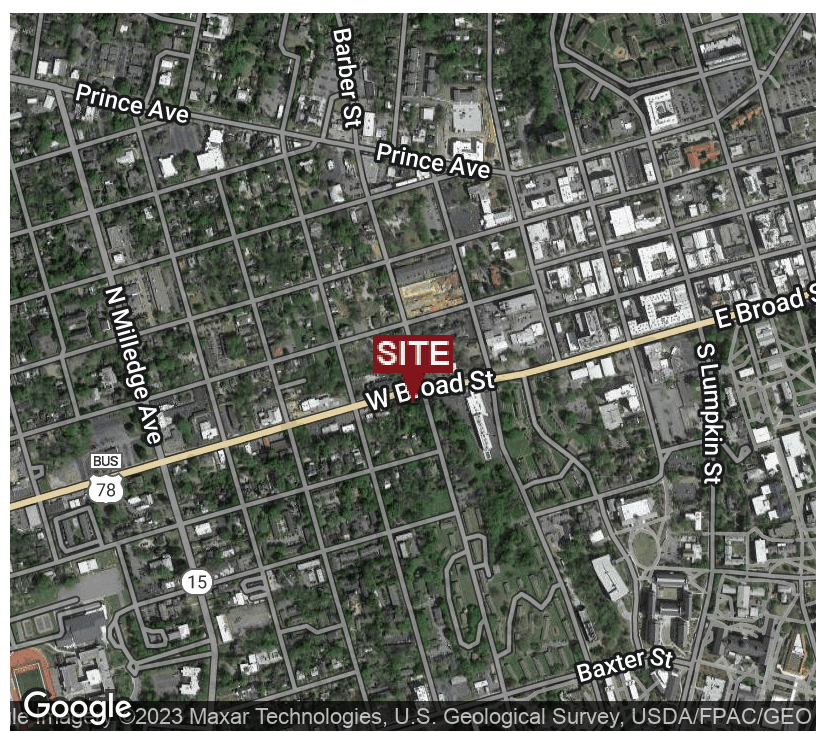


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	0.37 Acres
Lot Frontage:	144.8 ft W Broad St 116.7 S Finley St
Zoning:	C-G
Market:	Athens Clarke County
Traffic Count:	24,300 W Broad St

### PROPERTY OVERVIEW

Property located at corner of W. Broad St & S Finley St. The tract is in a high traffic area within walking distance to restaurants, shopping, etc in downtown Athens. This would be an excellent location for game day housing as it is in close proximity to the University of Georgia and the stadium. The tract is a part of the Dearing Street Historic District. Billboard on property at \$200/month may be cancelled with new purchaser.

### LOCATION OVERVIEW

Property located on corner of W Broad St and S Finley St (known as the Cobblestone Road).

### PROPERTY HIGHLIGHTS

- High traffic area
- Close proximity to downtown Athens, University of Georgia and the stadium
- Billboard on subject property
- Possible to accommodate multiple units
- Excellent location for game day housing

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.

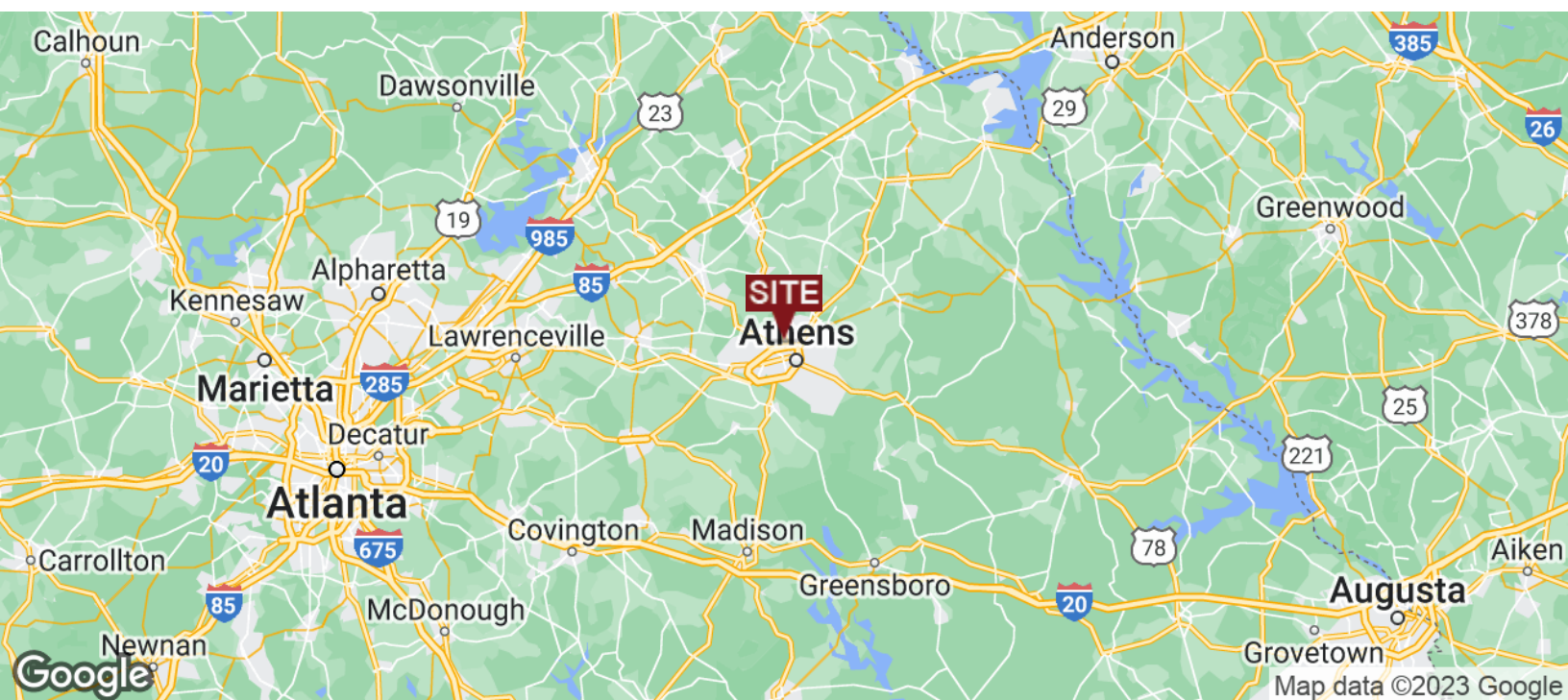
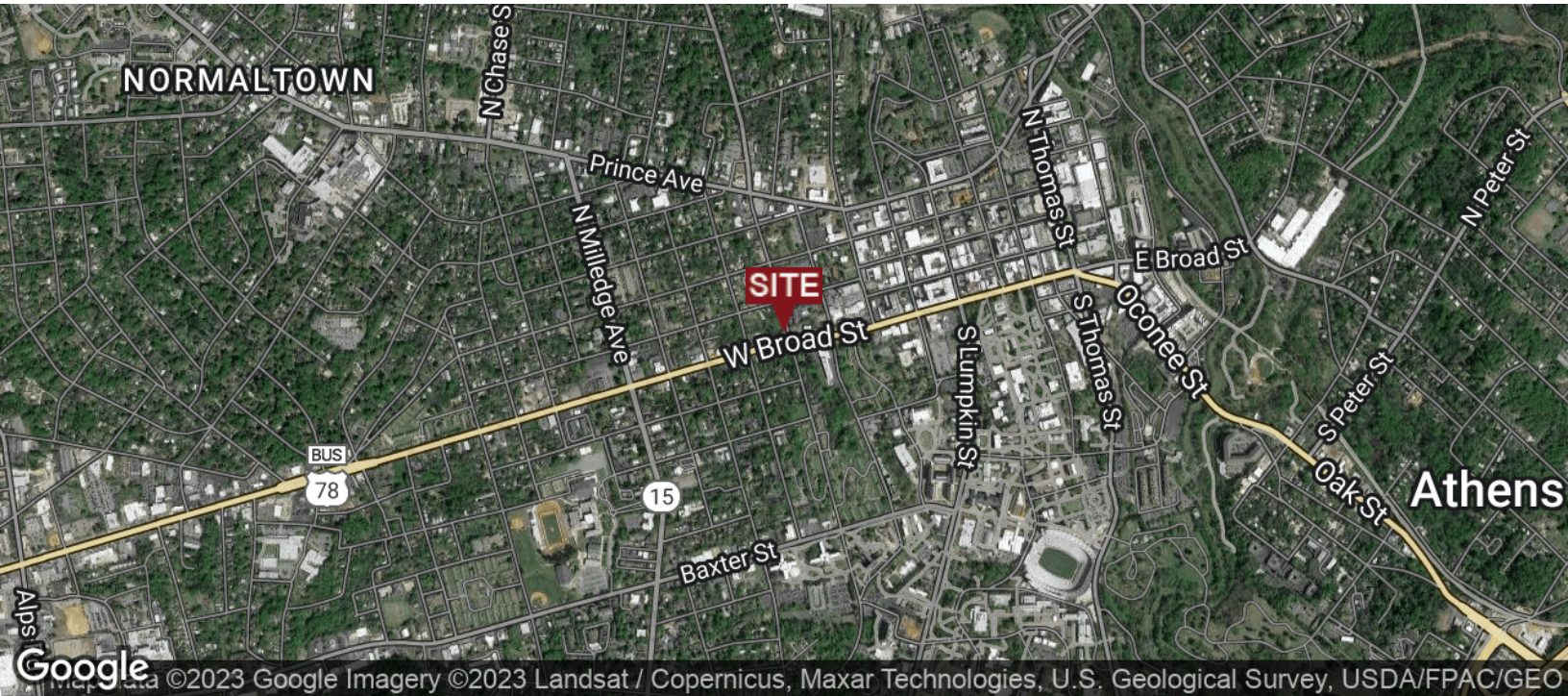


# 615 W BROAD ST

615 W BROAD ST, ATHENS, GA 30605



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



# 615 W BROAD ST

615 W BROAD ST, ATHENS, GA 30605



## AERIAL MAPS



Map data  
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Imagery  
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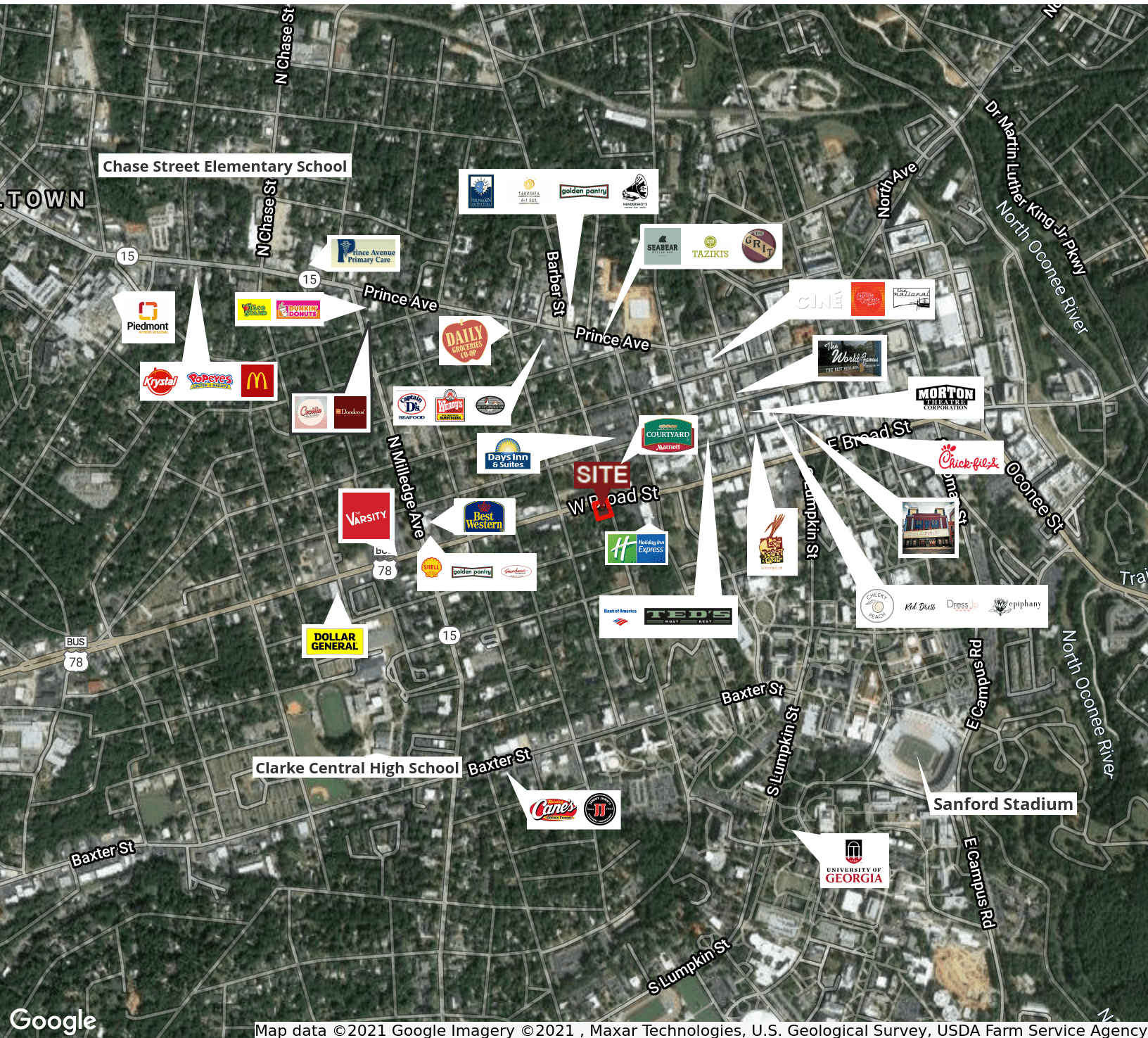


# 615 W BROAD ST

615 W BROAD ST, ATHENS, GA 30605



## RETAILER MAP

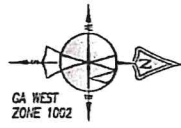
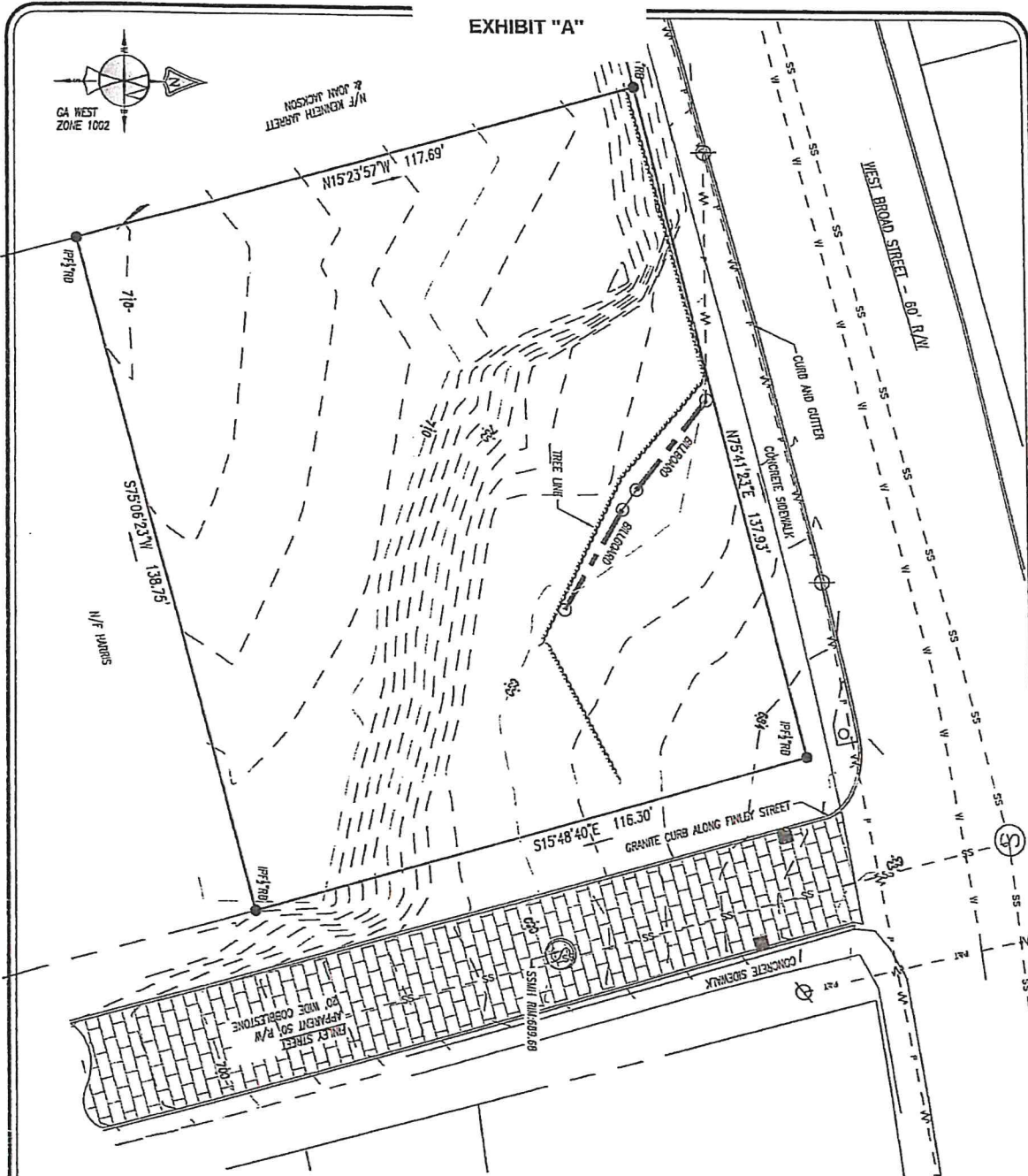


Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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706.548.9300  
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EXHIBIT "A"



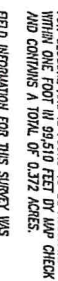
N/F KENNETH JARRETT & JOHN JACKSON

N/F JAMES

LEGEND

- BUILDING STACK LINE
- DROP INLET
- FINE TROBART
- GROUND INLET
- ROOF PIN FOUND
- SMOKE STACK W/ HANDLE
- PROPERTY CORNER ROUND
- SWIMMING SPIDER LAMPOST
- UTILITY POLE
- OVERHEAD UTILITY
- OVERHEAD UTILITY

GRAPHIC SCALE



SURVEY NOTES:

PROPERTY IS ZONED C-6 AND HAS NO BUILDING SETBACKS. MAXIMUM BUILDING HEIGHT IS 65'.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 43,705 FEET AND AN ANGULAR ERROR OF 01" PER PLATE POINT AND WAS ADJUSTED USING CONGRESS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,510 FEET BY WPP CHECK AND CONTAINS A TOTAL OF 0.372 ACRES.

REFERENCES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TOPP 1203 TOTAL STATION INSTRUMENT. HORIZONTAL DATA IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATA IS NAVD83 ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A TORCON HEART LINE + RECEIVER.

THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA PER FLOOD CONTROL DISTRICT FILE NO. 19095000200, DATED 04/02/2007.

THIS SURVEY WAS PERFORMED WITHOUT A TIME COMPENSATION AND MAY BE SUBJECT TO LEASERS, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY. NOT ALL IMPROVEMENTS ARE SHOWN.

REFERENCES:

DB 2903 PG 213



ENGINEERING • SURVEYING  
LANDSCAPE ARCHITECTURE

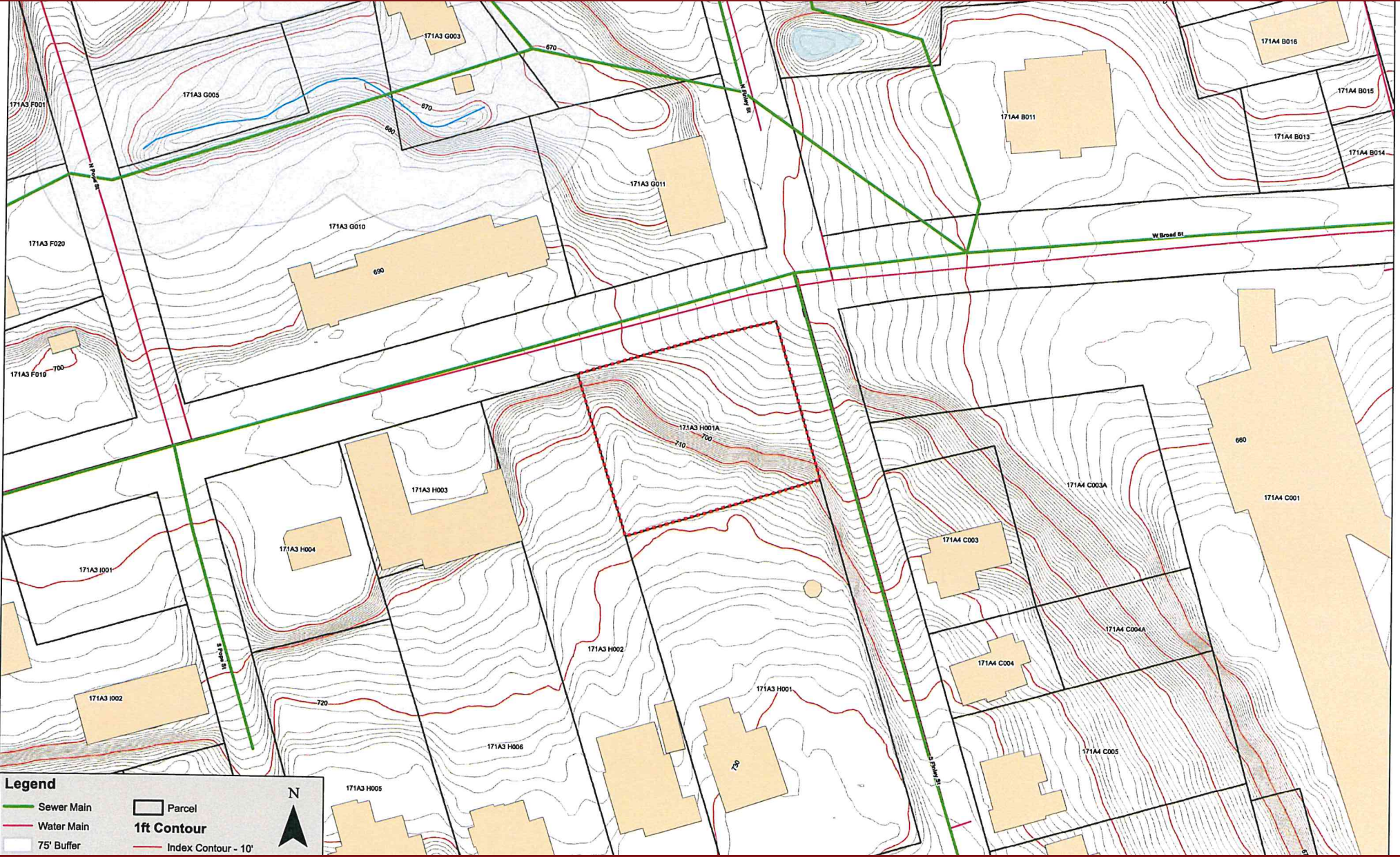
2470 Daniels Bridge Road, Suite 161  
Athens, Georgia 30606

TOPOGRAPHIC SURVEY FOR:



# 615 W BROAD ST

615 W BROAD ST, ATHENS, GA 30605



**Legend**

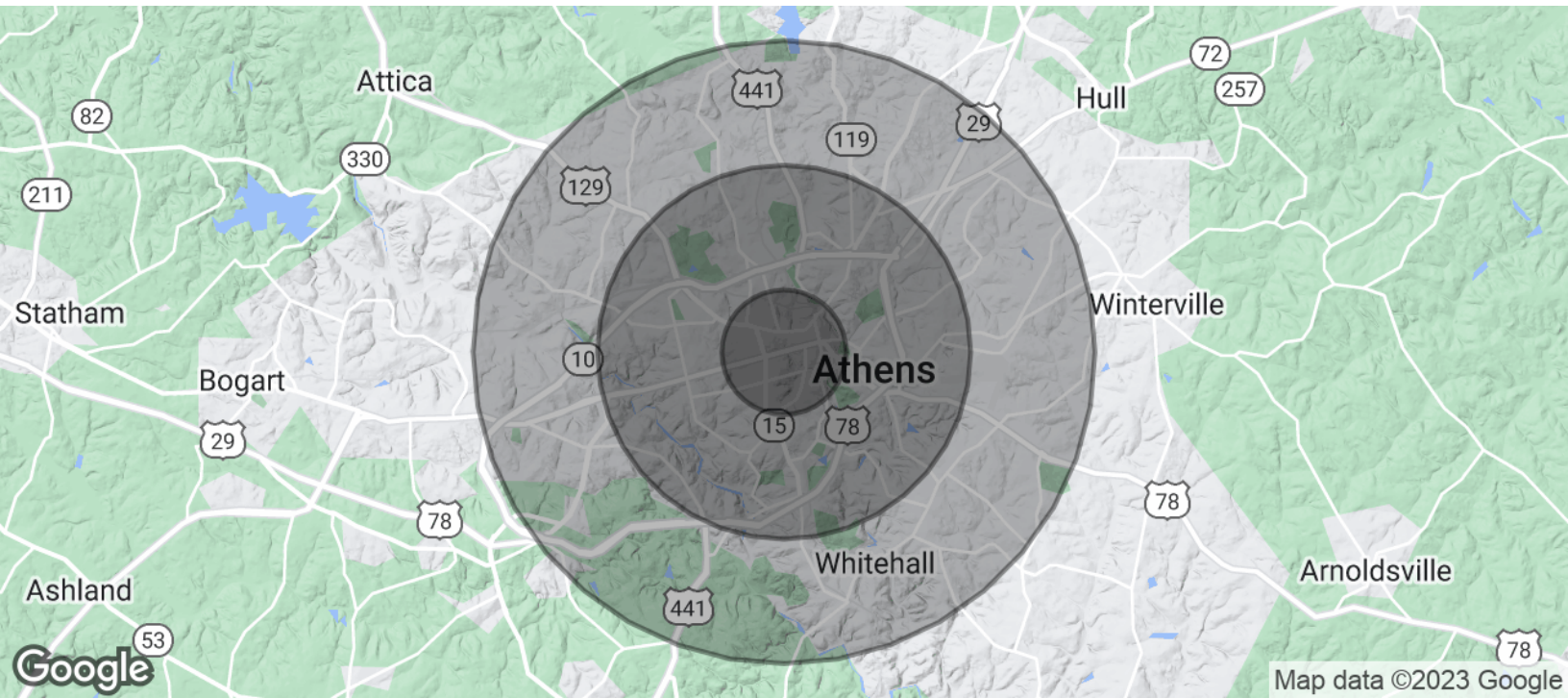
- Sewer Main
- Water Main
- 75' Buffer
- Parcel
- 1ft Contour
- Index Contour - 10'

N

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	16,257	65,072	104,201
Average age	22.3	26.2	27.7
Average age (Male)	22.6	25.7	27.2
Average age (Female)	22.2	26.8	28.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,328	22,316	37,076
# of persons per HH	3.8	2.9	2.8
Average HH income	\$32,783	\$41,271	\$48,496
Average house value	\$141,019	\$222,027	\$191,124

\* Demographic data derived from 2020 ACS - US Census