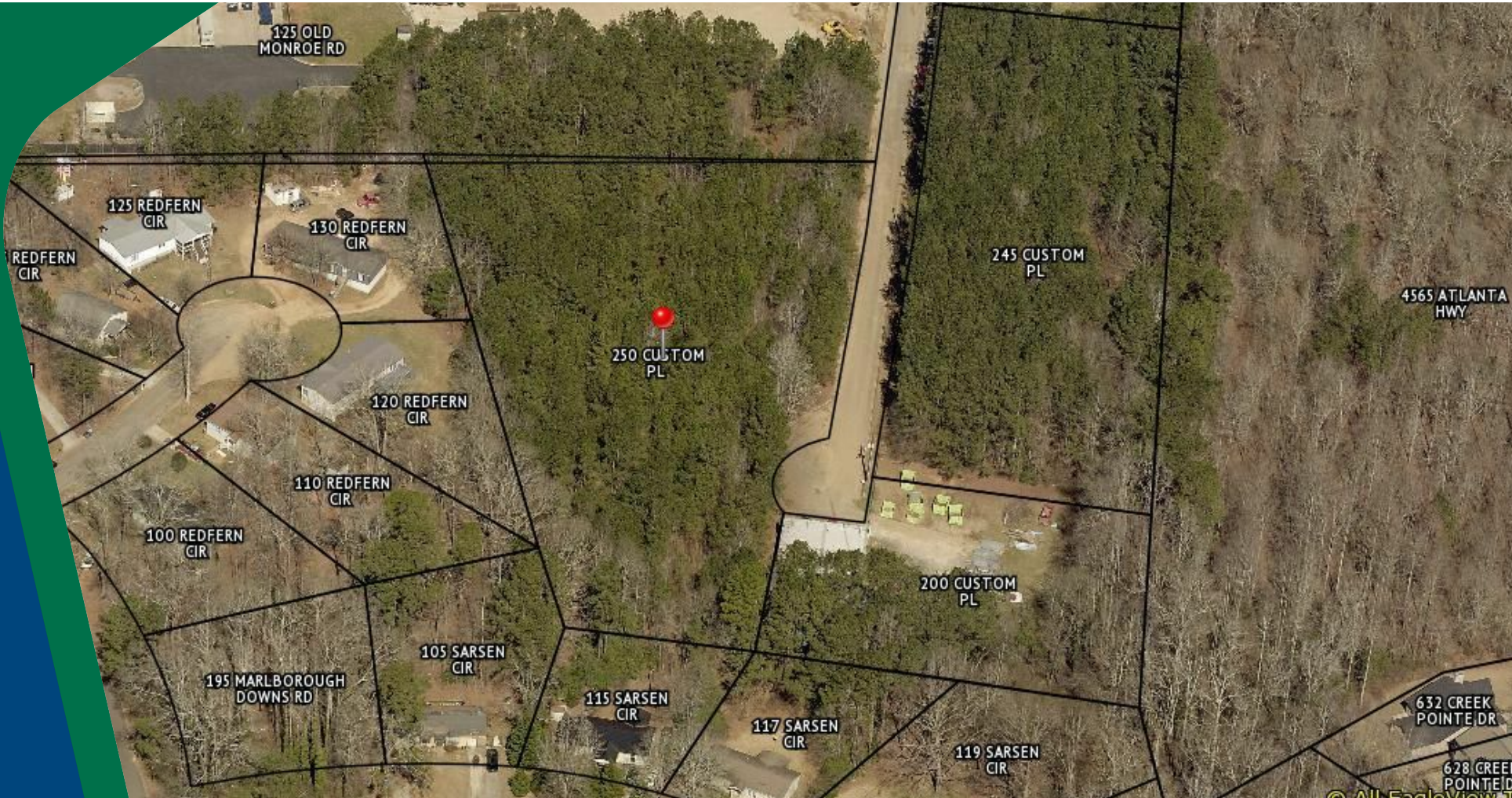


# WEST ATHENS

## Commercial Land Development Opportunity



Property Address: 250 Custom Place, Bogart, GA 30622



UCFirstTeam.com | 404.281.5002

## NON-ENDORSEMENT & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UC Commercial Properties and should not be made available to any other person or entity without the written consent of UC Commercial Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UC Commercial Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, UC Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has UC Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the UC Commercial Properties listing agents. Please do not contact the on-site management without prior approval.

### LISTING BROKER

Jake Blickenstaff GA Licensed Broker: 384940 in cooperation with out of state cooperating broker UC Commercial Properties.

# BROKER INFORMATION

## **Jake Blickenstaff**

Associate Broker / Realtor

C: 404-281-5002 | O: 833-866-5263

[BlickenstaffEnterprises@gmail.com](mailto:BlickenstaffEnterprises@gmail.com)

[UCFirstTeam.com](http://UCFirstTeam.com)

# INVESTMENT SUMMARY

WEST ATHENS COMMERCIAL LAND DEVELOPMENT OPPORTUNITY  
250 CUSTOM PL, BOGART, GA 30622



**\$150,000/ACRE**

List Price



**1.93**

Total Acreage



**35,718**

5-Mile Population



**\$77,411**

Median Household  
Income

## HIGHLIGHTS

Limited industrial and warehouse spaces available within a 3-mile radius, with increasing demand for logistics and distribution facilities.

Year 1 population growth of over 2.8% in the West Athens area.

Strong visibility with approximately 25,000 cars per day passing along Highway 316 and Atlanta Highway.

The University of Georgia is located 8 miles away, with an enrollment exceeding 40,000 students, providing a strong talent pool.

Population of over 120,000 people+ within a the Greater Athens area and anticipated population growth of 8.7% over the next 5 years.

Close proximity to major distribution and logistics hubs, including Caterpillar's regional facility, FedEx, and UPS centers.

Located near the expanding medical industry anchored by Piedmont Athens Regional and St. Mary's Health Care System.

Positioned within a growing commercial corridor, supported by retail, dining, and residential developments.

# PROPERTY OVERVIEW



PROPERTY NAME:	250 Custom PI
ADDRESS	250 Custom PI, Bogart, GA 30622
COUNTY	Clarke
# of ACRES	1.93
PARCEL NUMBER(S)	044 008E
ZONING CODE	C-G



## TRAFFIC COUNTS

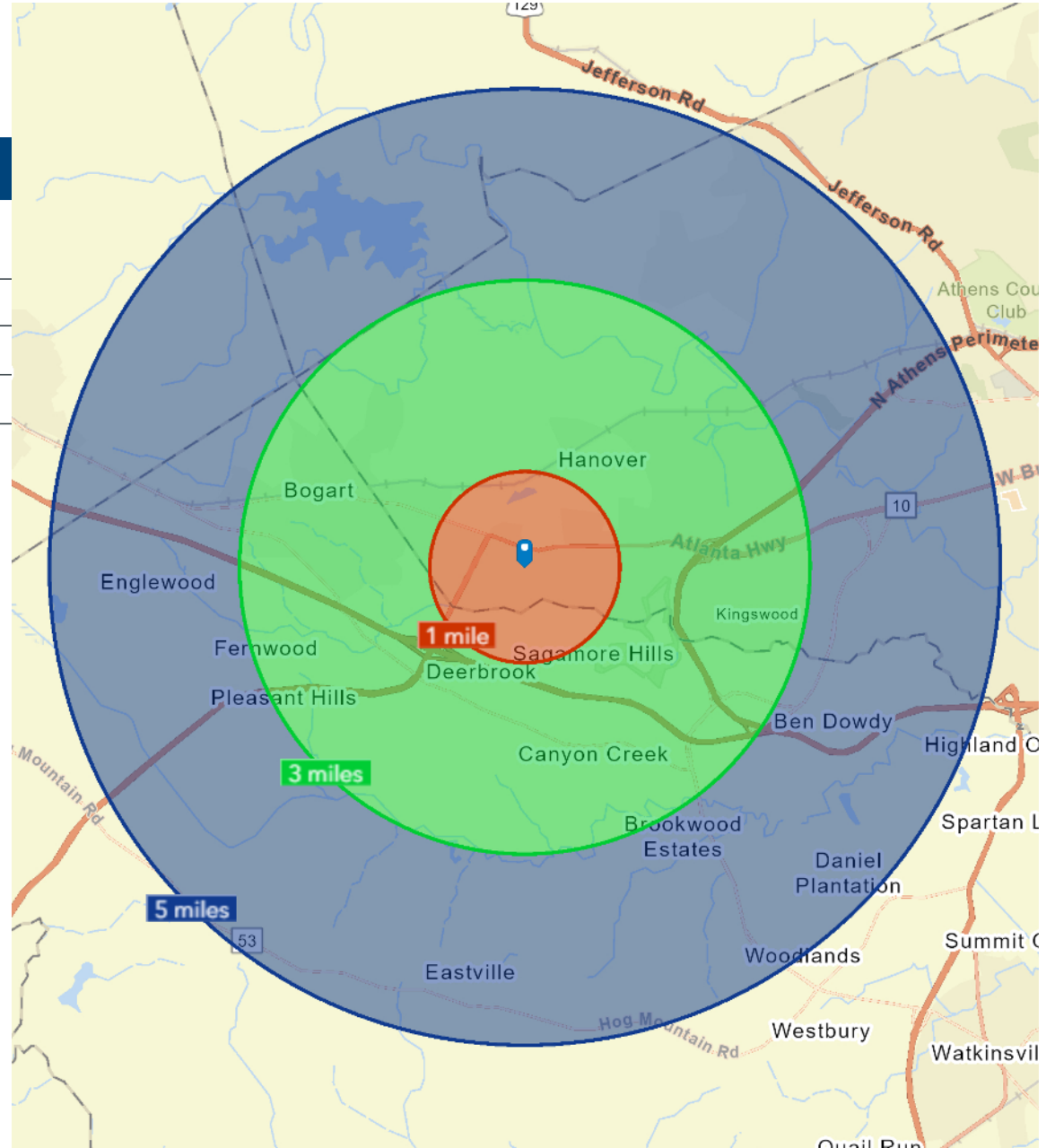
ATLANTA HWY	31,600
MONROE HWY	18,400



# ANALYSIS DEMOGRAPHICS

1, 3, 5 MILES

	1 MILE	3 MILES	5 MILES
Total Housing Units	1,138	7,286	15,070
Total Population	2,600	16,159	35,718
Total Businesses	132	975	1,048
Total Employees	2,406	9,917	12,736



# LOCATION OVERVIEW

Athens, Georgia, located approximately 70 miles northeast of Atlanta, is a vibrant college town known for its rich history, thriving arts scene, and economic diversity. Home to the University of Georgia, the city is a hub for education, innovation, and cultural activities, attracting a mix of students, professionals, and families. The Athens metropolitan area is characterized by its unique blend of urban development and Southern charm.

**West Athens**, in particular, is a growing area with a strong focus on commercial and industrial development. The subject property, located at **250 Custom Place, Bogart, GA 30622**, benefits from its proximity to major transportation routes like Highway 316 and Atlanta Highway, offering excellent connectivity for businesses. This area is a prime location for industries seeking access to a skilled workforce, established infrastructure, and a supportive business community.

As of 2023, Athens-Clarke County has a population of approximately 128,000. The county's economy thrives on a combination of educational institutions, healthcare services, manufacturing, and retail industries. Athens continues to see growth in business parks and industrial zones, making it an attractive destination for entrepreneurs and companies.

Athens is also renowned for its vibrant arts scene, historic landmarks, and recreational opportunities. Attractions like the State Botanical Garden of Georgia, Sandy Creek Park, and the Georgia Museum of Art provide residents and visitors with a variety of cultural and outdoor activities. The city's dynamic environment is supported by a range of educational and training programs, ensuring that businesses in Athens can access a highly educated and motivated workforce.

## Key Employers in Athens, GA:

- **University of Georgia:** 10,000 employees
- **Piedmont Athens Regional Medical Center:** 3,300 employees
- **St. Mary's Health Care System:** 2,300 employees
- **Athens-Clarke County Government:** 1,700 employees
- **Caterpillar, Inc.:** 1,500 employees
- **Athens Technical College:** 700 employees
- **Georgia Power (regional office):** 650 employees
- **J&J Foods (distribution center):** 600 employees
- **Noramco (manufacturing):** 550 employees

Sources: [www.athensbusiness.org](http://www.athensbusiness.org) | [www.accgov.com](http://www.accgov.com) | [www.uga.edu](http://www.uga.edu)

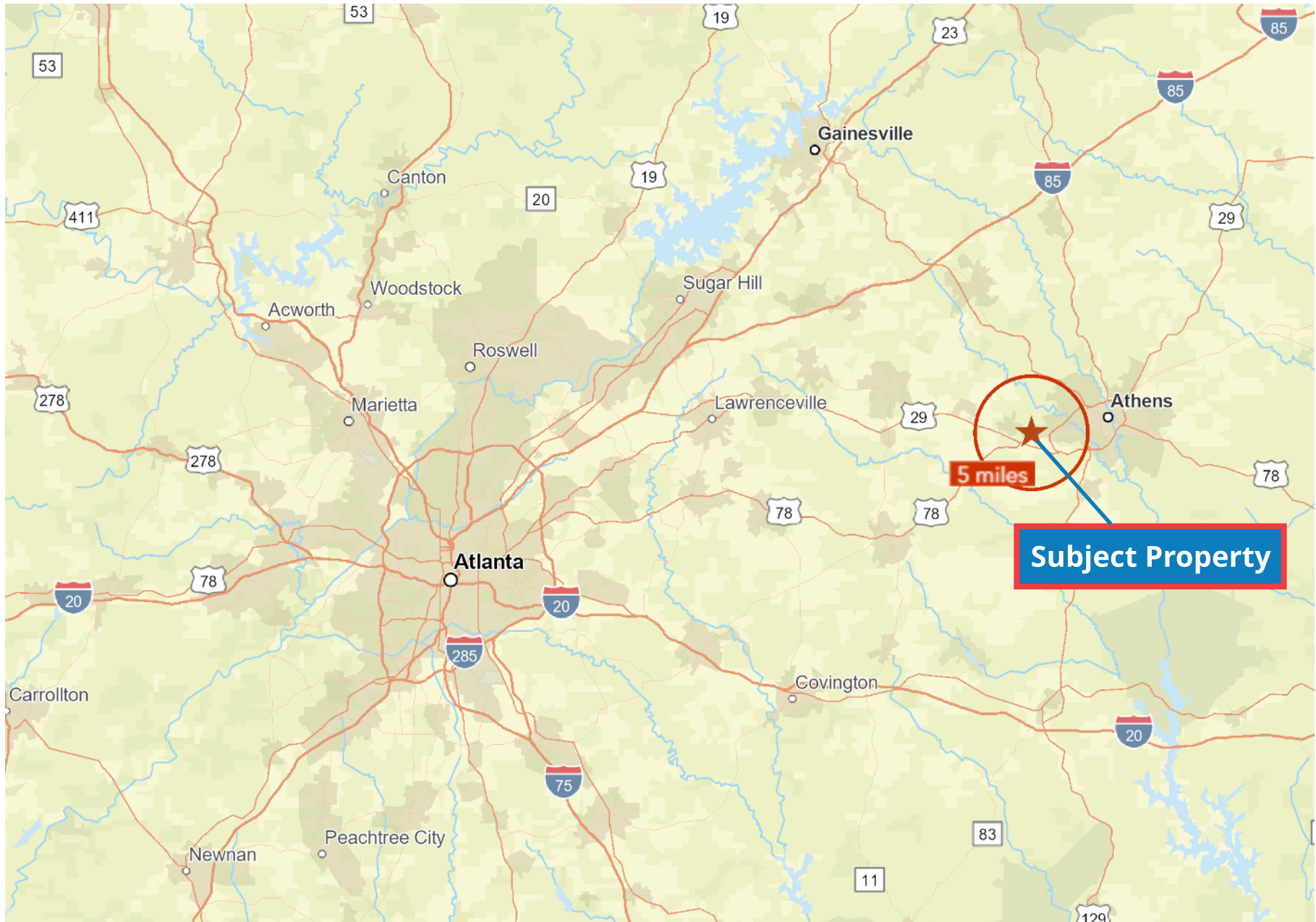


**University of Georgia**

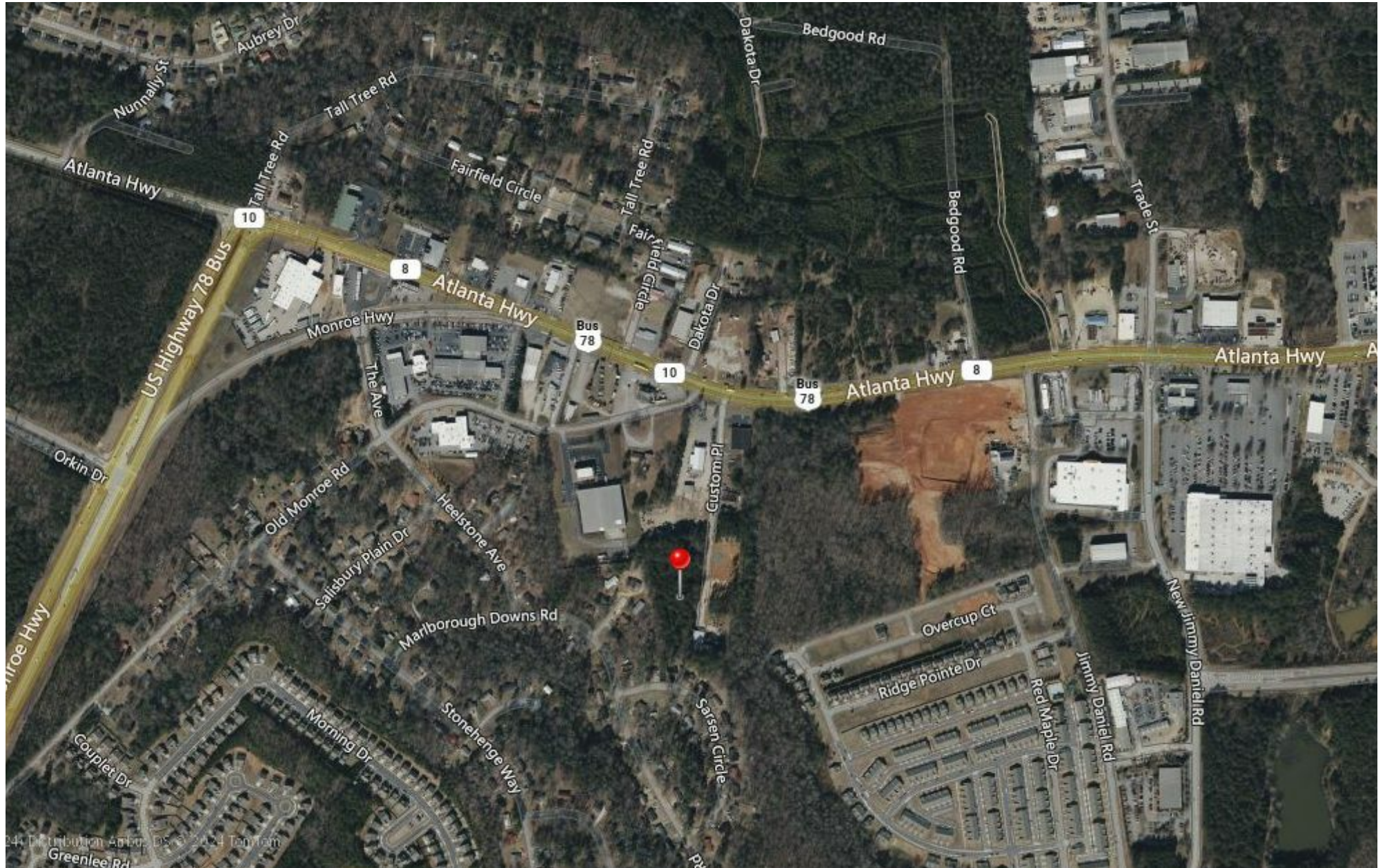


**Piedmont Athens Regional Medical Center**

# LOCATION OVERVIEW

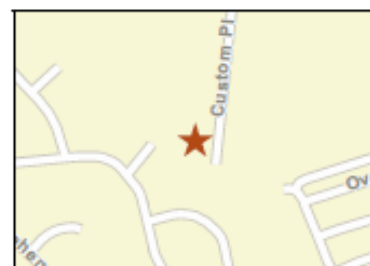
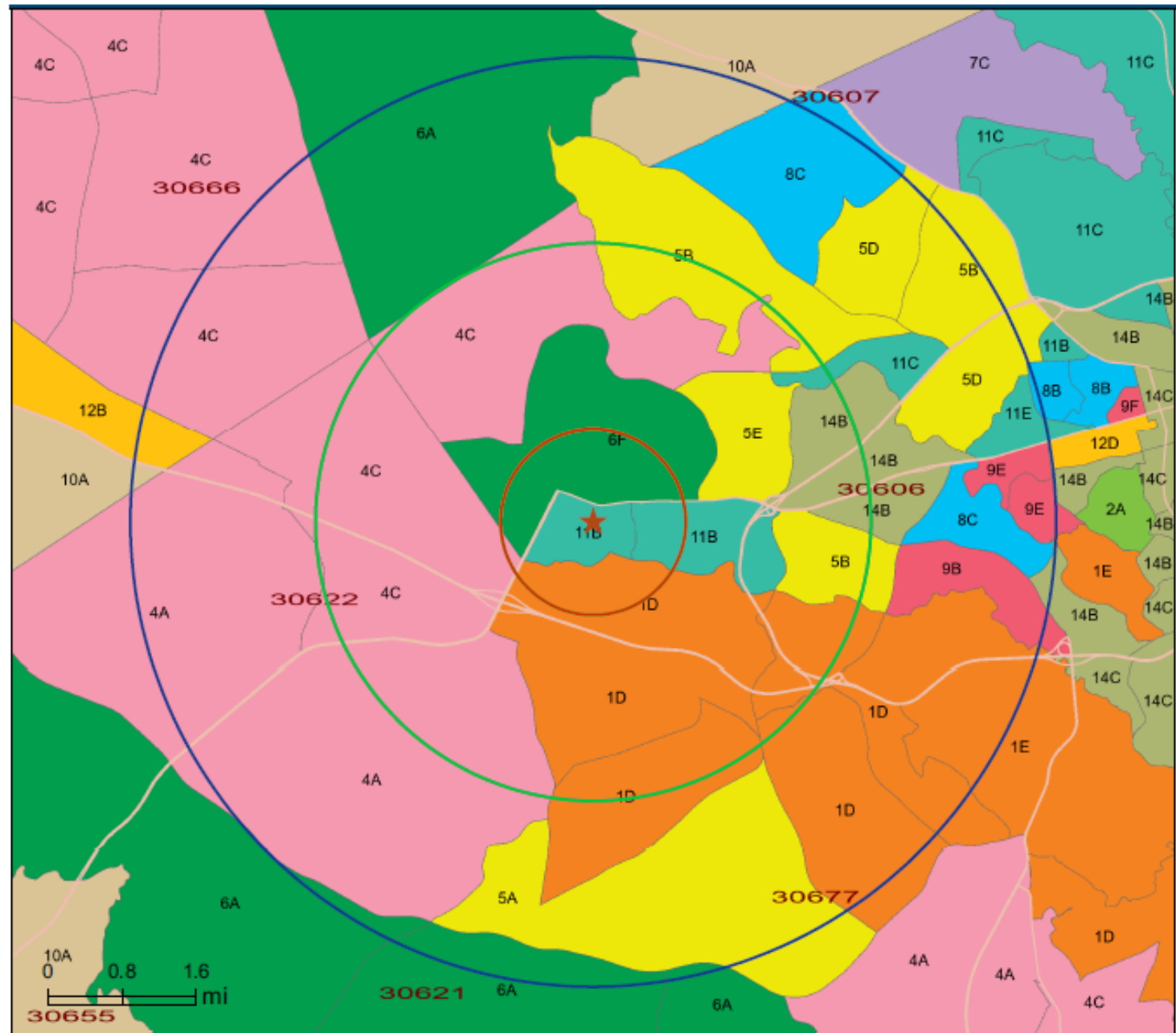


# LOCATION OVERVIEW



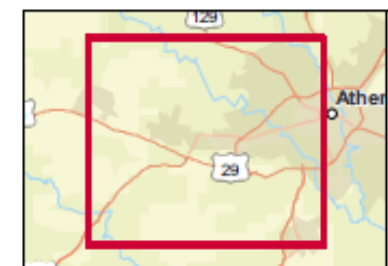


# Dominant TAPESTRY



Tapestry LifeMode

- |                         |                            |
|-------------------------|----------------------------|
| L1: Affluent Estates    | L8: Middle Ground          |
| L2: Upscale Avenues     | L9: Senior Styles          |
| L3: Uptown Individuals  | L10: Rustic Outposts       |
| L4: Family Landscapes   | L11: Midtown Singles       |
| L5: GenXurban           | L12: Hometown              |
| L6: Cozy Country        | L13: Next Wave             |
| L7: Sprouting Explorers | L14: Scholars and Patriots |



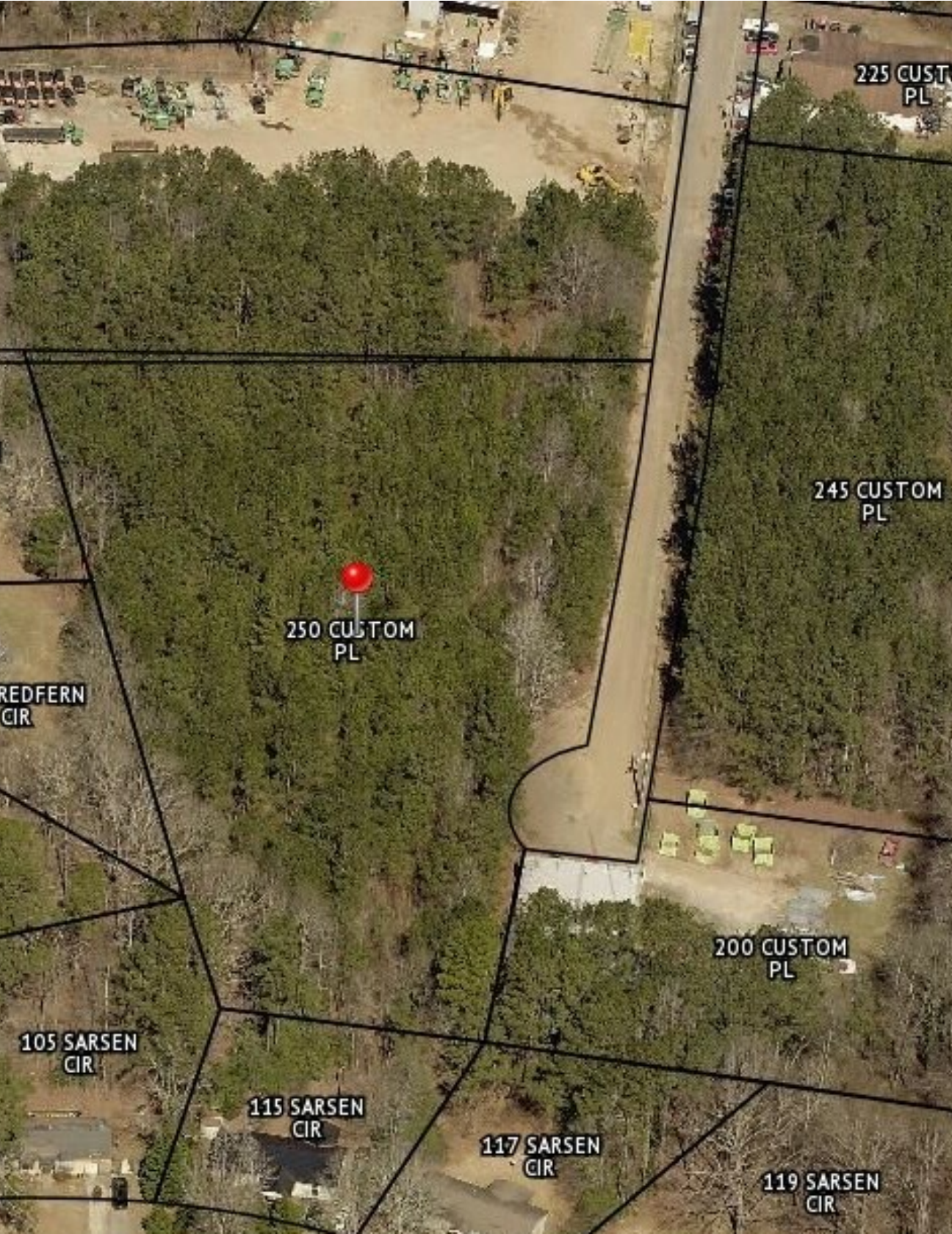
# LETTER OF INTENT GUIDELINES

**Please Provide a Letter of Intent that specifies the following:**

- Purchase Price at Closing
- Length of the Due Diligence Period
- Length of the Closing Period after the Expiration of Due Diligence
- Earnest Money Deposit
- Structure of Offer (Cash, Financing, 1031 Exchange)
- Source of Debt

**Investor Identification**

The purchasing entity should identify the owner thereof and include a resume outlining their relevant ownership and/or management experience of comparable properties, as well as a statement for proof of funds.



# WEST ATHENS COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

BOGART, GA



**Jake Blickenstaff**

Associate Broker / Realtor

C: 404-281-5263 | O: 833-866-5263

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