

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker
Lot Size:	200.44 ± Acres
Lot Frontage:	825 ft Lebanon Church 856 ft Jefferson Rd 1,560 ft Tallassee Rd
Zoning:	A2, Agricultural East Jackson Corridor Overlay District
Market:	South Jackson County
Submarket:	Athens-Clarke County
Traffic Count:	19,700 Hwy 129 6,020 Hwy 330

PROPERTY OVERVIEW

Excellent investment or development opportunity. The property is mostly wooded with frontage on Hwy 129, Hwy 330, Tallassee Rd and Lebanon Church Rd. It's currently zoned A2, Agricultural. The property has access to all utilities except sewer. The owner plans to keep roughly 30 acres at the corner for future commercial.

LOCATION OVERVIEW

Property is located at the corner of Jefferson Rd (US Hwy 129) and Hwy 330 at the median break, and there is also a second median break at Lebanon Church Rd. The property is located in South Jackson County, but it has an Athens address. It is just under 6 miles from the Athens Bypass and roughly 14 miles from I-85. Excellent location within close proximity to the new Publix at Oak Grove, Piedmont Hospital and downtown Athens.

PROPERTY HIGHLIGHTS

- Excellent development tract
- South Jackson County with Athens address
- Great location with frontage on Hwy 129
- Only 15 minutes to I-85 and 1 hour from Atlanta

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

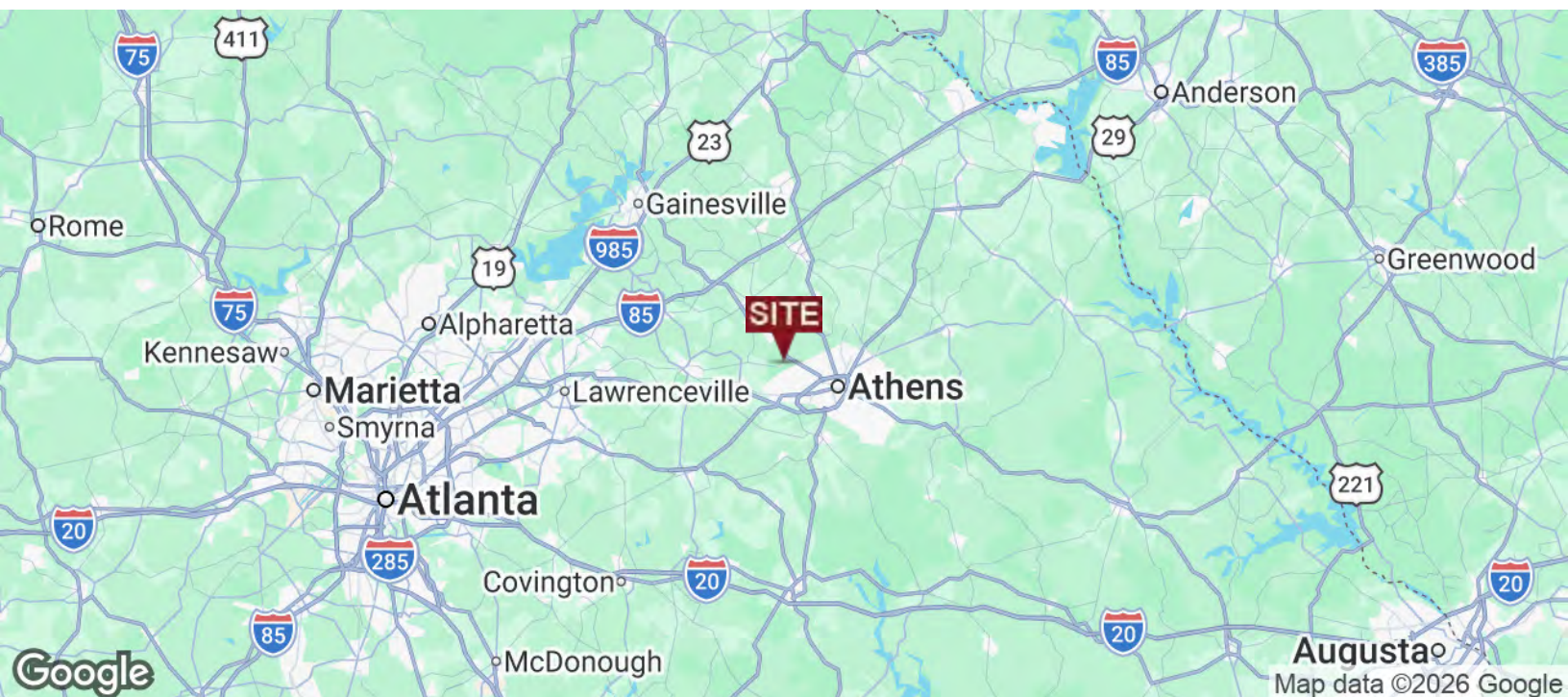
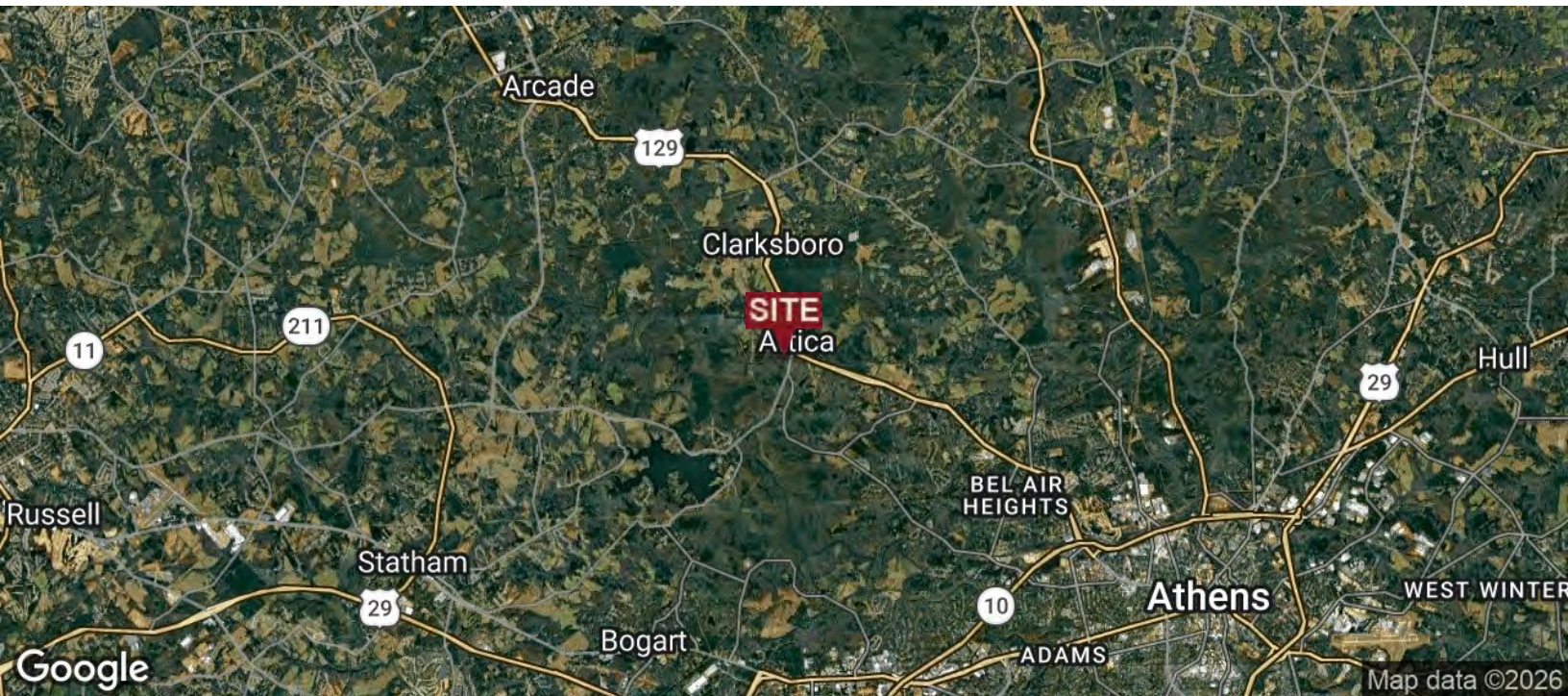
Revised: 6-11-2026

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



LOCATION MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



AERIAL MAP



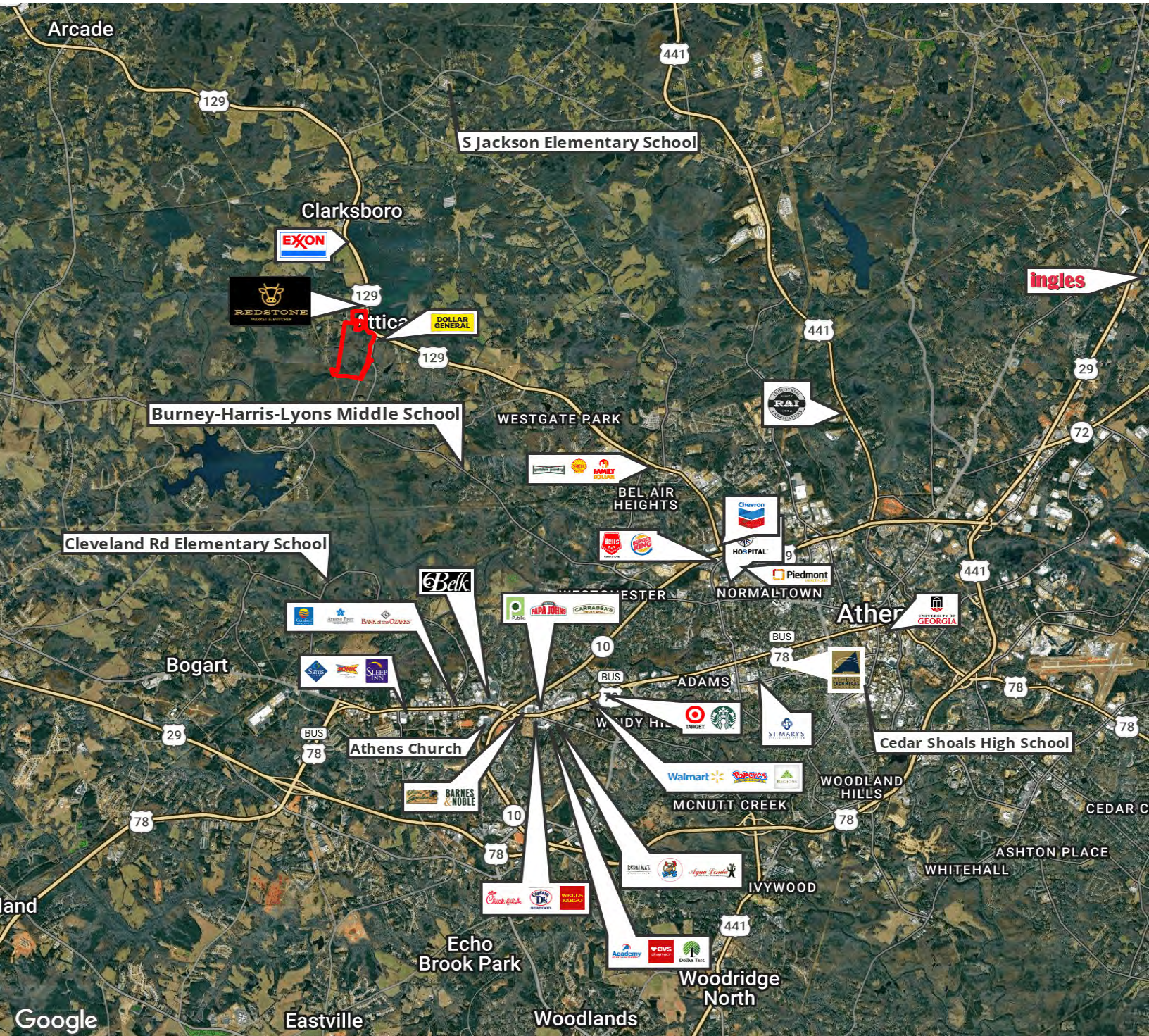
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



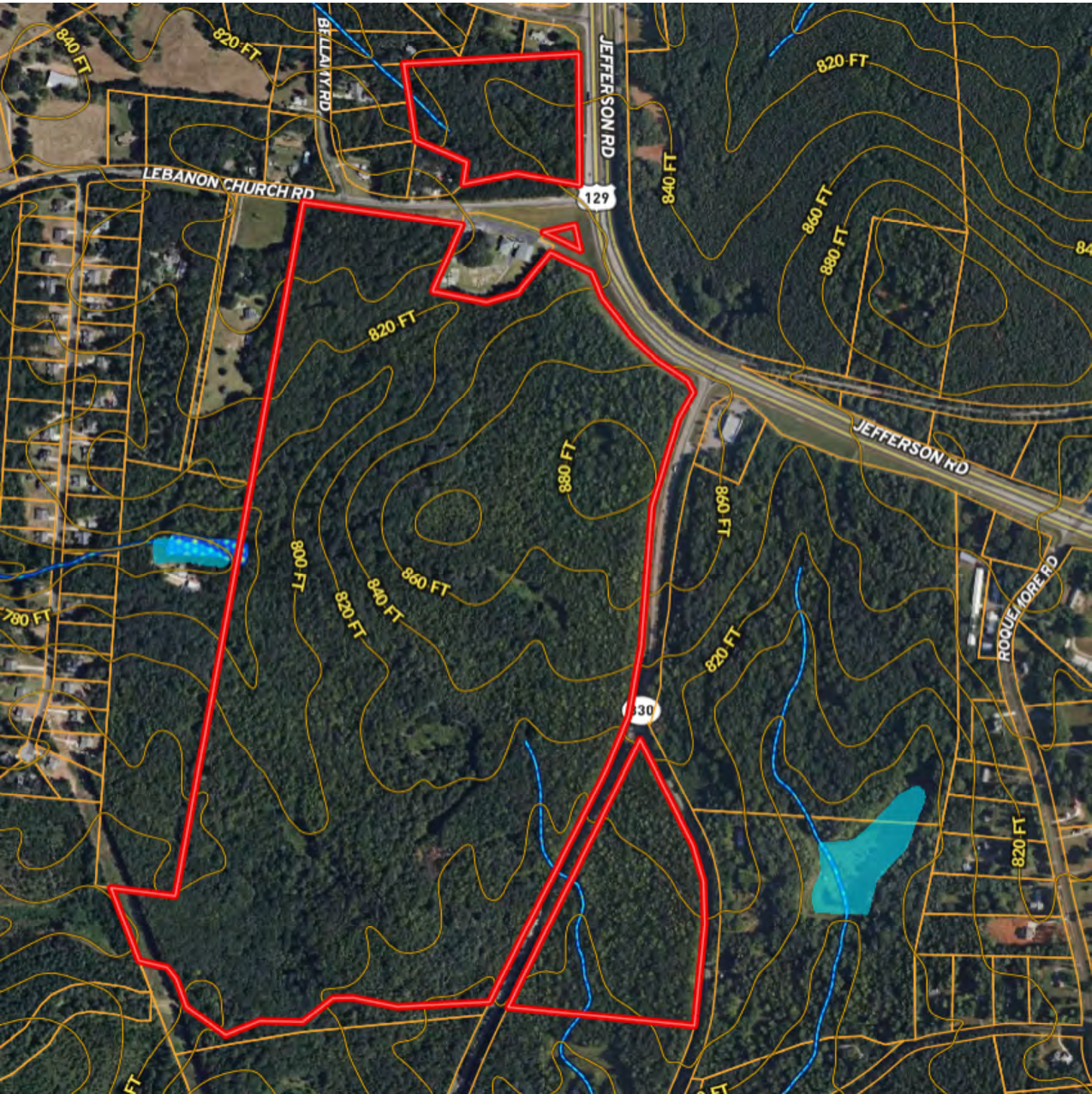
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



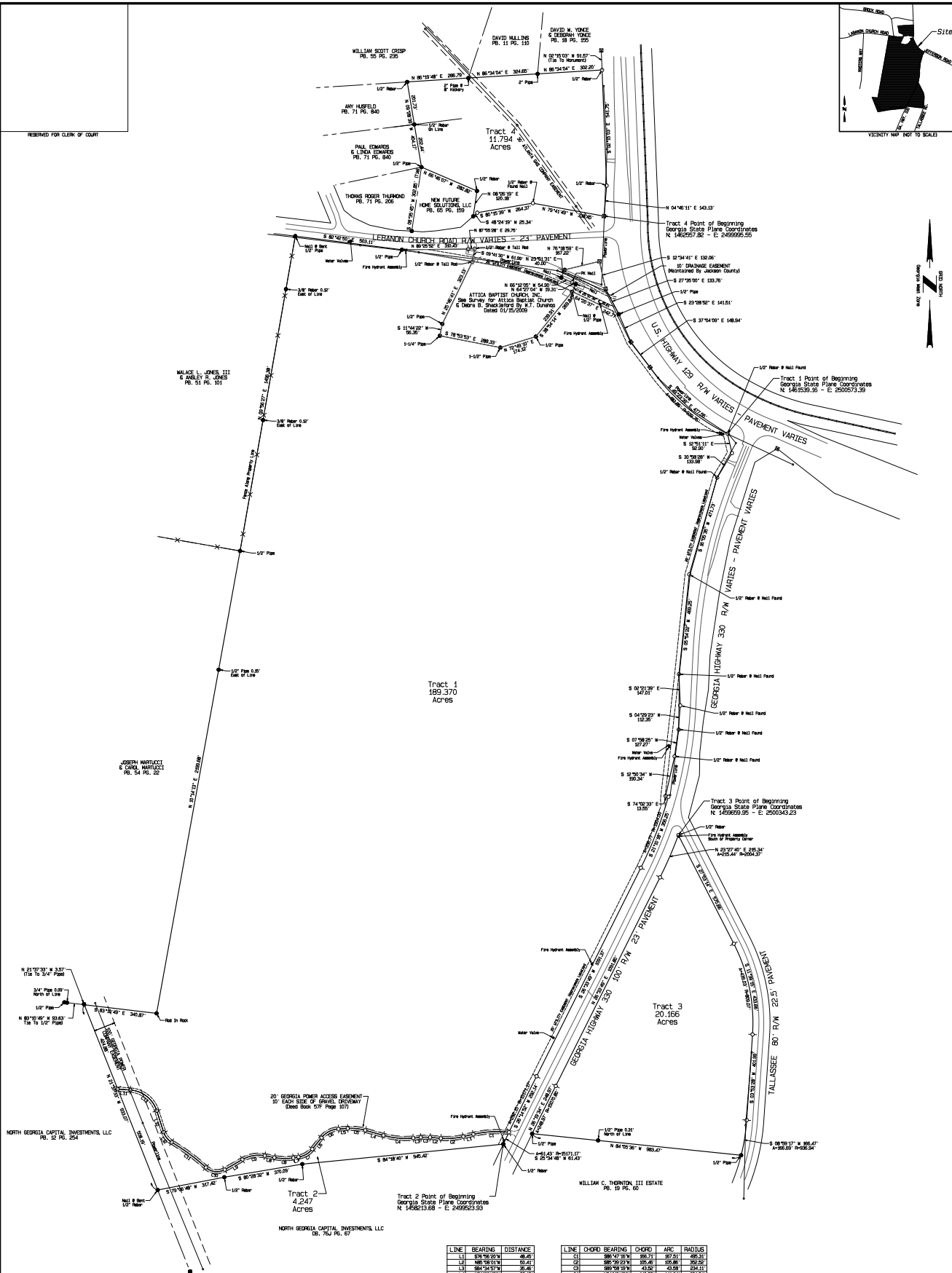
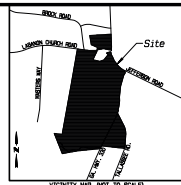
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HWY 330 & HWY 129 , ATHENS, GA 30607



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

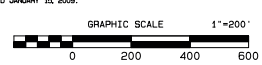
RESERVED FOR CLERK OF COURT



FIELD WORK COMPLETED JANUARY 31, 2022

- REFERENCE:
- 1) PLAT BOOK 10 PAGE 300
 - 2) DEED BOOK 540 PAGE 300
 - 3) DEED BOOK 540 PAGE 301
 - 4) PLAT BOOK 40 PAGE 300
 - 5) PLAT BOOK 40 PAGE 301
 - 6) GEORGIA DEPARTMENT OF TRANSPORTATION PLANS FOR PROJECT 810-000-0100
 - 7) WATER CONVEYANCE LINE DRAWING BY ARNOLD, KROGER & MATHENY
 - 8) SURVEY FOR ATTICA BAPTIST CHURCH & DEBRA B. SHACKLEFORD BY DANWOLD & ASSOCIATES, DATED JANUARY 10, 2009.

STREET ADDRESSES:
20022 JEFFERSON ROAD



PLAT ABBREVIATIONS
PB - Plat Book
DB - Deed Book
PG - Page
R/W - Right of Way

LINE	BEARING	DISTANCE
L1	N 89°10'40" E	20.166
L2	N 89°10'40" E	20.166
L3	N 89°10'40" E	20.166
L4	N 89°10'40" E	20.166
L5	N 89°10'40" E	20.166
L6	N 89°10'40" E	20.166
L7	N 89°10'40" E	20.166
L8	N 89°10'40" E	20.166
L9	N 89°10'40" E	20.166
L10	N 89°10'40" E	20.166
L11	N 89°10'40" E	20.166

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S 89°10'40" E	20.166	180°	20.166
C2	S 89°10'40" E	20.166	180°	20.166
C3	S 89°10'40" E	20.166	180°	20.166
C4	S 89°10'40" E	20.166	180°	20.166
C5	S 89°10'40" E	20.166	180°	20.166
C6	S 89°10'40" E	20.166	180°	20.166
C7	S 89°10'40" E	20.166	180°	20.166
C8	S 89°10'40" E	20.166	180°	20.166
C9	S 89°10'40" E	20.166	180°	20.166
C10	S 89°10'40" E	20.166	180°	20.166
C11	S 89°10'40" E	20.166	180°	20.166
C12	S 89°10'40" E	20.166	180°	20.166

PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGLE ERROR OF 1.43 SECONDS. THIS PLAT HAS BEEN ADJUSTED BY THE METHOD OF LEAST SQUARES. MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION MODEL SP-5955S3.

This plat is a resurvey 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, plans, or other instruments which created the parcel or parcels are hereby acknowledged. 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 G.S.A. SECTION 15-9-91.

Ray A. Woods
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2040
DATE 02-01-2022

DEBORAH B. SHACKLEFORD	
DATE	02-01-2022
COUNTY	JACKSON
STATE	GEORGIA
INSTRUMENT	LEICA
PLAT CLOSURE	1770.000
FIELD CLOSURE	1770.000
ANGLE CLOSURE	1770.000
2" PER ANGLE	

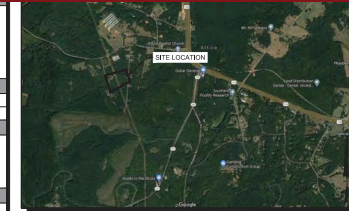
DEBORAH B. SHACKLEFORD
P.O. BOX 269
WATKINSVILLE, GEORGIA 30677
WWW.DBSURVEYING.COM
706-709-6510
COA #1008

NOTE:
TOTAL AREA PLATTED: ACRES
TRACT 1 REPRESENTS TAX MAP 544, PARCEL 010.
TRACT 2 REPRESENTS TAX MAP 544, PARCEL 020.
TRACT 3 REPRESENTS TAX MAP 544, PARCEL 030.
TRACT 4 REPRESENTS TAX MAP 544, PARCEL 040.
THE EXACT LOCATION OF THE WATERLINE WILL NEED TO BE DETERMINED BY A UTILITY LOCATOR.
THIS PROPERTY HAS BEEN SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, OR COVENANTS OF RECORD SHOWN OR NOT SHOWN.

HWY 330 & HWY 129 , ATHENS, GA 30607



EXISTING ZONING	A-2 (AGRICULTURAL, RURAL, FARM DISTRICT)
PROPOSED ZONING	R-1 (RESIDENTIAL, LOW-DENSITY SFD)
OVERLAY DISTRICT	EAST JACKSON CORRIDOR OVERLAY
	WHEEL DOCKEN IN THE LARGE WATER SUPPLY WATERSHED
ZONING JURISDICTION	JACKSON COUNTY
USE CALCULATION	
TOTAL SITE AREA	198.39 ACRES (MINUS PER A/C CRIC CALCULATIONS)
TOTAL PROPOSED DENSITY	(198) 0.75 ACRE LOTS (0.06 A/P)
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	40 FEET
REQUIRED BUFFER	50 FEET ACHING/ C/S
DEVELOPMENT STANDARDS	
MIN. LOT AREA (W/ PUBLIC WATER & SEPTIC)	0.75 ACRES (0.2709 SF)
MIN. LOT WIDTH	125 FEET
MAX. BUILDING HEIGHT	35 FEET (3 STORIES)
MAX. BUILDING COVERAGE	35% (11.4345 SF)
OPEN SPACE CALCULATION	
OPEN SPACE REQUIRED	N/A
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	
PROPOSED RESIDENT PARKING	
PROPOSED GUEST PARKING	
TOTAL PARKING PROVIDED	



SITE LOCATION MAP
NOT TO SCALE

24 HOUR CONTACT:
JOHNNIE HASTINGS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING & CONSTRUCTION + WATER RESOURCES

**350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092**

PROJECT

**JEFFERSON RD @
LEBANON
CHURCH RD**
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

JEFFERSON RD
ATHENS, GA 30607
JACKSON COUNTY

FOR
INTEGRITY DEVELOPMENT
GROUP, LLC.

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL
MASTER PLAN



SCALE: 1" = 200'
DATE: 04/08/2021
PROJECT: 21085.00



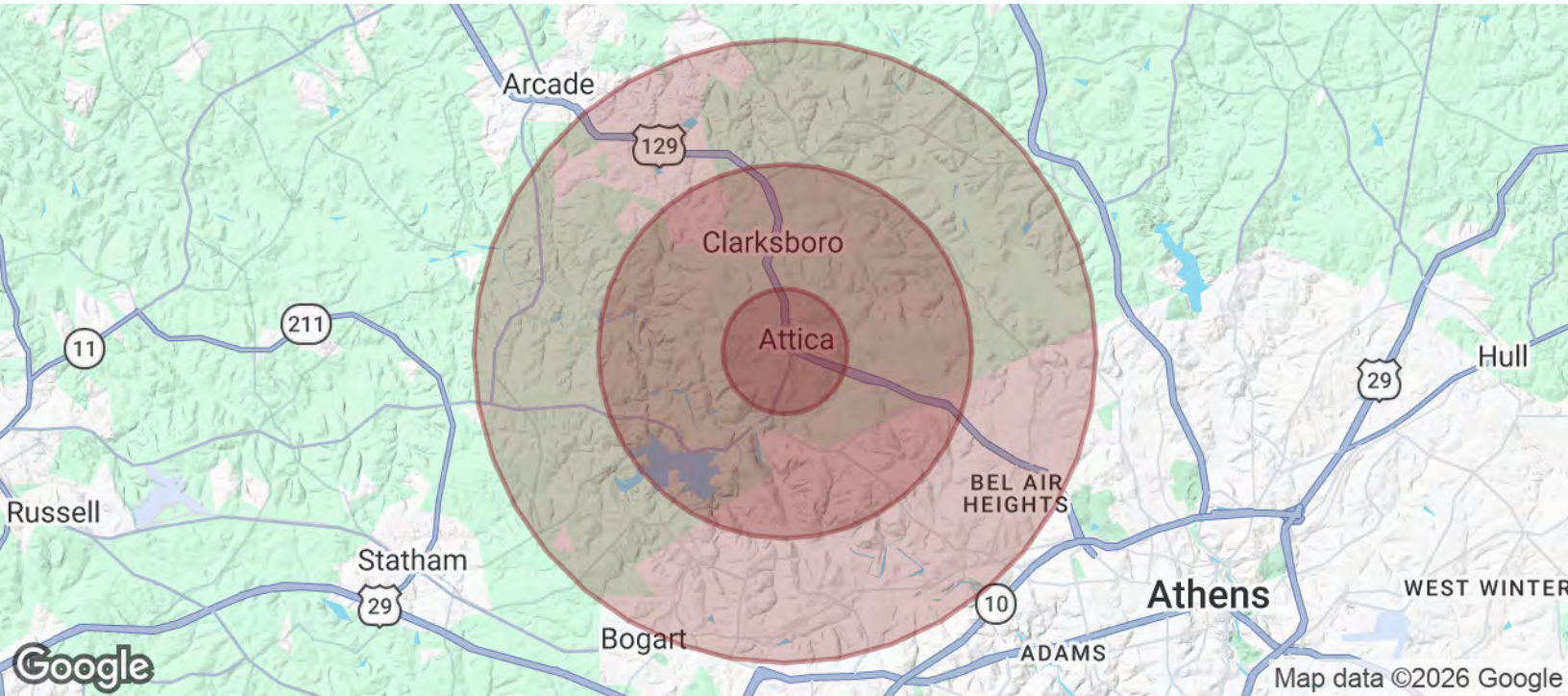
C1

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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

CONCEPT PLAN *P8*

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	313	5,333	27,463
Average Age	37.6	37.7	38.9
Average Age (Male)	37.7	39.4	38.7
Average Age (Female)	37.6	37.5	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	120	2,081	10,768
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$89,923	\$81,483	\$73,963
Average House Value	\$250,235	\$207,880	\$178,263

2020 American Community Survey (ACS)