



COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE

WHITWORTH LAND CORPORATION
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SUMMARY ANALYSIS

HWY 78 & MORTON RD TRACT

±2.4 ACRES

Athens-Clarke County, GA

LOCATION:	The property is located at the intersection of Lexington Road (Hwy 78) and Morton Road on the east side of Athens.
SIZE:	± 2.4 Acres
FRONTAGE:	± 260 ft on Lexington Road ± 689 ft on Morton Road
TOPOGRAPHY:	Moderate to Flat
ZONING:	Commercial Rural (C-R)
UTILITIES:	Electrical, Water, Gas
PRICE:	\$295,000.00
DESCRIPTION:	This property is in a great location for a commercial development with access from Lexington Road or Morton Rd. It is approximately 1.7 miles from the Walmart Super Store on Lexington Rd. Oak Park Subdivision sets directly behind and to the side of the tract.

Presented by:

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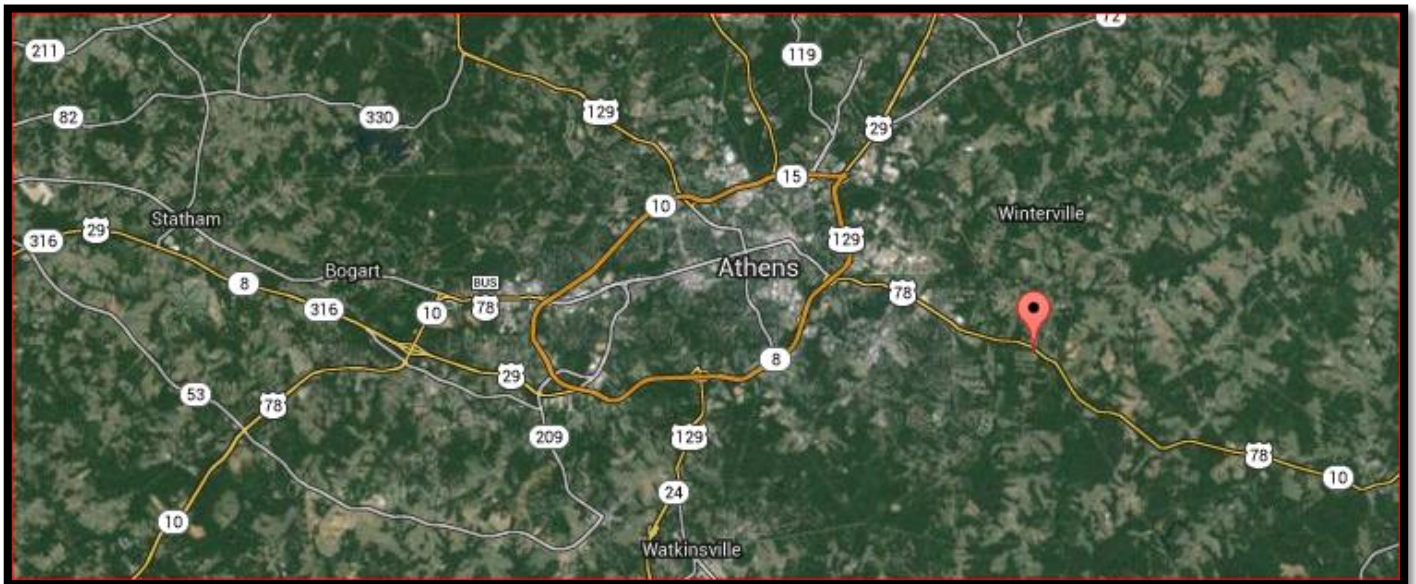
Presented by:

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The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



AERIAL VIEW



ATHENS AREA MAP



ZONING MAP



HWY 78 VIEW



VIEW COMING UP MORTON RD



CORNER OF MORTON RD & HWY 78



ECONOMIC DEVELOPMENT DEPARTMENT

ATHENS-CLARKE COUNTY, GA - USA
www.athensbusiness.org

Athens-Clarke County Facts At-A-Glance

Population

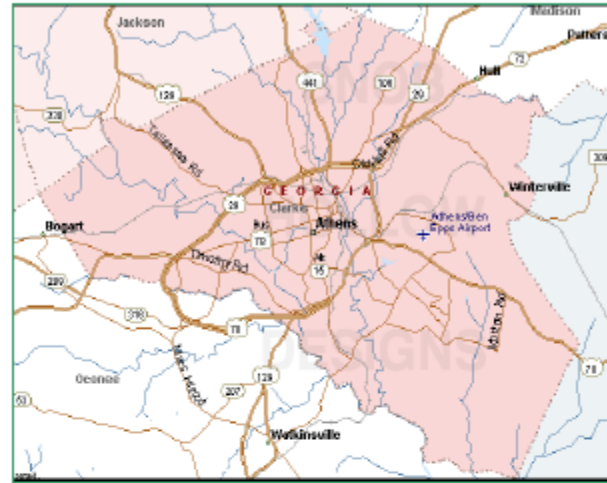
Athens-Clarke County (ACC).....116,714
Athens-Clarke MSA.....193,317
GA DOL

Climate

(Annual Average)
July High.....90.2°_F
January Low.....32.9°_F
Rainfall.....47.8"
Snowfall.....2.6"

Land Area

(Square Miles)
Athens-Clarke County.....119.2
Persons.....979
U.S. Census



Wealth

Median Family Income: (2000) \$41,607
Median Household Income: (2010) \$34,000
Per Capita Personal Income: (2010) \$25,309
GA DOL

Higher Education

University of Georgia (UGA): 34,000⁺ Students
Athens Technical College: 7,200 Athens Students
Piedmont College: 2,800 Athens/Demorest
Gainesville State: 2,300 Students/Watkinsville

Tax Structure

State Sales Tax: 4%
Local Sales Tax: 3%
Millage Rate: 33.90

Taxes are computed at 40% of the fair market value of both real and tangible personal property

UGA Research Engine

- Annual \$230 Million R&D Expenditures
- Strong Life Science, Biomedical, Plant Breeding, Nanotechnology, Engineering, Drug Discovery, and Genomics Programs

Healthcare

Athens Regional Medical Center (ARMC): 350 beds
St. Mary's Hospital: 200 beds
University of Georgia – Georgia Health Sciences
University of Georgia – College of Public Health
Athens Technical College – Life Sciences

Major Employers

10,000 University of Georgia
3,000 Athens Regional Medical Center
1,520 Athens-Clarke County Government
1,400 St. Mary's Health Care
1,300 Clarke County School District
500 Dial America (Telemarketing)
480 Power Partners (Electrical)
480 Baldor Dodge Reliance (Manufacturing)
460 Carrier Transicold (Manufacturing)

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ECONOMIC DEVELOPMENT DEPARTMENT

ATHENS-CLARKE COUNTY, GA - USA
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Utilities

Electricity:	Georgia Power, Walton & Jackson EMC
Telecom:	Charter, AT&T, etc.
Water:	Athens-Clarke County
Capacity:	36 mgd
Average:	14 mgd
Excess:	22 mgd
North Oconee Waste Water Treatment	
Capacity:	14 mgd <small>Athens Industrial Park</small>
Average:	7.1 mgd
Excess:	6.9 mgd
Middle Oconee Waste Water Treatment	
Capacity:	10 mgd <small>Atlanta Highway</small>
Average:	4.6 mgd
Excess:	5.4 mgd
Natural Gas:	Atlanta Gas Light
	<small>(Leading Provider - Deregulation)</small>

Labor Force

Athens-Clarke County:	63,278
ACC Area:	166,235

(Clark, Barrow, Jackson, Madison, Oconee, Oglethorpe)

Unemployment Rate

Athens-Clarke County:	6.8%
ACC Area:	6.5%

(Clark, Barrow, Jackson, Madison, Oconee, Oglethorpe)

State:	8.9%
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GA DOL

Wages

(Average, Georgia is a Right to Work State)

Hourly:	\$18.68
Weekly:	\$747
Annual:	\$38,884
Annual Georgia:	\$46,020

GA DOL

Education & Training

- Career Academy – College-Level Courses, HS
- Quick Start – State Will Bear Cost of Training New Employees
- Job Training Partnership Act – Provides Training of labor force to an employer's Specific needs
- Georgia Work Ready Program – Over 3,046 Certified Work Ready Employees

Airports

Athens-Ben Epps:
2/20 Runway: 4,000 x 100 ft./1,219 x 30 meters
9/27 Runway: 5,522 x 100 ft./1,683 x 30 meters
Atlanta Hartsfield-Jackson International Airport: 79 miles
Greenville-Spartanburg International, SC: 110 miles

Highways

U.S. Highways 29/78/129/441
GA Highway 316
23 miles from Interstate 85
30 miles from Interstate 20
68 miles from Interstate 75

Rail

CSX, Norfolk Southern, Shortline – The Athens Line (TAL)

Ports

(Drive time)
Savannah, GA: 4 hrs. 15 min.
Brunswick, GA: 5 hrs. 15 min.
Charleston, SC: 4 hrs. 45 min.
Jacksonville, FL: 5 hrs. 45 min.

Distance to Major Markets

(Miles)
Atlanta, GA - 70
Macon, GA - 90
Port of Savannah, GA - 234
Port of Brunswick, GA - 293
Port of Charleston, SC - 269
Charlotte, NC - 201
Jacksonville, FL - 302
Birmingham, AL - 216

Incentives

- IRB's through the Development Authorities of ACC
- Quick Start through Athens Technical College
- 100% Freeport Tax Exemption
- State Incentives: One-Stop Permitting in Georgia, Application Pre-Screening - Georgia Dept. of Labor, Tier 1 County, Opportunity Zones, Tax Credits for Jobs, Retraining, Childcare, Research & Development, State Port Activity Job Tax & Investment, State Headquarters Tax Credit, Manufacturing Machinery & Computer Sales Tax Exemption
- Local incentives are available according to jobs created and investment in community