

For Sale

# Land

5.02 Acres | \$129,482 / AC



## East Athens Redevelopment Opportunity

1608 Lexington Road  
Athens, Georgia 30605

### Property Highlights

- Already Zoned C-G and RM-1
- Highly Visible on US Hwy 78
- Less than 1/2 Mile from Athens Bypass (Loop 10)
- Average Daily Traffic Count Over 29,000
- All Utilities Available to the Property
- 3 Rental Houses with Income In-Place
- Only 2 Miles to Downtown Athens and UGA

### Property Description

Great redevelopment opportunity conveniently located on US Hwy 78/Lexington Road just minutes from downtown Athens and UGA. This site is 5+/- acres right at the intersection of Lexington Road and Winterville Road. The site is zoned Commercial General (C-G) on the front 2 acres and Residential Multifamily (RM-1) the back 3 acres. The current residential density is 24-beds an acre in the C-G zoning and 16-beds an acre in the RM-1 zoning. This gives the site a total density of 96 bedrooms. Additionally, the Commercial General zoning allows for retail, office, hotels, restaurants, and more. This site currently has 3 older rental houses on it with some income currently in-place.

### OFFERING SUMMARY

<b>Sale Price</b>	\$650,000
<b>Lot Size</b>	5.02 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	5,719	\$31,103
<b>3 Miles</b>	55,819	\$35,534
<b>5 Miles</b>	99,041	\$45,784

For more information

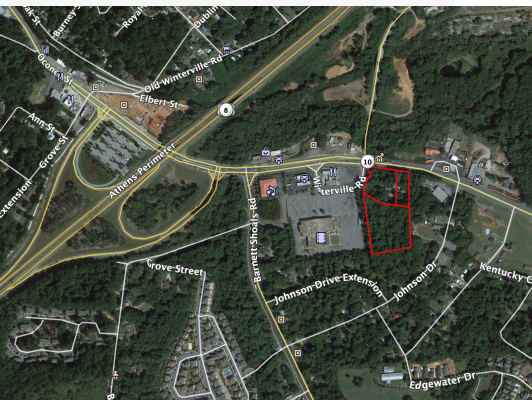
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# Additional Photos



# Zoning Map

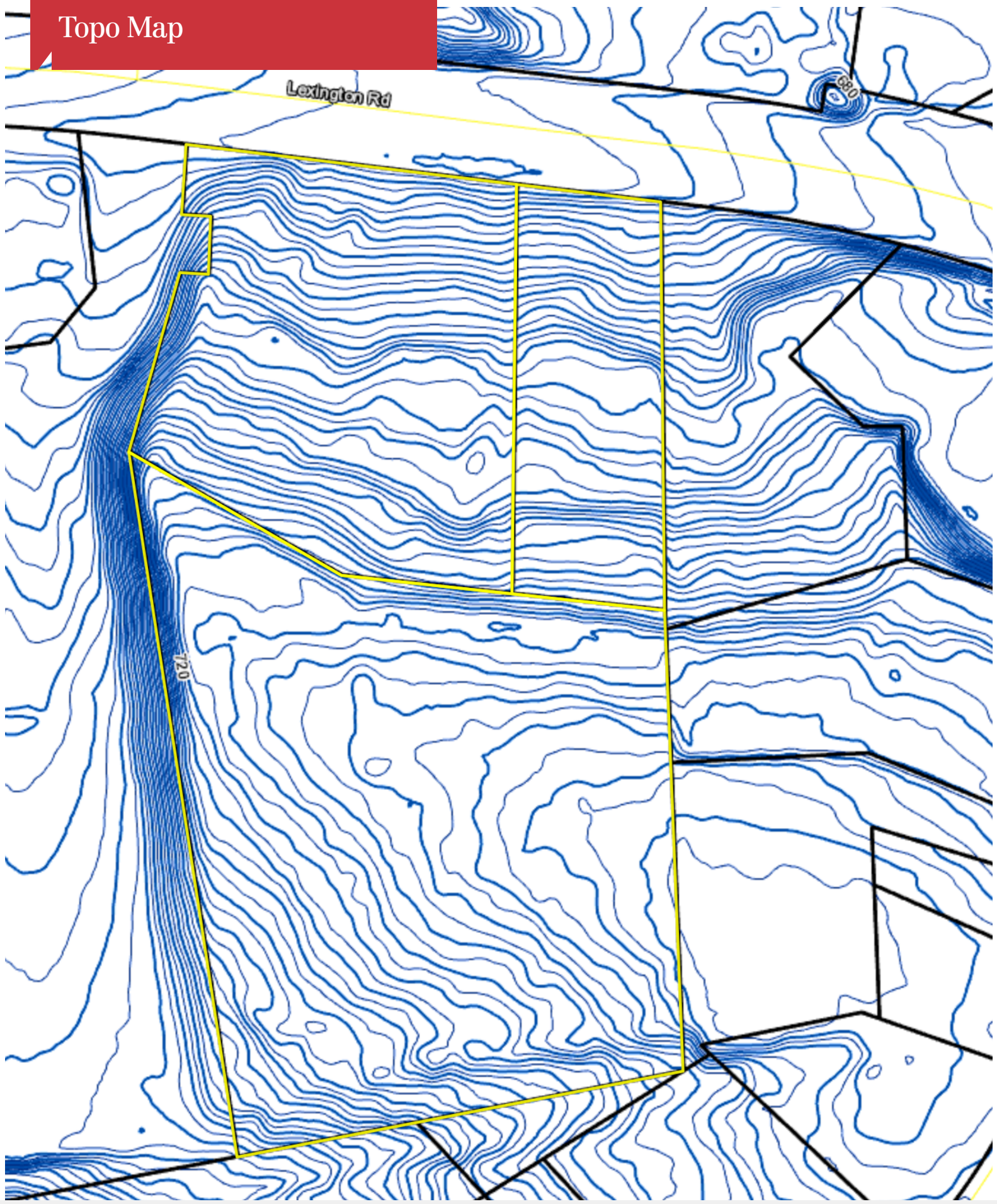
Lexington Rd

RM-1

RS-

# Water And Sewer Map

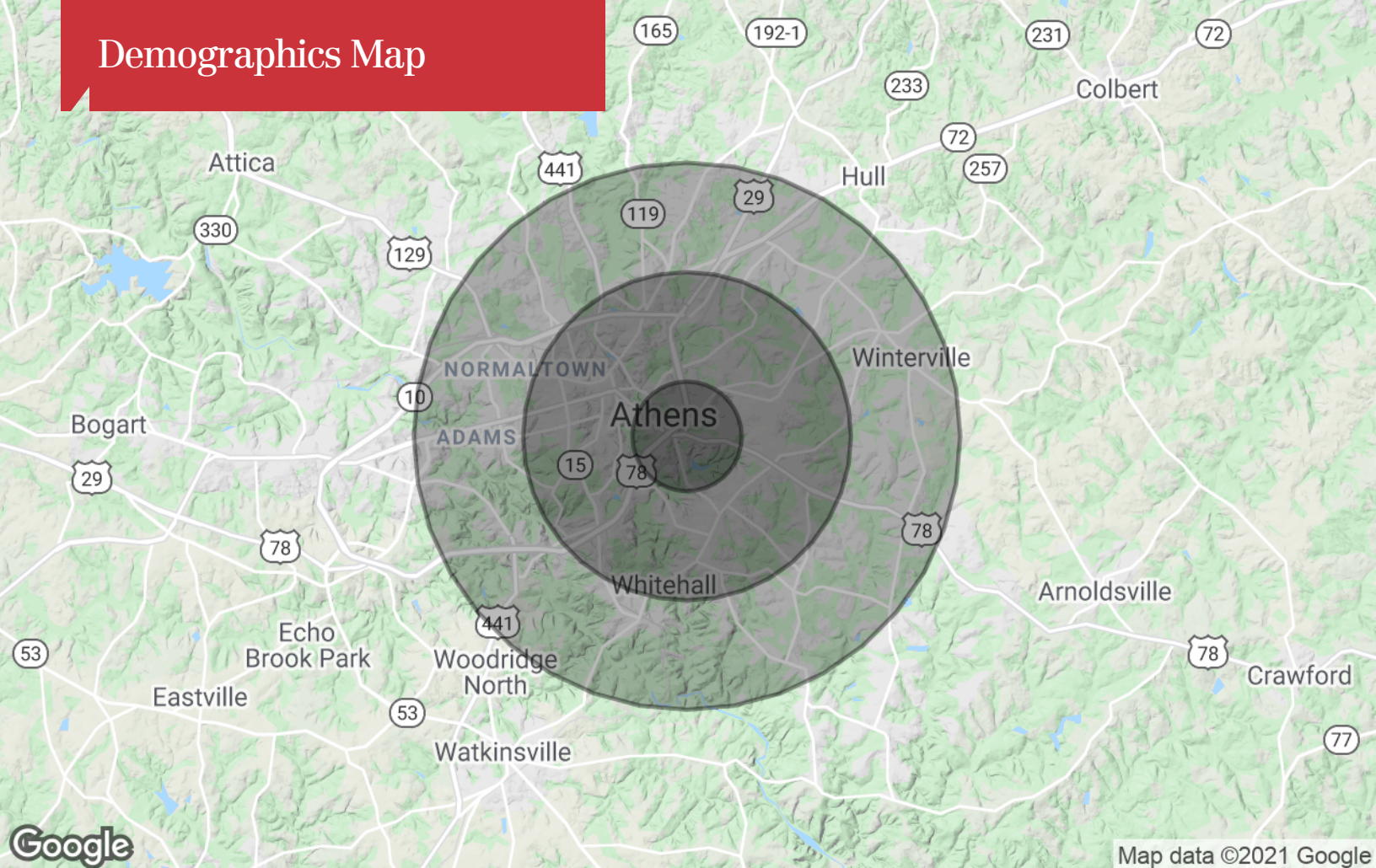




# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,719	55,819	99,041
MEDIAN AGE	27.8	24.5	27.4
MEDIAN AGE (MALE)	25.9	24.1	26.9
MEDIAN AGE (FEMALE)	30.2	25.1	27.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,314	18,318	35,338
# OF PERSONS PER HH	2.5	3.0	2.8
AVERAGE HH INCOME	\$31,103	\$35,534	\$45,784
AVERAGE HOUSE VALUE	\$142,334	\$171,130	\$187,983

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	48.3%	68.6%	68.1%
% BLACK	47.1%	24.4%	25.3%
% ASIAN	2.5%	5.6%	4.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	2.1%	1.3%	1.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.2%	5.8%	8.3%

\* Demographic data derived from 2010 US Census