

For Sale

# Land

5.457 Acres | \$256,551 / AC



## Commercial Parcel Near Downtown Athens

322 North Avenue  
Athens, Georgia 30601

### Property Highlights

- 5.5 acres zoned Commercial General
- Only a mile from Downtown and UGA
- All utilities available to property
- Great visibility on a major 4-lane road
- Less than half a mile to Loop 10
- Potential rezone density between 50-100 bedrooms/acre

### Property Description

Great potential mixed-use site inside the perimeter of Athens. Prime commercial parcel centrally located on North Avenue just a mile north of Historic Downtown Athens. This site is one of only a handful of properties zoned commercial on a major artery inside the Athens Perimeter. County administrators are interested in seeing more housing projects- specifically affordable and senior living. Preliminary conversations with county officials have been favorable for a housing project on this site. This site has excellent visibility, good traffic, and a very convenient location. The site is mostly level in the front with a slight slope towards the back. All utilities, including water and sewer, are available on site.

### OFFERING SUMMARY

Sale Price	\$1,400,000
Lot Size	5.46 Acres

For more information

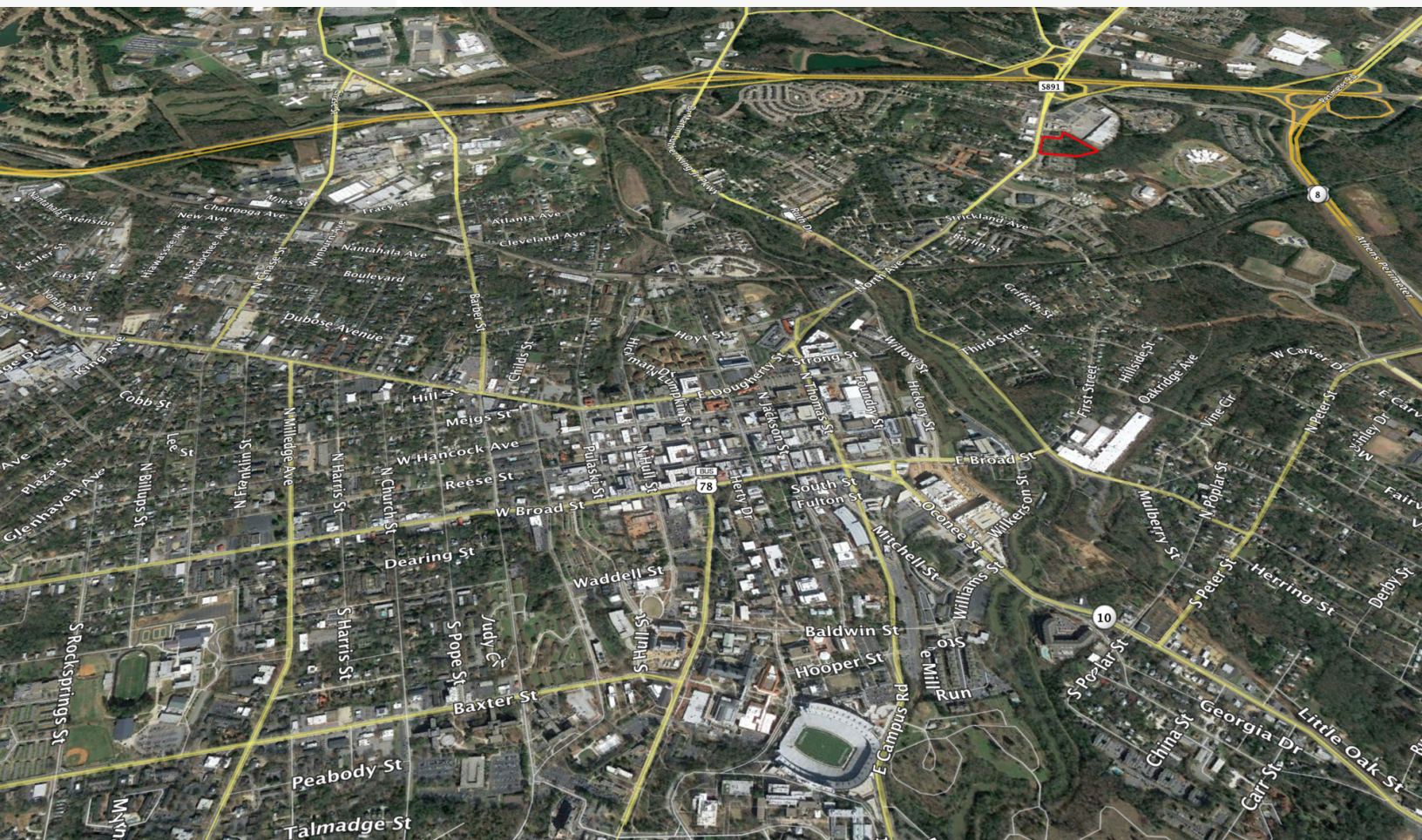
**Brian Elrod, CCIM**

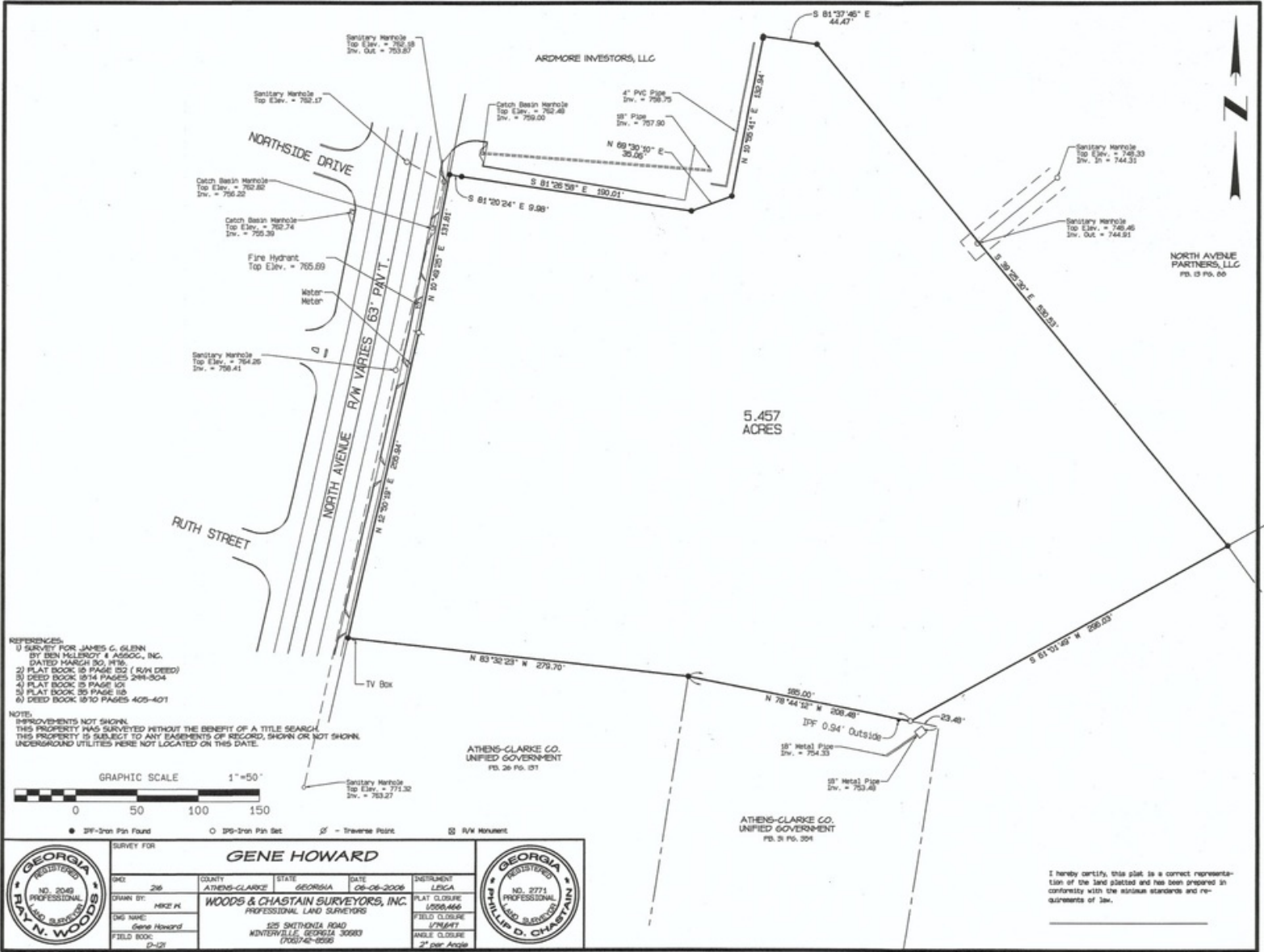
O: 706.553.1000 | C: 678.859.6110  
brian@naielrod.com

**Daniel Bennett, CCIM**

O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

# Additional Photos





2006-44

# Location Maps

