

PAYNE TRACT

1800 LEXINGTON RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre	\$650,000
Lot Size:	1.29 Acres
Lot Frontage:	291 ft Hwy 78 213.8 Indiana Ave
Zoning:	C-G
Market:	Clarke County
Traffic Count:	29,000 Hwy 78

PROPERTY OVERVIEW

This property has one small building located on it that can easily be removed. The rest of the tract is cleaned off ready to be developed as needed. Located just off of the Athens Perimeter.

LOCATION OVERVIEW

The property is located on the east side of Athens on Hwy 78 just off the Athens Perimeter.

PROPERTY HIGHLIGHTS

- Great single tenant retail site.
- Corner lot.
- All utilities available.
- Relatively flat topography
- High traffic counts.

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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706.548.9300
grantwhitworth@gmail.com

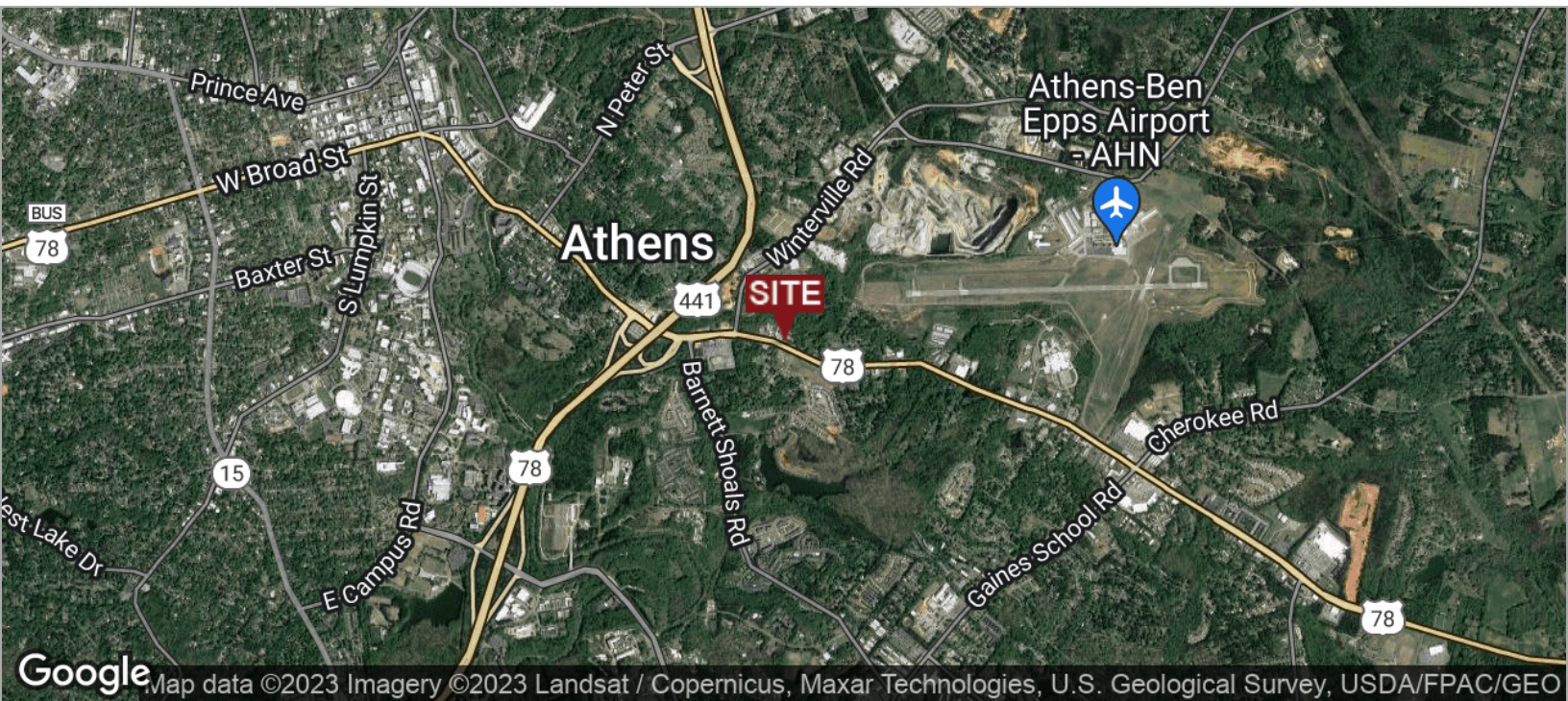
Revised: 1-13-2020

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LOCATION MAPS



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AERIAL MAP



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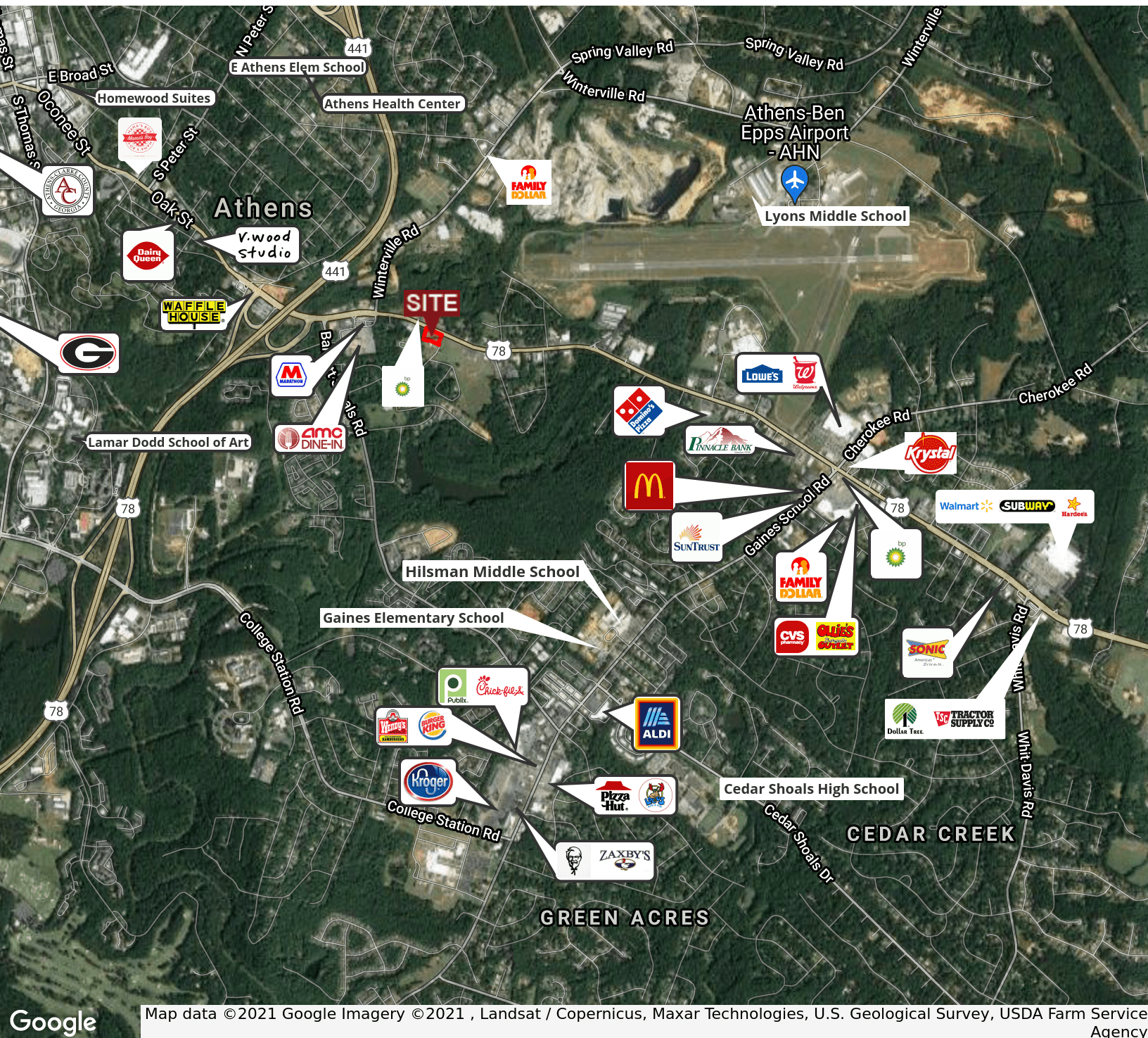
AERIAL MAP P3

PAYNE TRACT

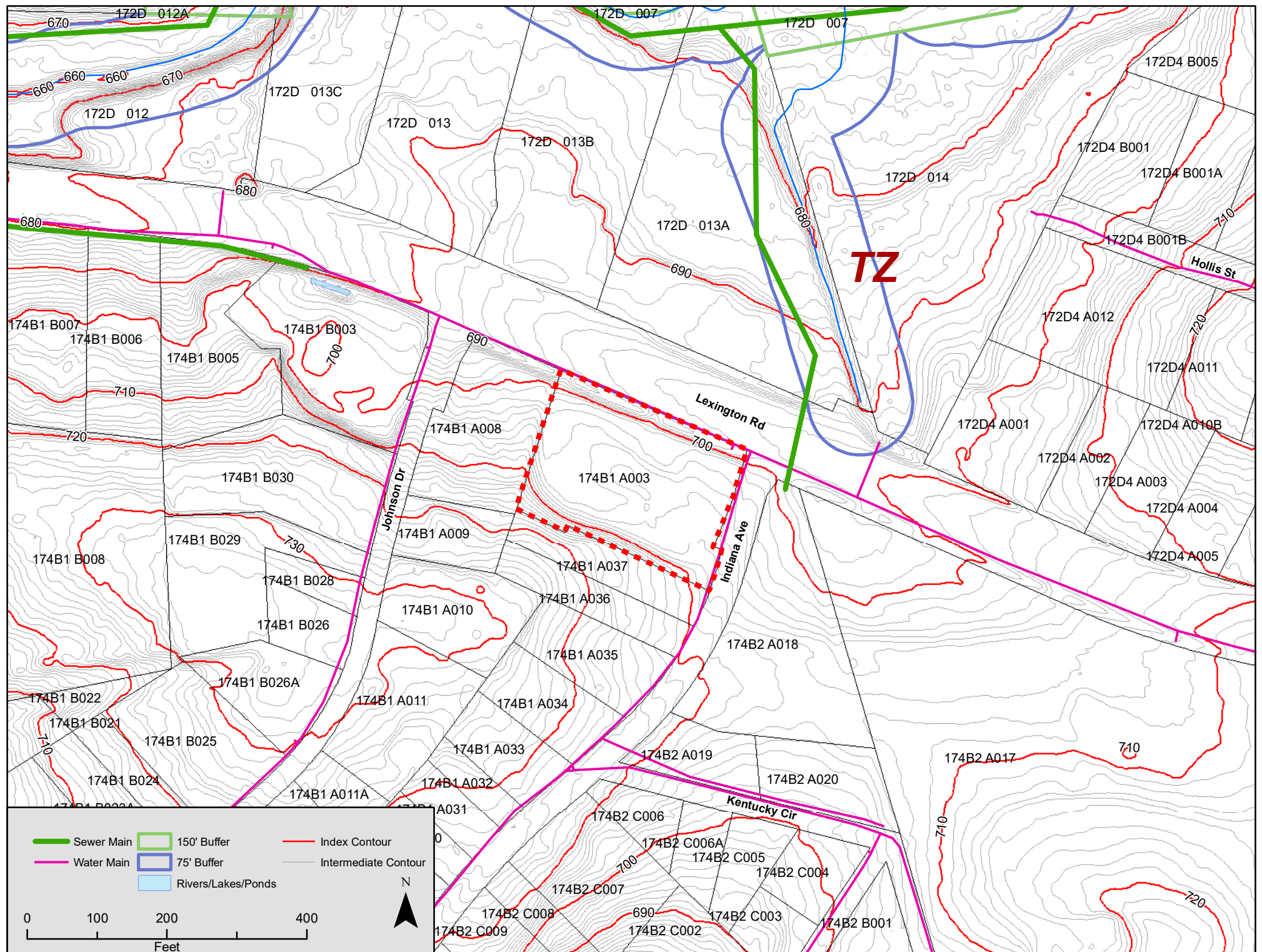
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RETAILER MAP



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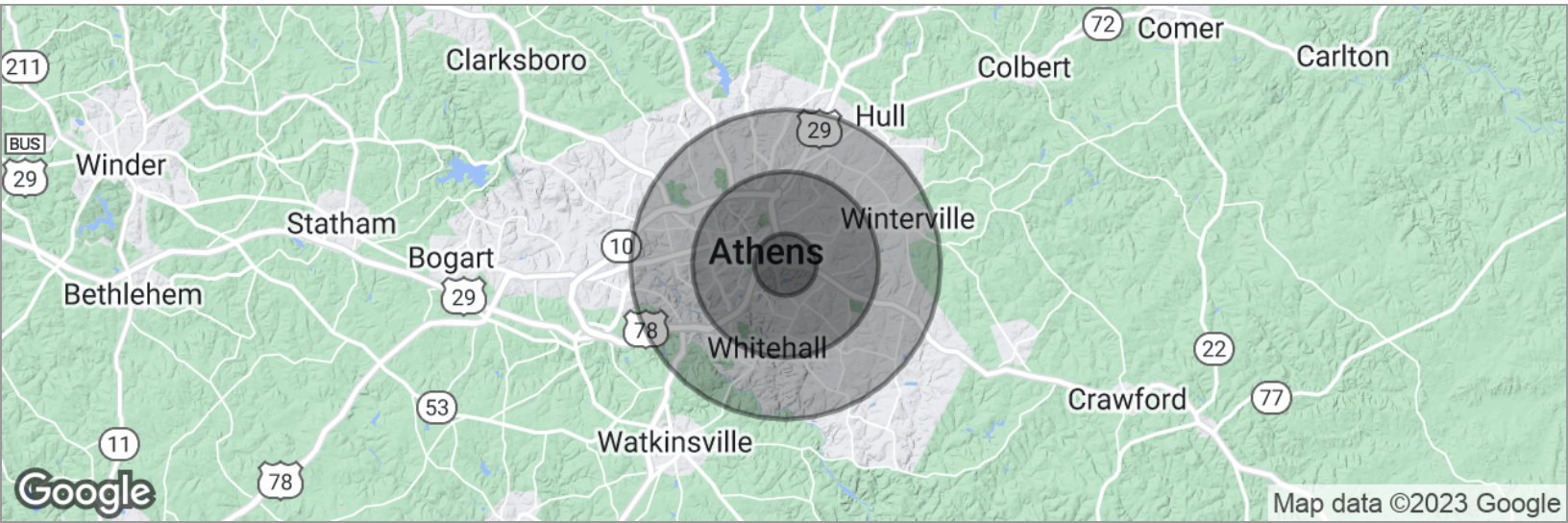


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,387	53,609	97,415
Median age	27.7	24.6	27.3
Median age (Male)	26.3	24.1	26.8
Median age (Female)	29.6	25.2	27.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,225	17,458	34,766
# of persons per HH	2.4	3.1	2.8
Average HH income	\$32,332	\$35,618	\$45,510
Average house value	\$140,668	\$169,892	\$187,091

* Demographic data derived from 2020 ACS - US Census