

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$508,400

Price / Acre \$20,000

Lot Size: 25.42 ± Acres

Zoning: RS-25

Market: West Athens-Clarke County

Traffic Count: 20,800 Epps Bridge Rd
12,300 Timothy Rd

PROPERTY OVERVIEW

The property is well suited for a residential use. It's mostly wooded with a creek running along the western property line. The topography slopes downward towards the creek. The property is zoned RS-25, and it has all utilities except sewer.

LOCATION OVERVIEW

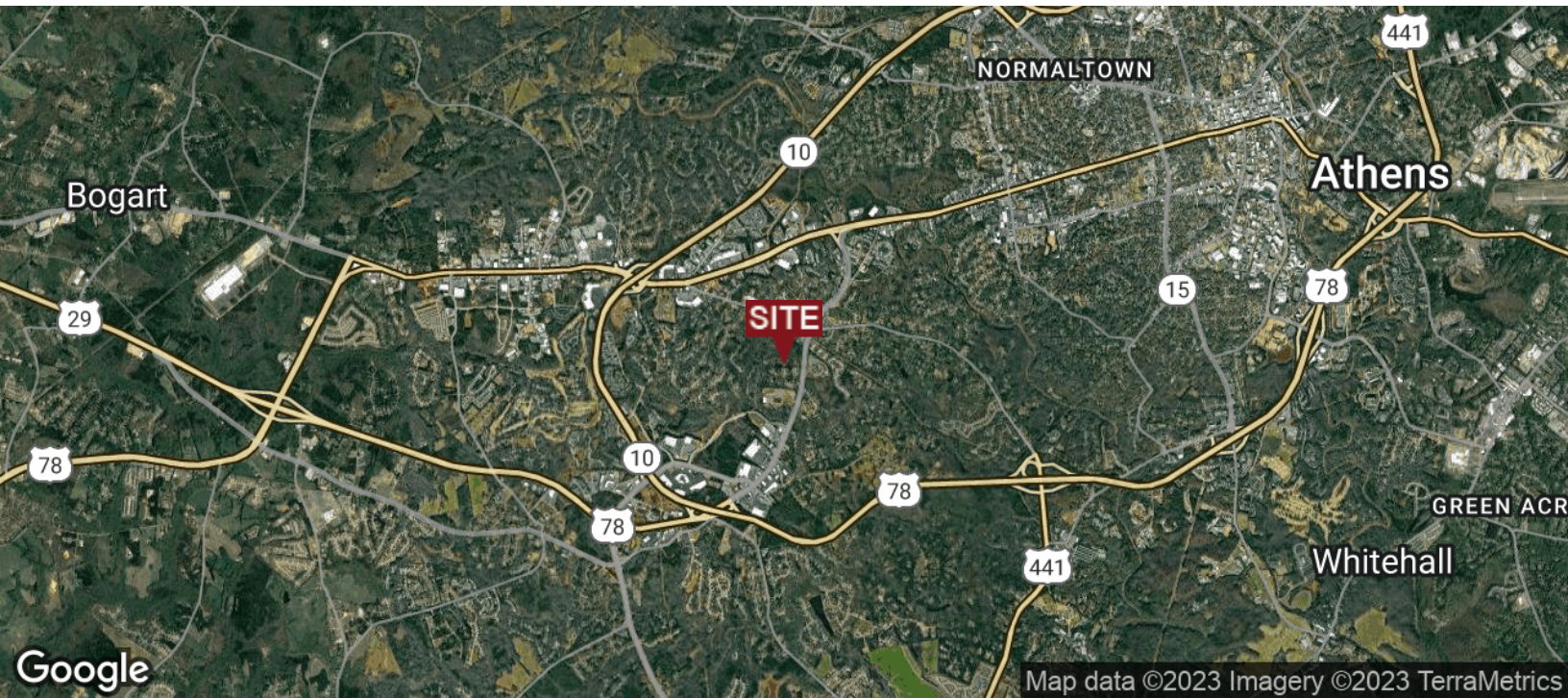
The property located in the south west quadrant of Epps Bridge Pkwy and Timothy Rd. It can be accessed from Swanson Drive.

PROPERTY HIGHLIGHTS

- Large in town residential property
- Great location in West Athens only minutes from shopping and restaurants

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.

LOCATION MAP



AERIAL MAP



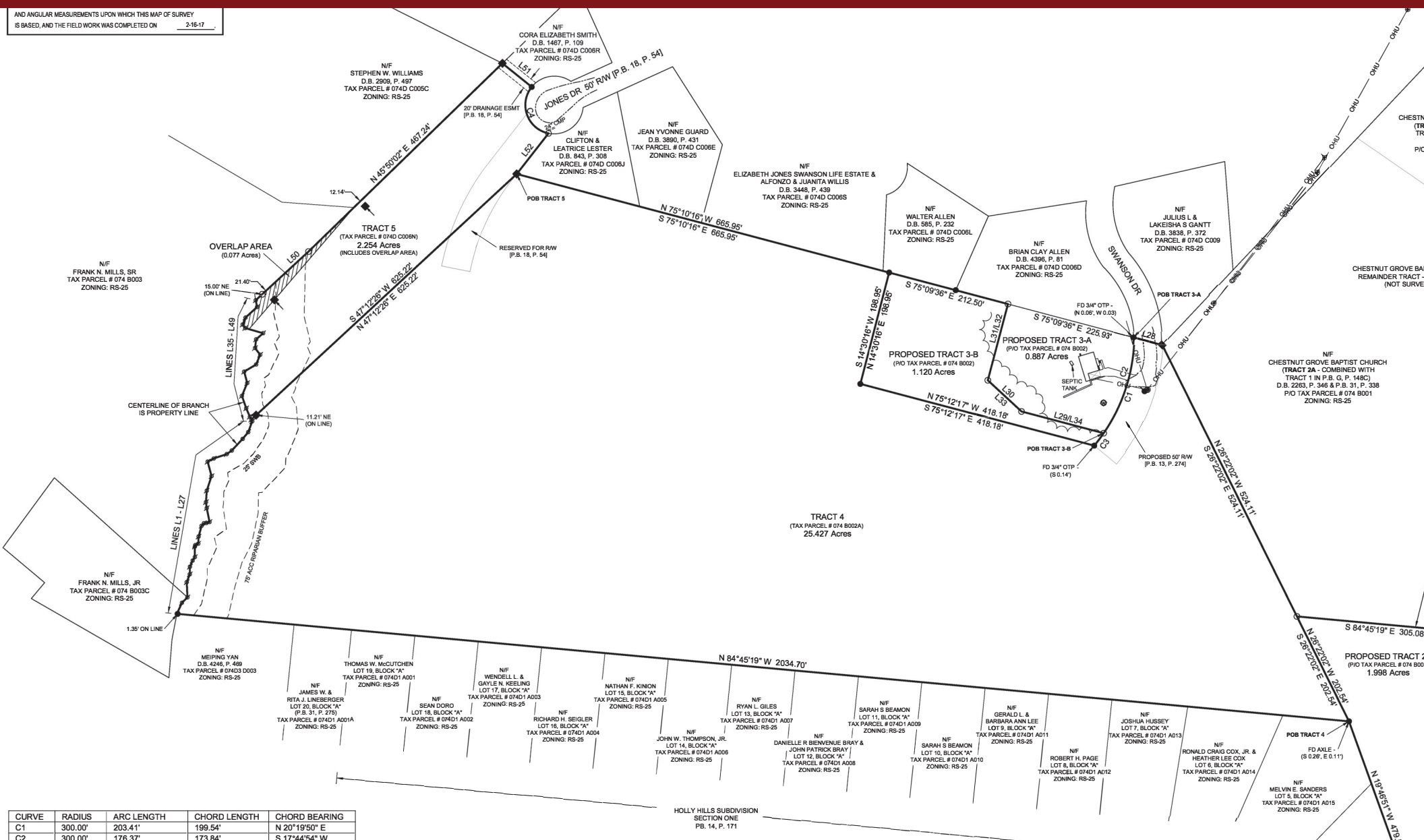
RETAILER MAP



240 SWANSON DR, ATHENS, GA 30606



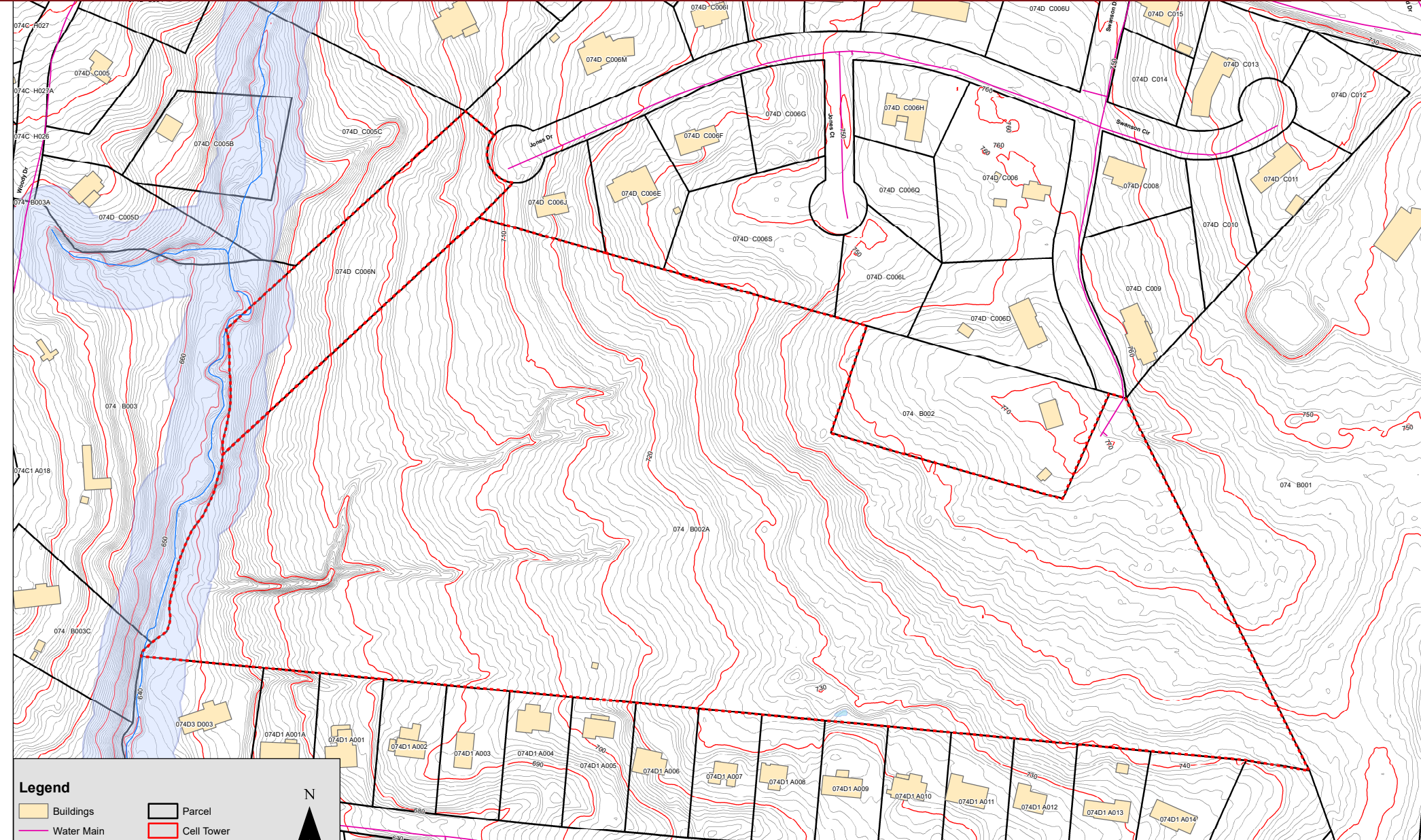
AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY
IS BASED, AND THE FIELD WORK WAS COMPLETED ON 2-16-17



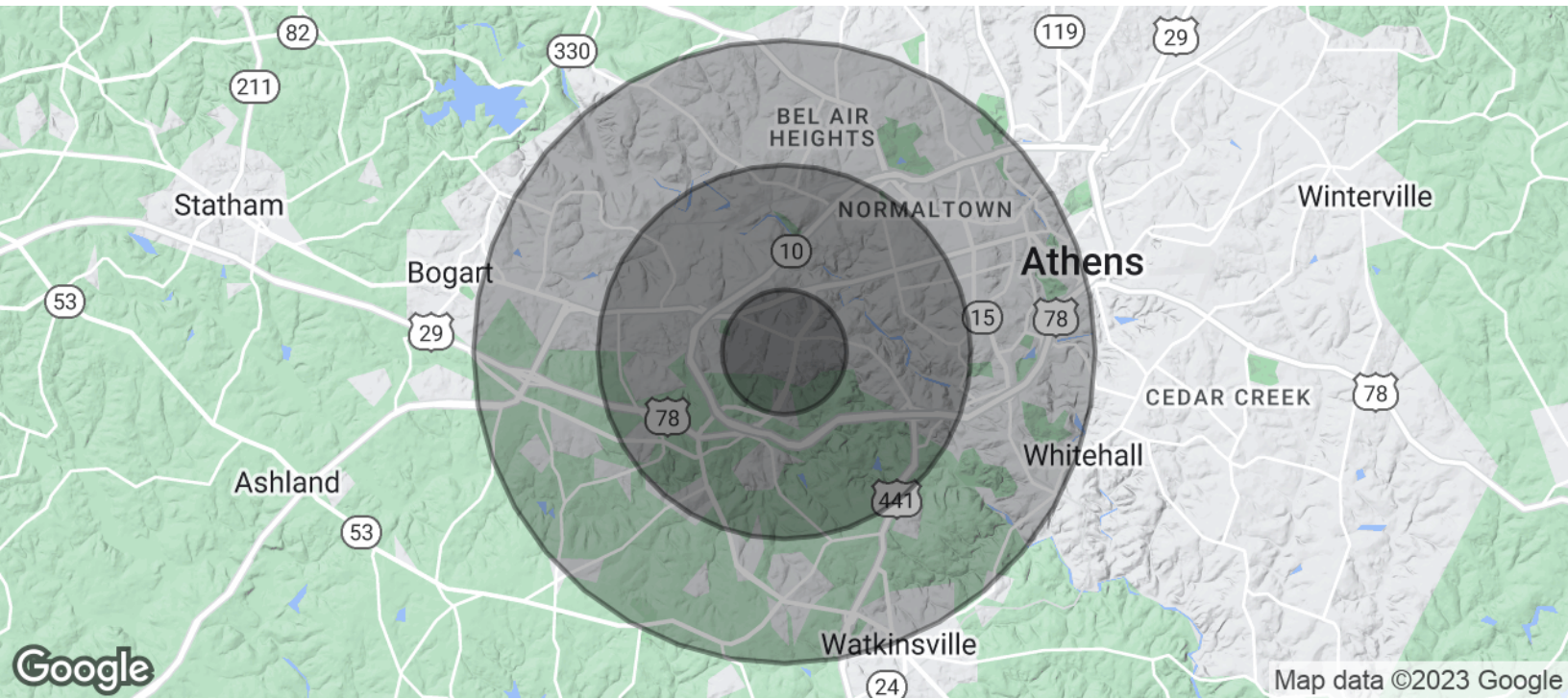
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,895	29,725	83,924
Average Age	38.7	37.4	32.8
Average Age (Male)	35.3	34.7	31.9
Average Age (Female)	48.8	42.1	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,293	13,269	33,273
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$86,553	\$93,199	\$70,554
Average House Value	\$509,273	\$331,078	\$274,397

* Demographic data derived from 2020 ACS - US Census