

Danielsville Road Tract

**1080 Danielsville Road
Athens, GA 30601**



Priced at \$1,200,000

- \$600,000 price reduction
- Literally five minutes from downtown/UGA
- Public sewer and water available
- Good topography and no water features to contend with
- Just a couple minutes from new multifamily developments along North Avenue, MLK, and Ruth Street
- Seconds to Loop 10
- Preliminary plat already engineered
- Favorable zoning (RM-1) allows up to 16 bedrooms per acre
- 17.71 acres total
- 1.25 mile to Athens Technical College
- 2.3 miles to the University of Georgia
- 1.9 miles to downtown

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Offering Overview

The subject tract is a nearly eighteen acre parcel that is well suited for building as topography is roughly level and there are no water obstacles to overcome. Multifamily zoning on the parcel allows for up to sixteen bedrooms and/or six build-able lots per acre. This zoning classification would allow for either conventional apartments or “cottage style” homes that have become popular in a variety of college towns throughout the Southeastern United States. Both city sewer and city water are accessible from this parcel.

The tract is located on Danielsville Road, a prominent four-lane road that has recently been re-paved and features broad sidewalks on either side. The tract is conveniently located to:

- The University of Georgia
- Downtown Athens
- Athens Technical College
- Piedmont College

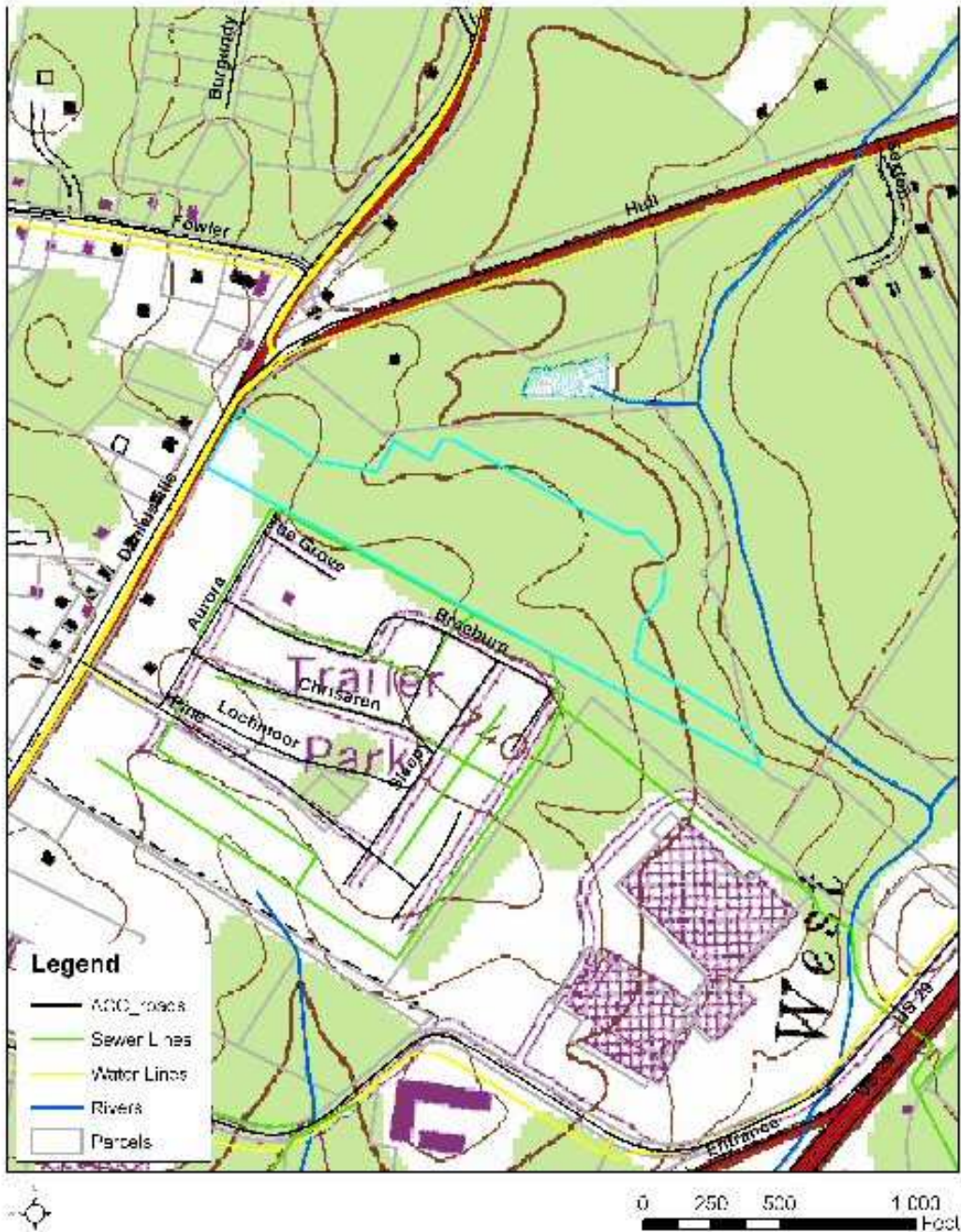
The North Avenue/Danielsville Road corridor has been actively revitalized over the past few years and now boasts a variety of new commercial developments, large-scale multifamily projects, single in-fill homes, and public works projects.



New construction student housing in the area generally generates \$450-500 per month per bedroom. Occupancy levels on these projects are generally 95-100%.

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Topography Map with Overlays



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Local Map

