

For Sale

Land

2.06 Acres | \$84,951 / AC

Whit Davis Commercial Parcel

155 Whit Davis Road
Athens, Georgia 30605

Property Highlights

- Just off Lexington Road behind Murphy Express
- Two plus acres zoned Commercial Neighborhood
- Located right next to Southeast Clarke Park
- Only 5 miles from Downtown Athens and UGA
- County water available at Whit Davis Road
- Level lot with excellent visibility

Property Description

This 2+ acre parcel is located behind Murphy Express and Dollar Tree on Whit Davis Road, right next to Southeast Clarke Park and across from Walmart. This lot is zoned commercial neighborhood (C-N) with great visibility and is mostly level. County water is available at Whit Davis Road.

OFFERING SUMMARY

Sale Price	\$175,000
Lot Size	2.06 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,487	\$56,626
3 Miles	23,990	\$54,767
5 Miles	63,685	\$44,983

[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



Tractor Supply Company

155 Whit Davis

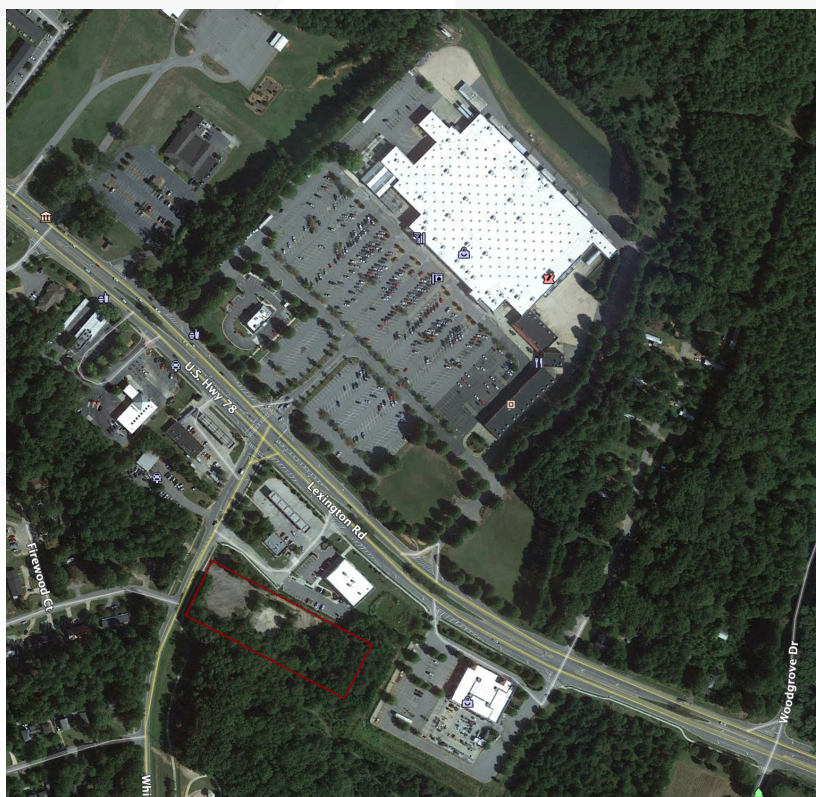
Whit Davis Rd.

Walmart

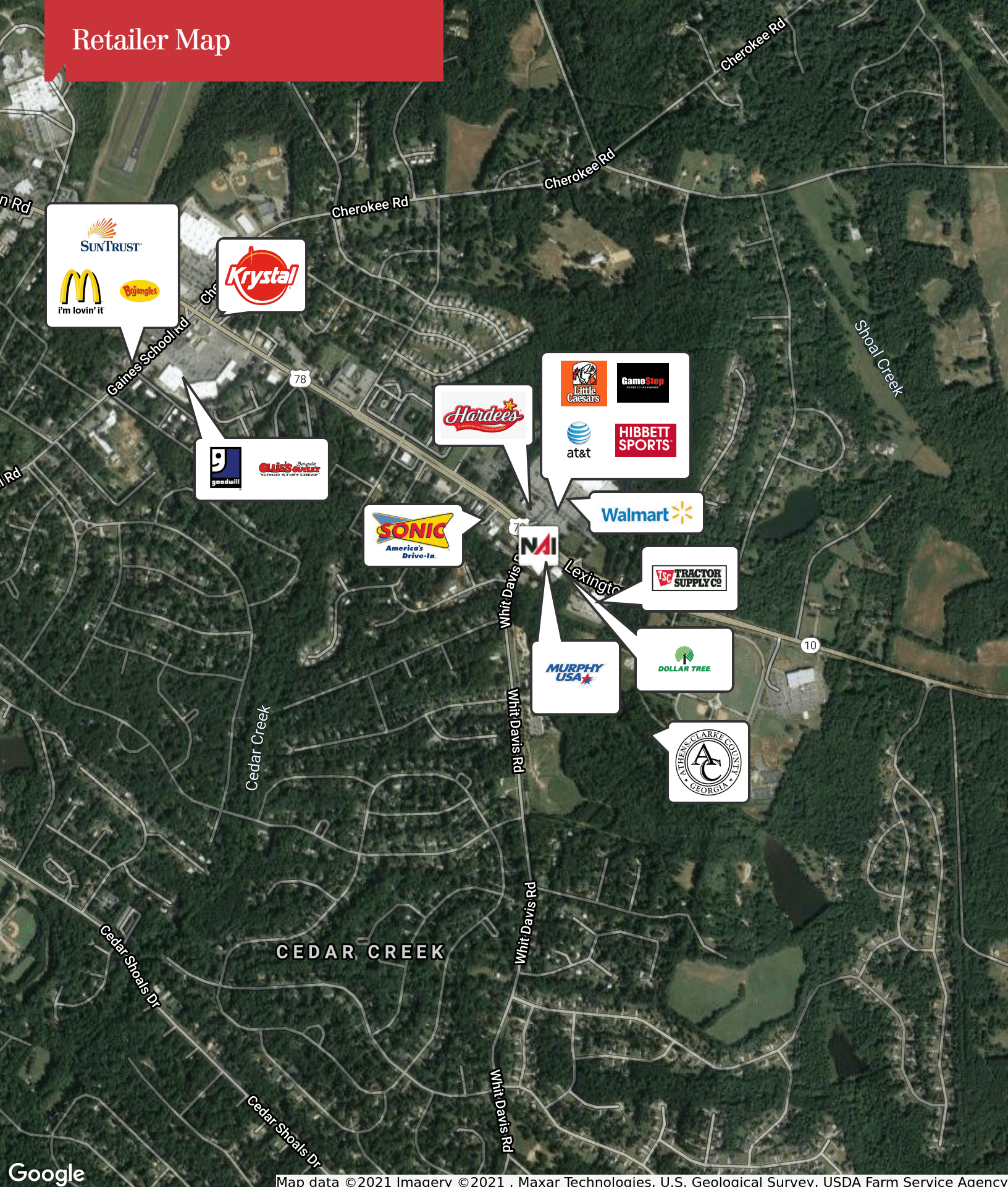
Lexington Rd.



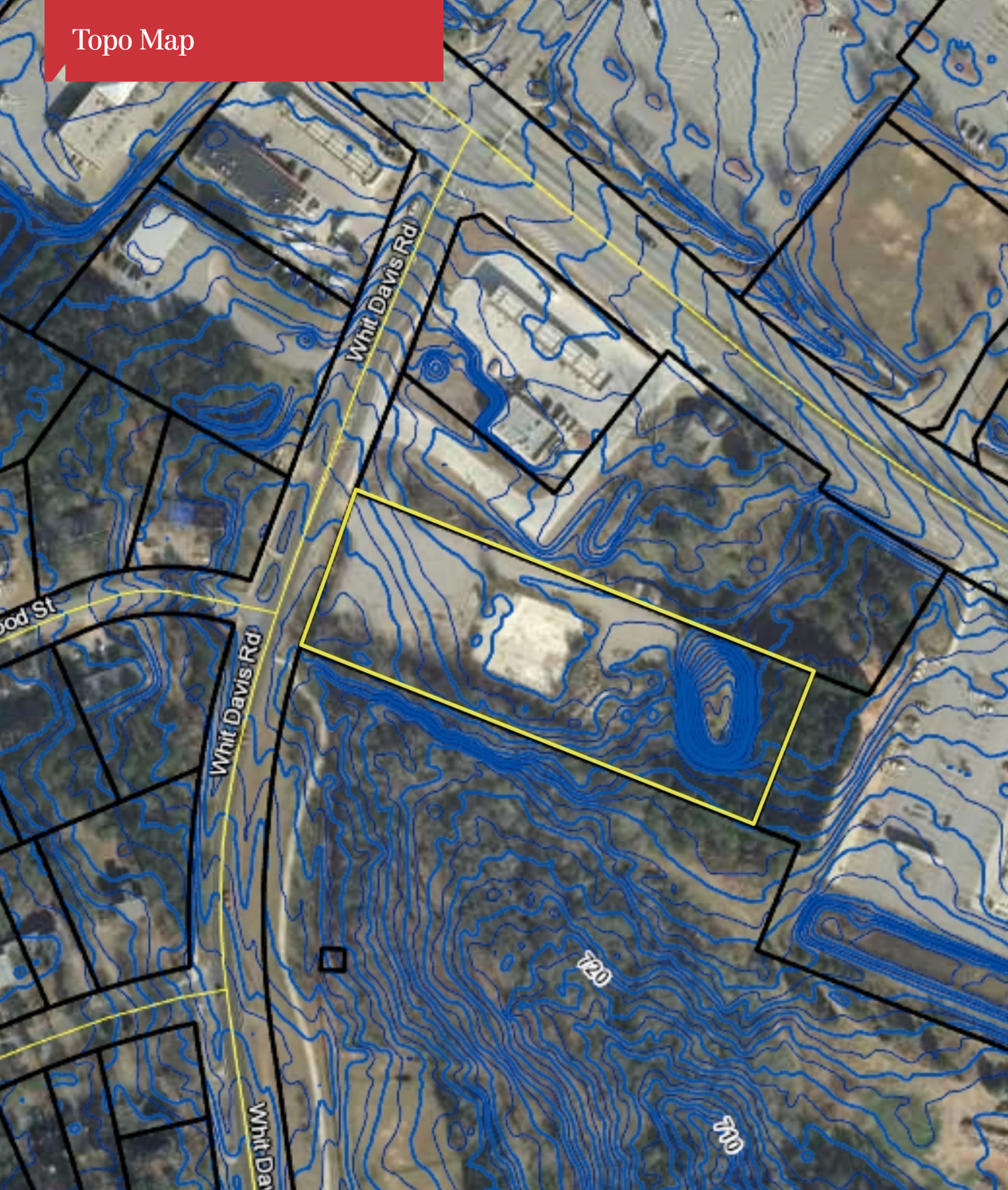
Additional Photos



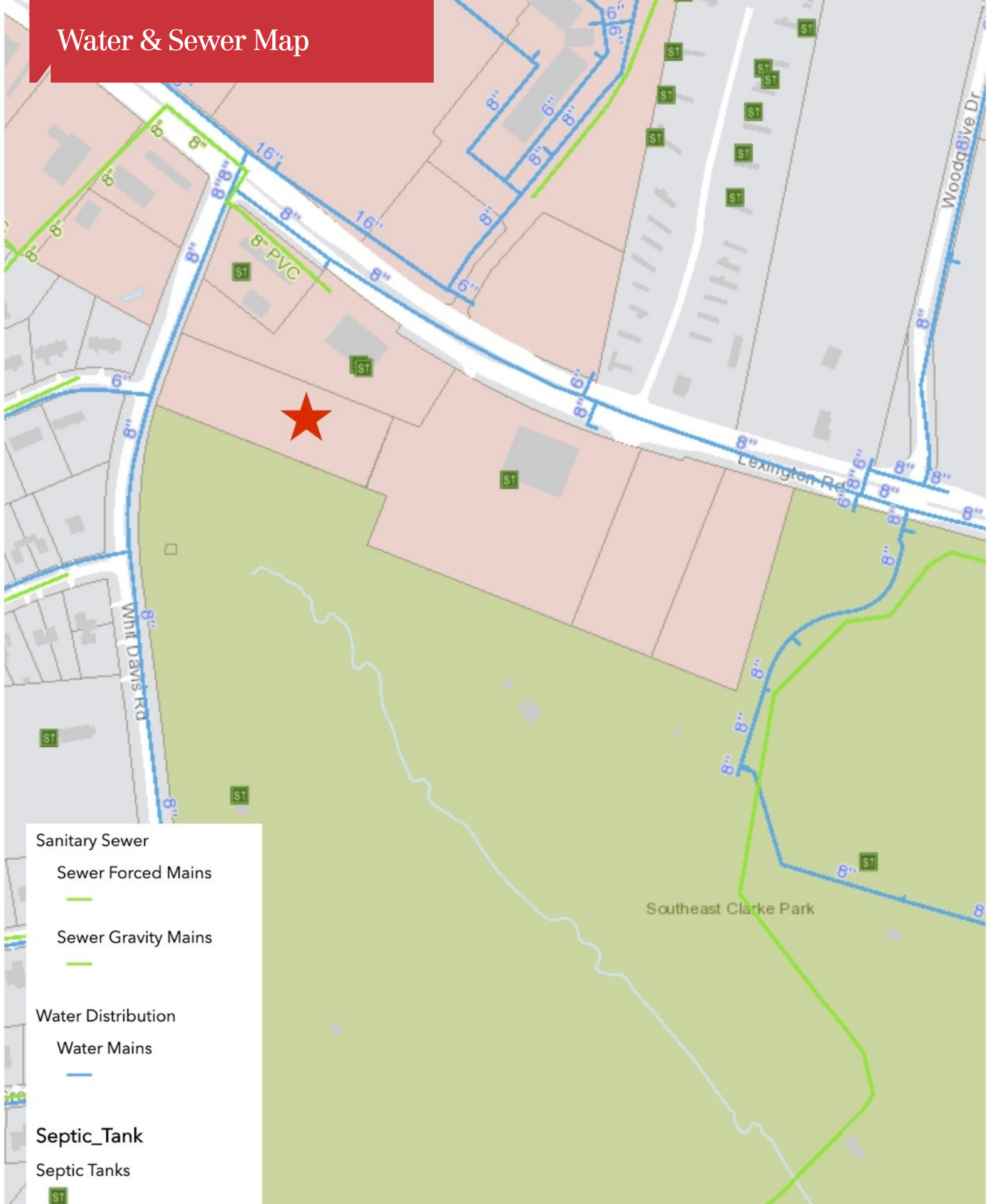
Retailer Map



Topo Map



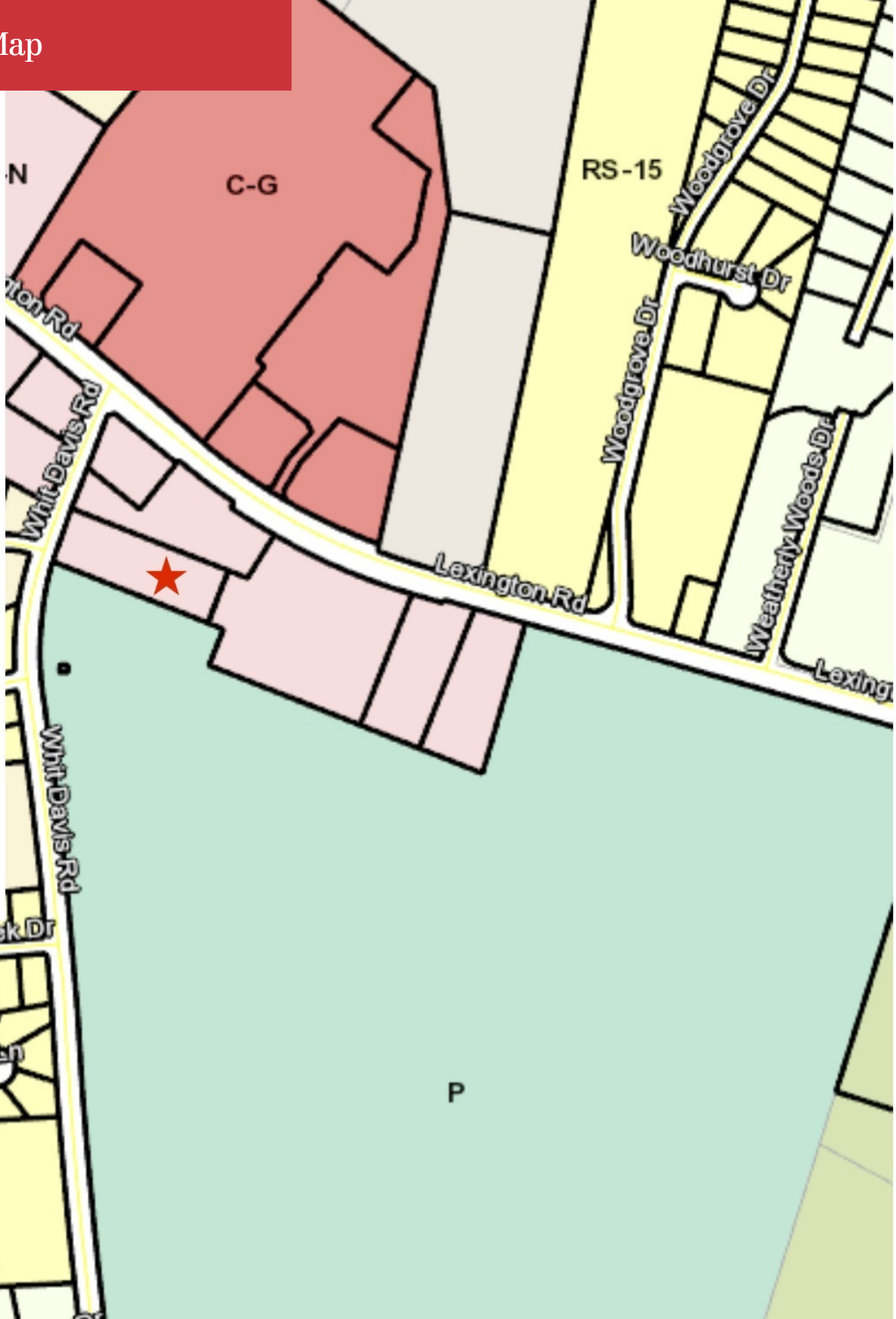
Water & Sewer Map



Zoning Map

Zoning

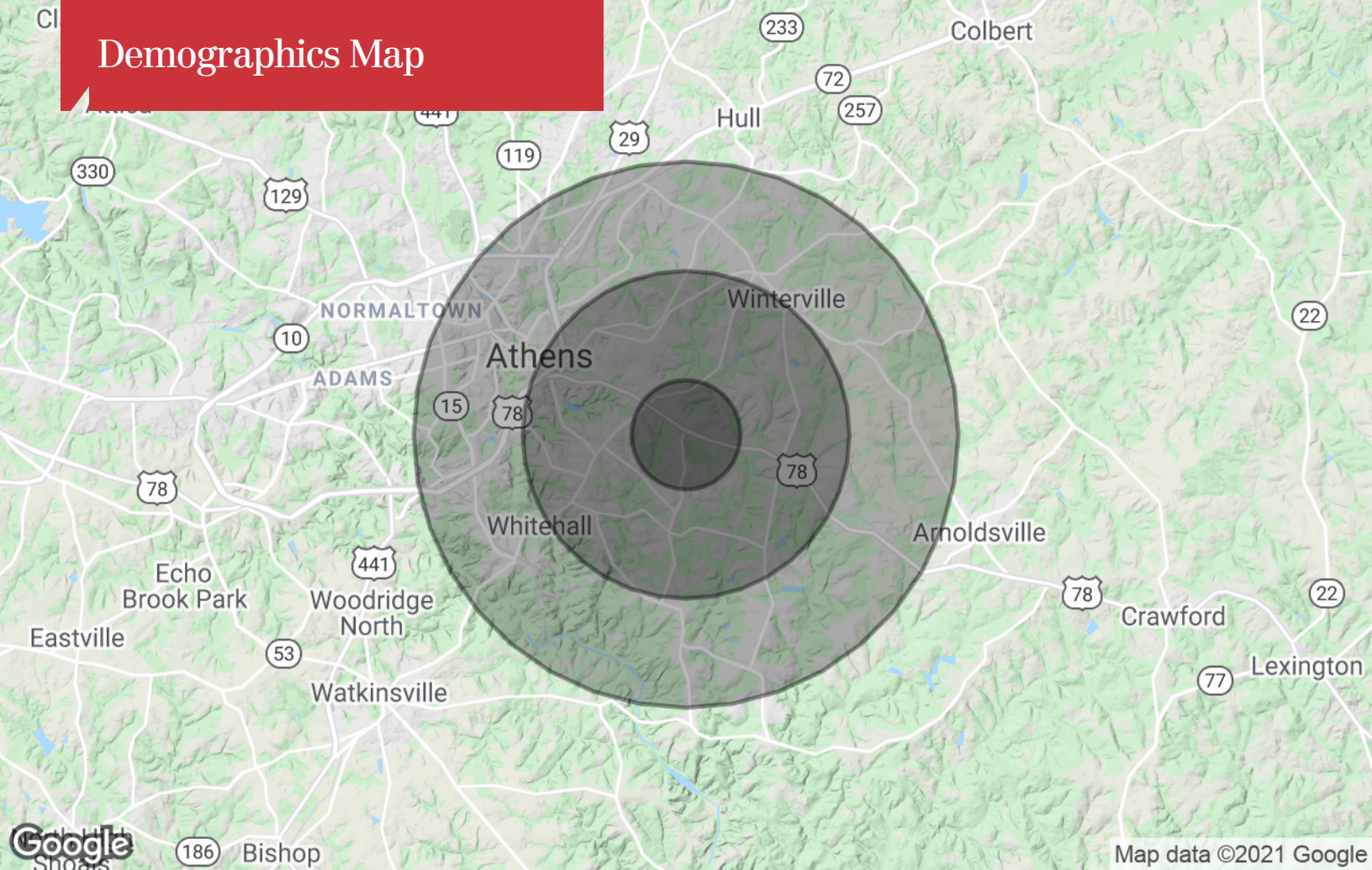
- AR
- C-D
- C-G
- C-N
- C-O
- C-R
- E-I
- E-O
- G
- I
- IN
- P
- RM-1
- RM-2
- RS-15
- RS-25
- RS-40
- RS-5
- RS-8



Location Maps



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,487	23,990	63,685
MEDIAN AGE	29.5	30.8	27.7
MEDIAN AGE (MALE)	29.0	29.7	26.7
MEDIAN AGE (FEMALE)	29.9	31.8	28.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,476	9,811	21,815
# OF PERSONS PER HH	2.4	2.4	2.9
AVERAGE HH INCOME	\$56,626	\$54,767	\$44,983
AVERAGE HOUSE VALUE	\$175,857	\$177,158	\$177,112
Race	1 Mile	3 Miles	5 Miles
% WHITE	73.3%	71.0%	68.5%
% BLACK	19.3%	22.9%	24.1%
% ASIAN	6.8%	4.0%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	0.3%	1.9%	1.5%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	4.4%	8.8%	7.2%

* Demographic data derived from 2010 US Census