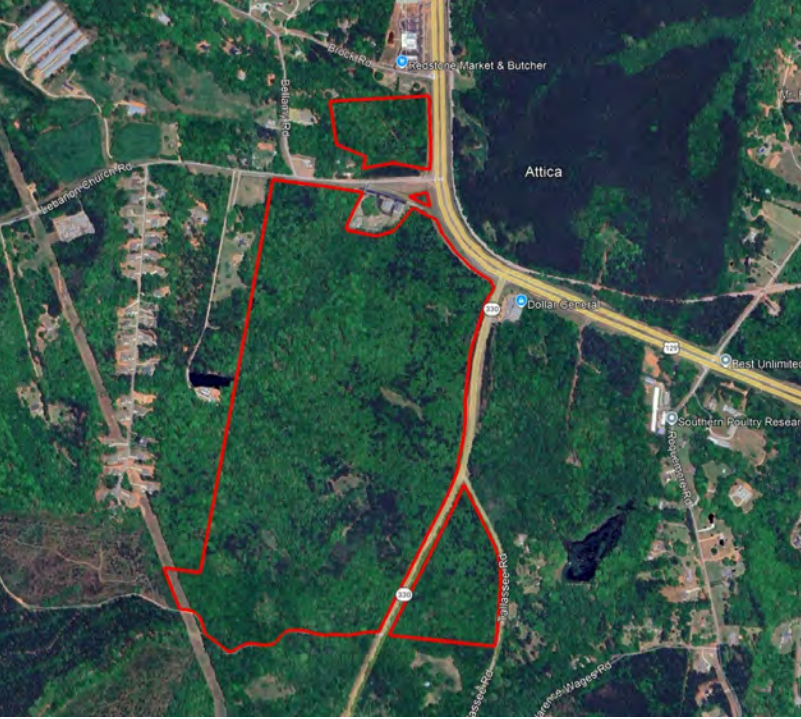


# TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |   |
|----------------|---|
| Lot Size:      | 220 Acres   |
| Lot Frontage:  | 825 ft Lebanon Church<br>856 ft Jefferson Rd<br>1,560 ft Tallassee Rd |
| Zoning:        | A2, Agricultural<br>East Jackson Corridor<br>Overlay District         |
| Market:        | South Jackson County  |
| Submarket:     | Athens-Clarke County  |
| Traffic Count: | 19,500 Hwy 129<br>6,020 Hwy 330                                       |

### PROPERTY OVERVIEW

Excellent investment or development opportunity. The property is mostly wooded with frontage on Hwy 129, Hwy 330, Tallassee Rd and Lebanon Church Rd. It's currently zoned A2, Agricultural. The property has access to all utilities except sewer. The owner plans to keep roughly 30 acres at the corner for future commercial. The 20 acres on Tallassee Rd is currently under contract.

### LOCATION OVERVIEW

Property is located at the corner of Jefferson Rd ( US Hwy 129) and Hwy 330 at the median break, and there is also a second median break at Lebanon Church Rd. The property is located in South Jackson County, but it has an Athens address. It is just under 6 miles from the Athens Bypass and roughly 14 miles from I-85. Excellent location within close proximity to the new Publix at Oak Grove, Piedmont Hospital and downtown Athens.

### PROPERTY HIGHLIGHTS

- Excellent development tract
- South Jackson County with Athens address
- Great location with frontage on Hwy 129, Hwy 330 and Lebanon Church Rd
- Only 15 minutes to I-85 and 1 hour from Atlanta

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

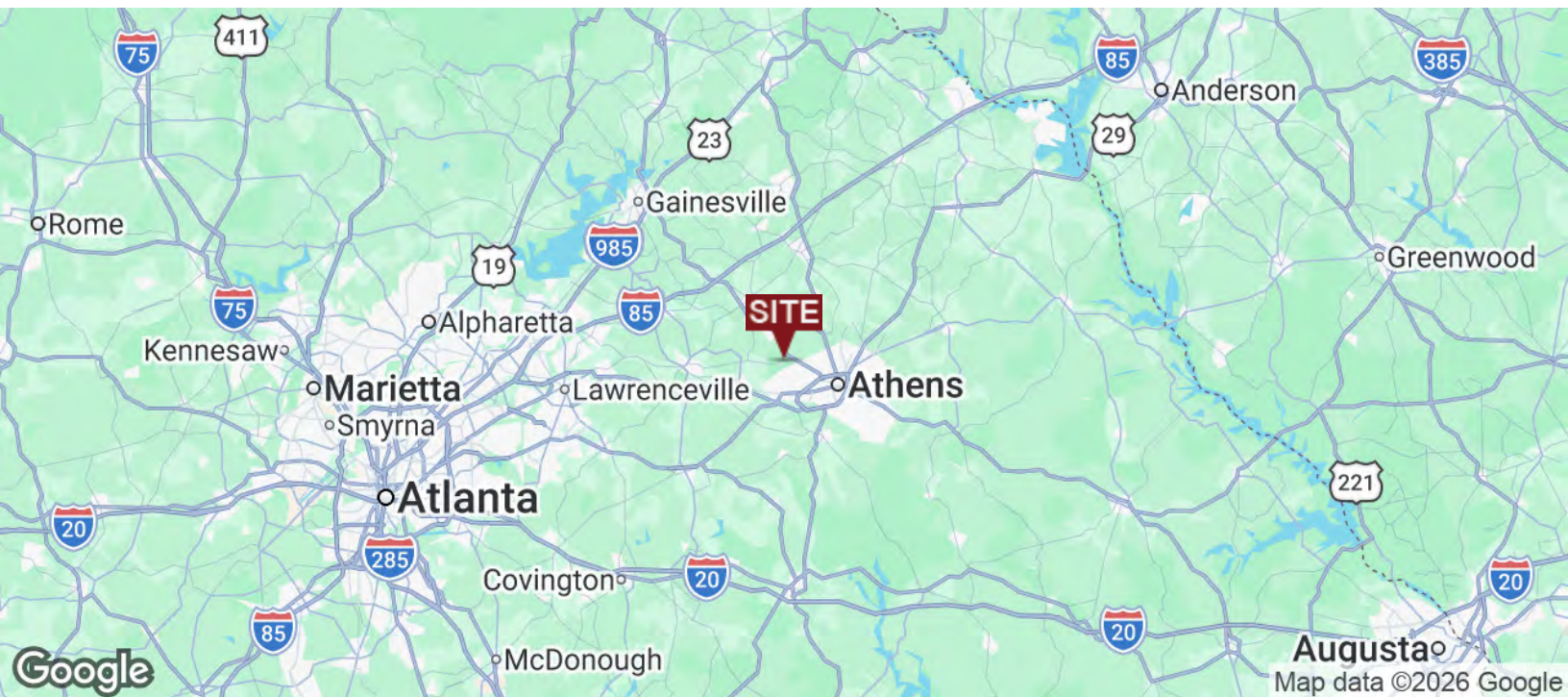
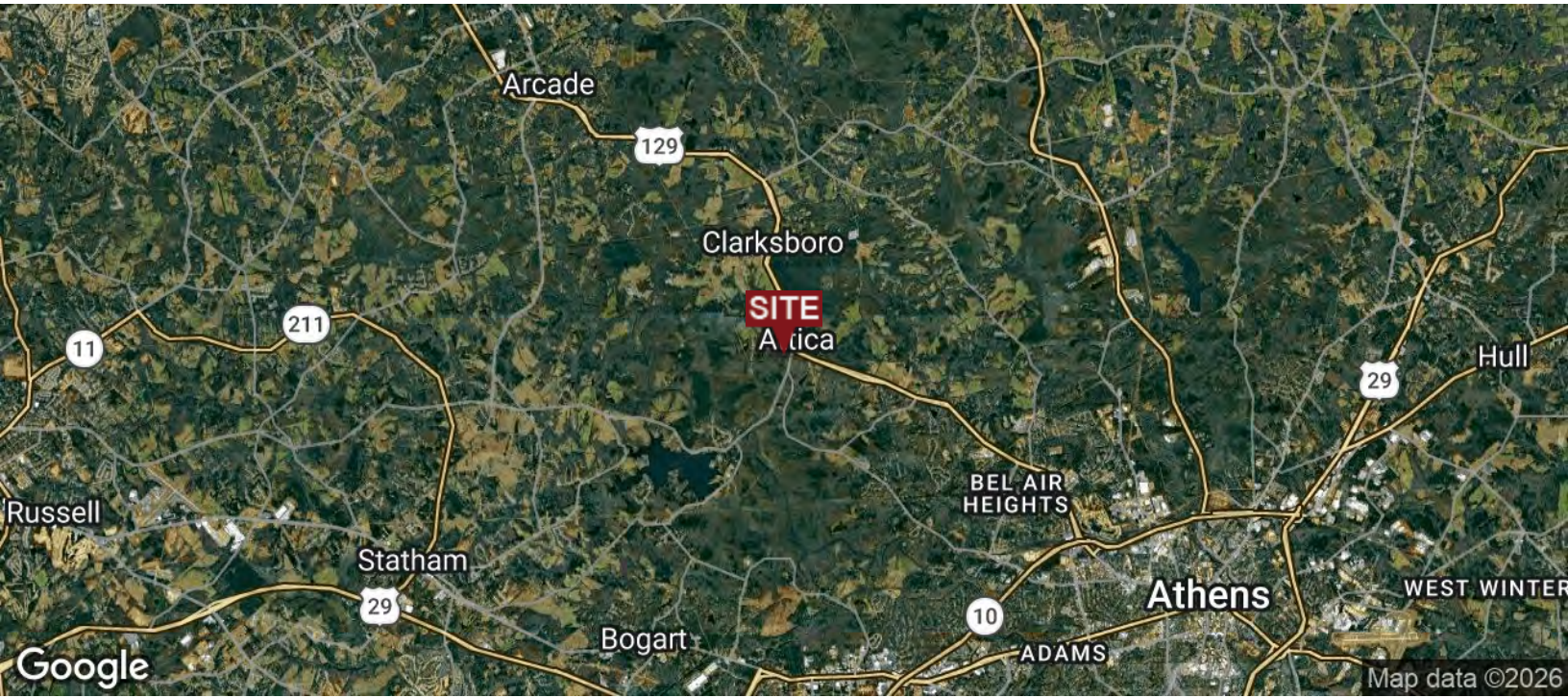
**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

# TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



## LOCATION MAP



GRANT WHITWORTH  
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# TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



## AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

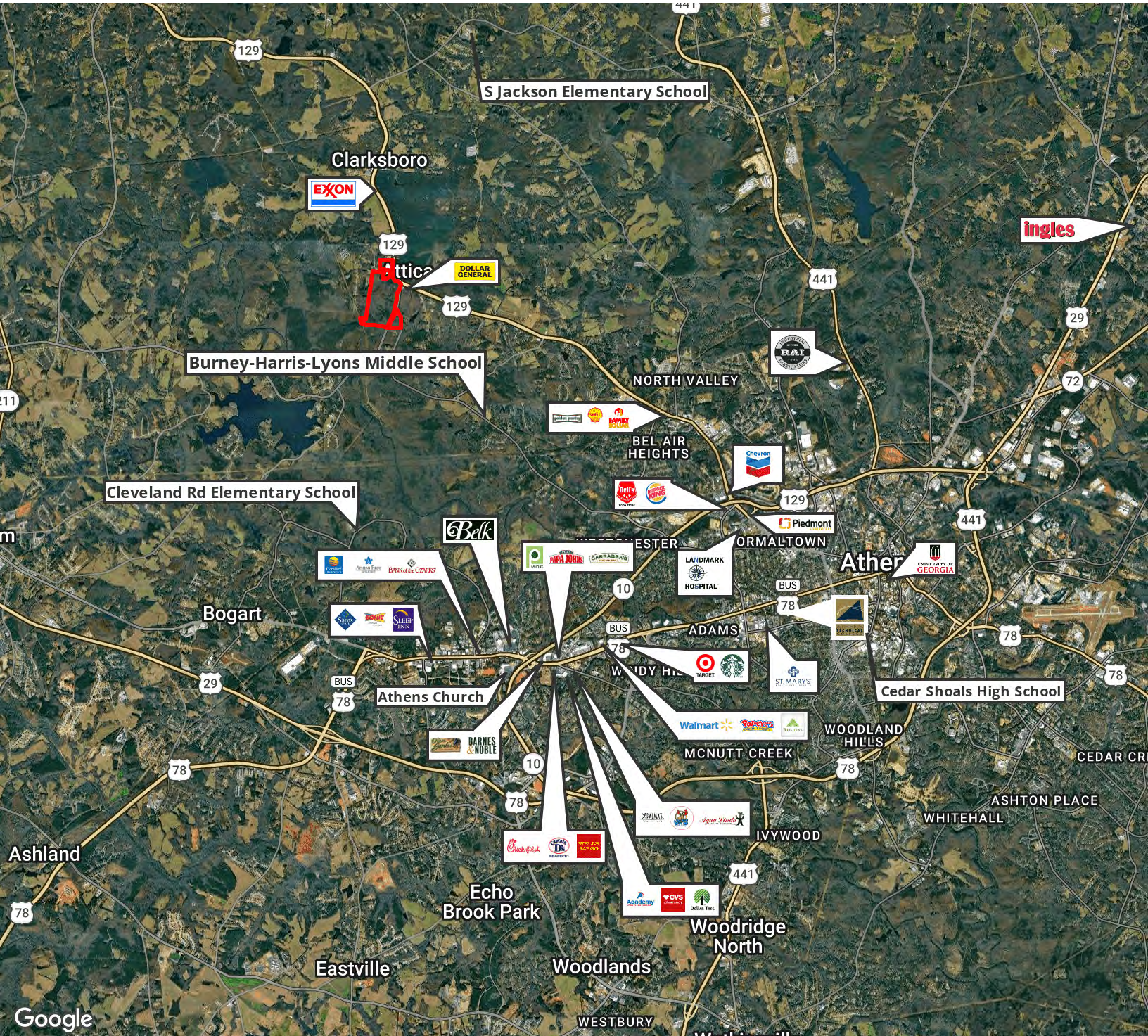
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# TALAC TRACT

HWY 330 & HWY 129 , ATHENS, GA 30607



## RETAILER MAP



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grantwhitworth@gmail.com

# TALAC TRACT

HWY 330 & HWY 129, ATHENS, GA 30607



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com





**SITE DATA**

EXISTING ZONING: A2  
 OVERLAY DISTRICT: EAST JACKSON COORDOOR

TOTAL ACRES: +/- 213.09 AC.  
 PROPOSED AREA IN RIGHT OF WAY: +/- 25.94 AC.  
 PROPOSED AREA IN STORMWATER MANAGEMENT: +/- 11.39 AC.  
 PROPOSED AMENITY AREA IN STORMWATER MANAGEMENT: +/- 2.76 AC.  
 PROPOSED GENERAL OPENSPACE AREA: +/- 12.38 AC.

PORTION TO BE ZONED CRC: +/- 25.33 AC. (DEPICTED AS 7 LOTS)

CRC SETBACKS:  
 FRONT: 50'  
 SIDE: 15'  
 REAR: 40'  
 MIN. FRONT LANDSCAPE: 10'

CRC STANDARDS:  
 MIN. LOT AREA: 1.5 ACRES  
 MAX. FLOOR AREA RATIO: 0.5 FAR  
 MIN. LOT WIDTH: 15'  
 MIN. BUILDING SIZE: 2,000 HEATED SF.  
 MAX. BUILDING HEIGHT: 30'  
 MAX. BUILDING COVERAGE: 50% OF LOT  
 OPENSPACE: 15% OF LOT AREA

PORTION TO BE ZONED RM-2: +/- 10.79 AC. (DEPICTED AS 3 LOTS)  
 (PROPOSED TOTAL ALLOWED RM-2 DENSITY SHOWN ON LOT 3, LOTS 1&2 TO REMAIN AS GREENSPACE FOR PASSIVE RECREATION)

RM-2 SETBACKS:  
 FRONT: 35'  
 SIDE: 20'  
 REAR: 40'  
 MIN. FRONT LANDSCAPE: 10'

RM-2 STANDARDS:  
 MAX. DENSITY: 3 UNITS PER ACRE  
 MIN. FLOOR AREA RATIO: 0.6  
 MIN. LOT WIDTH: 80'  
 MIN. BUILDING HEIGHT: 30'  
 MIN. BUILDING COVERAGE: 40% OF LOT  
 OPENSPACE: 20% OF LOT AREA

PORTION TO BE ZONED R-1: +/- 175.30 AC. (DEPICTED AS 141 LOTS)

R-1 SETBACKS:  
 FRONT: 30'  
 SIDE: 20'  
 REAR: 40'  
 MIN. FRONT LANDSCAPE: 10'

R-1 STANDARDS (WITH SEWERS):  
 MIN. LOT AREA: 0.50 ACRES  
 MIN. LOT WIDTH: 80'  
 MAX. BUILDING HEIGHT: 30'  
 MAX. BUILDING COVERAGE: 25% OF LOT  
 MAX. GROSS DENSITY: 2.0 DU/AC.

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |

**PITTMAN & GREER**  
 ENGINEERING P.C.  
 1000 BARBER CREEK DRIVE - BLDG. 400  
 WATKINSVILLE, GA 30677  
 P. 706.419.9244 - WWW.PITTMANGREER.COM

ISSUE PURPOSE  
**FOR REVIEW ONLY**

0 AC. COUNTY

SCALE 1" = 200'

PROJECT NUMBER

DATE

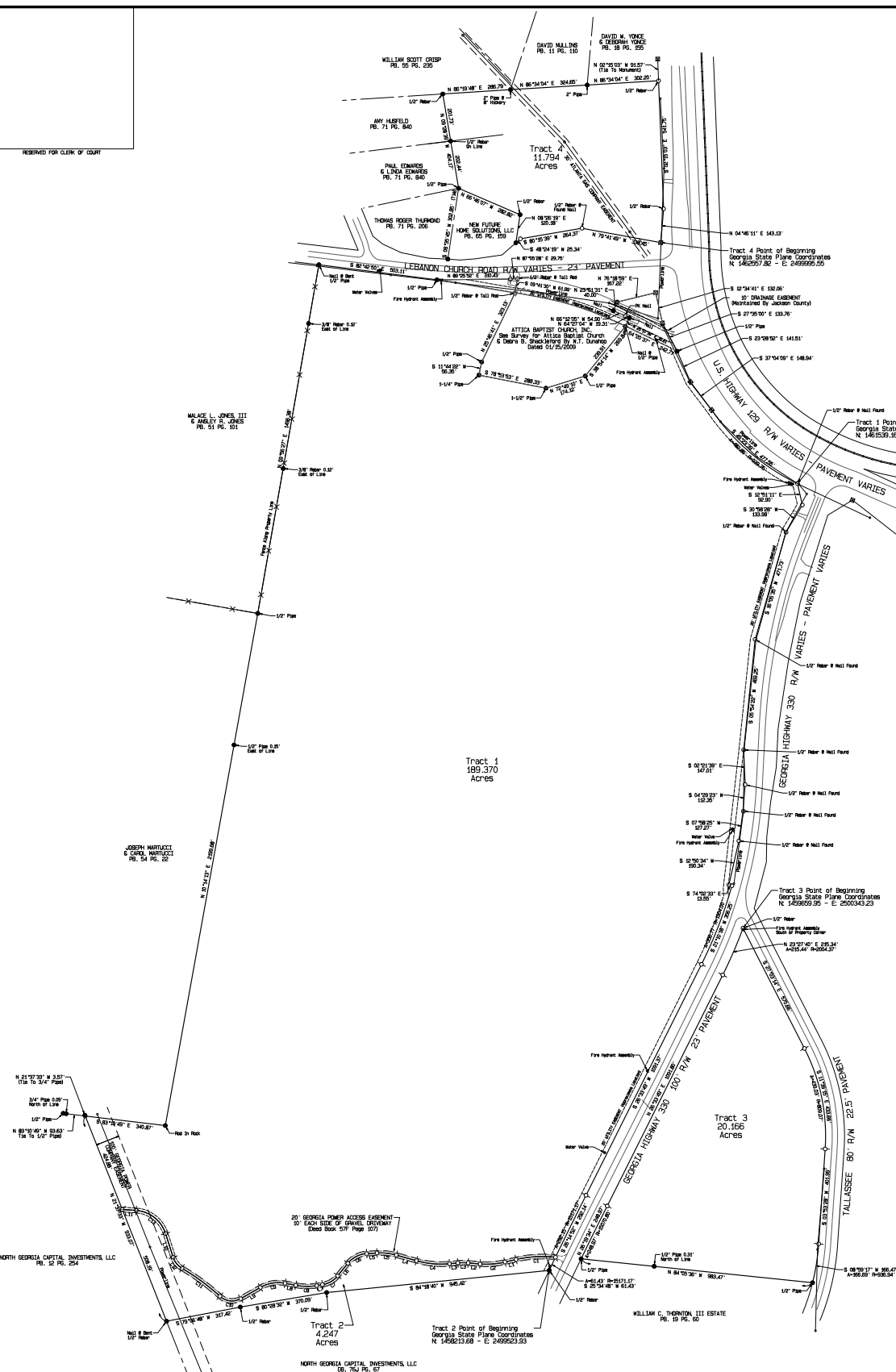
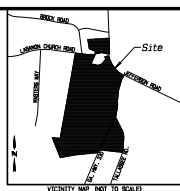
**CONCEPT PLAN**

**CP01**

P:\2023-2024\23-000\23-000\CP01.dwg 9/28/23 02:58:02 PM jhewer

23-26565

RESERVED FOR CLERK OF COURT



FIELD WORK COMPLETED JANUARY 31, 2022

- REFERENCE:
- 1) PLAT BOOK 19 PAGE 90
  - 2) DEED BOOK 540 PAGE 300
  - 3) DEED BOOK 508 PAGE 217
  - 4) PLAT BOOK 50 PAGE 96
  - 5) PLAT BOOK 48 PAGE 223
  - 6) GEORGIA POWER CONSTRUCTION PLANS FOR PROJECT 878-000-0-003
  - 7) WATER TRANSMISSION LINE DRAWING BY ARNEVITZKY, KUBICKI & MATHEWY
  - 8) SURVEY FOR ATTICA BAPTIST CHURCH & DEBRA B. SHACKELFORD BY DANWOOD & ASSOCIATES, DATED JANUARY 19, 2009.

STREET ADDRESSES:  
2022 JEFFERSON ROAD

GRAPHIC SCALE 1"=200'

0 200 400 600

PLAT ABBREVIATIONS  
 PB - Plat Book  
 DB - Deed Book  
 PG - Page  
 R/W - Right of Way

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°15'00" E | 20.21    |
| L2   | S 89°15'00" E | 20.21    |
| L3   | S 89°15'00" E | 20.21    |
| L4   | S 89°15'00" E | 20.21    |
| L5   | S 89°15'00" E | 20.21    |
| L6   | S 89°15'00" E | 20.21    |
| L7   | S 89°15'00" E | 20.21    |
| L8   | S 89°15'00" E | 20.21    |
| L9   | S 89°15'00" E | 20.21    |
| L10  | S 89°15'00" E | 20.21    |
| L11  | S 89°15'00" E | 20.21    |
| L12  | S 89°15'00" E | 20.21    |

| LINE | CHORD BEARING | CHORD | ARC    | RADIUS |
|------|---------------|-------|--------|--------|
| C1   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C2   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C3   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C4   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C5   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C6   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C7   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C8   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C9   | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C10  | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C11  | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |
| C12  | S 89°15'00" E | 20.21 | 0.0000 | 20.21  |

PLAT CLOSE STATEMENT  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,000 FEET

FIELD CLOSE STATEMENT  
 THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGLE ERROR OF 1.00 ANGULAR SECOND, AND HAS NOT ADJUSTED. ALL LEGALS AND MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL: GTS-5505S.

This plat is a re-confirmation of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcel or any changes to any real property boundaries. The recording information of the documents, maps, plans or other instruments which created the parcel or parcels is hereby affirmed.  
 RECORDER: This plat does not have approval of any local jurisdiction. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. SECTION 15-9-1.  
 Ray N. Woods  
 GEORGIA REGISTERED LAND SURVEYOR NUMBER 2040 DATE 02-01-2022

NOTE:  
 TOTAL AREA PLATTED: ACRES  
 TRACT 1 REPRESENTS TAX MAP 044, PARCEL 010.  
 TRACT 2 REPRESENTS TAX MAP 044, PARCEL 010K.  
 TRACT 3 REPRESENTS TAX MAP 044, PARCEL 010L.  
 TRACT 4 REPRESENTS TAX MAP 044, PARCEL 010M.  
 THE EXACT LOCATION OF THE WATER LINE WILL NEED TO BE DETERMINED BY A UTILITY LOCATOR.  
 THIS PROPERTY HAS BEEN SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.  
 THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAYS, DEED RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN.

RETRACEMENT BOUNDARY SURVEY FOR

DEBORAH B. SHACKELFORD

THIS PLAT IS NOT VALID OR RECORDED UNLESS THE SURVEYOR SIGNATURE APPEARS OVER THE SEWAL

DATE: 02-01-2022

INSTRUMENT: 1747

COUNTY: JACOBSON

STATE: GEORGIA

DRAWN BY: MOSE W.

DEBORAH B. SHACKELFORD

FIELD BOOK: D-147

DATE: 02-01-2022

DEBORAH B. SHACKELFORD

WATKINSVILLE, GEORGIA 30677

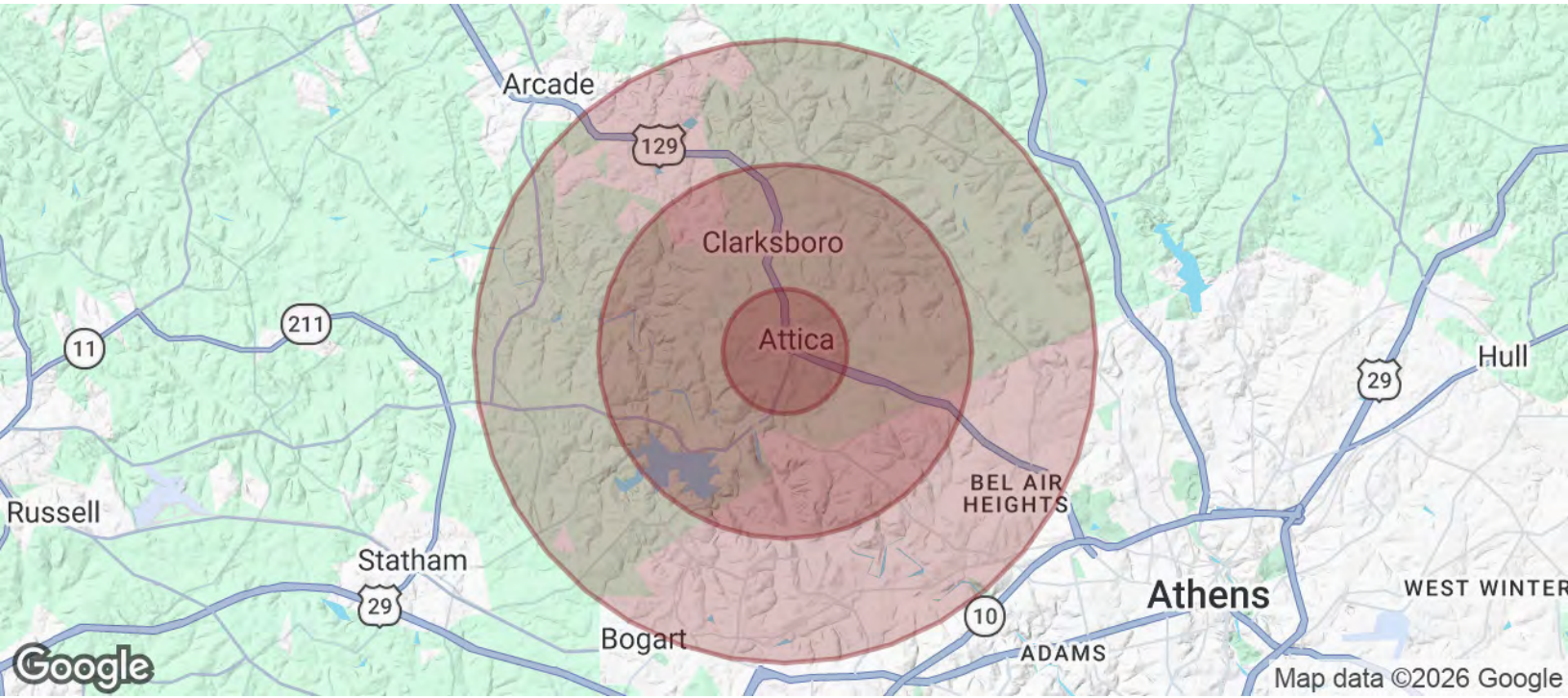
www.danwood11999.com

770-513-1261

ANGLE CLOSEURE: 2" @ 4000'



## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 313           | 5,333          | 27,463         |
| Average Age                    | 37.6          | 37.7           | 38.9           |
| Average Age (Male)             | 37.7          | 39.4           | 38.7           |
| Average Age (Female)           | 37.6          | 37.5           | 39.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 120           | 2,081          | 10,768         |
| # of Persons per HH            | 2.6           | 2.6            | 2.6            |
| Average HH Income              | \$89,923      | \$81,483       | \$73,963       |
| Average House Value            | \$250,235     | \$207,880      | \$178,263      |

2020 American Community Survey (ACS)