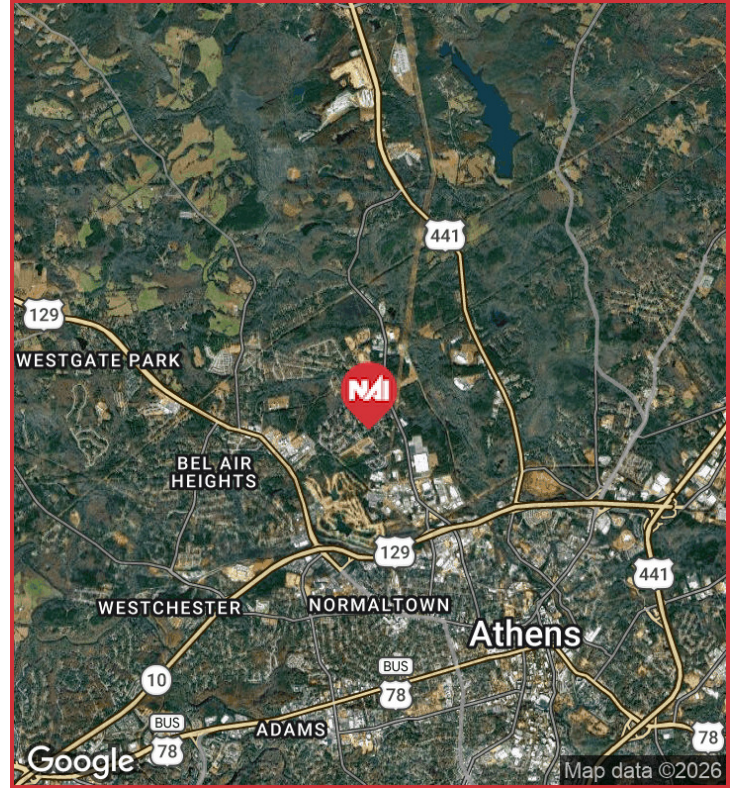




4-Lot RM-1 Land Portfolio

110, 115, 150 & 155 Cumberland Court
Athens, Georgia 30607

Property Overview

This offering includes the last four remaining vacant lots on Cumberland Court in Athens-Clarke County. The portfolio consists of four 0.41-acre RM-1 parcels totaling 1.64 acres, offered together at \$500,000.

Positioned between two established multifamily communities totaling 240 units, the vacant lots offer water and sewer availability and RM-1 zoning allowing up to 16 beds per acre.

Property Highlights

- 4 RM-1 Parcels
- 0.41 Acres Per Lot
- \$500,000 for All 4 Parcels
- 1.5 Mi to Loop 10 | <3 Mi to Downtown Athens
- RM-1 Zoning – Up to 16 Beds/Acre
- Water & Sewer Available

Offering Summary

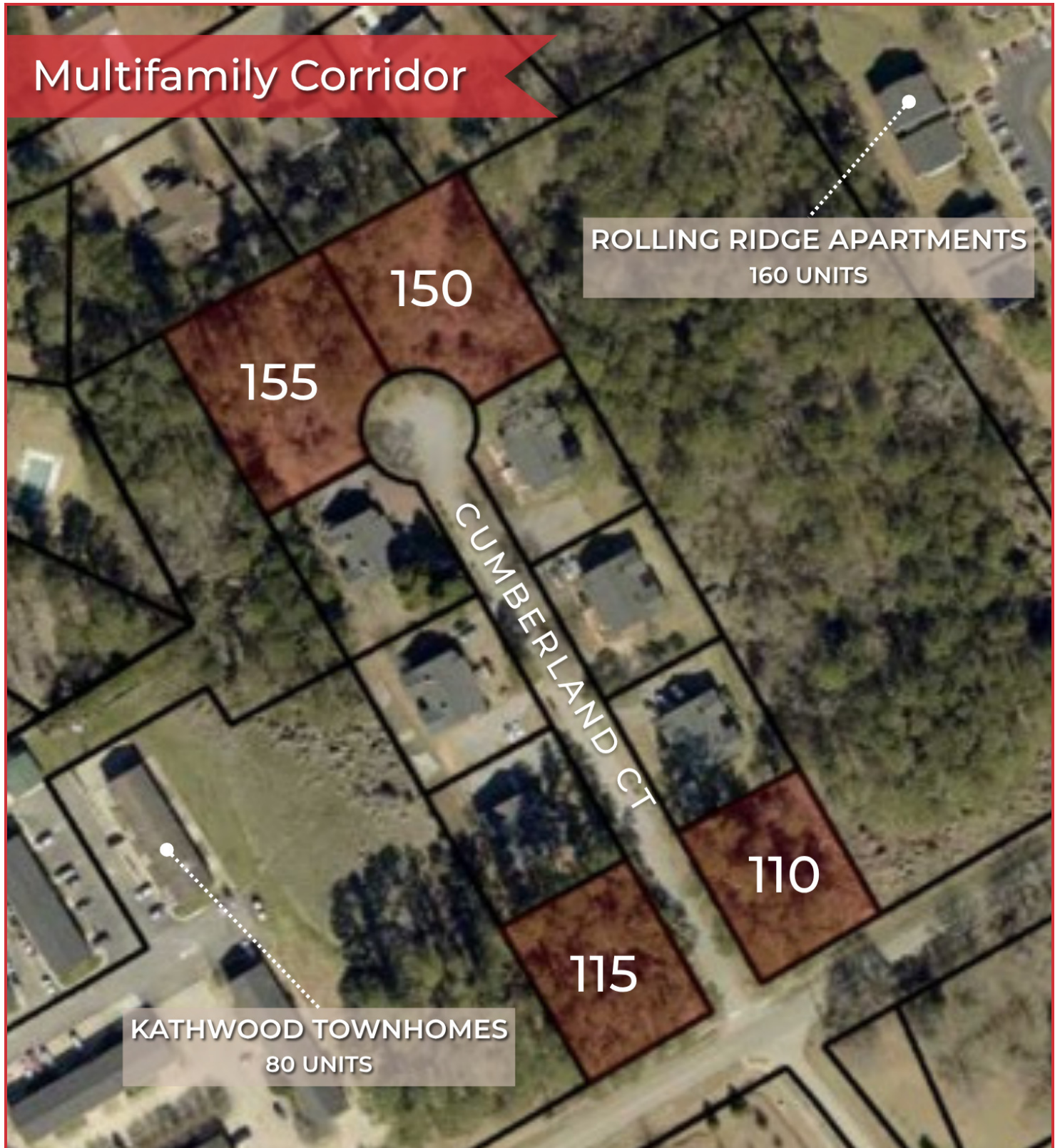
Portfolio Sale Price:	\$500,000
Individual Lot Size:	0.41 Acres
Total Acreage of Four Lots:	1.64 Acres

For More Information

Brian Elrod, CCIM

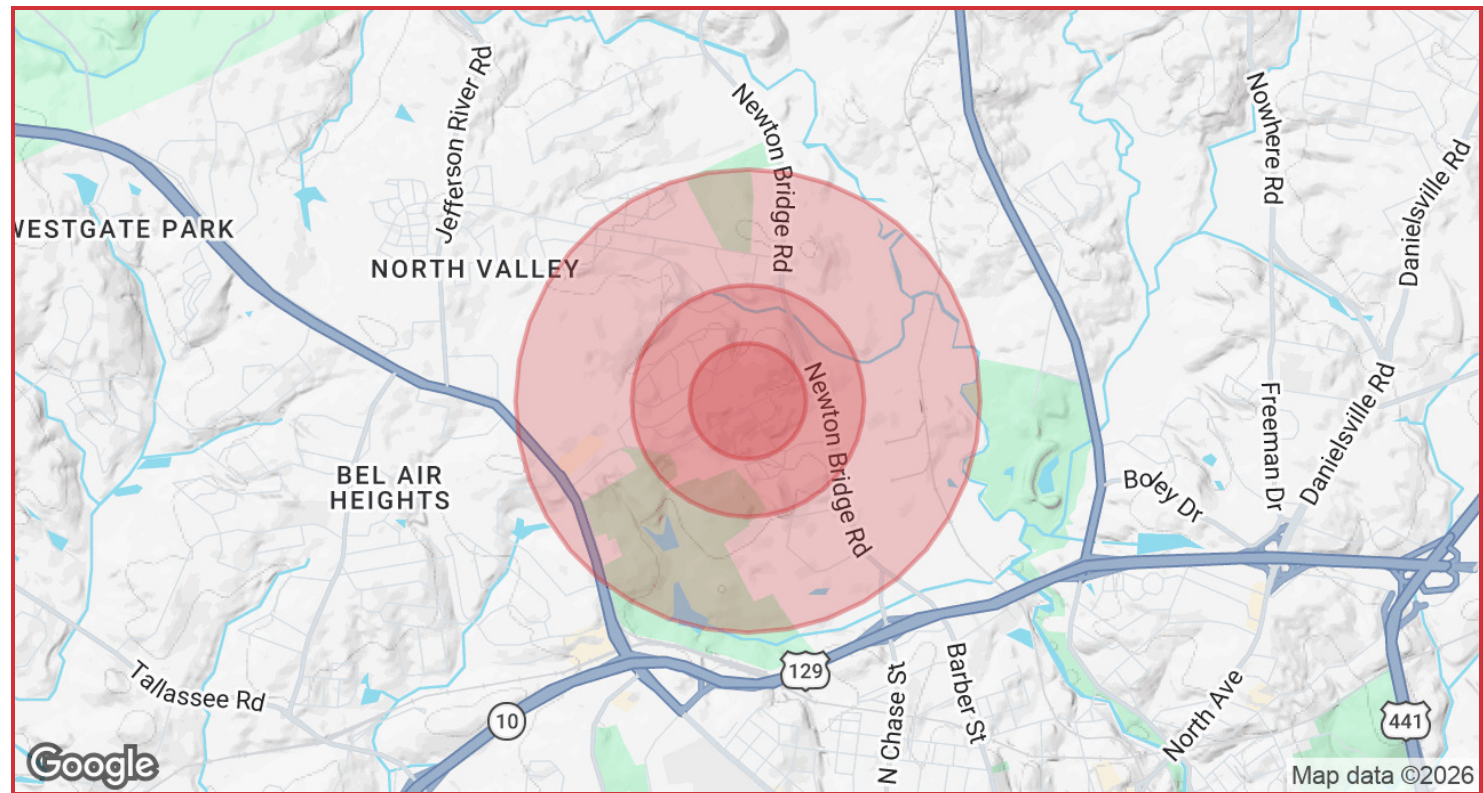
O: 706 553 1000 | C: 678 859 6110
brian@naielrod.com | GA #251606











Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	91	466	2,258
Average Age	31.0	31.8	34.4
Average Age (Male)	30.6	32.1	34.8
Average Age (Female)	33.1	32.3	33.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	36	173	839
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$57,675	\$62,552	\$69,878
Average House Value	\$257,009	\$240,005	\$232,749

2023 American Community Survey (ACS)