3029 ATLANTA HWY, ATHENS, GA 30604



EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: $3.8 \pm Acres$

Lot Frontage: 400 ft Atlanta Hwy

Zoning: C-G

Commercial-General

Market: Athens-Clarke County

Submarket: Atlanta Hwy Corridor

Traffic Count: 22,500 Atlanta Hwy

PROPERTY OVERVIEW

Excellent commercial location next to Target and Office Depot and across from Subaru, BMW, Toyota, and John Deere. Being only minutes from Downtown Athens, the location offers great visibility, easy access to red light and excellent high traffic counts. Property has a layout plan for 2-story 56,000 sq ft building with parking attached.

LOCATION OVERVIEW

Property is located at 3029 Atlanta Hwy in the south west corner of the signalized intersection of Heyward Allen Pkwy and Atlanta Hwy (US Hwy 29 & 78).

PROPERTY HIGHLIGHTS

- · High growth area
- · Excellent traffic count area
- Layout plan for 2-story, 56,000 sq ft building with parking attached
- Red light access to Atlanta Highway
- All utilities onsite (water, gas, and sewer)

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

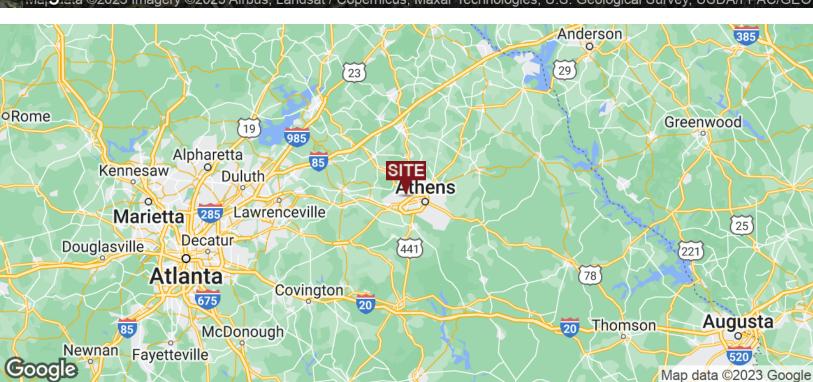
706.548.9300 grantwhitworth@gmail.com Revised: 12-6-2023

3029 ATLANTA HWY, ATHENS, GA 30604



LOCATION MAPS





GRANT WHITWORTH

3029 ATLANTA HWY, ATHENS, GA 30604



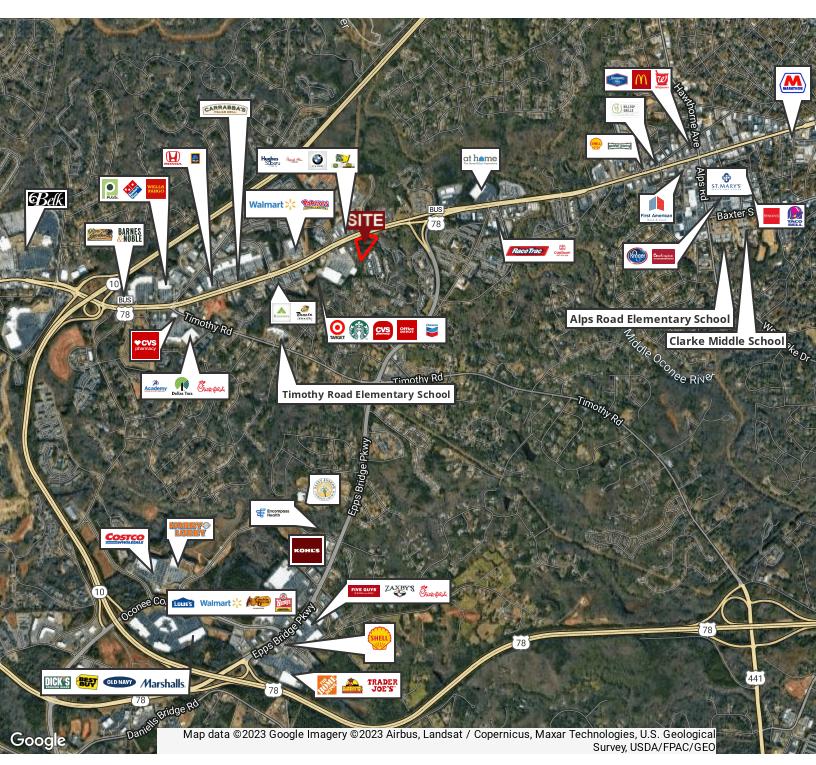
AERIAL MAP



3029 ATLANTA HWY, ATHENS, GA 30604

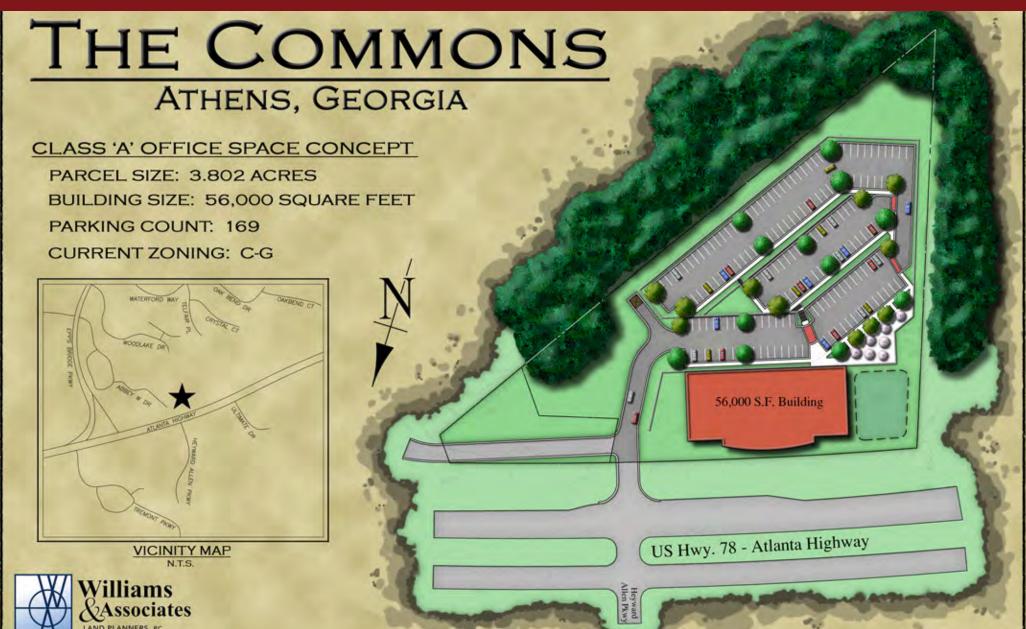


AERIAL MAP



3029 ATLANTA HWY, ATHENS, GA 30604





GRANT WHITWORTH

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

ENTIAL JULIO IN AND SERVICE AND ELEVATION TO PROVIDE STATEMENT CONTROL TO THE STATEMEN CASTING, AND ELEVATION TO PROVIDE STATEMENT CONTROL THE STATEMENT C

CLERK OF THE SUPERIOR COL

ALTA TABLE A ITEM NOTES:

ITEM 1 — PA REBARS SET AT ALL CORRESS UNLESS OTHERWISE NOTED.
ITEM 2 — ADDESSES SHOWN AS PER CLARE COUNTY OS.
ITEM 3 — REPORT OF THE PARTY OF THE PA

THE SAME WAS AND THE SAME OPENING. THE CONTROL SETTING, BATHAN SEE

THE CONTROL AND THESE SAME OPENING THE CONTROLS. SETTING, BATHAN SEE

THE CONTROL AND THESE SAME OPENING THE SET OF THE CONTROLS.

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL AND THE CONTROL AND THE CONTROL

THE CONTROL AND THE CONTROL

12. EASEMENT FROM S.A. HALE TO GEORGIA POWER COMPANY, DATED MARCH & 1946, FILED FOR RECORD APRIL 28, 1946, AND RECORDED IN DEED BOOK SK, PAGE 313, CLARGE COUNTY, GEORGIA RECORDS.

RELITER FROM ICODOSA POWER DATED MAY 18, 2022, GEORGA POWER CLAWS NO FURTHER MIDDLESS IN THE ABOUT MOTHORISM DECUMENT LEGIST THE RIGHT TO OPERATE, MANTHER RESEALD ALL THESE MAN DECEMBERS OF THE SENSIFICIAL PROPERTY OF THE PROPER

IS EASEMENT FROM S.A. HALE TO GEORGIA POWER COMPANY, EMIED DECEMBER 26, 1940, FILED FOR RECORD DECEMBER 31, 1940, AND RECORDED IN DEED BOOK 118, PAGE 100, AFORESAD RECORDS, FLORES WILL ARTHER SIR-BET IN MACH.

TA, EASDADHT FROM S.A. HALE TO GROBEA FOMOT COMPANY, DATED SEPTEMBER 15, 1952, FILED FOR PECOND SEPTEMBER 30, 1952, MID RECORDED IN DEED BOOK 1.52, PAGE 1.52, WORKSAID PRIVATES.

TO LITTLE FROM CORREA FORET DATED MAY 15, 2022, CORREA FORET CLASS NO FIRSTERS AND STATE THE ARCHITECTURE OF THE ROOM TO CORREST, MARIEN, RESEAU ALL THREE ARCHITECTURE OF THE ROOM TO CORREST, MARIEN, RESEAU ALL THREE ARCHITECTURE OF THE STATE OF THE ROOM TO CORREST AND ARCHITECTURE OF THE STATE OF THE ROOM TO THE ROOM THE ROOM TO THE RO

- 15. THIS ITEM HAS BEEN INTENTIONALLY DILETED. s. Thes litem has been intentionally deleted.
- 17. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK G, PAGE SIE, AFORESAD RECORDS. (ALL MATTERS THAT APPLY ARE SHOWN HEREON).
- 18. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK G, PAGE 168H, AFGRESAD RECORDS (AL MATTERS THAT AFER Y ASS SHOWN REPEOR).

19, EXCEPTION IS TAKEN TO RIGHTS OF OTHERS IN AND TO AN "ACCESS EASEMENT DEFICIED ON PLAT BOOK G, PAGE SEG, APORESAD RECORDS AND DEPICTED ON PLAT BOOK G, PAGE 1664, APORESAD RECORDS.

AMERICAN GUARDAN CORRORARIA CONVEYED PROPERTY TO NICE CUTTOGO, LLC BY UNITED WARRANTY DEED RECORDED IN DEED BOOK 3000, PAGE 366, AFORESAD RECORDS, HOWEVER, THERE WAS NO CONNEYANCE OR GRANT OF EASIBLENT TO NICE CUTDOGO, LLC DIERY TIE ACCESS EASIBLENT.

21. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ASPS SURVEY MADE BY MICHAEL FOLEY, PLS NO. 3346, OF GASKINS, ON MARCH 18, 2022. A. ASPHALT ROAD EXTENDS BEYOND BOUNDARY UNE B. HOOMBE TENCE DOES NOT FOLLOW BOUNDARY UNE

TITLE COMMITMENT LEGAL DESCRIPTION

TELL IN THE BEGINNING CHINI.

SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OR SIRKEY ENTITLED "SURVEY FOR AMERICAN GLARDIAN CORP", "DATED AMERICAN GARDIAN CORP", "DATED AMERICAN GARDIAN CORP." DATED AMERICAN GARDIAN CORP. "DATED AMERICAN GARDIAN "DATE CLERK OF THE SUPPRIOR CORP." OF LANKE, CONTY, GEORGIA THE PLAT BOOK 20, PAGE 74, WHICH PLAT IS MICORPORATIO HEREIN BY REFERENCE AND MADE A PAT HEREOT OR MORE PARTICULARLY OF THE PLAT BOOK.

ALL DIAT THAT OF PARTS OF LAND, TO DEFINE WITH ALL MATERIALS THE PARTS OF LAND, TO DEFINE WITH ALL MATERIALS THE PARTS OF LAND, TO DEFINE, GAL, AND DEFINE, GAL, AND DEFINE, GAL, AND DEFINE, CANNOR CANTON, CORNOR, AND ERROR SURVEY CHILD, "SURVEY FOR MARTIN VAN HOME", DATED FASTING Y, SON, PERMAND PARTS OF AN OUTSIDE AND AND DEFINITION OF THE CASE OF THE SUPPOSE OF THE SU

ALL THAT TRACT OF PAPCEL OF LAND STUATE, LYING AND BEING IN THE 1407TH GEORGIA MILITIA DISTRICT, CLARKE COUNTY, GEORGIA, ON THE SOUTHERLY SIDE OF U.S. 29 AND 78 HIGHWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE SOLDHERY SOLE OF U.S. 29 AND THE WORMAN, AND BETWO MORE PARTICULARLY SECRETION SECRETARY SEC

SAID TRACT OR PARCEL BEING 3.78 ACRES (165,024 SQUARE FEET) INCLUDING EASEMENTS.

THE SURVEY LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1114726.

SURVEYOR'S CERTIFICATION:

SURFELIES S. CELTIFICATES ALTERIS, LLC AND FREST AMERICAN TILE RISIRANCE COMPANY.

THIS IS TO CERRIFY THAT THIS MAP OF PLAT AND THE SURFEY ON WINCH IT IS BASED
WHERE MAKE M, ACCORDINACE WITH THE STORY HINGHAN STANDARD STEAR ACCORDINATES FOR
WHERE MAKE M, ACCORDINACE WITH THE STORY HINGHAND STEAR ACCORDINATE TO A
WHEN THE MAY BE A
AND RICIDEST STEAR S. 2, 2, 4, 5, 6(4), 76(6)(7)(6), 8, 1(6), 13, 16, 17, AND 18 OF
THATE A TREETING THE RELED WINGS THE RIS STRETT WAS COMPILETED ON MARCH IS, 2022.



- I. DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2. DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.

- 4. NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 7. VERTICAL MEASUREMENTS COMPLY WITH GEORGIA STATE BOARD FOR ENGINEERS AND LAND SURVEYORS RULE 180-7-,04.

	LEGE	VD		
	Ø P.P POWER POLE	∠O⊆ C.B.− CATCH BASIN		
	L.P LIGHT POLE	==== R.C.P REINFORCED CONCRETE PIPE		
	∳ F.H. – FIRE HYDRANT	C.M.P CORRUGATED METAL PIPE		
ı	⊗ M.H. – SANITARY SEWER MANHOLE	F.F.E FINISHED FLOOR ELEVATION		
ı	WM W.M WATER METER	₩ WATER VALVE		
	G/M G.M GAS METER	.C.O. SEWER CLEAN OUT		
	O RBS- REINFORCING BAR SET	TELEPHONE MANHOLE		
	O RBF- REINFORCING BAR FOUND			
ı	O CTF- CRIMP TOP PIPE FOUND			
	O OTF- OPEN TOP PIPE FOUND	COM COMMUNICATIONS BOX		
ı	□ R/W MON RIGHT-OF-WAY MONUMENT	PBX POWERBOX		
		PM POWER METER		
	O J.B. – JUNCTION BOX			
ı	D.I DROP INLET / YARD INLET	G-GAS LINE		
ı	⋈ IRRIGATION CONTROL VALVE	-WW-WATER LINE		
ı	○ TREE HARDWOOD	TREE PINE		



1" = 2000

LOCATION MAP

Line Table		
Line#	Length	Direction
L1	42.28	871° 38' 23"W
L2	35.52	N17° 05' 07"W
L3	57,97	S05° 03' 38'E

Curve Table							
# gvruć	Length	Radius	Chord Direction	Chord Length			
C1	49.59	6388,55	N73" 11' 07"E	49.59			

POB NOTE: #4 RBF N: 1,435,549.31' E: 2,517,626.93' NAD 83 GEORGIA WEST ZONE

© 709:625.65 IE IN:604.03 IE OUT:603.63

DROP INLETS CH-34807 N711558 +631.0 ACCESS EASEMENT (1605-30E)

1118

+657.4 N/F 3035 ATLANTA HIGHWAY LLC DB:5304 PAGE:67 PARCEL NUMBER:074 A001

+656.3

1370

er Raw Descripti 18 IN HW 42 IN HW 30 IN HW 20 IN PINE 19 IN HW 18 IN HW 20 IN PINE

TREE CHART

N/F CAMPUS ABBEY WEST, LLC DB: 3276 PAGE: 367 PARCEL HUMBER: 123 0044

THIS PARCIL OF LAND IS NOT IN THE 100 YEAR FLOOD.
THIS PARCIL OF LAND IS NOT IN THE 100 YEAR FLOOD.
THIS PARCIL OF LAND IS NOT IN THE 100 YEAR FLOOD.
THIS PARCIL OF LAND IS NOT THE TOTAL OF THE TOTAL

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S-5 ROBOTIC TOTAL STATION LINEAR PRECISION OF TRAVERSE : 1/ 68,668; ANGULAR ERROR: 1/ FPR POINT. THE TRAVERSE WAS ADMISTED USING THE COMPANS RULL LINEAR PROCISION OF HE PLAT: 1/1,655,640, MATTERS OF TITLE ARE EXCEPTED.

CBH PROPERTIES ATHENS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

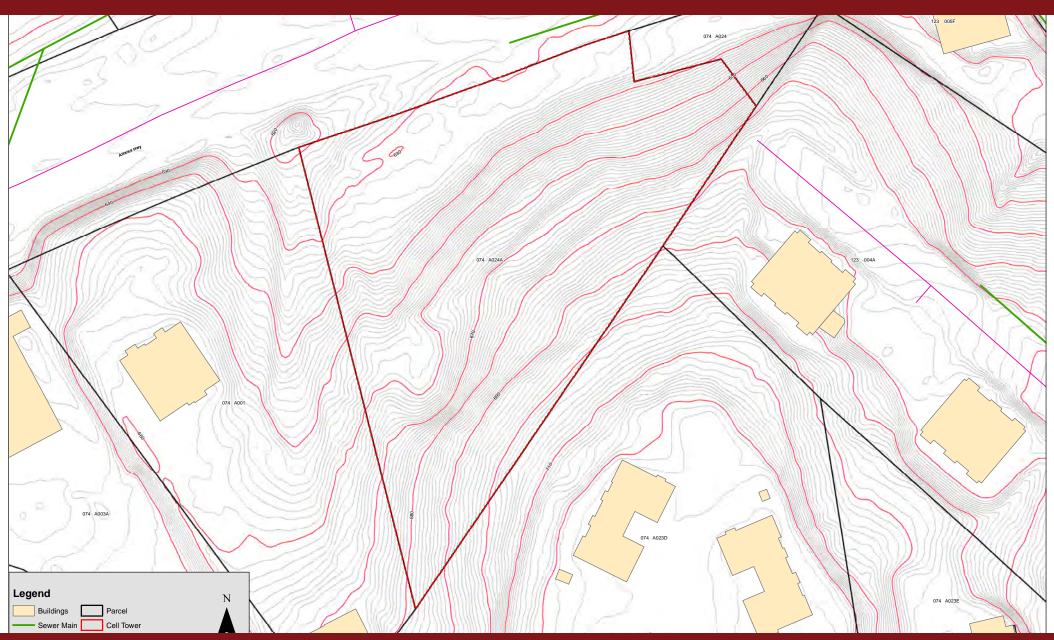
3029 ATLANTA HIGHWAY

Gaskins

LOCATED IN G.M.D 1467 CLARKE COUNTY, GA.

3029 ATLANTA HWY, ATHENS, GA 30604

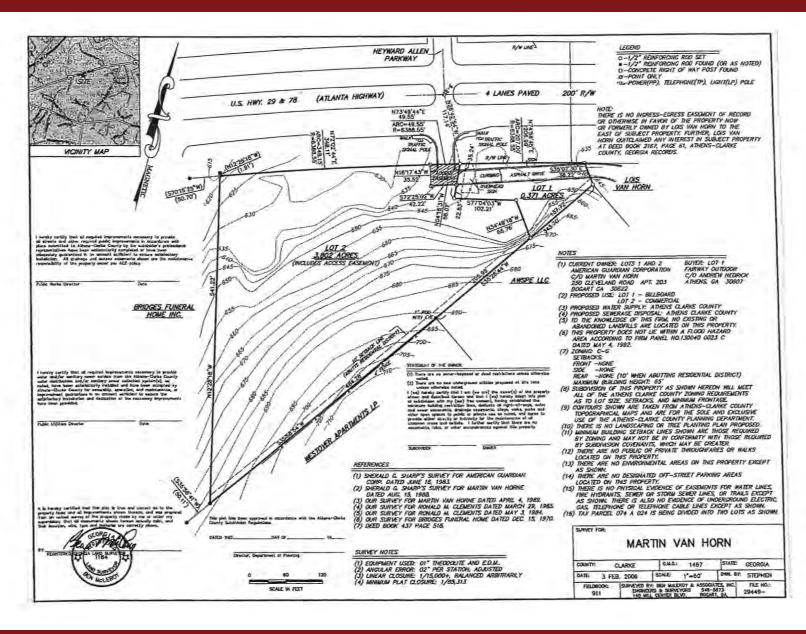




GRANT WHITWORTH

3029 ATLANTA HWY, ATHENS, GA 30604

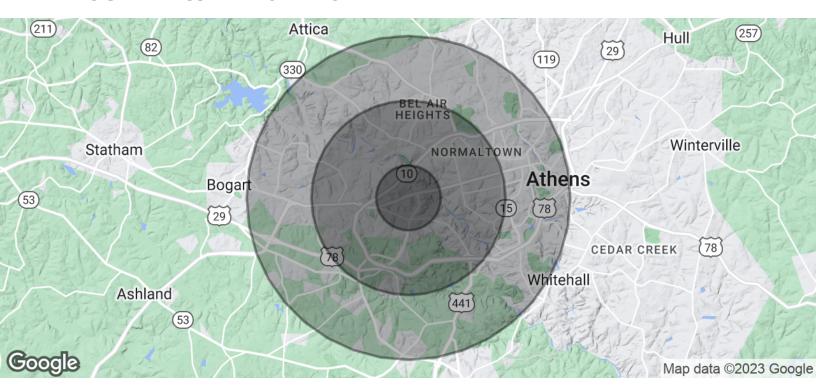




3029 ATLANTA HWY, ATHENS, GA 30604



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,510	34,519	89,201
Average age	31.7	33.1	29.4
Average age (Male)	32.1	32.8	28.8
Average age (Female)	30.8	33.4	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,847	14,218	31,500
# of persons per HH	2.4	2.4	2.8
Average HH income	\$70,923	\$69,759	\$61,260
Average house value	\$422,131	\$244,350	\$243,713

^{*} Demographic data derived from 2020 ACS - US Census