



For Sale  
**Land**  
 19.86 Acres | \$50,352 / AC

19.86 Acres

# North Athens Development Tract

1250 Danielsville Road  
 Athens, Georgia 30601

## Property Highlights

- Zoned Commercial General (C-G)
- Only 3 miles to Downtown Athens and UGA
- Traffic Count of Over 20,000 ADT
- 16" Water and 24" Sewer Available to Site
- 1.5 Miles to Athens Tech and Hwy 29 Kroger
- On Athens Transit Route 1 and Route 30
- Commercial/Multifamily Mixed-Use Allowed

## Property Description

Fantastic development site available at the signalized corner of Danielsville Road and Hull Road on the north side of Athens. This tract is prime for new development with over 20,000 cars a day and Commercial General (C-G) zoning already in place. The property slopes down to the back slightly where a 24" sewer line is available on Hull Road. There is a 16" water line running along the front of the property on Danielsville Road and an 8" water line running down the other side of Hull Road. The current C-G zoning offers a wide variety of commercial uses, including retail, office, restaurant, hotel, self-storage, car wash, and more. On the multifamily side, it allows for 24 bedrooms per acre in conjunction with ground floor commercial space for a total on-site density of 476 bedrooms. The Athens Transit also services the property with bus Route 1 and Route 30. This north Athens district continues to see substantial growth, and this property checks all the boxes.

## OFFERING SUMMARY

<b>Sale Price</b>	\$1,000,000
<b>Lot Size</b>	19.86 Acres

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	2,256	\$35,829
<b>5 Miles</b>	85,803	\$40,632
<b>10 Miles</b>	170,033	\$55,526

## VIEW PROPERTY VIDEO

For more information

**Brian Elrod, CCIM**  
 O: 706.553.1000 | C: 678.859.6110  
 brian@naielrod.com

**Daniel Bennett, CCIM**  
 O: 706.553.1000 | C: 706.340.6066  
 daniel@naielrod.com

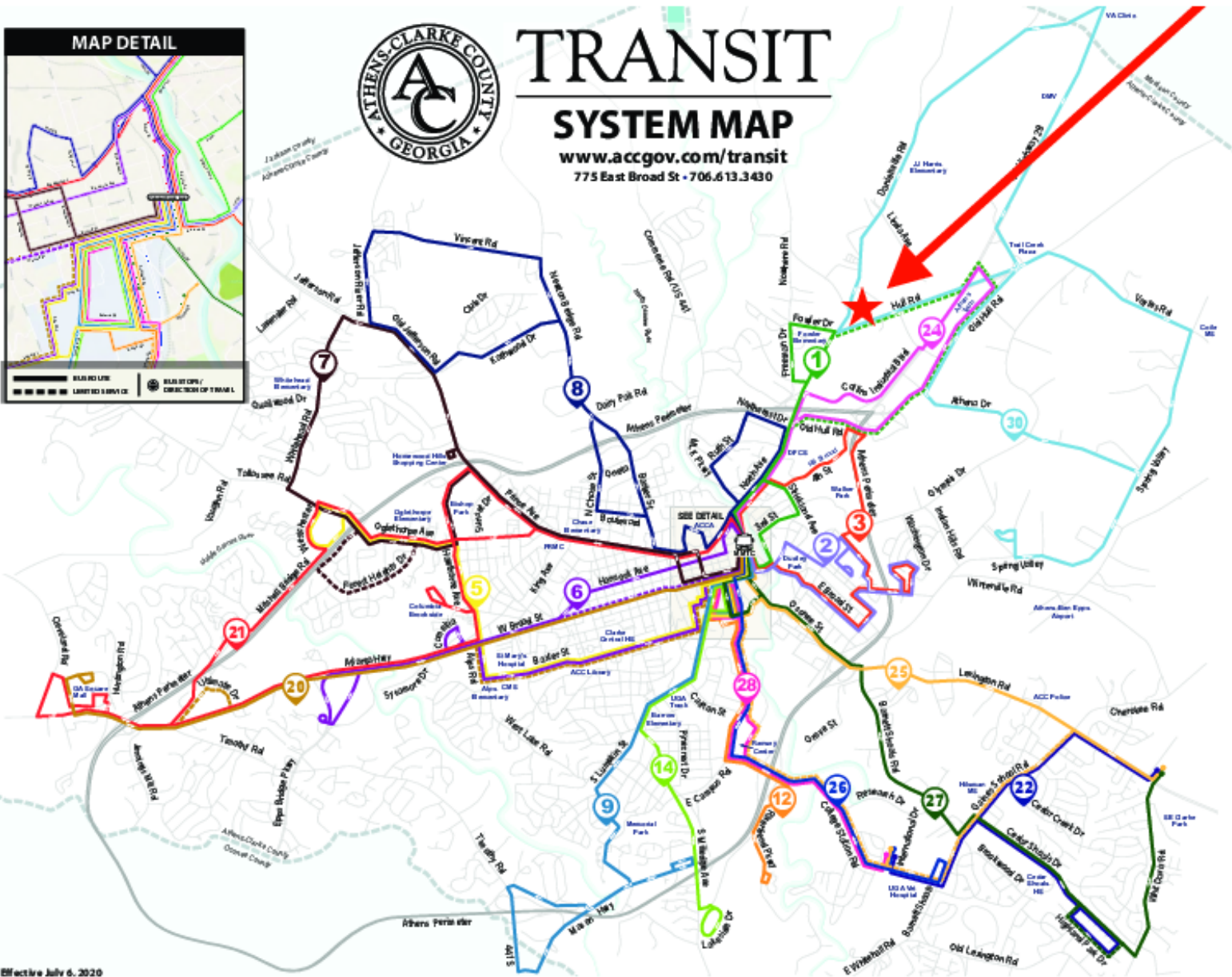
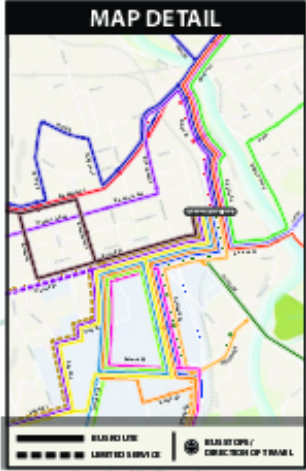
# Additional Photos





# TRANSIT SYSTEM MAP

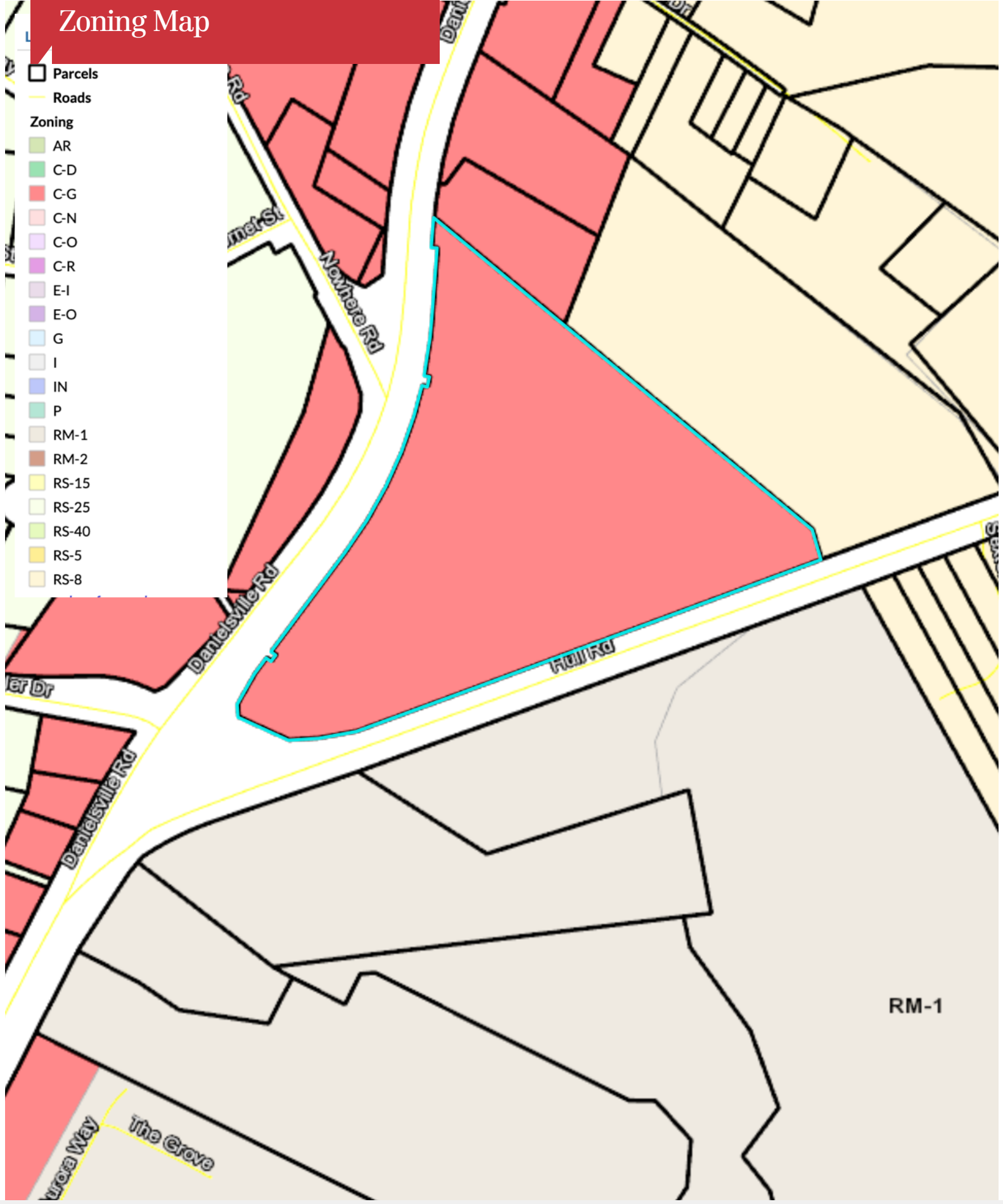
[www.accgov.com/transit](http://www.accgov.com/transit)  
775 East Broad St • 706.613.3430



Effective July 6, 2020

# Zoning Map

- Parcels
- Roads
- Zoning
  - AR
  - C-D
  - C-G
  - C-N
  - C-O
  - C-R
  - E-I
  - E-O
  - G
  - I
  - IN
  - P
  - RM-1
  - RM-2
  - RS-15
  - RS-25
  - RS-40
  - RS-5
  - RS-8



# Water & Sewer Map

PUD\_infrastructure\_wss\_ArcServer

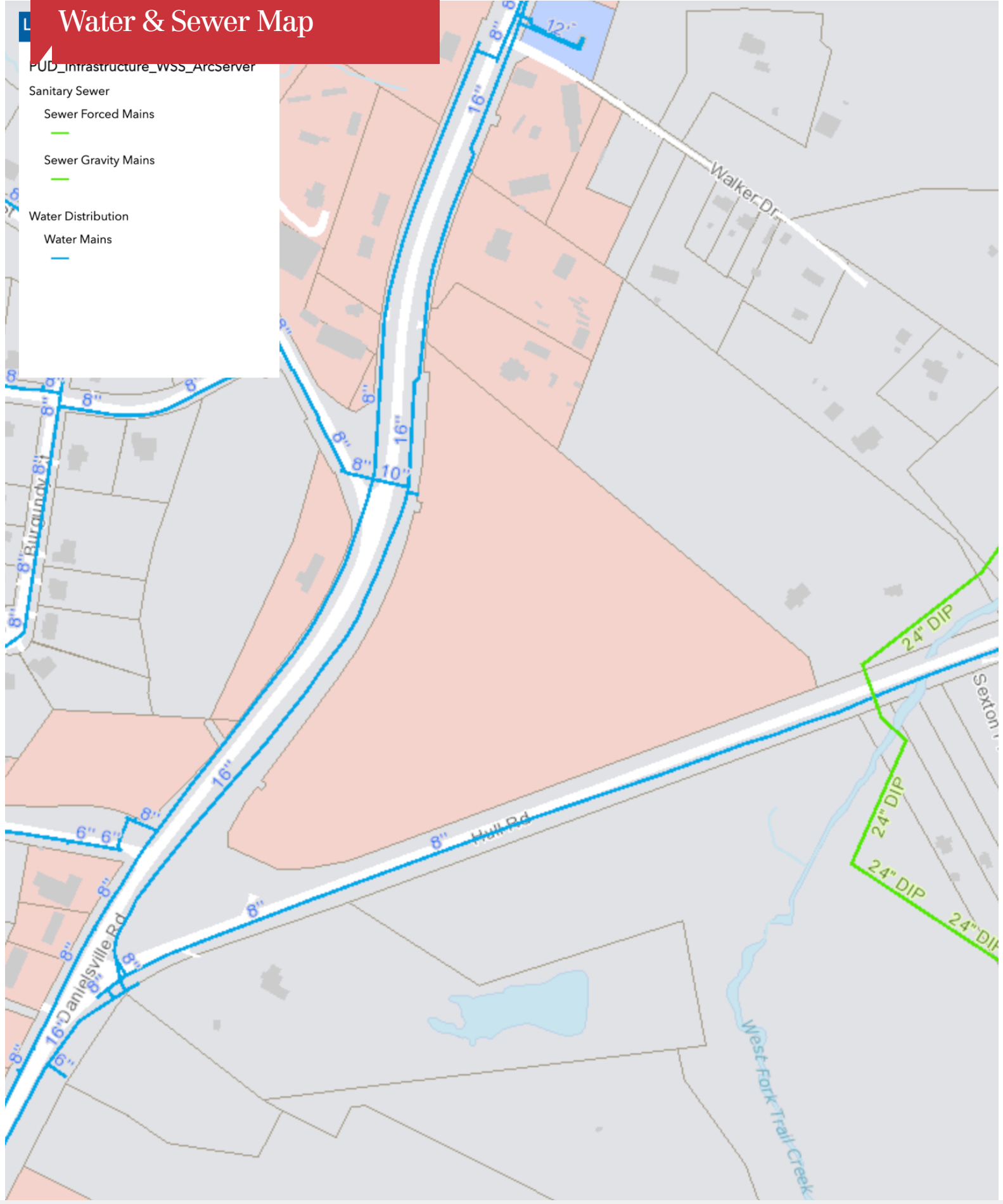
## Sanitary Sewer

Sewer Forced Mains

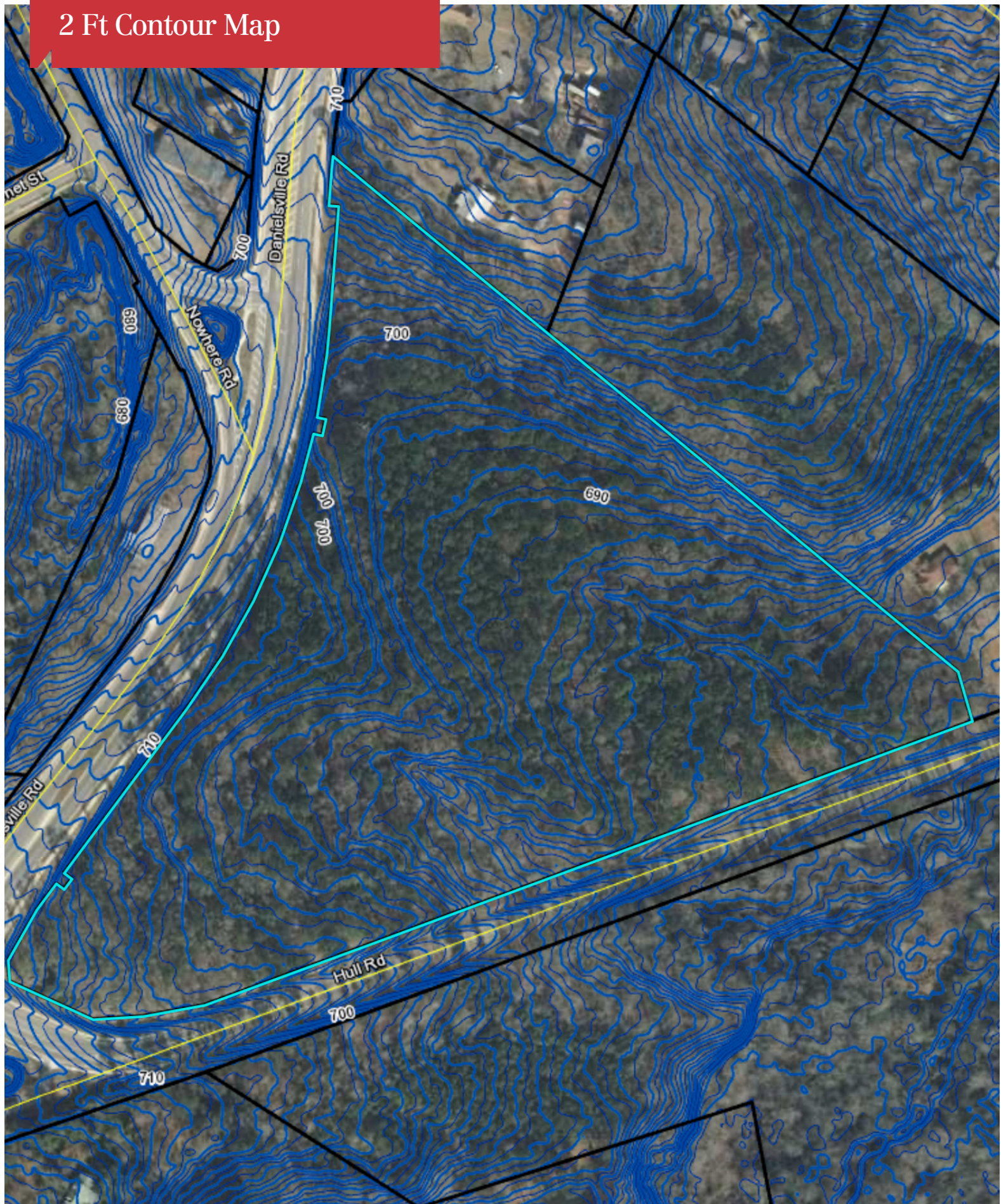
Sewer Gravity Mains

## Water Distribution

Water Mains



# 2 Ft Contour Map



# Flood Map

□ Parcels

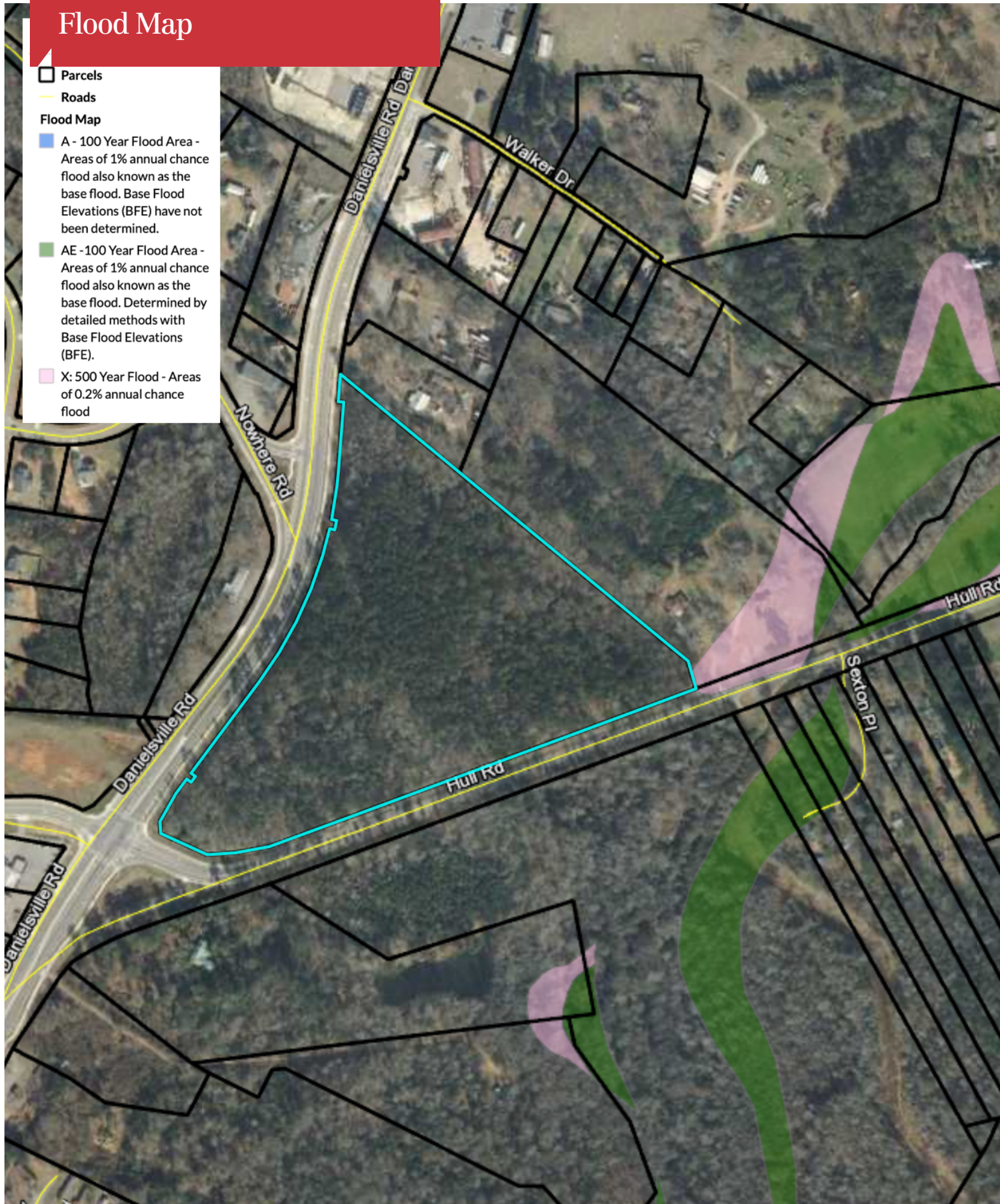
— Roads

## Flood Map

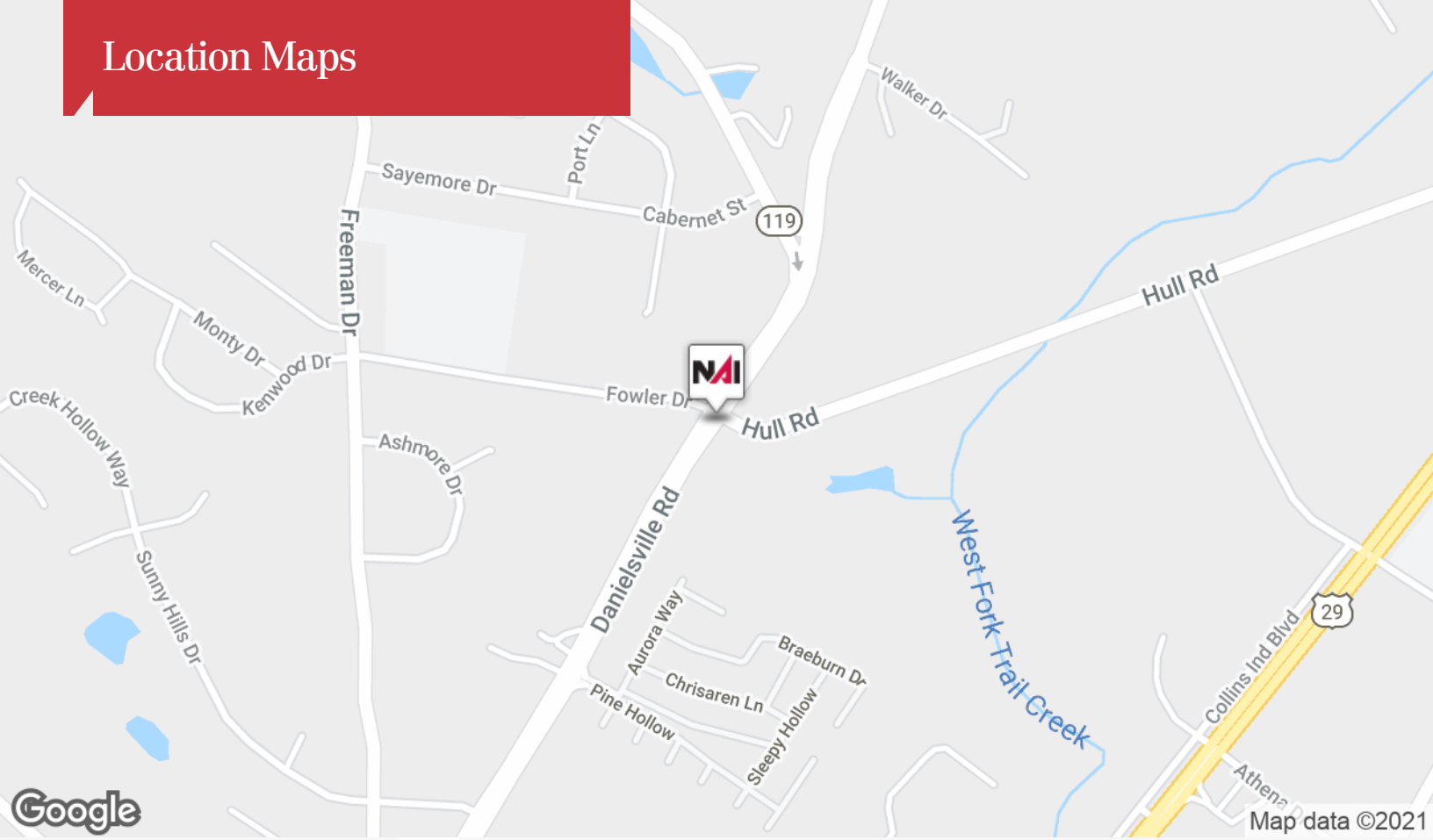
■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

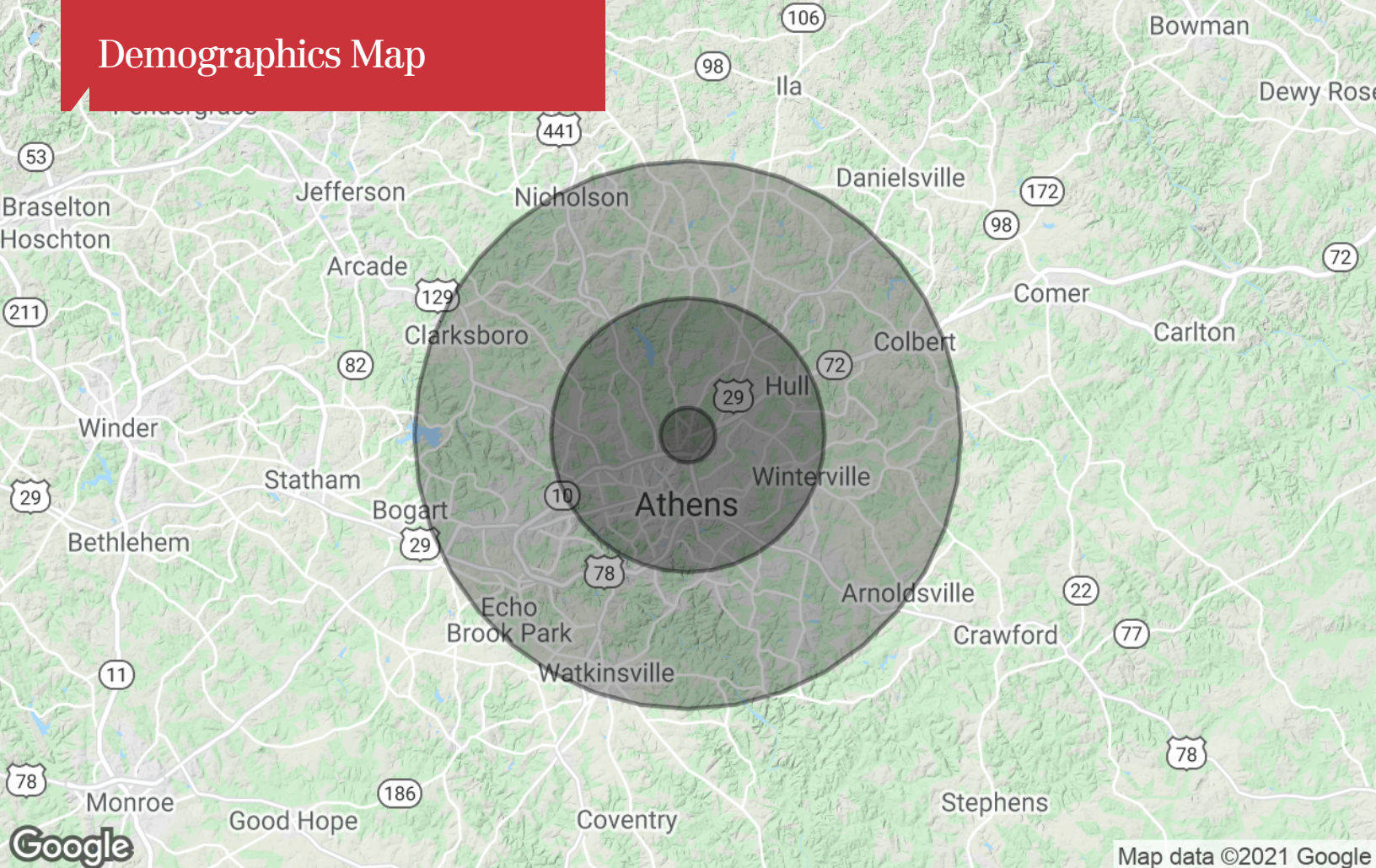
■ X: 500 Year Flood - Areas of 0.2% annual chance flood



# Location Maps



# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,256	85,803	170,033
MEDIAN AGE	26.3	27.0	30.4
MEDIAN AGE (MALE)	26.4	26.4	29.5
MEDIAN AGE (FEMALE)	26.3	27.5	31.1

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	760	29,552	61,464
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$35,829	\$40,632	\$55,526
AVERAGE HOUSE VALUE	\$121,924	\$164,944	\$189,741

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	56.1%	64.7%	70.9%
% BLACK	38.3%	29.1%	23.6%
% ASIAN	0.2%	3.8%	3.6%
% HAWAIIAN	0.2%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	5.2%	2.4%	1.8%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	24.5%	10.4%	8.8%

\* Demographic data derived from 2010 US Census