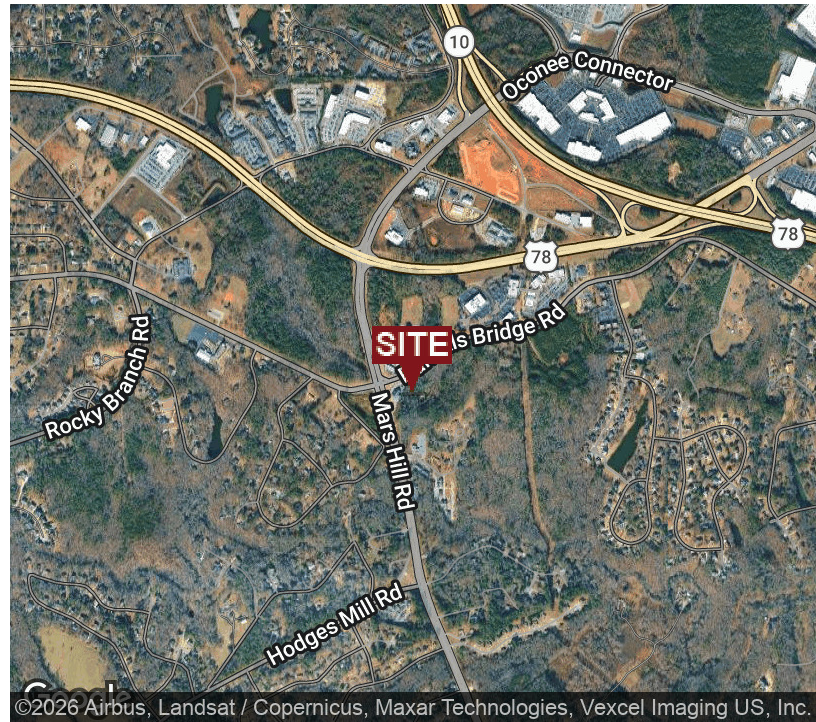


CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	5.13 ± Acres
Lot Frontage:	135 ft Mars Hill Rd
Zoning:	B-1
Market:	Oconee County
Submarket:	Oconee Connector
Traffic Count:	14,700 Mars Hill Rd 3,780 Daniels Bridge Rd

PROPERTY OVERVIEW

The property is well suited for an office, hotel, or retail development. It is mostly wooded with a creek running along the western property line. There is an existing 3,148 SF ranch home and a couple of storage buildings located on the property. There is access on Mars Hill Road and a 100 ft easement in place to access Daniels Bridge Rd.

LOCATION OVERVIEW

Property is located in the Southeast quadrant of Daniels Bridge Rd and Mars Hill Rd. There is a curb cut located on recently opened 4-lane Mars Hill Rd

PROPERTY HIGHLIGHTS

- Access to both Daniels Bridge Rd & Mars Hill Rd
- High Growth Area
- Great office, retail, or hotel location
- 100 ft access easement located on Daniels Bridge Rd

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.

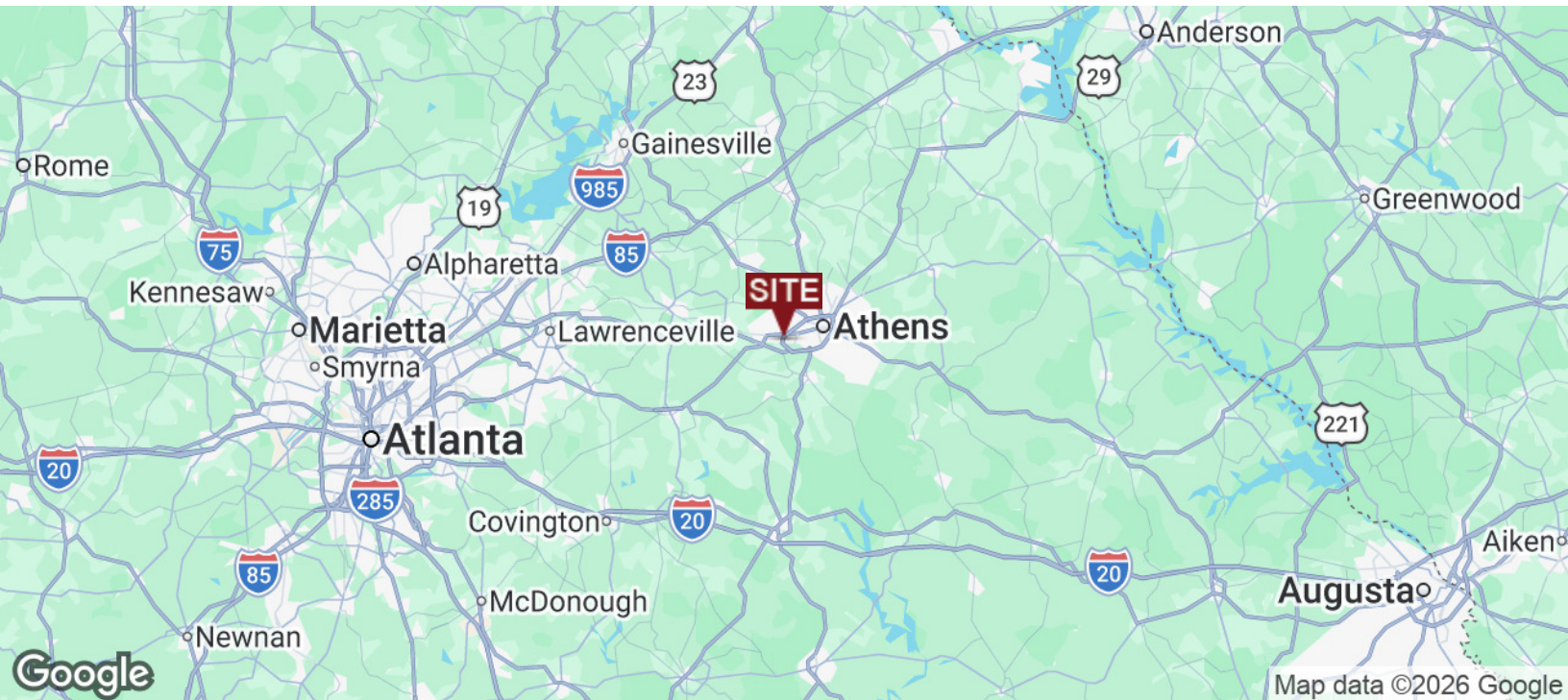
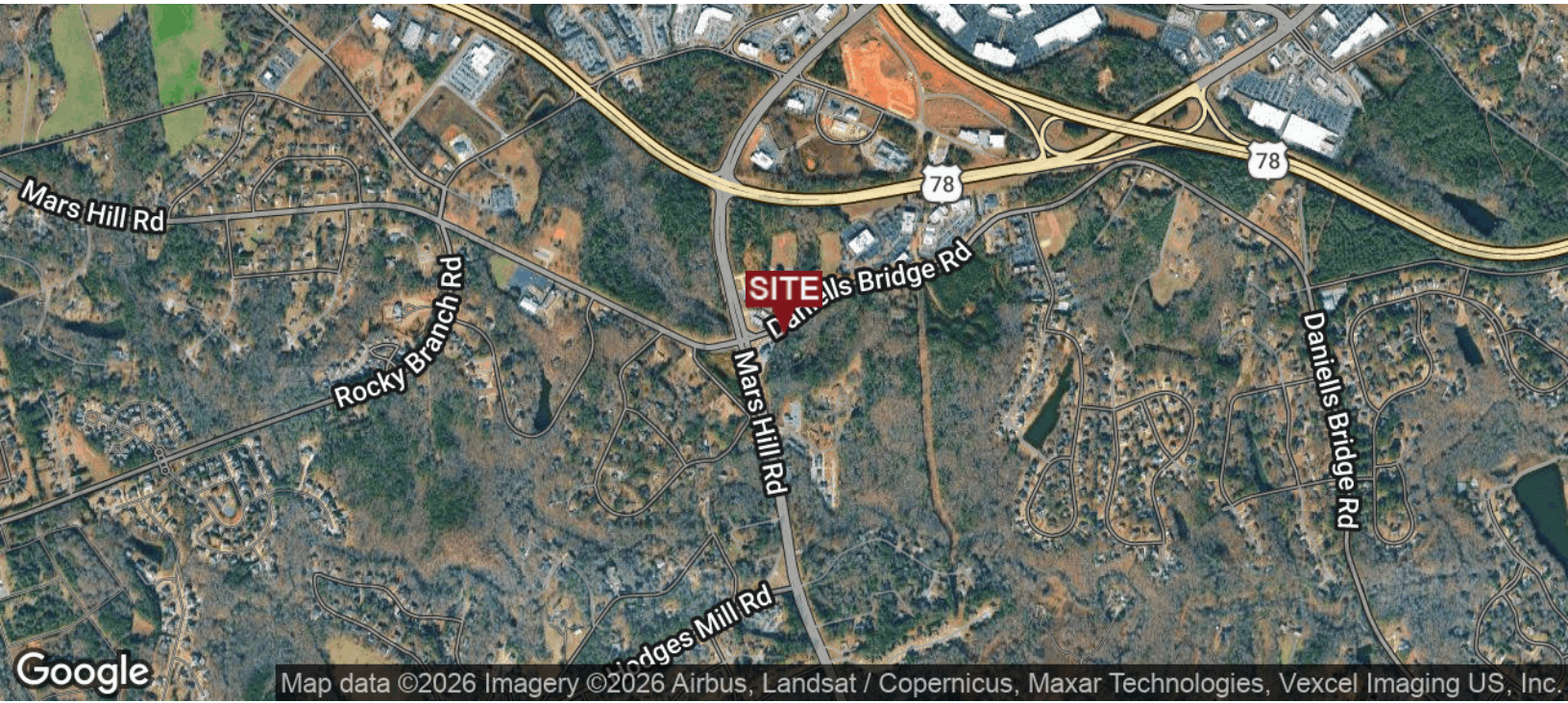
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



AERIAL MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



ADDITIONAL PHOTOS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

CARROLL TRACT

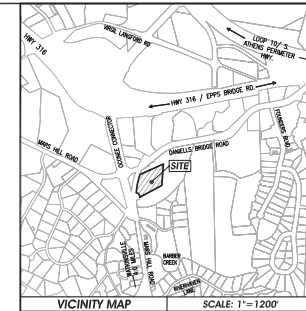
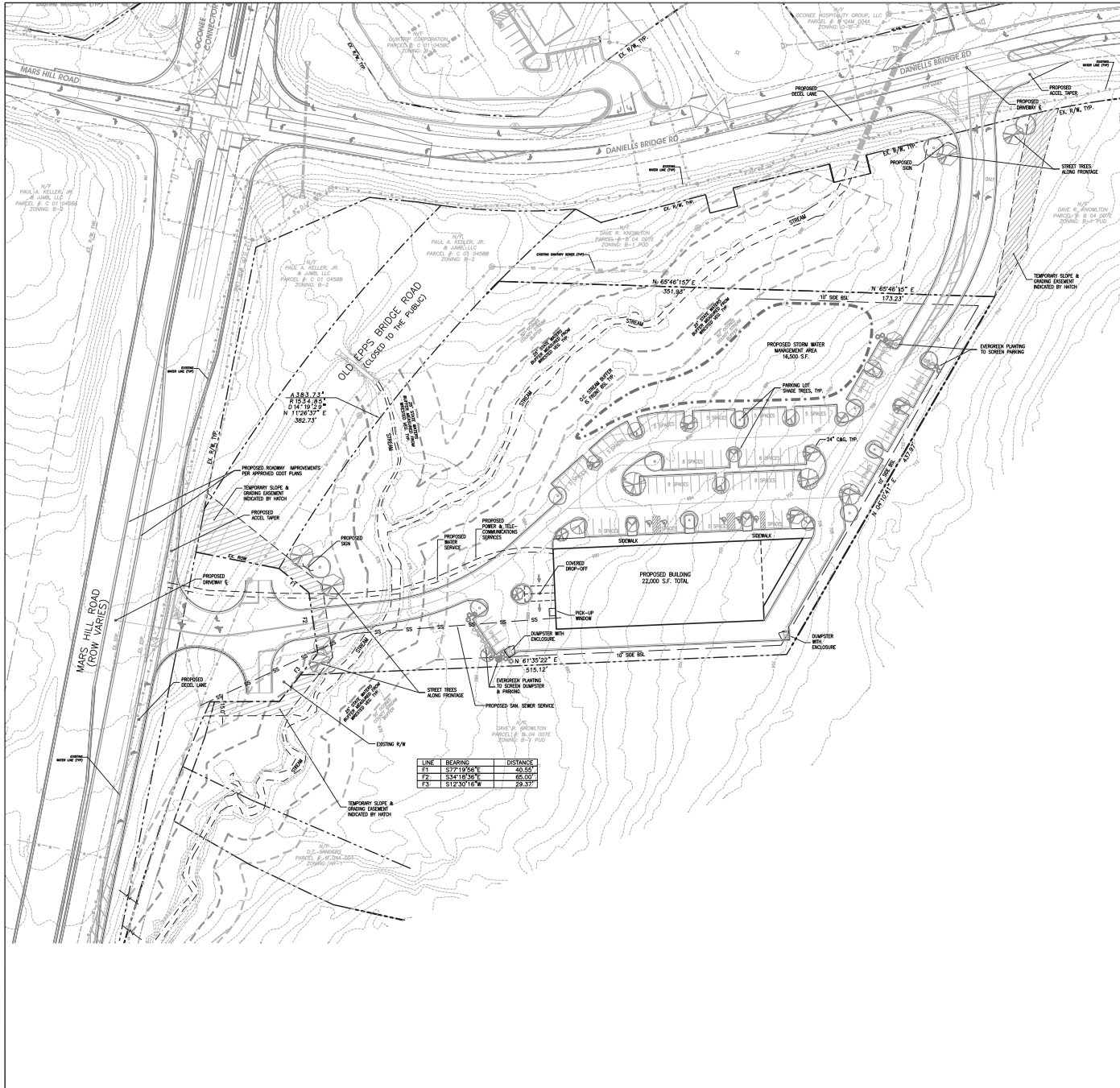
2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com



ABE CONSULTING INC.
 COMPREHENSIVE ENGINEERING SERVICES
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION STAGING
 LANDSCAPE ARCHITECTURE
 SOIL MAPPING & SEPTIC SYSTEMS
 WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900
 706-625-7631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

© 2009 ABE CONSULTING, INC. RESERVES ALL RIGHTS. THIS DOCUMENT IS THE PROPERTY OF ABE CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ABE CONSULTING, INC. THE USER OF THIS DOCUMENT HEREBY AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT, THE ORIGINAL DRAWING HAS BEEN LEFT ON FILE FOR INFORMATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, OR REASSESSMENTS ARE STRICTLY PROHIBITED.

OCONEE CROSSING @ MARS HILL

1100 & 1060 EPS BRIDGE RD
 WATKINSVILLE, GA 30677
 OCONEE COUNTY, GEORGIA
 TAX PARCEL #S:
 B04-007A & B04-007AA
 5.131 ACRES

REZONE CONCEPT PLAN



REVISIONS	DATE

DATE: 9-4-12
 PROJECT #: 10-021-15
 GRAPHIC SCALE
 0' 25' 50' 100' 150'
 SCALE: 1"=50'

SHEET #

1
1

SIGHT DISTANCE

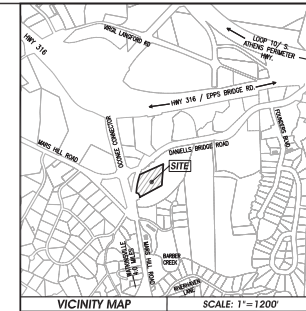
- DRIVEWAY & MARS HILL ROAD
 CORNER SIGHT DISTANCE
 NORTH: 100' ±
 STOPPING SIGHT DISTANCE
 SOUTH: 300' ± (45 MPH)
 SOUTH: 500' ±
- DRIVEWAY & DANIELS BRIDGE ROAD
 CORNER SIGHT DISTANCE
 EAST: 500' ±
 WEST: 300' ±
 STOPPING SIGHT DISTANCE
 EAST: 500' ± (45 MPH)
 WEST: 300' ± (45 MPH)

PROJECT DATA

OWNER/DEVELOPER: GARY & LINDA CARROLL
 181 N. WINDSOR DR.
 GASTON, N.C. 28828
 PHONE: 706-614-1615

AUTHORIZED AGENT: ABE CONSULTING, INC.
 CONTACT: ABE ASHRAFPOUR
 2410 HOG MOUNTAIN RD. STE. 103
 WATKINSVILLE, GA 30677
 PHONE: 706-613-8900
 FAX: 706-613-8900

PHYSICAL ADDRESSES: 1100 & 1060 EPS BRIDGE RD WATKINSVILLE, GEORGIA
 TAX PARCELS: WATKINS 004-007A & B04-007AA
 TOTAL PROJECT ACREAGE: 5.131 ACRES
 EXISTING ZONING: R-1
 PROPOSED ZONING: B-1 (BUSINESS)
 TYPE OF DEVELOPMENT/PROPOSED USE: SHOPPING CENTER
 REQUIRED BUILDING SETBACKS: (B-1 STANDARDS)
 FROM: 25' SIDE: 10' REAR: 10'
 REQUIRED BUFFERS: (NONE)
 TOTAL PROP. BUILDING: 20,000 S.F.
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 40'
 PARKING SPACES BASED ON 1 SPACE PER 200 SQ. FT. (SHOPPING CENTER)
 REQUIRED: 22,000 S.F./220 ± 110 SPACES
 PROVIDED: 210 (INC. 3 HANDICAP ACCESSIBLE)
 BOUNDARY: SHOWN FROM A SURVEY BY ABE CONSULTING INC., DATED 9-3-12.
 CONTOUR INTERVAL: 2' FROM OCONEE COUNTY GIS DEPARTMENT & SURVEY BY ABE CONSULTING INC.
 FLOOD PLAN: PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A FLOOD ZONE ACCORDING TO
 FIRM COMMUNITY PANEL NUMBER 13219C 0060S, DATED SEPTEMBER 9, 2009
 SURFACE DRAINAGE: PROPOSED: SHOWN & PROPOSED STORM SEWER SYSTEM THEN
 CONVERTED TO PROPOSED STORMWATER MANAGEMENT AREA.
 WETTED SURFACE: AS REQUIRED BY LOCAL PUBLIC UTILITY
 SEWAGE DISPOSAL: AS REQUIRED BY LOCAL PUBLIC UTILITY
 SOLID WASTE: TRASH WILL BE REMOVED BY PRIVATE CONTRACTOR
 PROPOSED UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV
 TOTAL LAND AREA: 5.131 ACRES
 AMOUNT OF LAND TO BE USED FOR PUBLIC OR SEMI-PUBLIC USES: NONE
 AMOUNT OF LAND TO BE USED FOR RECREATIONAL OR OPEN SPACE PURPOSES: NONE
 AMOUNT OF LAND TO BE OCCUPIED BY DRIVES AND PARKING AREAS: 887,389 S.F. OR 30.18%
 AMOUNT OF LAND TO BE OCCUPIED BY BUILDING: 22,000 S.F. OR 0.84%
 AMOUNT OF SUBURGED OR FLOOD PRONE LAND WITHIN THE PROJECT BOUNDARY: NONE
 GROUND COVERAGE BY EXISTING BUILDING & IMPERVIOUS AREAS: 87,225 S.F. OR 17.78%
 GROUND COVERAGE BY PROP. BUILDING & IMPERVIOUS AREAS: 889,389 S.F. OR 40.0%
 SIGNAGE: ALL SIGNAGE WILL BE DESIGNED, PERMITTED & INSTALLED IN ACCORDANCE WITH O.C. ORDINANCES & REGULATIONS.
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
 THERE ARE EXISTING TREES ON SITE WITHIN THE STREAM BUFFERS WHICH ARE PROPOSED TO REMAIN. EFFORTS WILL BE MADE TO CONSERVE AS MANY TREES AS POSSIBLE.
 PROPOSED TREES/PLANTING SHALL BE IN ACCORDANCE WITH COUNTY AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.



COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL, MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900
 706-625-7631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

COPYRIGHT © 2008 ABE CONSULTING, INC. RESERVES ALL RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF ABE CONSULTING, INC. IS STRICTLY PROHIBITED. HERON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT, THE ORIGINAL DRAWING HAS LEFT ON FILE FOR INFORMATION OF ANY CHANGES, REPRODUCTION, MODIFICATION, OR ASSIGNMENT ARE STRICTLY PROHIBITED.

OCONEE CROSSING @ MARS HILL

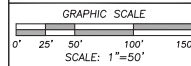
1100 & 1060 EPPS BRIDGE RD
 WATKINSVILLE, GA 30677
 OCONEE COUNTY, GEORGIA
 TAX PARCEL #S:
 B04-007A & B04-007AA
 5.131 ACRES

EXISTING CONDITIONS



REVISIONS	DATE

DATE: 9-4-12
 PROJECT #: 10-021-15



SHEET #

1

1



COMPREHENSIVE ENGINEERING SERVICES:
 ■ CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
 ■ LAND SURVEYING ■ CONSTRUCTION STAKING
 ■ LANDSCAPE ARCHITECTURE ■ LAND PLANNING
 SOIL MAPPING & SEPTIC SYSTEMS
 ■ WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900 ■ 706-425-9631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

COMPOSITE PLAT FOR:
Oconee Crossing Shopping Center
 1100 & 1060 Epps Bridge Pkwy.
 OCONEE COUNTY, GEORGIA
 221 st. G.M.D.

BEING THAT PARCEL OF LAND DESCRIBED IN
 D.B. 244, PG. 186, PB 28, PG 131, OCONEE COUNTY, GA.

TOTAL PROJECT AREA: 5.131 ACRES
TAX PARCELS #: B 04 007A & 007AA
EXISTING ZONING: AR-1

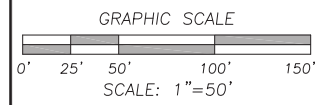
COPYRIGHT © 2008 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW OF THE STATE OF GEORGIA.



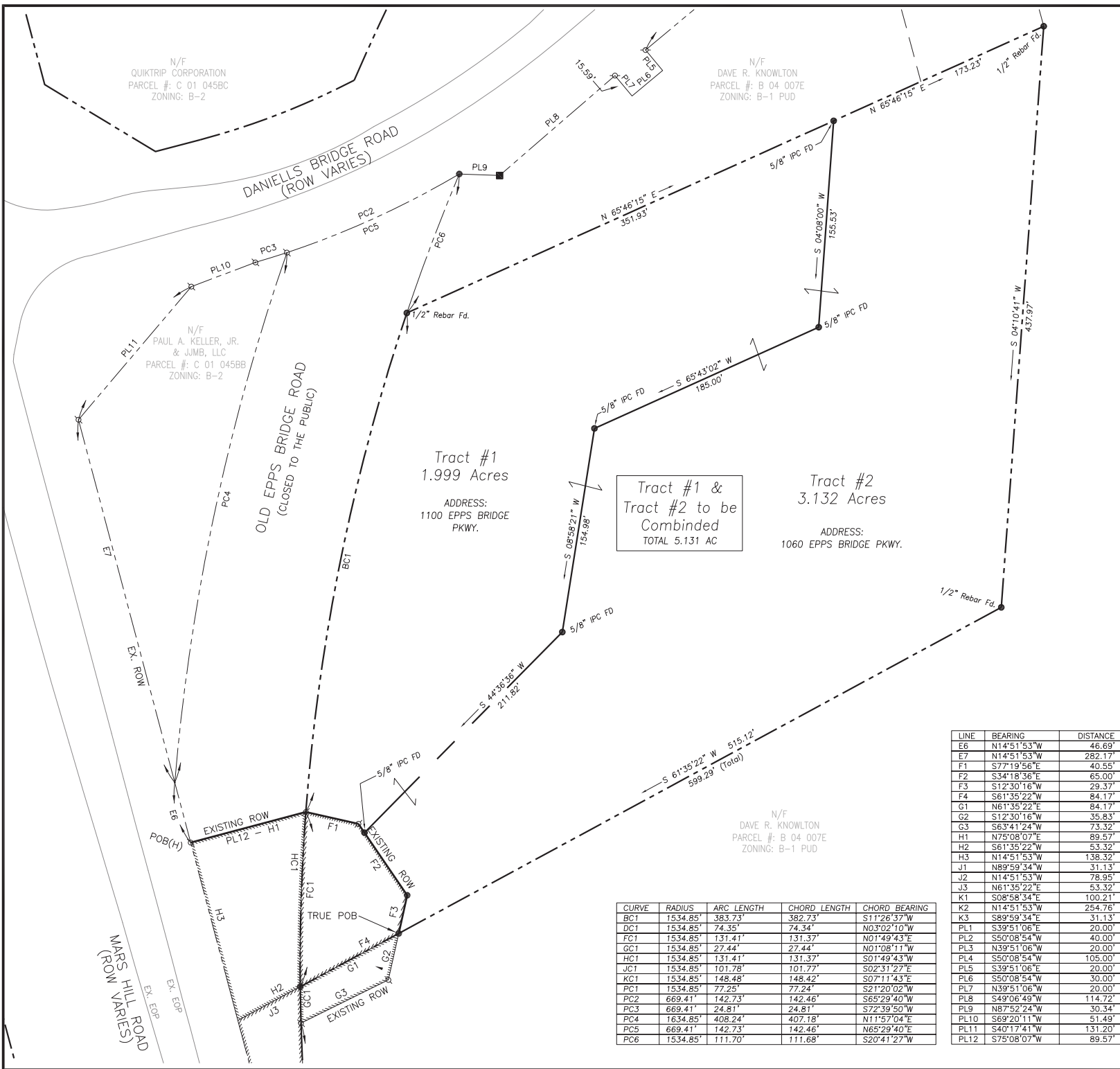
DATE PREPARED:
 9-3-12
PROJECT #:
 10-021-15

REVISIONS	DATE



SHEET #
 1
 1

GRID - GEORGIA WEST ZONE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
BC1	1534.85'	383.73'	382.73'	S11°26'37"W
DC1	1534.85'	74.35'	74.34'	N03°02'10"W
FC1	1534.85'	131.41'	131.37'	N07°49'43"E
GC1	1534.85'	27.44'	27.44'	N01°08'11"W
HC1	1534.85'	131.41'	131.37'	S01°49'43"W
JC1	1534.85'	101.78'	101.77'	S02°31'27"E
KC1	1534.85'	148.48'	148.42'	S07°11'43"E
PC1	1534.85'	77.25'	77.24'	S21°20'02"W
PC2	669.41'	142.73'	142.46'	S65°29'40"W
PC3	669.41'	24.81'	24.81'	S72°39'50"W
PC4	1634.85'	408.24'	407.18'	N11°57'04"E
PC5	669.41'	142.73'	142.46'	N65°29'40"E
PC6	1534.85'	111.70'	111.68'	S20°41'27"W

LINE	BEARING	DISTANCE
E6	N14°51'53"W	46.69'
E7	N14°51'53"W	282.17'
F1	S77°19'56"E	40.55'
F2	S34°18'36"E	65.00'
F3	S12°30'16"W	29.37'
F4	S61°35'22"W	84.17'
G1	N61°35'22"E	84.17'
G2	S12°30'16"W	35.83'
G3	S63°41'24"W	73.32'
H1	N75°08'07"E	89.57'
H2	S61°35'22"W	53.32'
H3	N14°51'53"W	138.32'
J1	N89°59'34"W	31.13'
J2	N14°51'53"W	78.95'
J3	N61°35'22"E	53.32'
K1	S08°58'34"E	100.21'
K2	N14°51'53"W	254.76'
K3	S89°59'34"E	31.13'

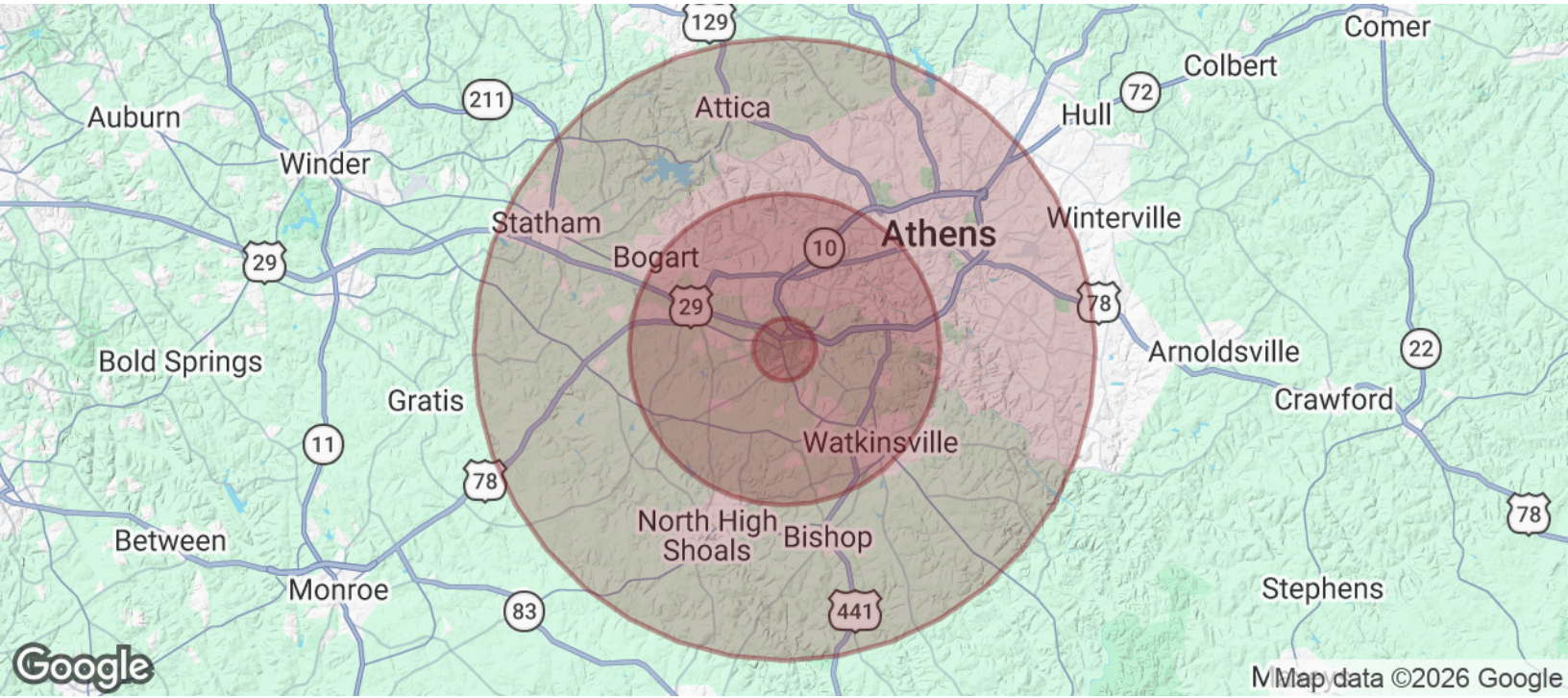
N/F
 DAVE R. KNOWLTON
 PARCEL #: B 04 007E
 ZONING: B-1 PUD

Tract #1
 1.999 Acres
 ADDRESS:
 1100 EPPS BRIDGE
 PKWY.

Tract #1 &
 Tract #2 to be
 Combinded
 TOTAL 5.131 AC

Tract #2
 3.132 Acres
 ADDRESS:
 1060 EPPS BRIDGE PKWY.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,131	43,683	157,192
Average Age	41.0	34.8	30.9
Average Age (Male)	38.5	33.9	30.0
Average Age (Female)	42.6	35.4	31.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	414	17,011	56,674
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$119,171	\$82,223	\$60,862
Average House Value	\$286,278	\$270,049	\$221,900

2020 American Community Survey (ACS)