

For Sale

# Land

61.79 Acres | \$95,000 / AC



## Oconee County Commercial Development Parcel

1221 Dowdy Road  
Athens, Georgia 30606

### Property Highlights

- All utilities available
- Double road frontage
- Regional shopping hub
- Next to Home Depot and Kroger
- Epps Bridge traffic count of 29,000 plus cars a day
- Located just 6 miles from Downtown Athens and UGA
- 80+ retailers and restaurants in Epps Bridge Area
- Athens bypass frontage and visibility
- Largest single undeveloped tract in the Epps Bridge area

### OFFERING SUMMARY

<b>Sale Price</b>	\$5,870,240
<b>Lot Size</b>	61.79 Acres
<b>Utilities</b>	All Available

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	1,826	\$116,437
<b>5 Miles</b>	73,910	\$65,617
<b>10 Miles</b>	168,221	\$60,065

For more information

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SALE PRICE: **\$5,870,240**

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LOT SIZE: **61.79 Acres**

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APN #: **C 02 012**

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MARKET: **Athens Metro Area**

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SUB MARKET: **Oconee/Epps Bridge**

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CROSS STREETS: **Epps Bridge  
Road/Oconee  
Connector**

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## Property Overview

Incredible development tract in Oconee County's Epps Bridge corridor. This 61+/- acre tract is located across the Oconee Connector from Home Depot and Kroger. The county has already granted water and sewer access to this property, as well as direct ingress and egress from the Oconee Connector. This is the largest and fastest growing retail hub in the Athens/Northeast Georgia area with over 1 million square feet of retail space existing and another 300,000 plus on its way. At approximately 61 acres, this is the largest single parcel available in the Epps Bridge/Oconee Connector area.

## Location Overview

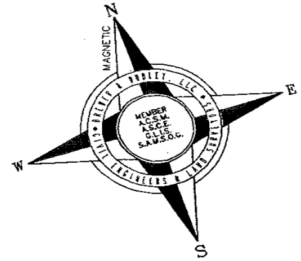
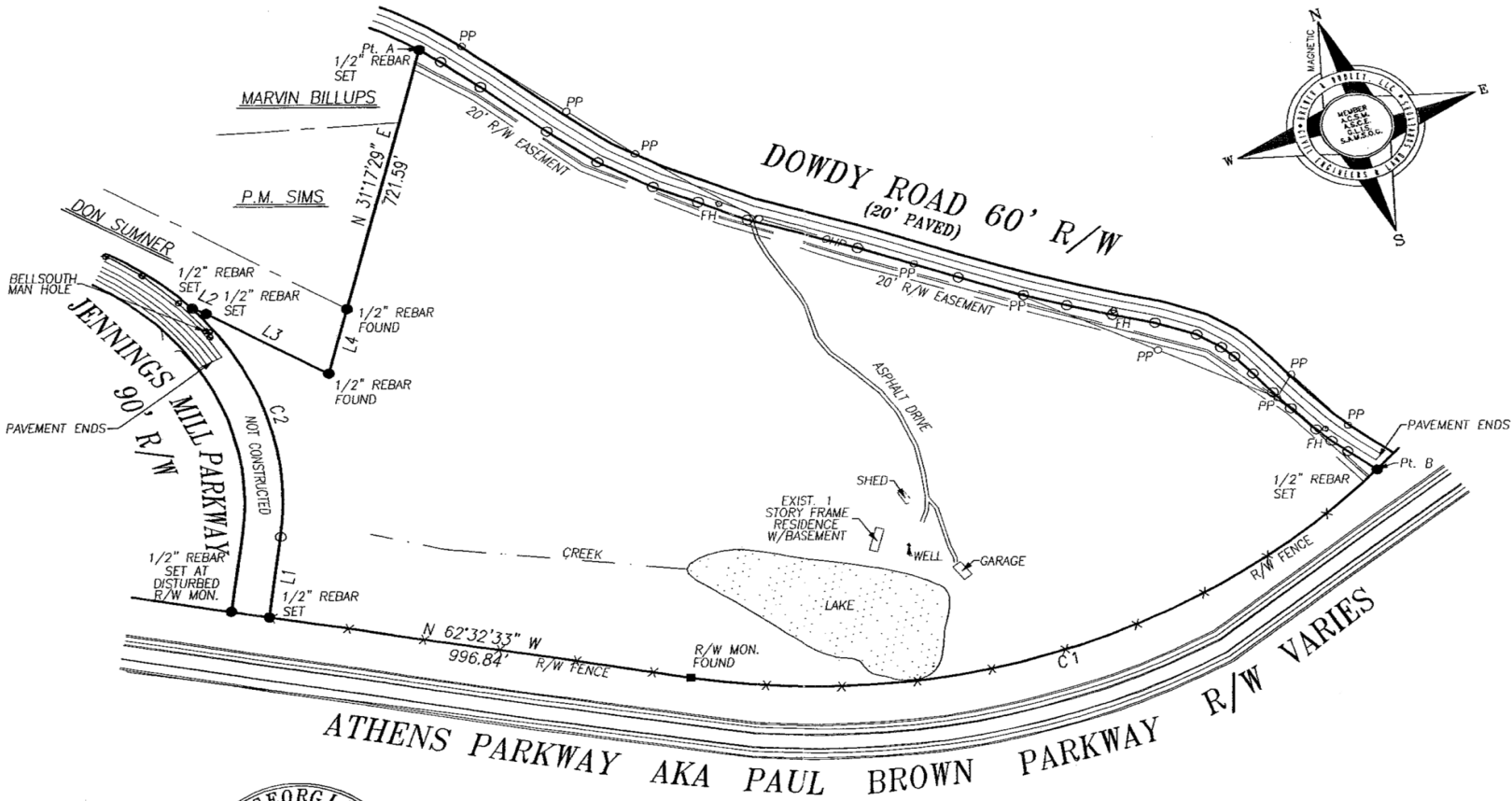
The parcel features dual road frontage on the Oconee Connector and Dowdy Road and sits just a 1,000 feet away from the intersection of Epps Bridge and the Oconee Connector. This property has almost 3,000 feet of frontage on the Athens Bypass. There are currently close 100 retailers and restaurants in the immediate which include Walmart, Lowes, Home Depot, Kroger, Trader Joe's, Kohl's, Best Buy, Dick Sporting Goods, Gap, Old Navy, Banana Republic, Marshalls, Chick-fil-a, Wendy's, McDonald's, Cracker Barrel, Cheddar's, Zaxby's, IHOP and Starbucks.

# Retailer Map



Map data © 2019 Google Imagery © 2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

# Site Plan

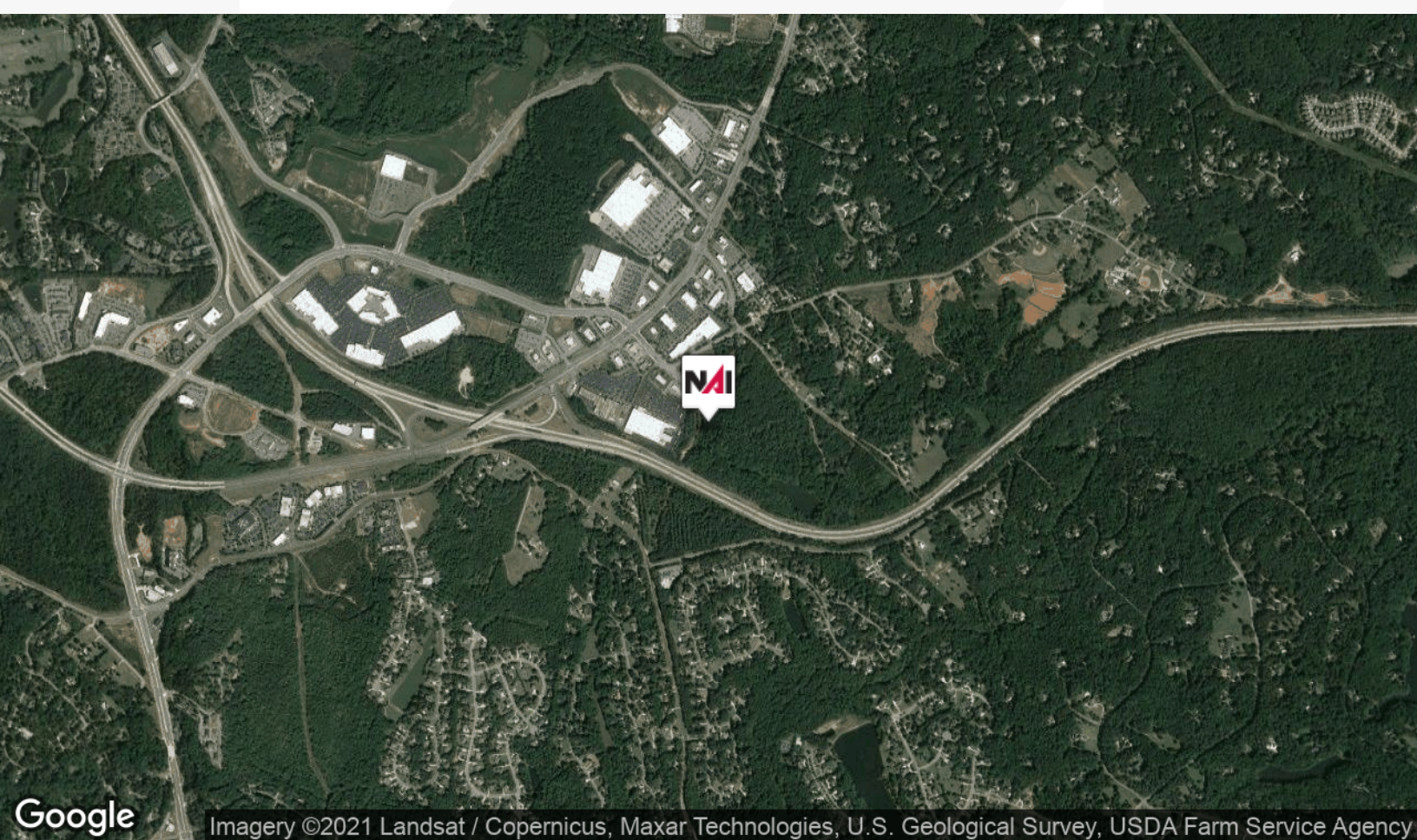
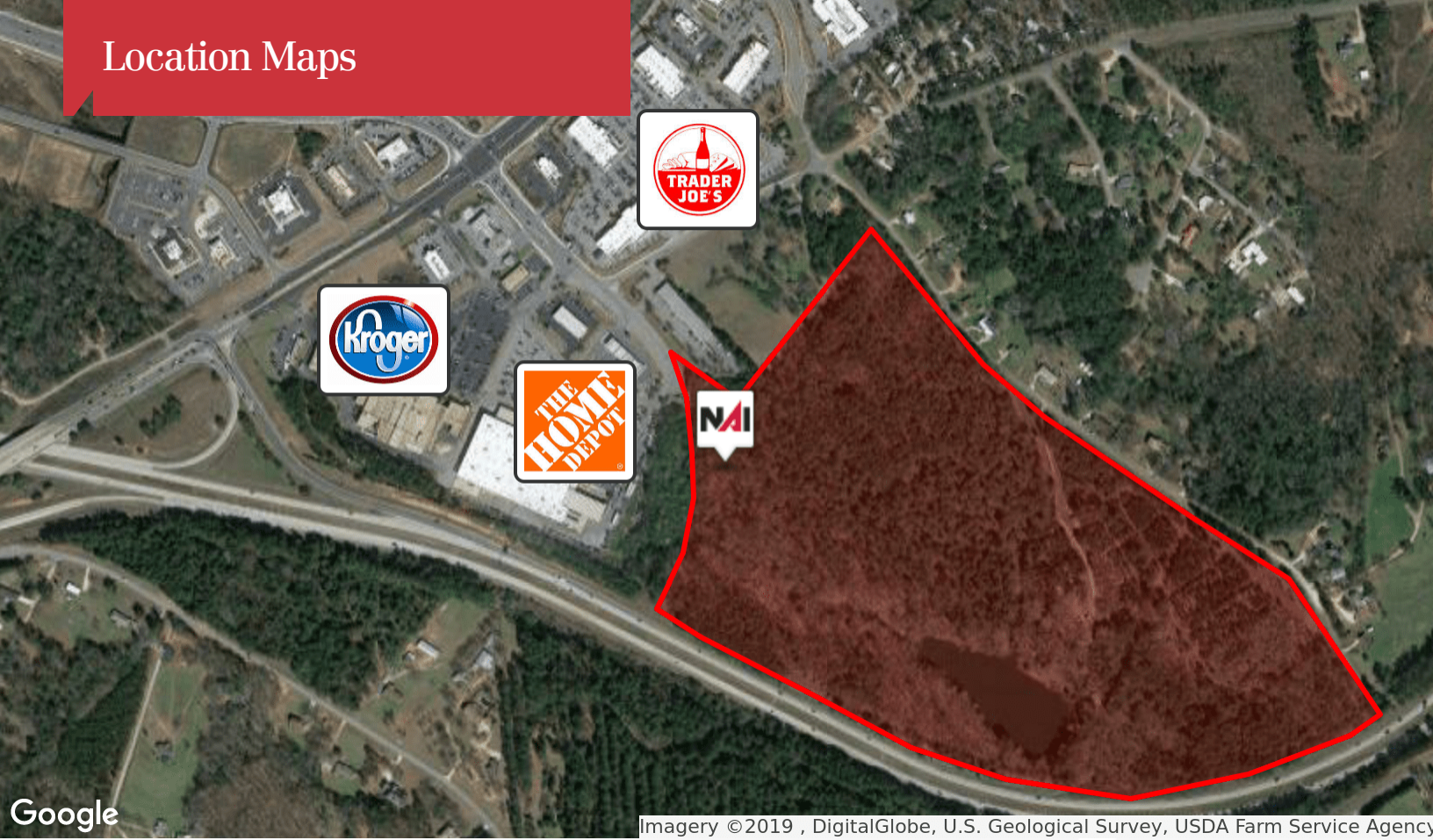


TOTAL AREA = 61.792 ACRES  
 TOTAL AREA INCLUDES AT&T EASEMENT



Scale: 1" = 300'

# Location Maps



# Additional Photos

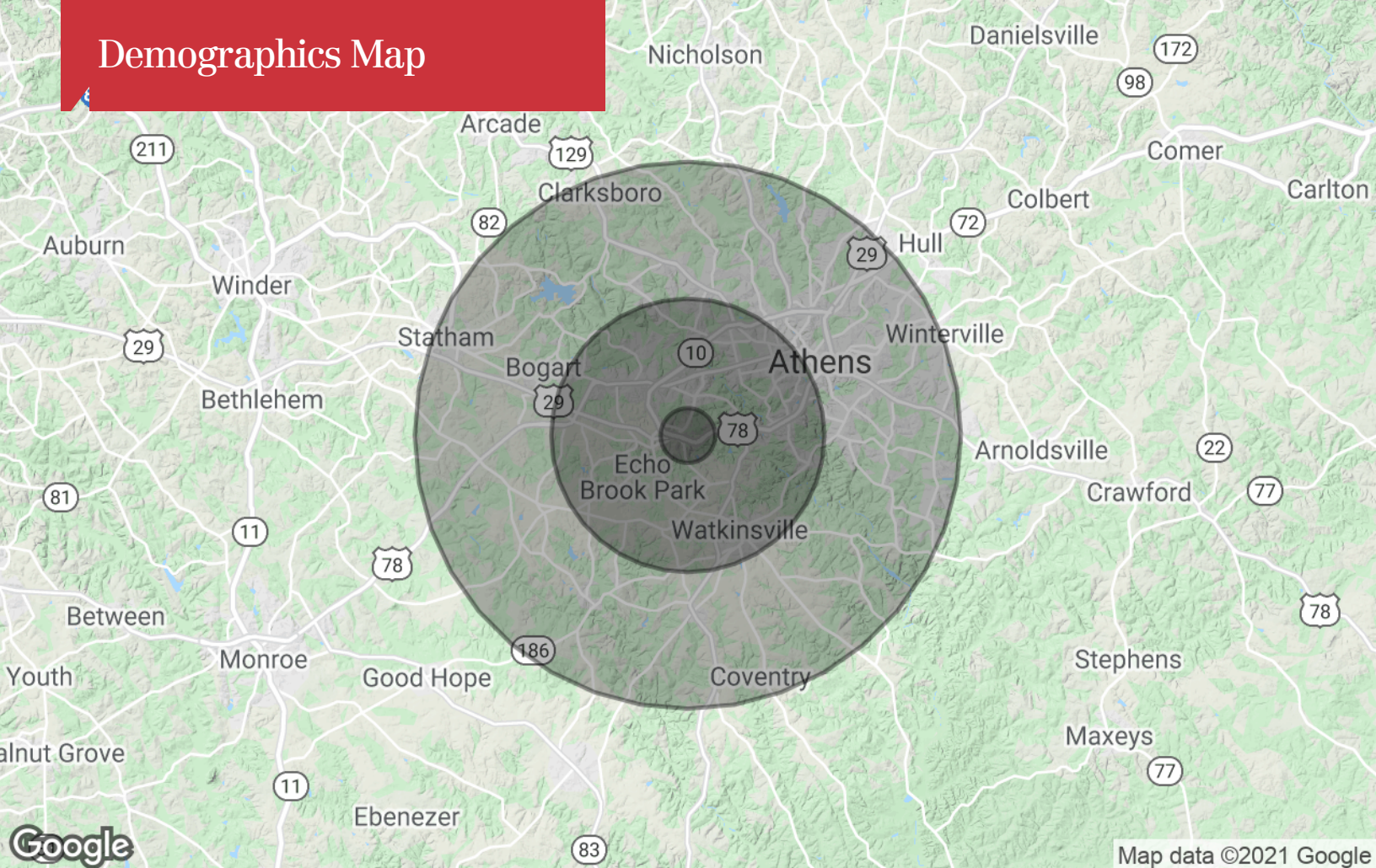


Looking from property at Lowes and Walmart



Looking from property at Home Depot and Kroger

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,826	73,910	168,221
MEDIAN AGE	38.7	30.7	30.7
MEDIAN AGE (MALE)	37.3	30.2	29.8
MEDIAN AGE (FEMALE)	39.4	31.0	31.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	681	27,650	60,851
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$116,437	\$65,617	\$60,065
AVERAGE HOUSE VALUE		\$249,783	\$211,235

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	86.3%	74.3%	71.1%
% BLACK	9.8%	19.5%	23.1%
% ASIAN	3.2%	4.9%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.7%	1.3%	1.8%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	5.9%	6.4%	8.1%

\* Demographic data derived from 2010 US Census