



For Sale  
**Land**  
 6.37 Acres | \$117,739 / AC

# East Athens Development Land

295 Research Drive  
 Athens, Georgia 30605

## Property Highlights

- All utilities available
- Less than 1 mile to the bypass
- Close to both the UGA main campus and Vet School
- Great shopping and dining within a mile

## Property Description

Great opportunity to grab 6.37 +/- acres on the Eastside of Athens! This property offers a beautiful wooded setting and over 500 feet of frontage on Research Drive. Utilize the existing zoning of Commercial Office (C-O) and build some much needed NEW office space on Research Drive... or rezone this parcel to multi-family and meet the demands for quality rentals on the Eastside.

### OFFERING SUMMARY

<b>Sale Price</b>	\$750,000
<b>Lot Size</b>	6.37 Acres

### DEMOGRAPHICS

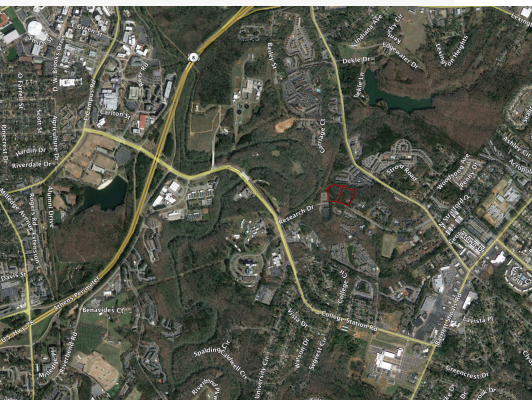
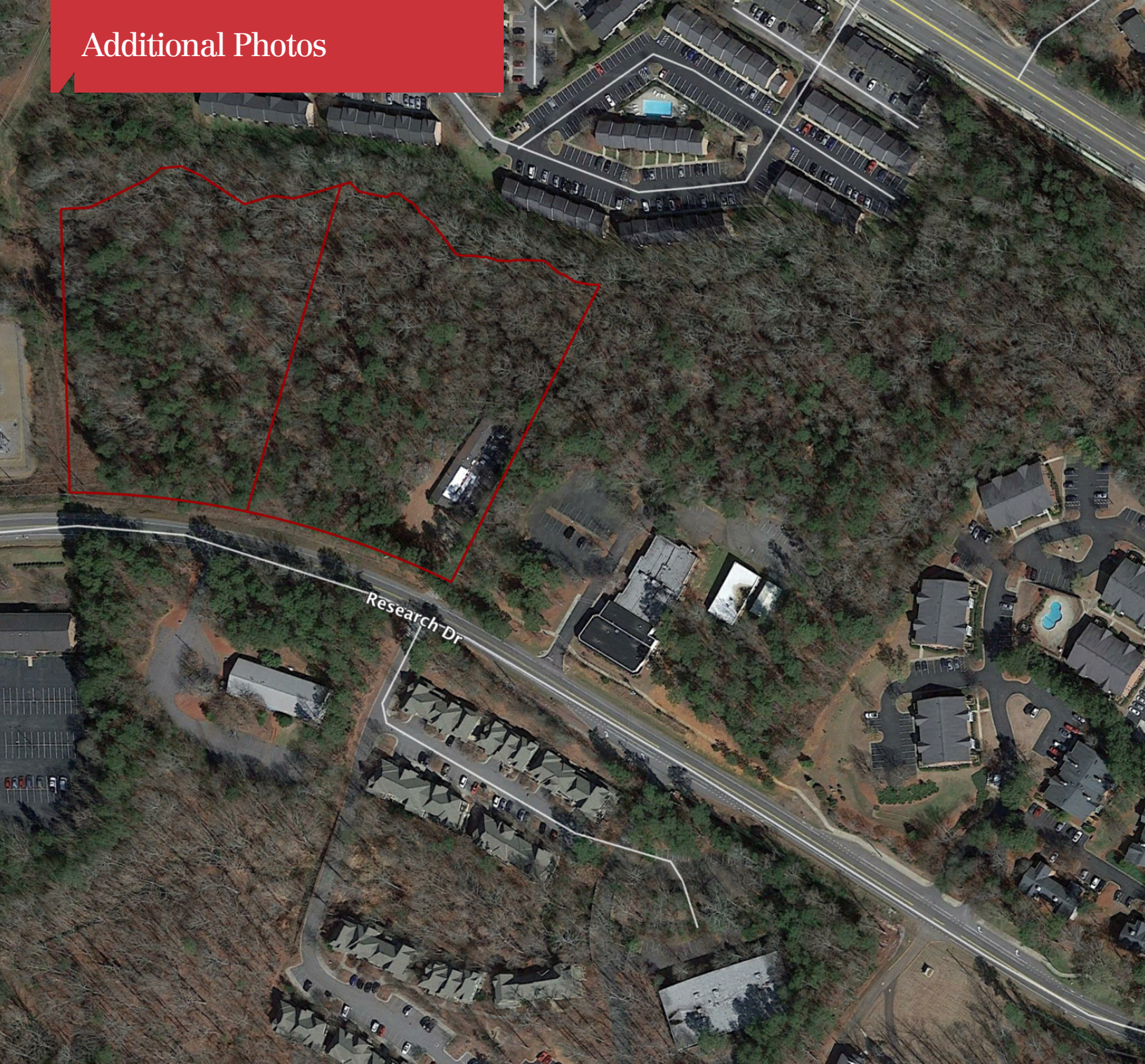
Stats	Population	Avg. HH Income
<b>1 Mile</b>	6,394	\$33,351
<b>3 Miles</b>	52,896	\$37,978
<b>5 Miles</b>	96,914	\$47,733

For more information

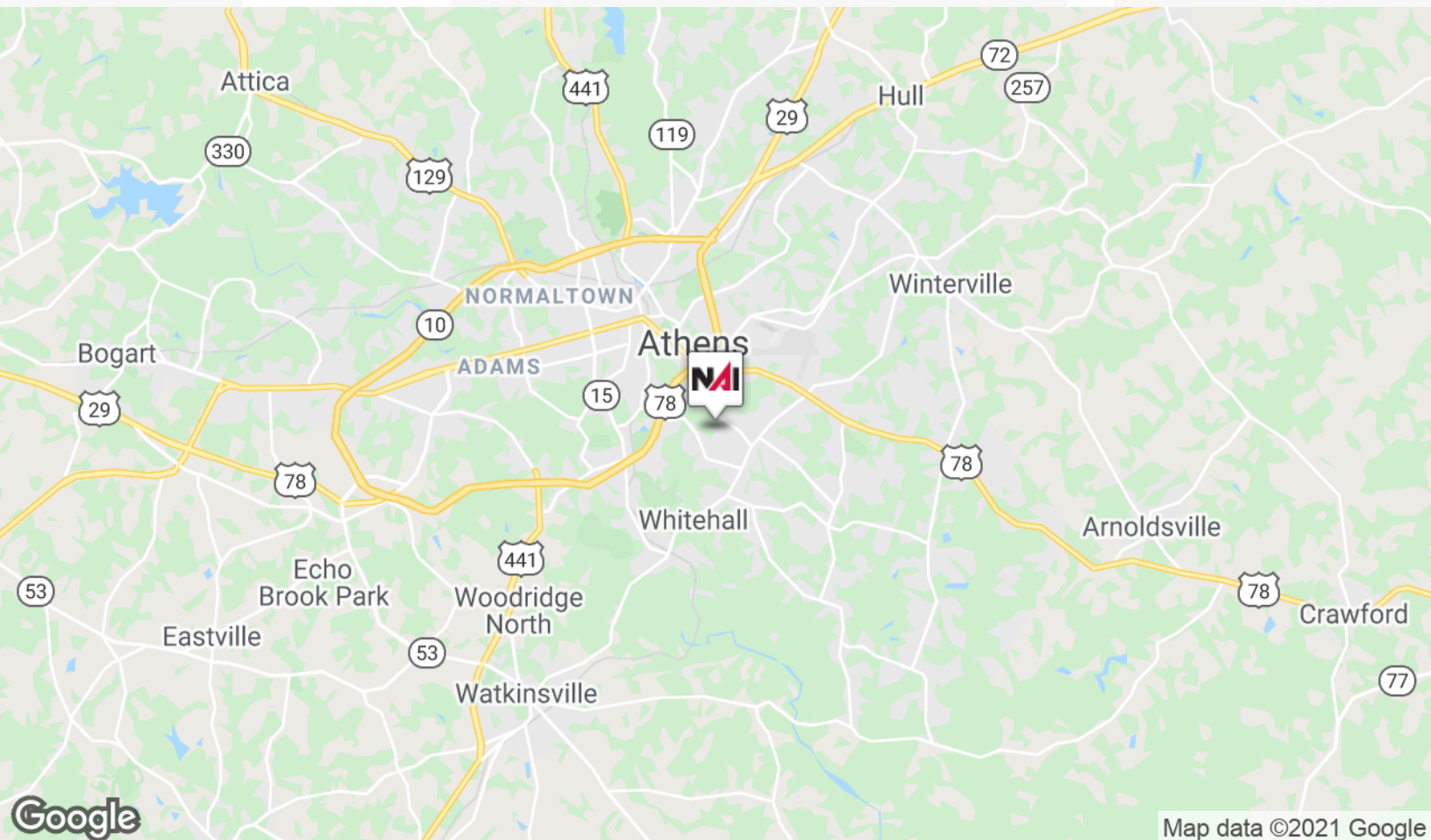
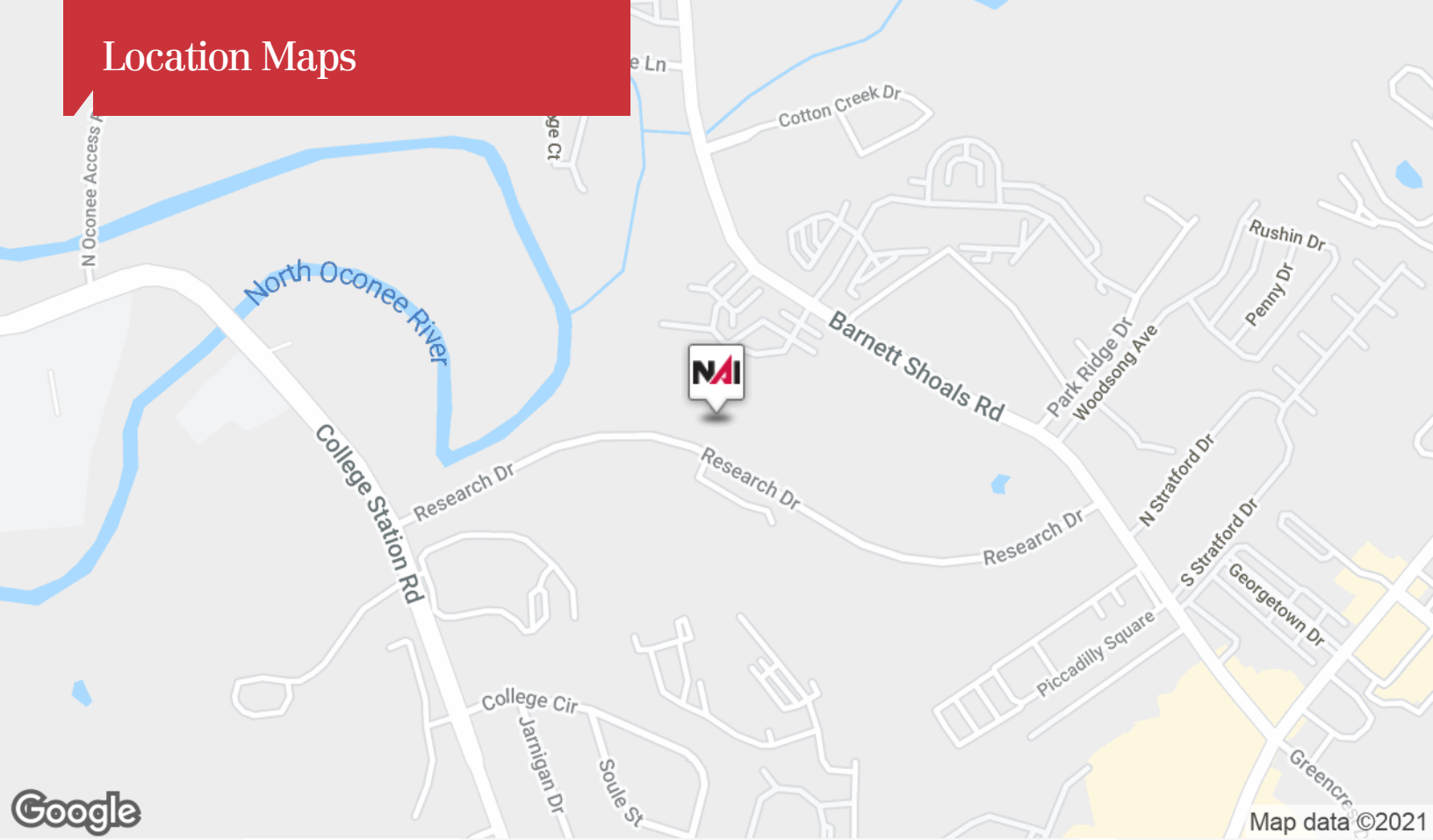
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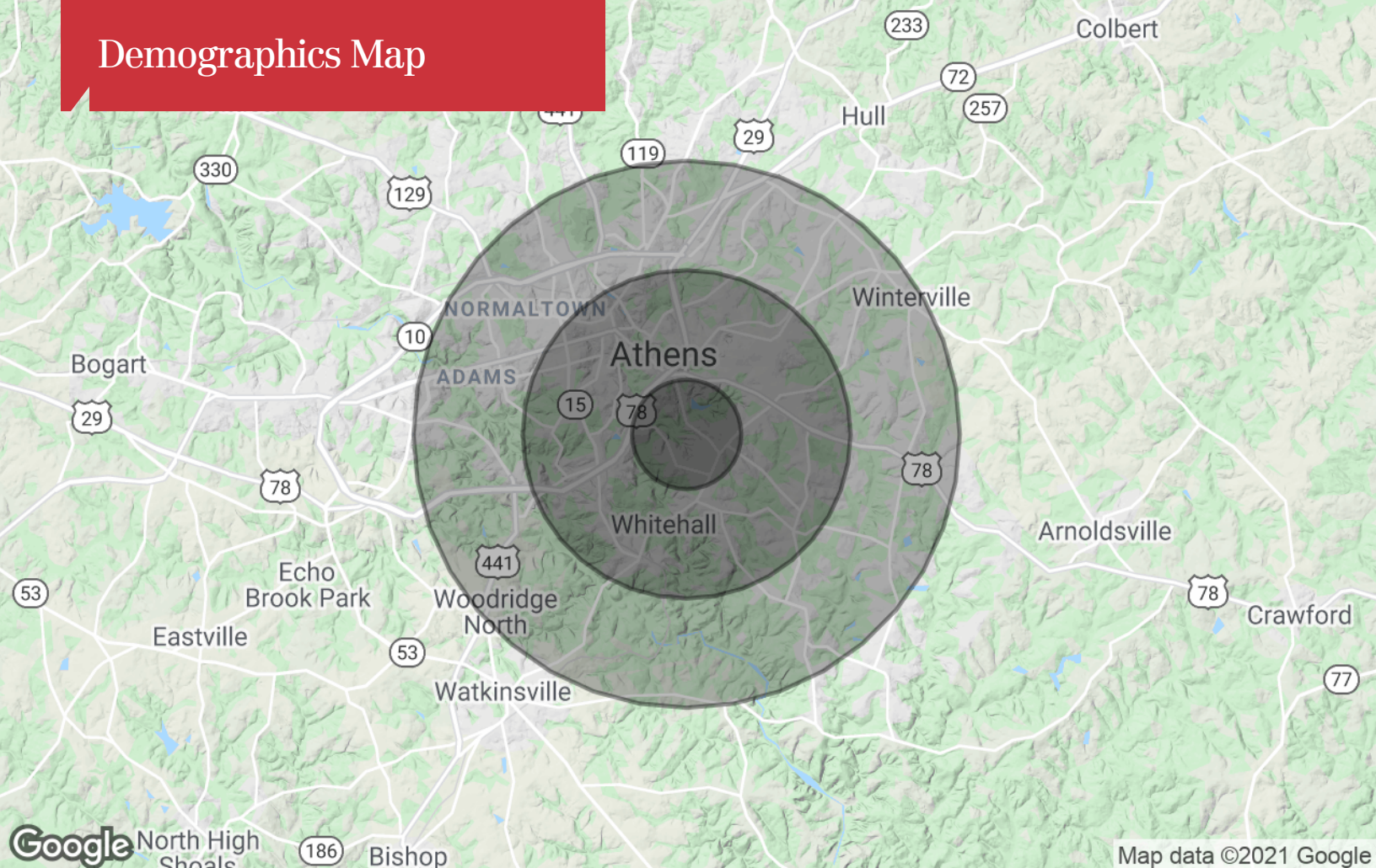
# Additional Photos



# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,394	52,896	96,914
MEDIAN AGE	24.4	24.8	27.6
MEDIAN AGE (MALE)	24.5	24.3	27.0
MEDIAN AGE (FEMALE)	24.5	25.4	28.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,673	17,281	34,719
# OF PERSONS PER HH	2.4	3.1	2.8
AVERAGE HH INCOME	\$33,351	\$37,978	\$47,733
AVERAGE HOUSE VALUE	\$148,373	\$183,341	\$195,490

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	74.2%	70.4%	69.6%
% BLACK	18.5%	21.6%	24.1%
% ASIAN	4.4%	6.6%	4.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	2.9%	1.3%	1.5%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	8.5%	5.1%	7.2%

\* Demographic data derived from 2010 US Census