

FLEMING TRACT

4190 LEXINGTON ROAD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	11.4 ± Acres
Lot Frontage:	269.5 ft Hwy 78
Zoning:	C-G, RM-1, and RS-8
Market:	Athens-Clarke County
Traffic Count:	21,900 Hwy 78

PROPERTY OVERVIEW

Moderate topography. There is a creek that runs through the rear portion of the property. This property has many possibilities. The parcel fronting the road is zoned Commercial, and the large rear portion is zoned Multi-Family. This property is extremely well suited for student housing or development of a senior community. There is currently a single family home in the middle of the tract.

LOCATION OVERVIEW

The property is located off Hwy 78 just east of the intersection with Gaines School Road on the right hand side.

PROPERTY HIGHLIGHTS

- Fronts Hwy 78.
- Great Athens location.
- Front is zoned Commercial.
- Multi possibilities.

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.

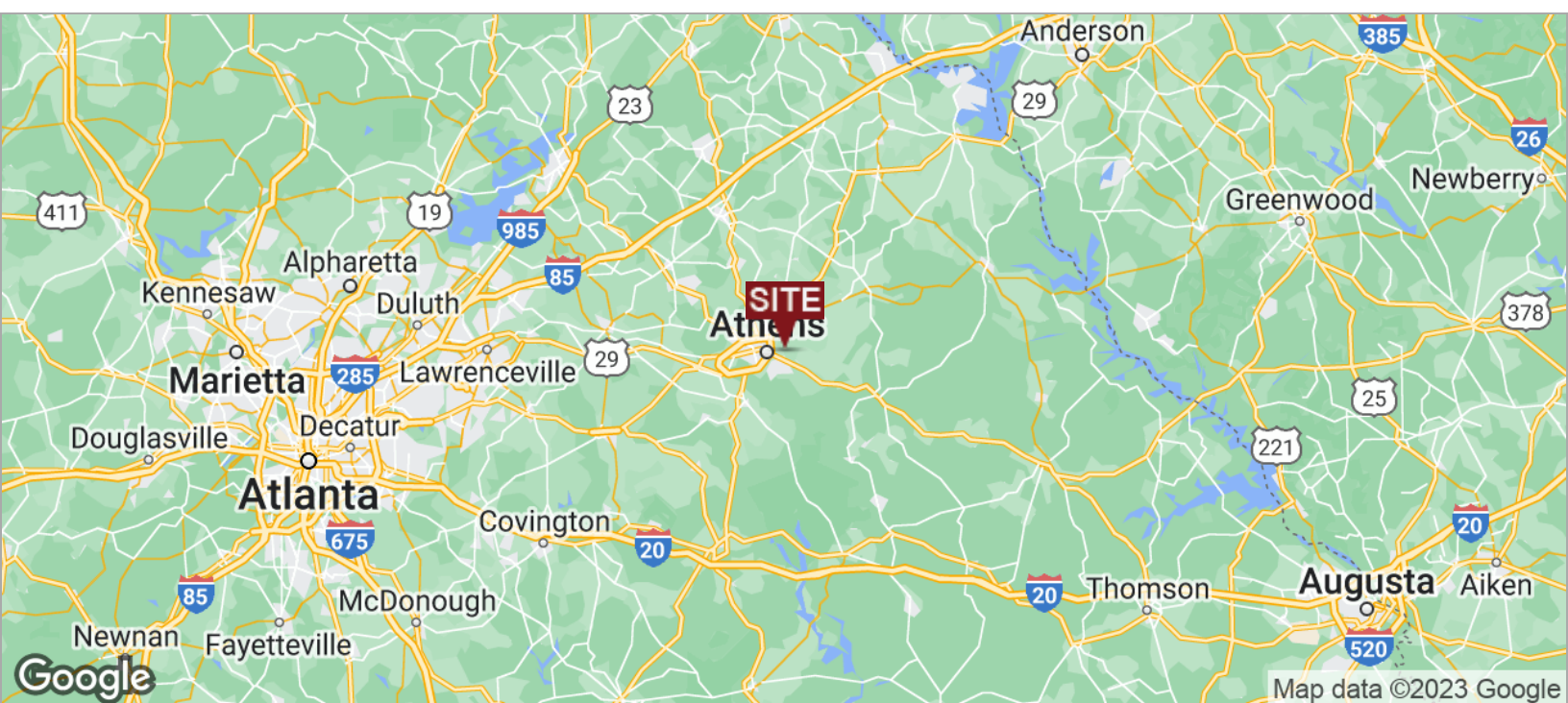
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Revised 8-28-2023

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A satellite map of the Athens, Georgia area. The map shows the intersection of I-78 and I-441 near the Athens-Barnett Shoals Airport. A red pin labeled 'SITE' is located on Cherokee Rd, just north of Gaines School Rd. Other roads visible include College Station Rd, Whit Davis Rd, Morton Rd, and Robert Hardeman Rd. The map also shows the city of Athens, the airport, and surrounding green spaces. The map is credited to Google and includes copyright information for Imagery, Landsat, Copernicus, Maxar Technologies, U.S. Geological Survey, and USDA/FPAC/GEO.



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AERIAL MAP



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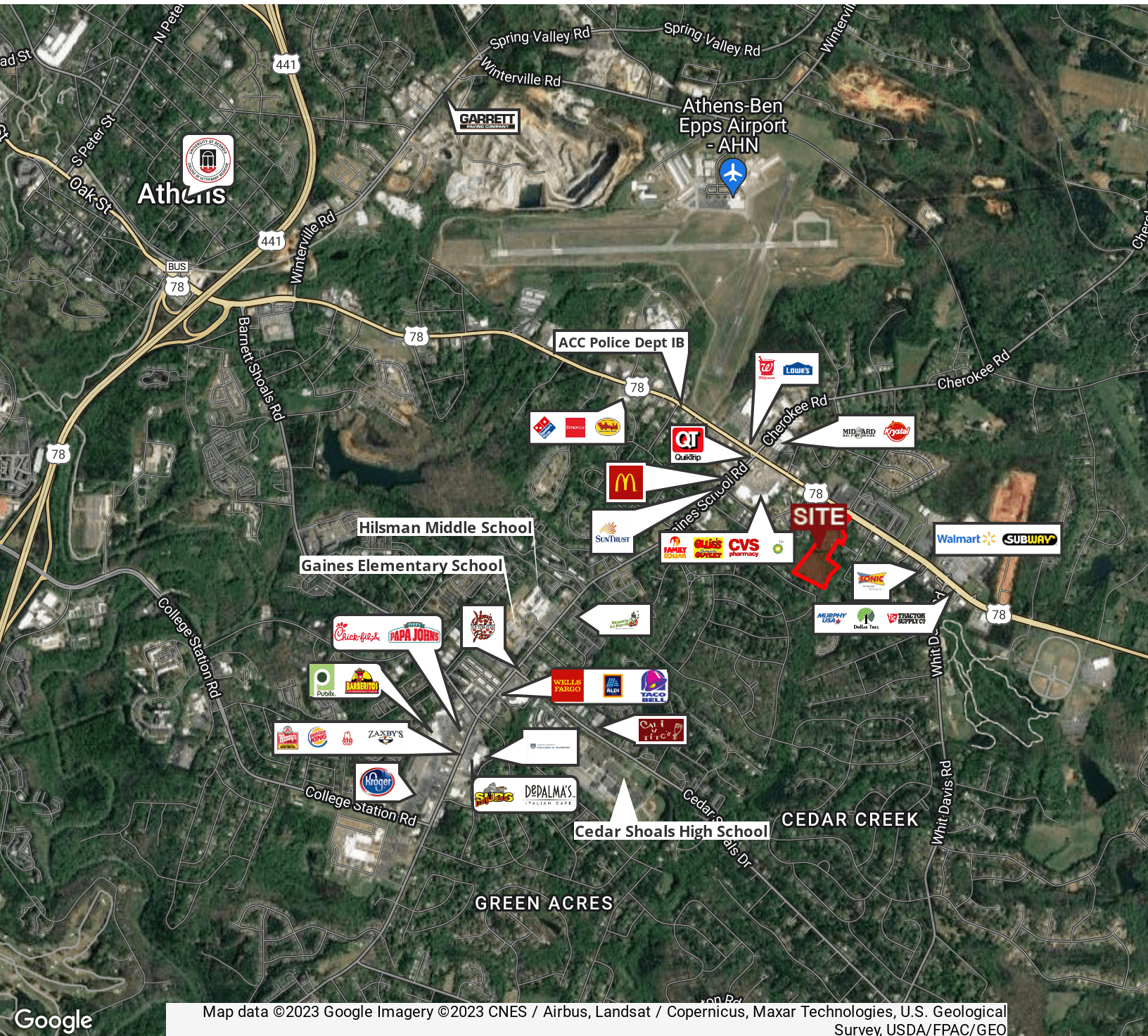
AERIAL MAP P3

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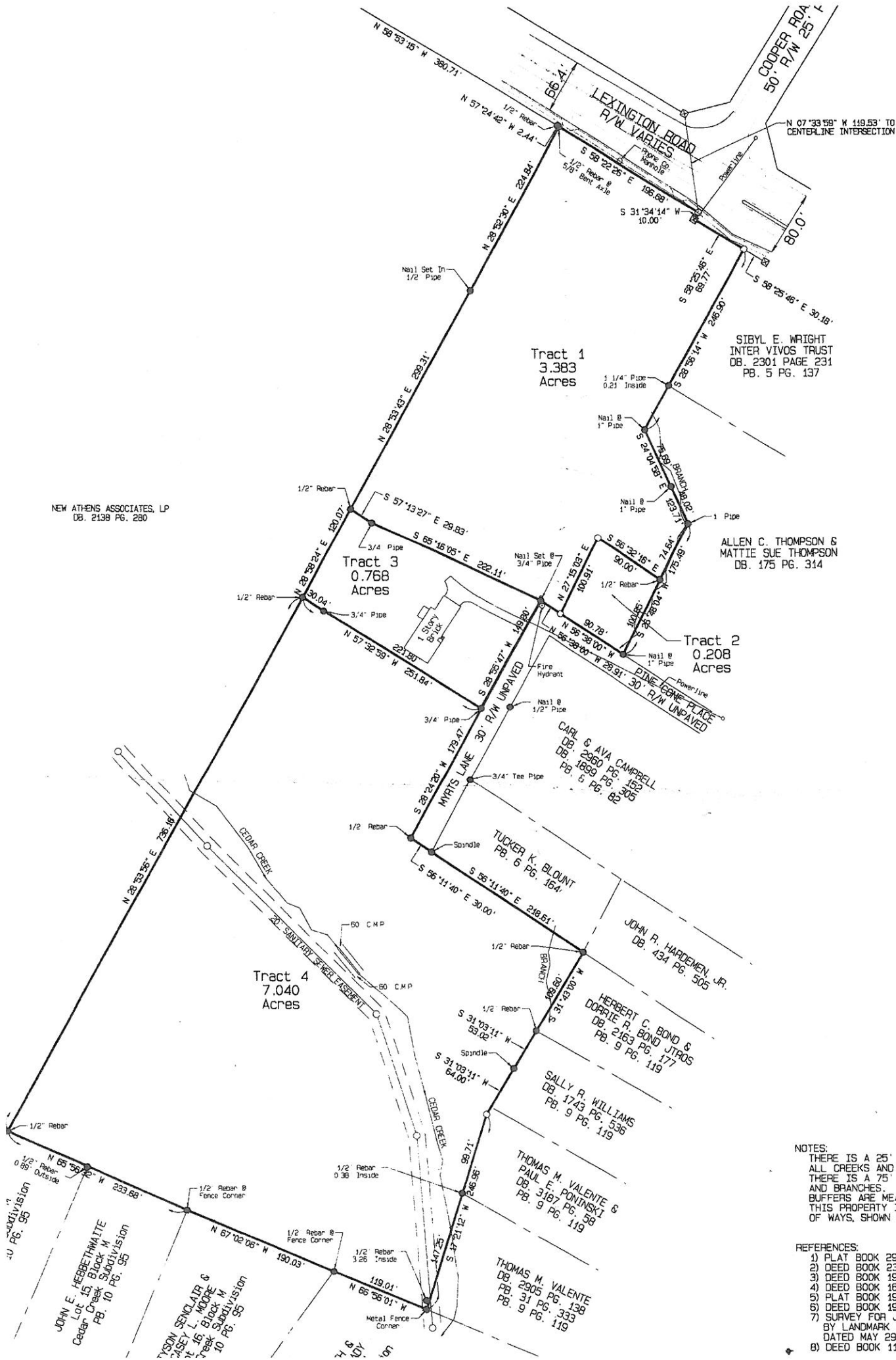


RETAILER MAP



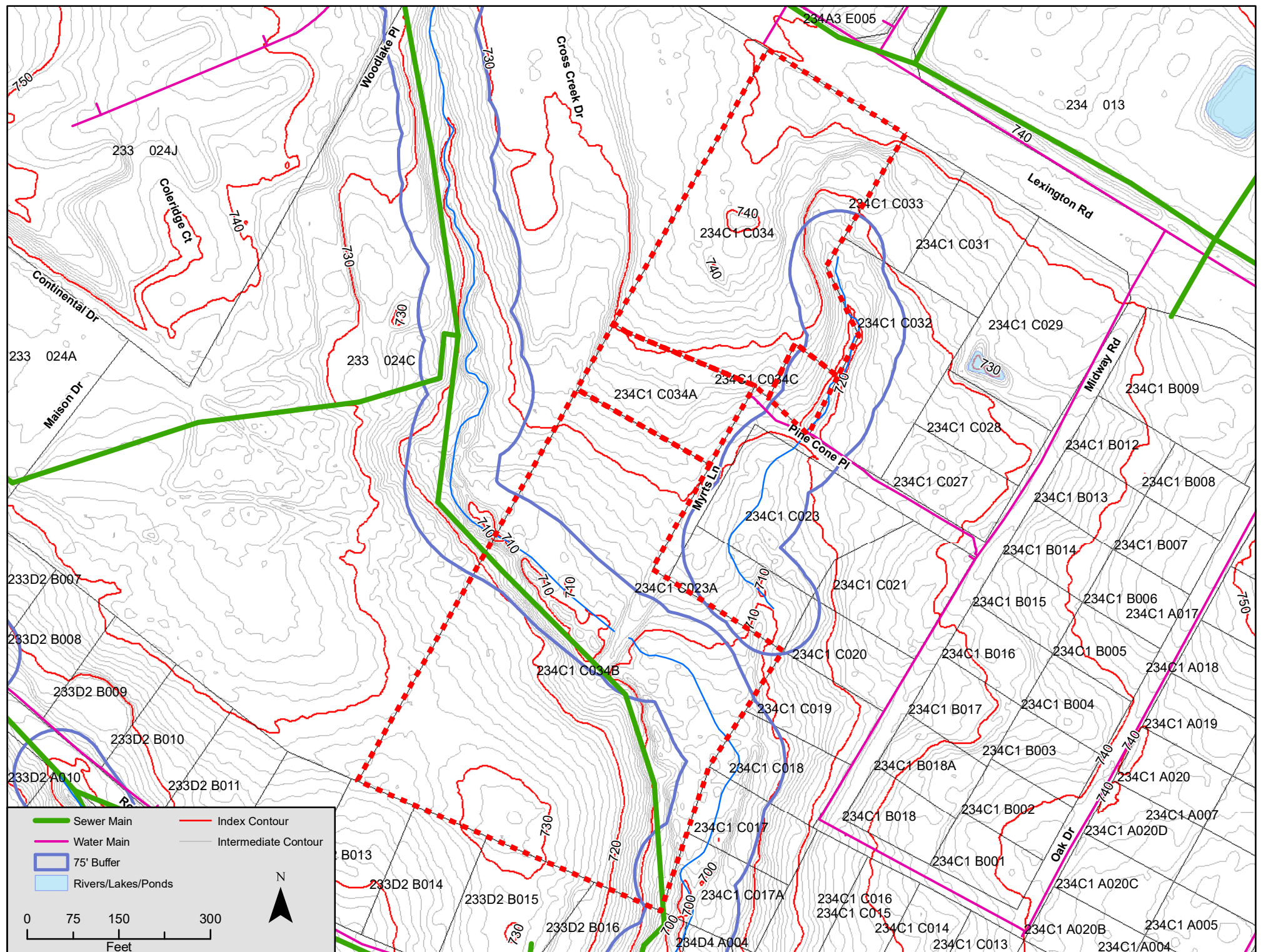
Map data ©2023 Google Imagery ©2023 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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NOTES:
 THERE IS A 25' STATE WATER
 ALL CREEKS AND BRANCHES.
 THERE IS A 75' A.C.C. BUFFER
 AND BRANCHES.
 BUFFERS ARE MEASURED FROM
 THIS PROPERTY IS SUBJECT
 OF WAYS, SHOWN OR NOT SHOWN

- REFERENCES:
- 1) PLAT BOOK 29 PAGE 166
 - 2) DEED BOOK 2327 PAGE 16
 - 3) DEED BOOK 1987 PAGE 49
 - 4) DEED BOOK 1676 PAGE 13
 - 5) PLAT BOOK 19 PAGE 32
 - 6) DEED BOOK 1987 PAGE 49
 - 7) SURVEY FOR JOHN R. MINC
 BY LANDMARK ENGINEERING
 DATED MAY 29, 1974.
 - 8) DEED BOOK 1170 PAGE 17

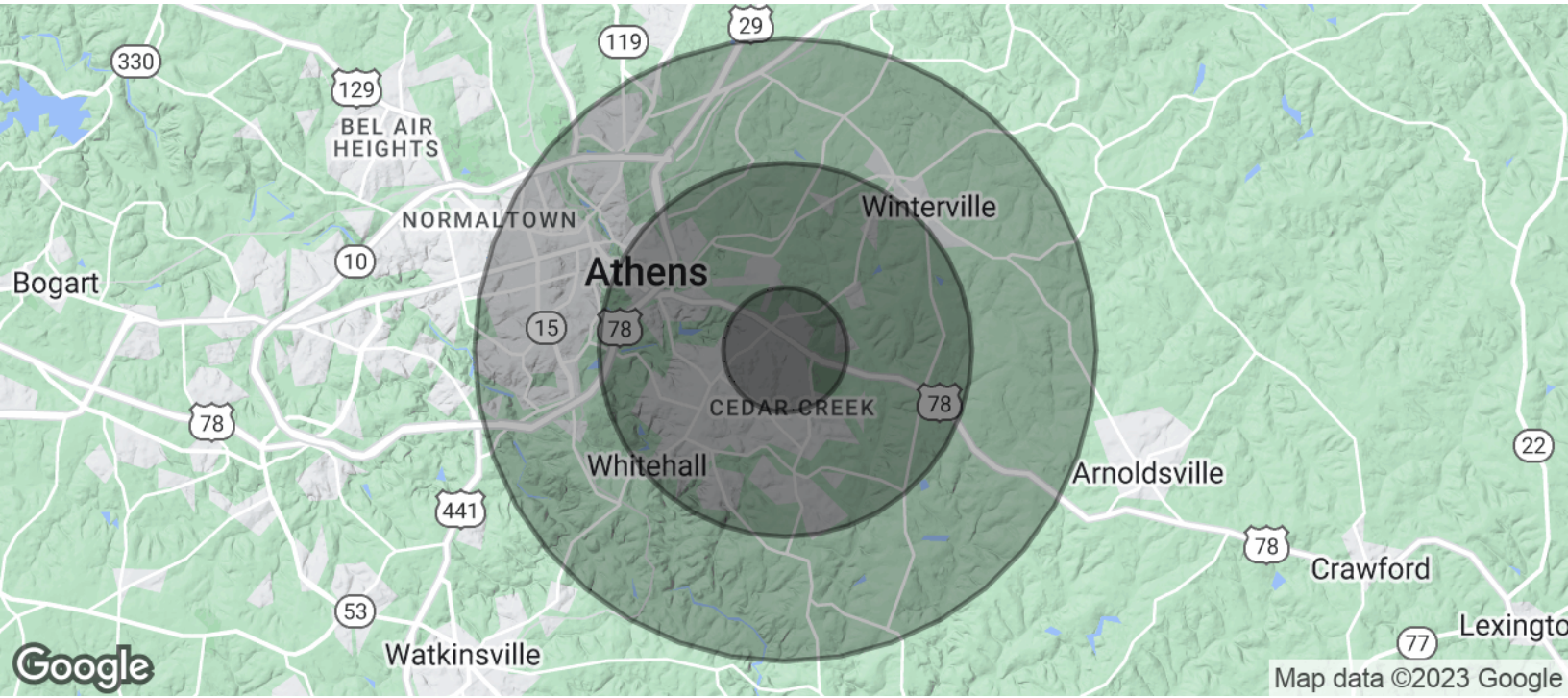


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,361	27,130	74,412
Average Age	29.2	29.9	26.9
Average Age (Male)	28.9	28.7	26.1
Average Age (Female)	29.5	31.1	27.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,432	10,999	25,571
# of Persons per HH	2.3	2.5	2.9
Average HH Income	\$52,812	\$50,052	\$43,317
Average House Value	\$173,868	\$173,606	\$176,582

* Demographic data derived from 2020 ACS - US Census

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