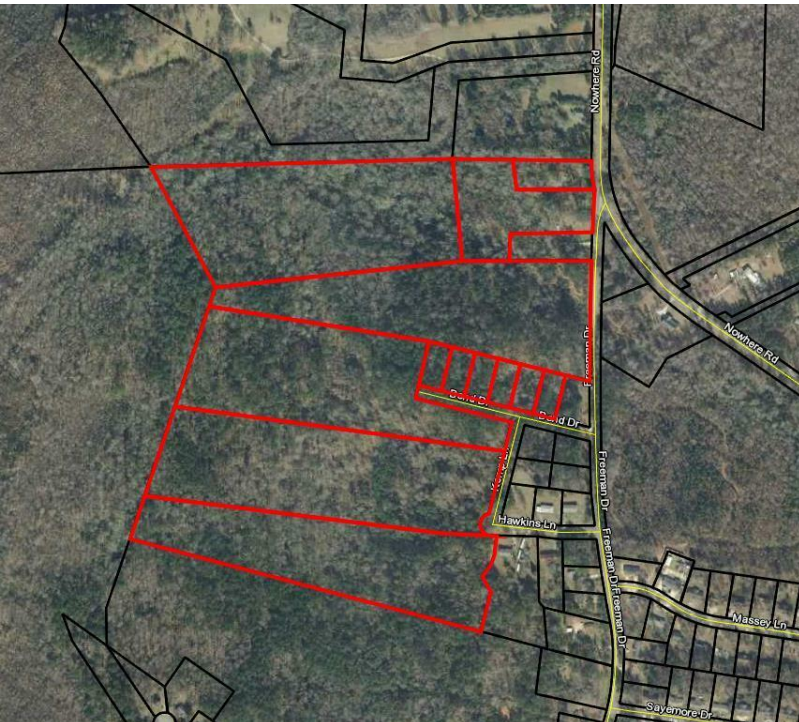


HAWKINS TRACT, 73.8 ac

875 FREEMAN DR, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$774,900
Price / Acre	\$10,500
Lot Size:	73.8 ± Acres
Lot Frontage:	945 ft Freeman Dr
Zoning:	RS-25
Market:	Athens-Clarke County
Traffic Count:	16,900 Hwy 106 2,390 Nowhere Rd

PROPERTY OVERVIEW

Property located on Freeman Dr & Hawkins Lane in north Athens-Clarke County. Subject being only minutes from the Loop 10 with easy access to shopping, grocery stores, and downtown Athens. Tract is heavily wooded with pine and hardwood mix and adjoining Sandy Creek Park to the rear boundary. Property ideally suited for residential development.

LOCATION OVERVIEW

Properties located on Hawkins Lane & Freeman Dr. Short walking distance to Fowler Drive Elementary School.

PROPERTY HIGHLIGHTS

- Utilities include water, gas and electricity.
- Excellent old growth timber.
- Easy access to Loop 10.
- ACC bus system in close proximity.
- Short walking distance from Fowler Dr Elementary School

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: 2-2-2023

HAWKINS TRACT, 73.8 ac

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LOCATION MAP



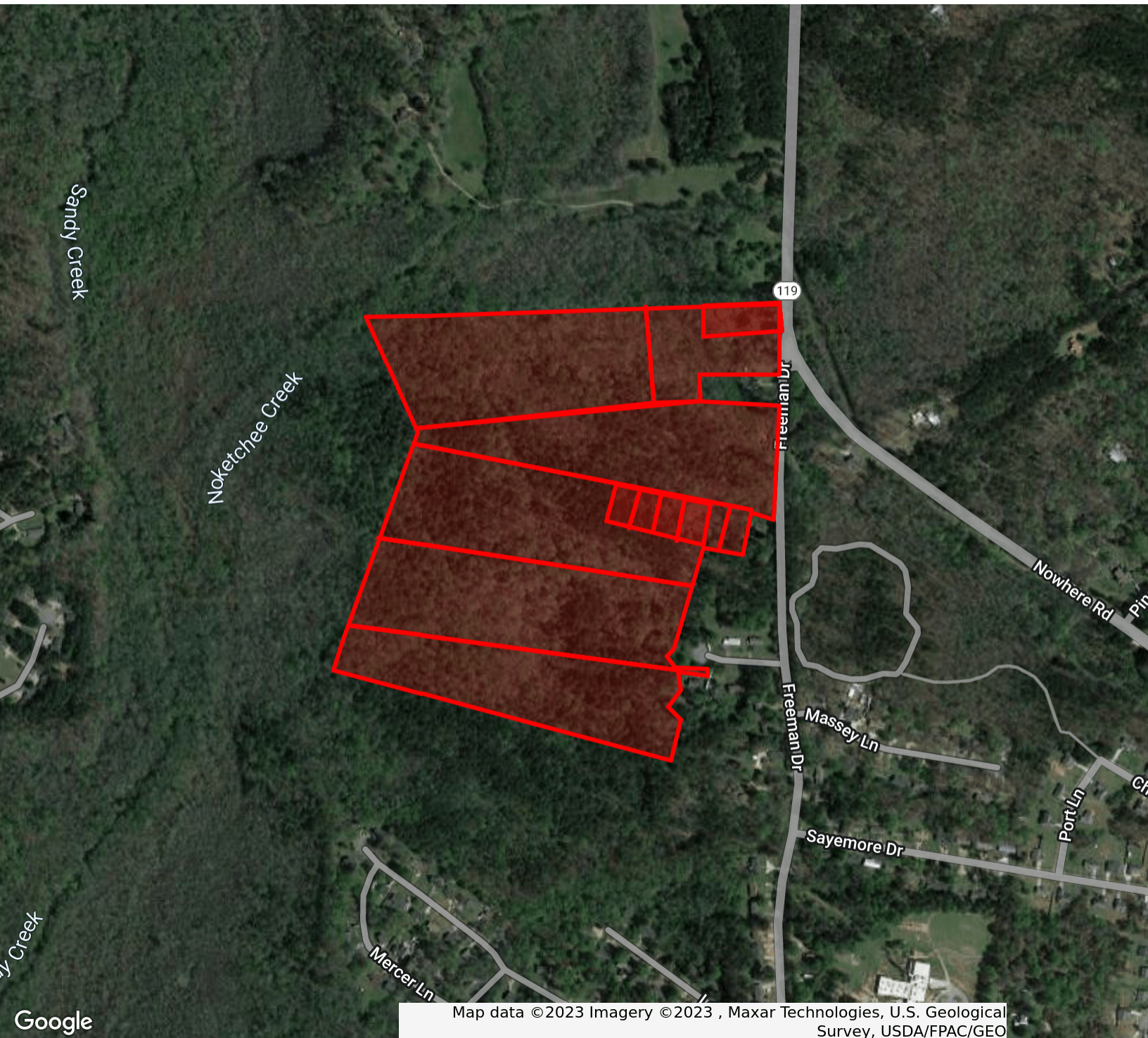
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AERIAL MAP



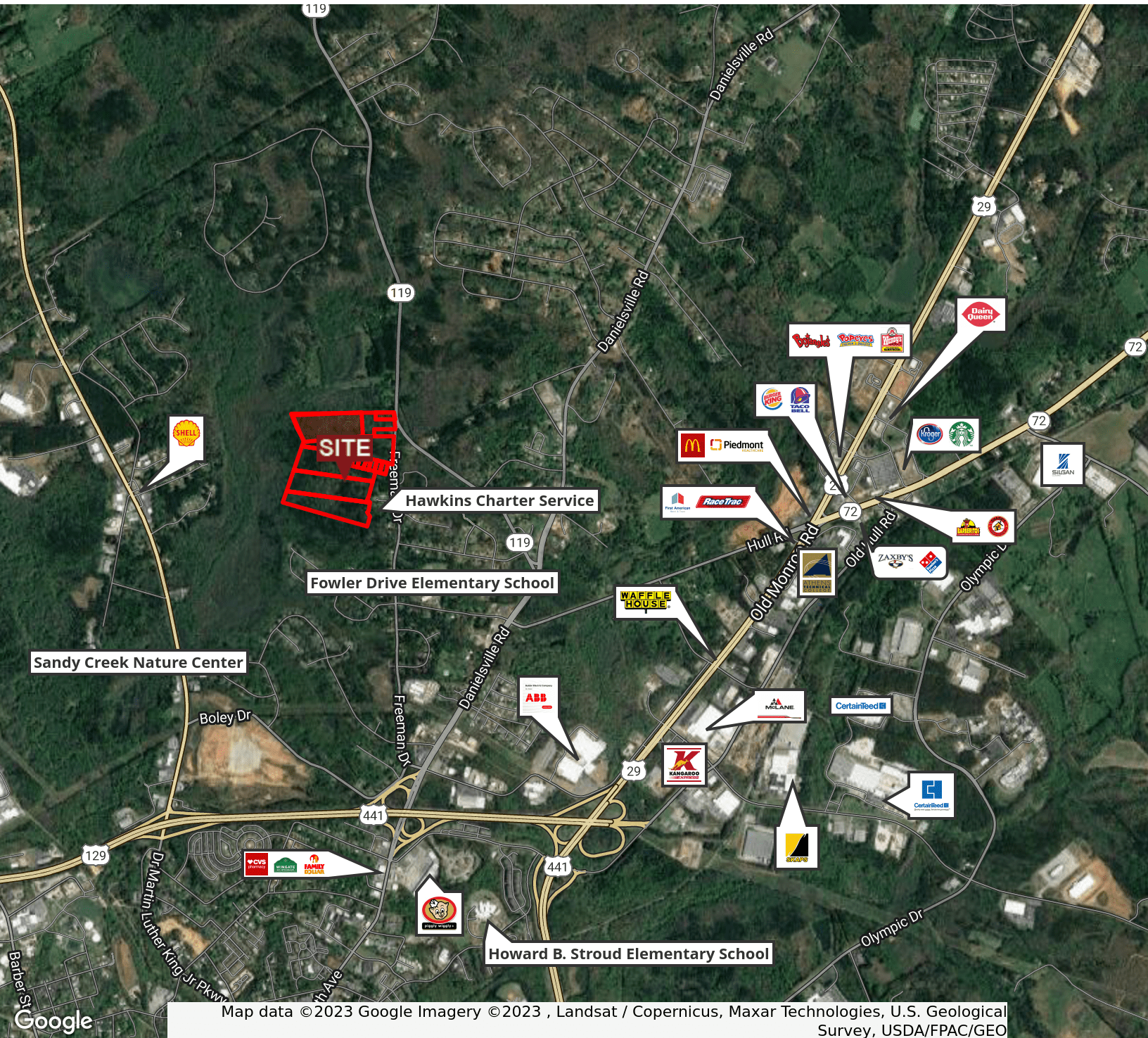
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HAWKINS TRACT, 73.8 ac

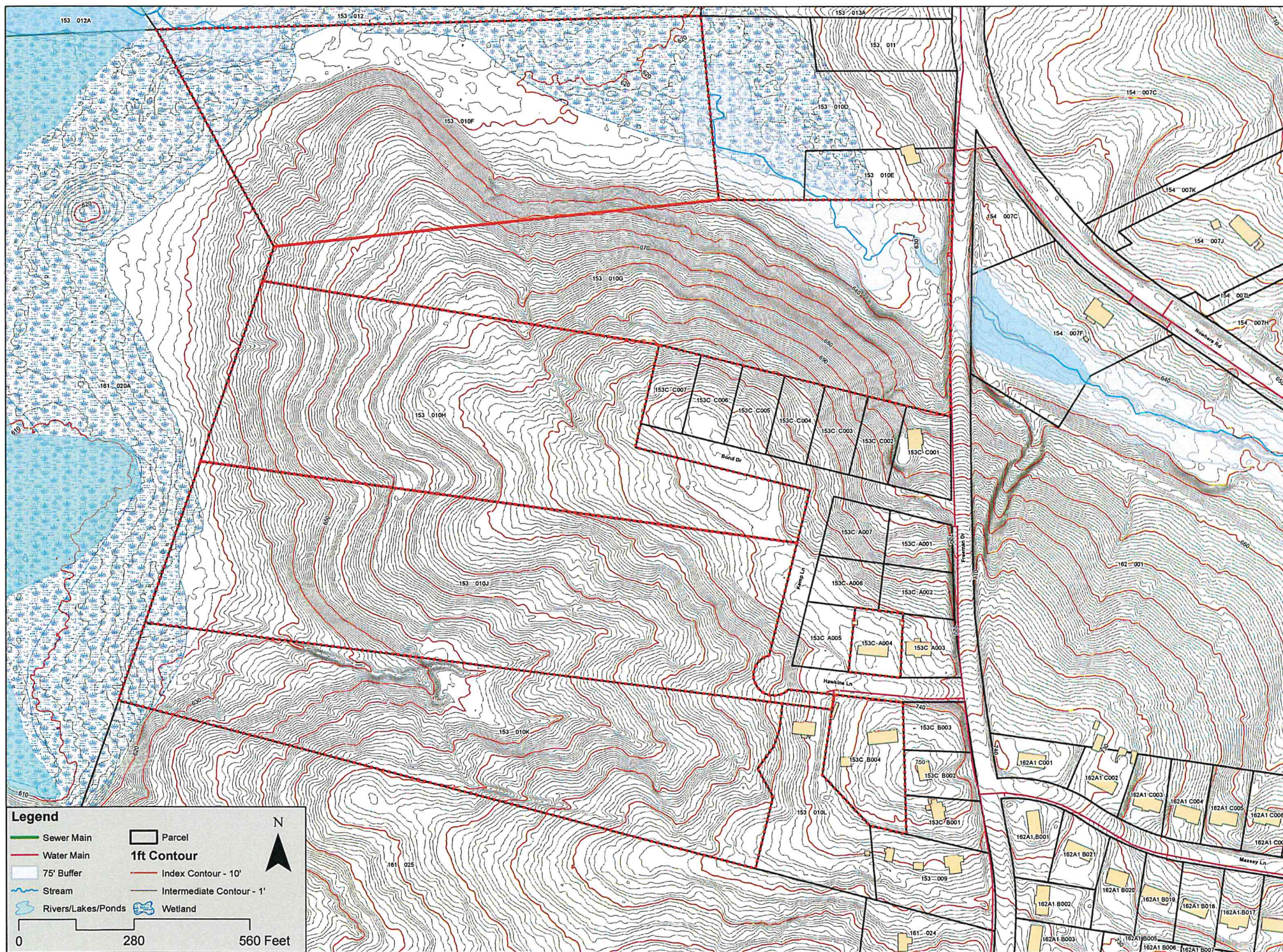
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RETAILER MAP



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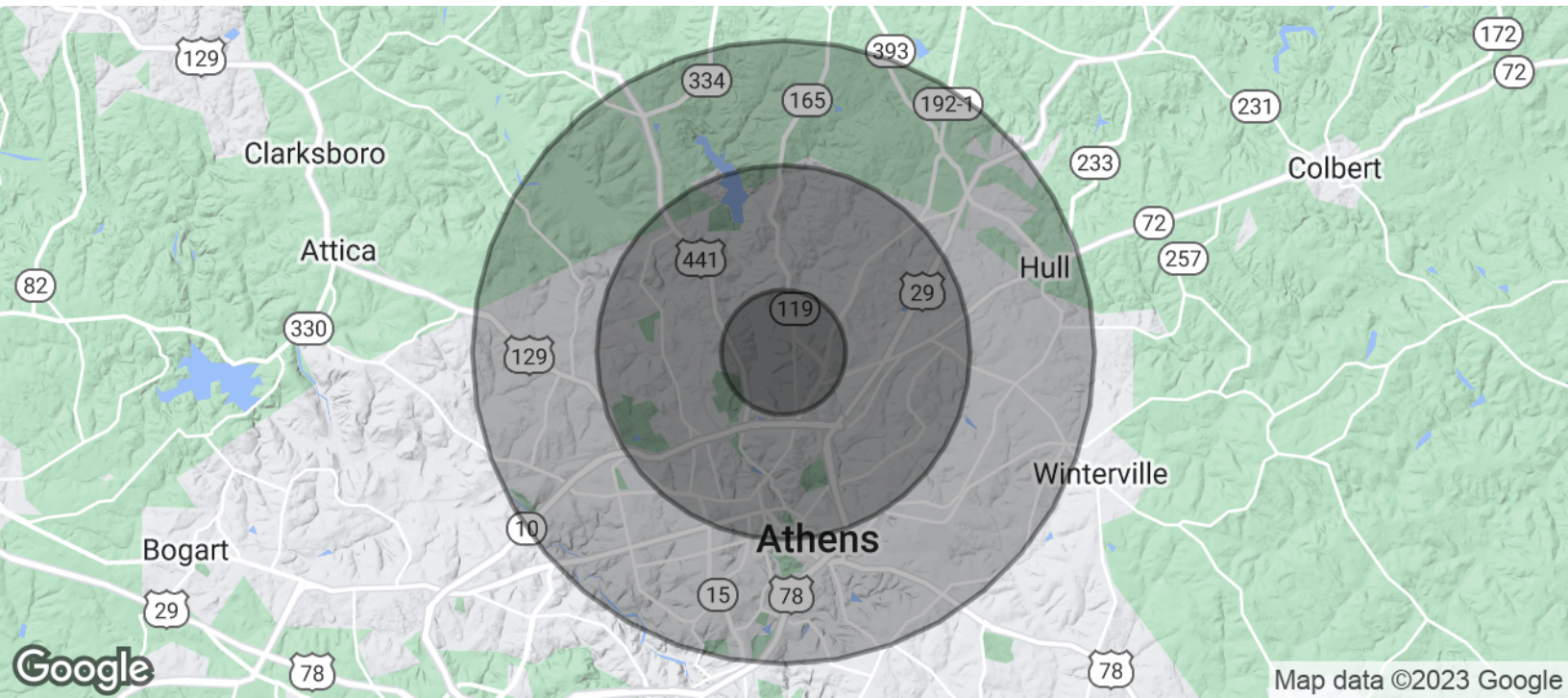


HAWKINS TRACT, 73.8 ac

875 FREEMAN DR, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,733	30,248	84,882
Average Age	34.4	29.7	30.7
Average Age (Male)	32.7	28.8	29.9
Average Age (Female)	40.2	31.2	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	738	12,587	35,227
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$43,417	\$42,441	\$51,011
Average House Value	\$96,504	\$133,367	\$164,293

* Demographic data derived from 2020 ACS - US Census

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