

# JENNINGS MILL PARKWAY TRACTS

760 JENNINGS MILL PARKWAY, BOGART, GA 30622



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                                    |
|----------------|----------------------------------------------------|
| Sale Price:    | \$1,423,500                                        |
| Price / Acre   | \$150,000                                          |
| Lot Size:      | 9.49 ± Acres                                       |
| Lot Frontage:  | 889.4 ft Jennings Mill Pkwy<br>750.5 ft Classic Rd |
| Zoning:        | C-G                                                |
| Market:        | Athens-Clarke County                               |
| Submarket:     | Atlanta Highway Corridor                           |
| Traffic Count: | 35,700 Atlanta Hwy                                 |

### PROPERTY OVERVIEW

The property is well suited for a commercial or industrial development. It is located just south of Atlanta Hwy on the newly extended Jennings Mill Parkway. The property can be subdivided into smaller tracts which will be priced separately. It has all utilities, and relatively flat topography. The sites are currently wooded, and there is an access road connecting Park West Blvd and Classic Road on the north portion of the property.

### LOCATION OVERVIEW

The property is located on the North and South side of Jennings Mill Pkwy at the intersection of Park West Blvd and Classic Road.

### PROPERTY HIGHLIGHTS

- Commercial general zoning
- Corner lots
- Can be subdivided into smaller lots
- All utilities are in place

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: 3-20-2023



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## LOCATION MAPS



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## AERIAL MAP



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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AERIAL MAP **P3**



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## RETAILER MAP



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RETAILER MAP P4



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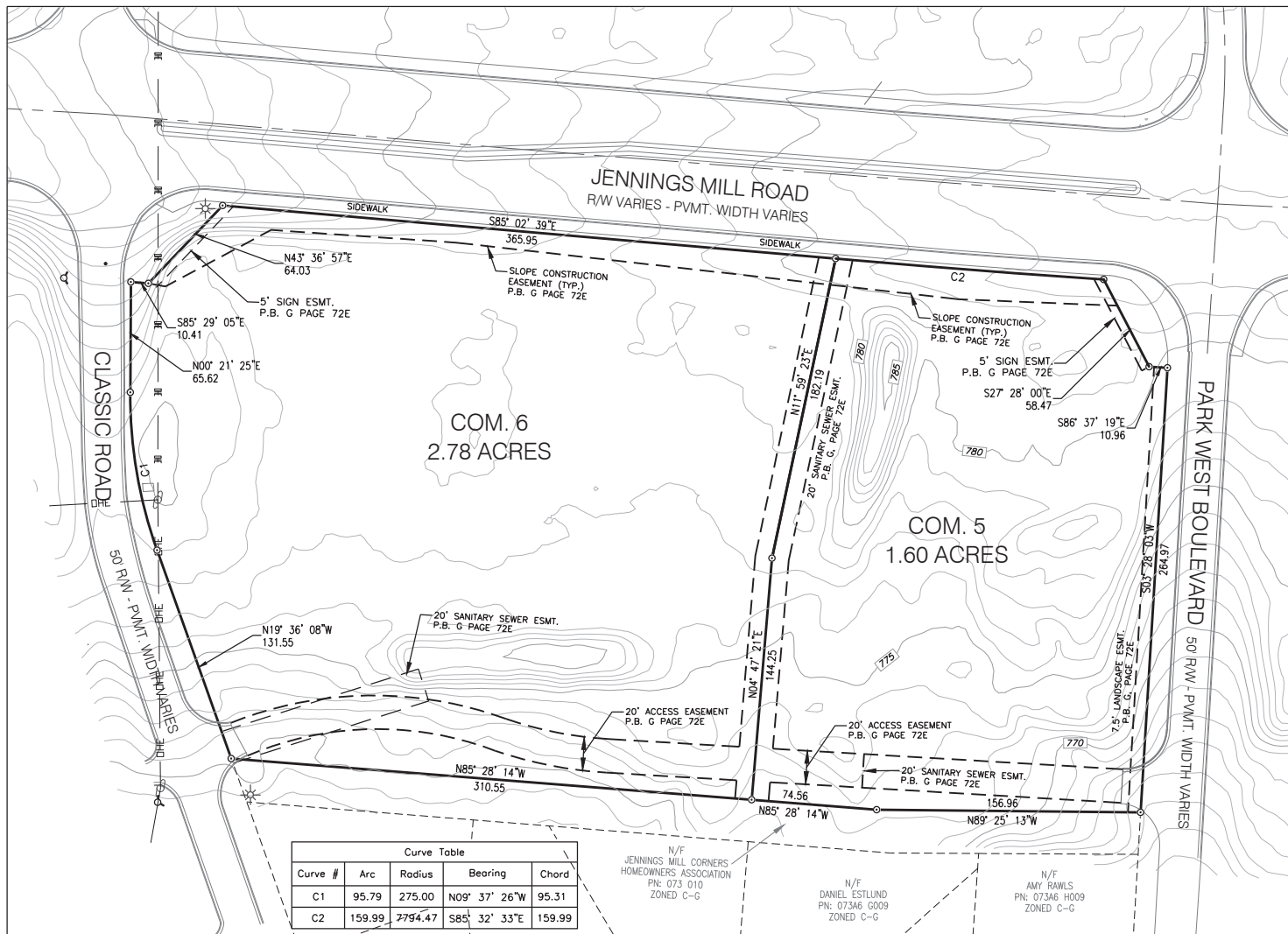


## ADDITIONAL PHOTOS



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## BOUNDARY SURVEY





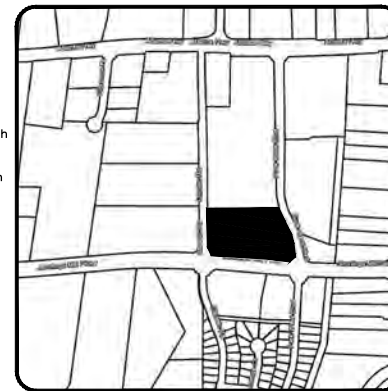
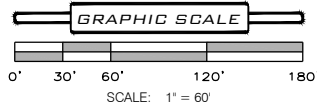
# PROJECT DATA

- TOTAL PROJECT ACREAGE:  
COM 1: 3.56 ACRES  
COM 2: 0.91 ACRES
- TAX PARCEL #: 073A6 001; 073A6 002
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN  
A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0031D,  
DATED APRIL 2, 2007.
- CURRENT ZONING: C-G
- REQUIRED BUILDING SETBACKS:  
FRONT: 0'  
SIDE: 0'  
REAR: 0'
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS,  
SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND  
MAY OR MAY NOT BE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REVIEW AND  
IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND  
EASEMENTS OF RECORD.
- THE TOPOGRAPHIC CONTOURS SHOWN HEREON WERE PROVIDED BY A.C.C.  
G.I.S. DEPARTMENT AND ARE NOT BASED ON A FIELD RUN SURVEY.
- PLAT AND DEED REFERENCES:  
P.B. G, PG. 72E

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jerry D. Wood SA RLS# 2999

6-10-22  
Date



VICINITY MAP

(NOT TO SCALE)



GRID NORTH

BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)  
ELEVATIONS ARE BASED ON  
NORTH AMERICAN VERTICAL DATUM OF 1988

| Curve Table |        |          |               |        |
|-------------|--------|----------|---------------|--------|
| Curve #     | Arc    | Radius   | Bearing       | Chord  |
| C1          | 75.07  | 488.30   | S23° 03' 44"E | 74.99  |
| C2          | 188.06 | 422.38   | S12° 53' 29"E | 186.51 |
| C3          | 145.76 | 11929.82 | N85° 35' 02"W | 145.76 |

| Line Table |        |               |
|------------|--------|---------------|
| Line #     | Length | Direction     |
| L1         | 494.26 | N89° 39' 10"E |
| L2         | 9.84   | N89° 39' 10"E |

## SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 77,330 feet, and an angular error of 1" per angle point, and was not adjusted.

This plot has been calculated for closure and is found to be accurate within one foot in 100,000± feet.

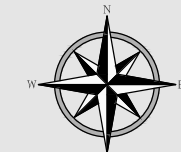
Linear Measurement obtained using GEOMAX ZOOM 90  
Angular Measurement obtained using GEOMAX ZOOM 90  
Field Work completed 5/27/22

## MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- Fire Hydrant
- Sanitary Sewer
- Power Pole
- Transformer
- Drop Inlet
- Light Pole

## PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLF LAND LOT LINE
- R/W RIGHT OF WAY
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FW FIRE HYDRANT



DuSOUTH

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SURVEY FOR:

WRES, LLC

760 & 700 JENNINGS MILL ROAD  
216th G.M.D.  
ATHENS-CLARKE COUNTY, GEORGIA

## REVISIONS

| CHANGES | DATE |
|---------|------|
|         |      |
|         |      |
|         |      |
|         |      |
|         |      |

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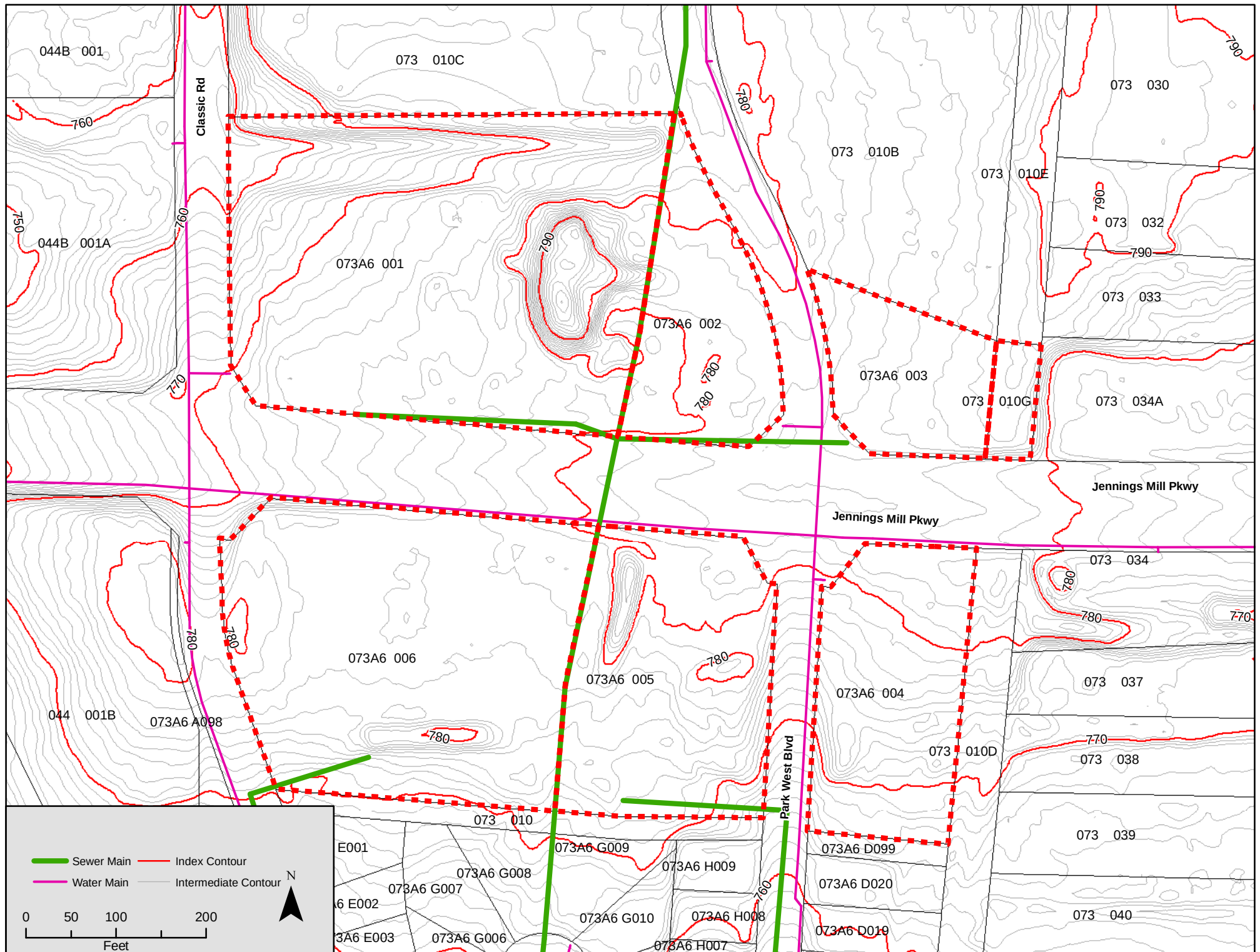
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06-09-22

PROJECT  
22-136



BOUNDARY  
SURVEY





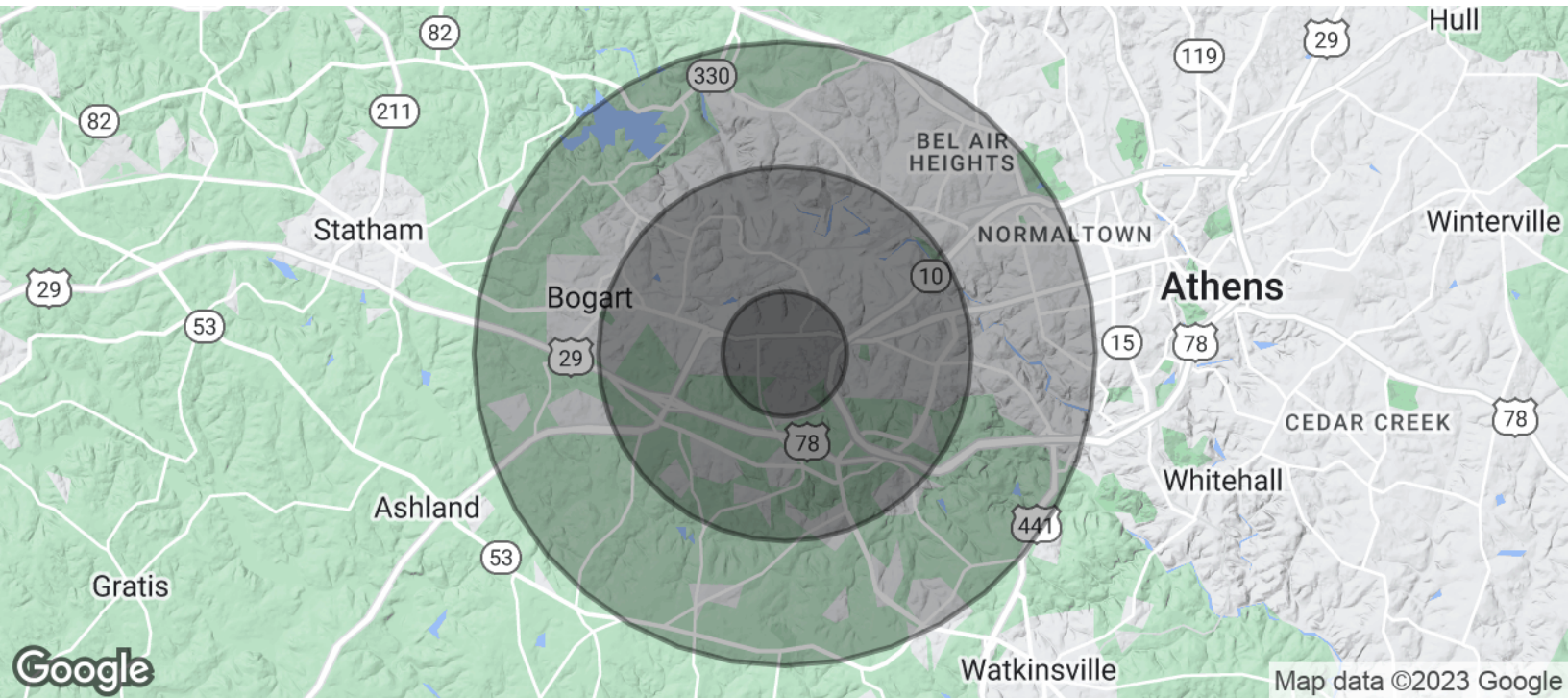


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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,562  | 16,389  | 42,974  |
| Average Age          | 31.2   | 33.4    | 34.6    |
| Average Age (Male)   | 30.9   | 32.5    | 33.6    |
| Average Age (Female) | 30.5   | 33.4    | 35.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,042     | 6,546     | 16,828    |
| # of Persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH Income   | \$71,744  | \$78,998  | \$79,018  |
| Average House Value | \$242,701 | \$241,205 | \$249,355 |

\* Demographic data derived from 2020 ACS - US Census

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