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Harve Mathis Road



OFFERING MEMORANDUM
ATHENS COMMERCIAL DEVELOPMENT SITE | ±8.42 ACRES

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PROPERTY INFORMATION

BULL REALTY

AVAILABLE
404-876-1640

ERNIE ANAYA

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This ±8.42-acre land site is an excellent opportunity with great frontage on Harve Mathis Road. The current zoning, CR (Commercial Rural), allows for a multitude of uses including: manufactured homes, multifamily dwellings, personal care homes, nursing homes, hospital, medical center and dormitories with special use permit.

Site has a "country feel" within the Athens MSA perimeter, and is in a developing commercial area experiencing rapid growth with several planned retail projects, as indicated by Athens-Clarke Land Development Plan.

The property is situated in Clarke County and is in the vicinity of a new Kroger, Piedmont Urgent Care, Athens Technical College, Athens Christian Academy, VA Administration, and within a 7 miles from The University of Georgia, University of Georgia Health Center, and Piedmont General Hospital. Easy access to Athens Loop, and four lane GA-29 and GA-72 highways.

PROPERTY HIGHLIGHTS

- ± 8.42 acres located in Athens, GA
- Zoned CR: manufactured homes, multifamily dwellings, personal care homes, nursing homes, hospital, medical center, day care, school or college, student hostels, bed and breakfast, restaurants, distribution centers, veterinarian clinic, nursery and dormitories with special use permit
- Leveled site with all utilities on-site with drain field engineering plan
- Located in a fast, commercially, growing area of Clarke County
- Located less than 7 miles north of Downtown Athens and the University of Georgia



Price | \$850,000



± 8.42 AC

PROPERTY INFORMATION

GENERAL

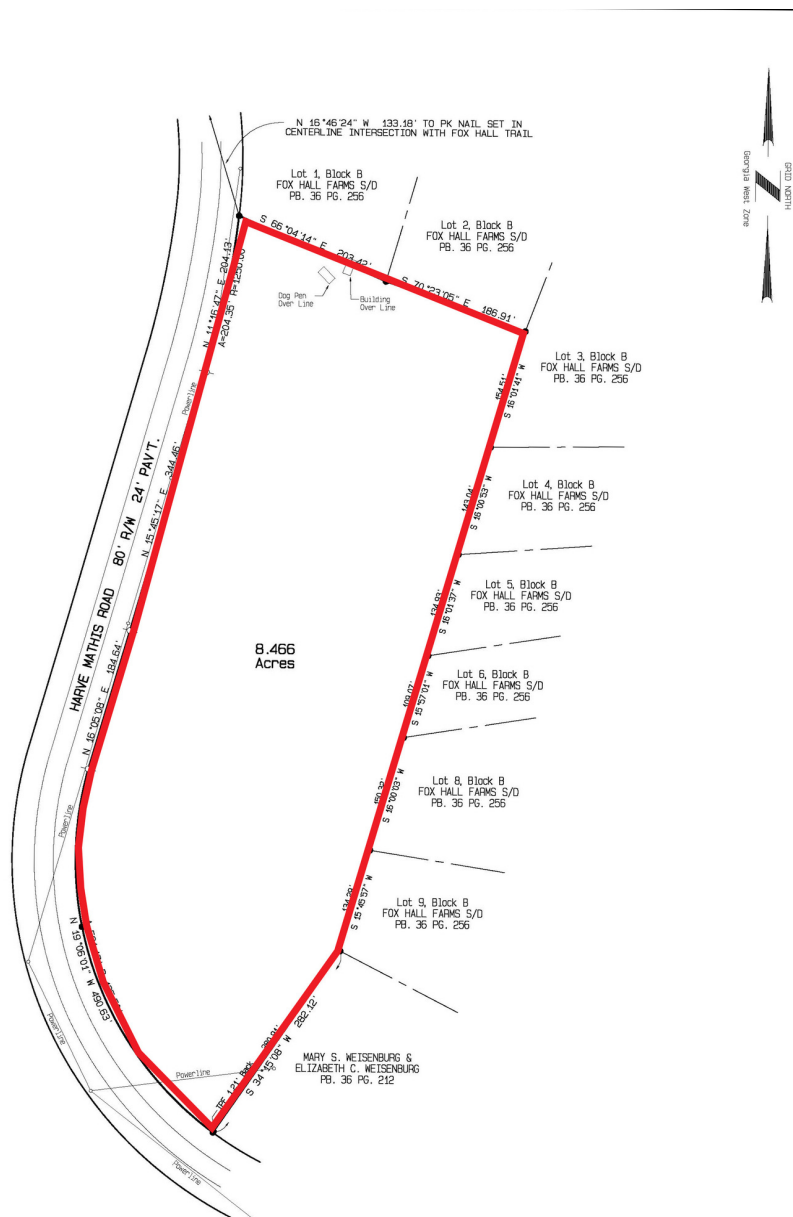
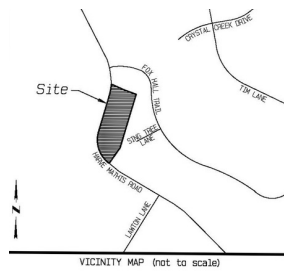
Property Address:	280 Harve Mathis Road, Athens, GA 30601
County:	Clarke
Proposed Use:	Commercial
Utilities:	All available on-site
Topography:	Level
Frontage:	1,200' on Harve Mathis Road
Cross Streets:	Fox Hall Trail
Traffic Count:	13,915 VPD on Hull Road
Site Size:	±8.42
Parcel ID:	212 0031
Zoning:	CR (Commercial Rural)

FINANCIAL

Price/Acre:	\$100,950
Sale Price:	\$850,000



SURVEY



AREA OVERVIEW



AREA MAP



ABOUT THE AREA

ATHENS, GA

70 miles from Atlanta, Athens is a harmony of old and new: beautiful Antebellum architecture, contemporary art and electric nightlife, a Victorian-era downtown teeming with funky shops and one of the South's most progressive culinary scenes. This culinary hot spot is home to charming cafes, unique restaurants and trendy shopping.

This city is teeming with a creative energy that is apparent through its history of world renowned music, nightlife, arts and festivals. You may know Athens, Georgia as home to R.E.M. and the B-52s, the city Rolling Stone named “#1 College Music Scene in America.”

The University of Georgia is America's first state college, dating back to 1785, boasting a rich history and excellence in academic and athletics. The heart of this nationally-recognized college town creates a trend-setting southern culture unlike any other.

Whether you are looking for a romantic getaway, a unique meeting destination or a quick trip from Atlanta, find what you've been missing in Athens, Georgia.



DEMOGRAPHIC OVERVIEW

ACCORDING TO FORBES:

- Best Places to Retire in 2019
- Ranked #6 of Best Places to Retire in Each State
- Top College Towns in America

DEMOGRAPHICS



1 Mile	1,506
5 Miles	28,573
10 Miles	150,287

POPULATION



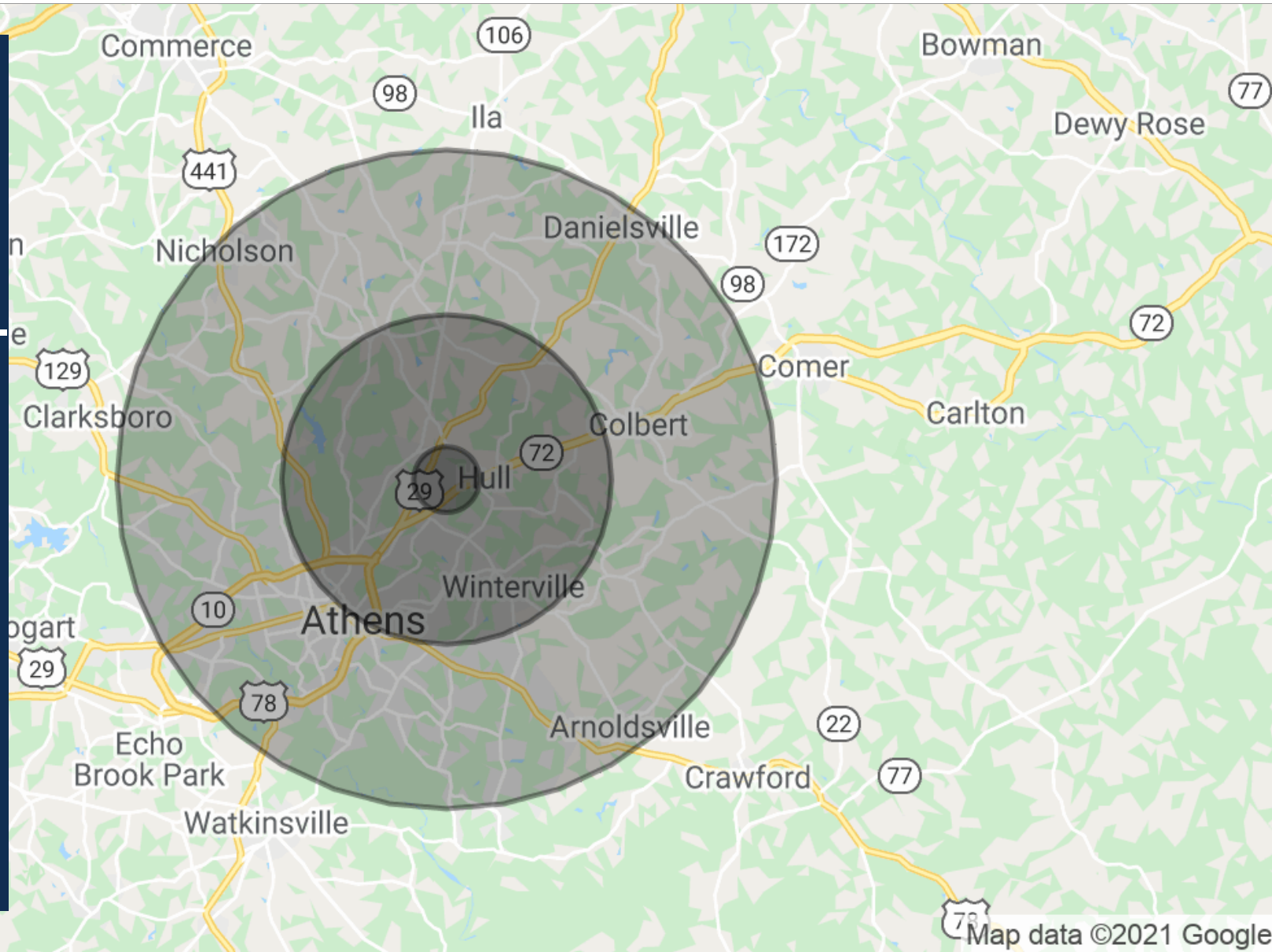
1 Mile	453
5 Miles	9,954
10 Miles	53,497

HOUSEHOLDS



1 Mile	\$44,015
5 Miles	\$42,568
10 Miles	\$49,218


AVG. HH INCOME



COMPS



SALE COMPS

 Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	CAP RATE	PRICE/SF	SITE SIZE	SOLD DATE
280 Harve Mathis Road	Athens	\$850,000	-	62,045 SF	-	\$2.32	8.42 AC	-

SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	CAP RATE	PRICE PSF	SITE SIZE	SOLD DATE
1	1005 Hull Road	Athens	\$2,988,000	-	-	-	-	19.92 AC	-
2	0 Hwy 29 & Harvey Maphis Road	Athens	\$500,000	-	-	-	-	1.95 AC	-
3	461 N Highway 29	Athens	\$1,800,000	-	-	-	-	4.93 AC	-
4	0 U.S. Hwy 29	Athens	\$750,000	-	-	-	-	2.0 AC	-

CONTACT INFORMATION



BROKER PROFILE

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PROFESSIONAL BACKGROUND

As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on providing real estate investment advice to senior housing investors in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Drug Treatment sectors.

Anaya's services focuses on supporting senior housing investors develop and execute successful real estate strategies that deliver growth and profitability goals. From acquisition, disposition, pre-development, site selection, market analysis, to note brokering.

Ernie is a member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Georgia Senior Living Association, National Investment Center for Senior Housing (NIC), and National Apartment Association.

Anaya has 20+ years of experience in Fortune 500 Business-to-Business and Management Consulting with a focus on the healthcare industry. His consulting experience includes Client Solutions Director with EMC Corporation covering Department of the Army in US and Germany, and Principal, Healthcare Sector with SunGard Consulting Services. He is experienced in Meaningful Use and HIPAA compliance covering the US and Latin America and has over 15 years of experience in data center design, migration and co-location services. He has a BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore; was a part of the Executive Program in Supply Chain at Massachusetts Institute of Technology; and is a former Army Officer with the 1st Cavalry Division. a Life Member of the American Legion. Strathmore Who's Who Worldwide. and Knights of the Silver Circle. Army &

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.



DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.