



**COLDWELL  
BANKER  
COMMERCIAL**

**UPCHURCH REALTY**

## 1559 ATHENS ROAD

Crawford, GA 30630

### AVAILABLE SPACE

10.2 Acres

### ASKING PRICE

\$299,000

### FEATURES

- 10 + Acres
- Hwy 78 frontage
- Zoned B-2
- Convenient to Athens

### AREA

Located in Crawford off Highway 78 in Oglethorpe County. Close proximity to Crawford shopping, dining, and county supported services (i.e. Oglethorpe County Recreation Department, USPS Office, etc.).



**FOR SALE**

CBCWORLDWIDE.COM

### OFFICE

Frank Thompson  
706 340 7511  
fthompson@cbcworldwide.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
UPCHURCH REALTY**  
2405 West Broad Street, Athens, GA 30606  
706.354.7870



SALE

# 1559 ATHENS ROAD

Crawford, GA 30630



## OFFERING SUMMARY

Sale Price: \$299,000

Lot Size: 10.2 Acres

Zoning: B-2

## PROPERTY OVERVIEW

Ten (10) acres on Hwy 78 with excellent road frontage. Zoned B-2 and includes numerous permitted uses. Just minutes from Athens, this development opportunity would be perfect for mini-warehouses.

## LOCATION OVERVIEW

Located in Crawford off Highway 78 in Oglethorpe County. Close proximity to Crawford shopping, dining, and county supported services (i.e. Oglethorpe County Recreation Department, USPS Office, etc.).

## PROPERTY HIGHLIGHTS

- 10 + Acres
- Hwy 78 frontage
- Zoned B-2
- Convenient to Athens

## PROPERTY WEBSITE

[Click Here](#)

CBCWORLDWIDE.COM

Frank Thompson  
706 340 7511  
fthompson@cbcworldwide.com



SALE

## 1559 ATHENS ROAD

Crawford, GA 30630



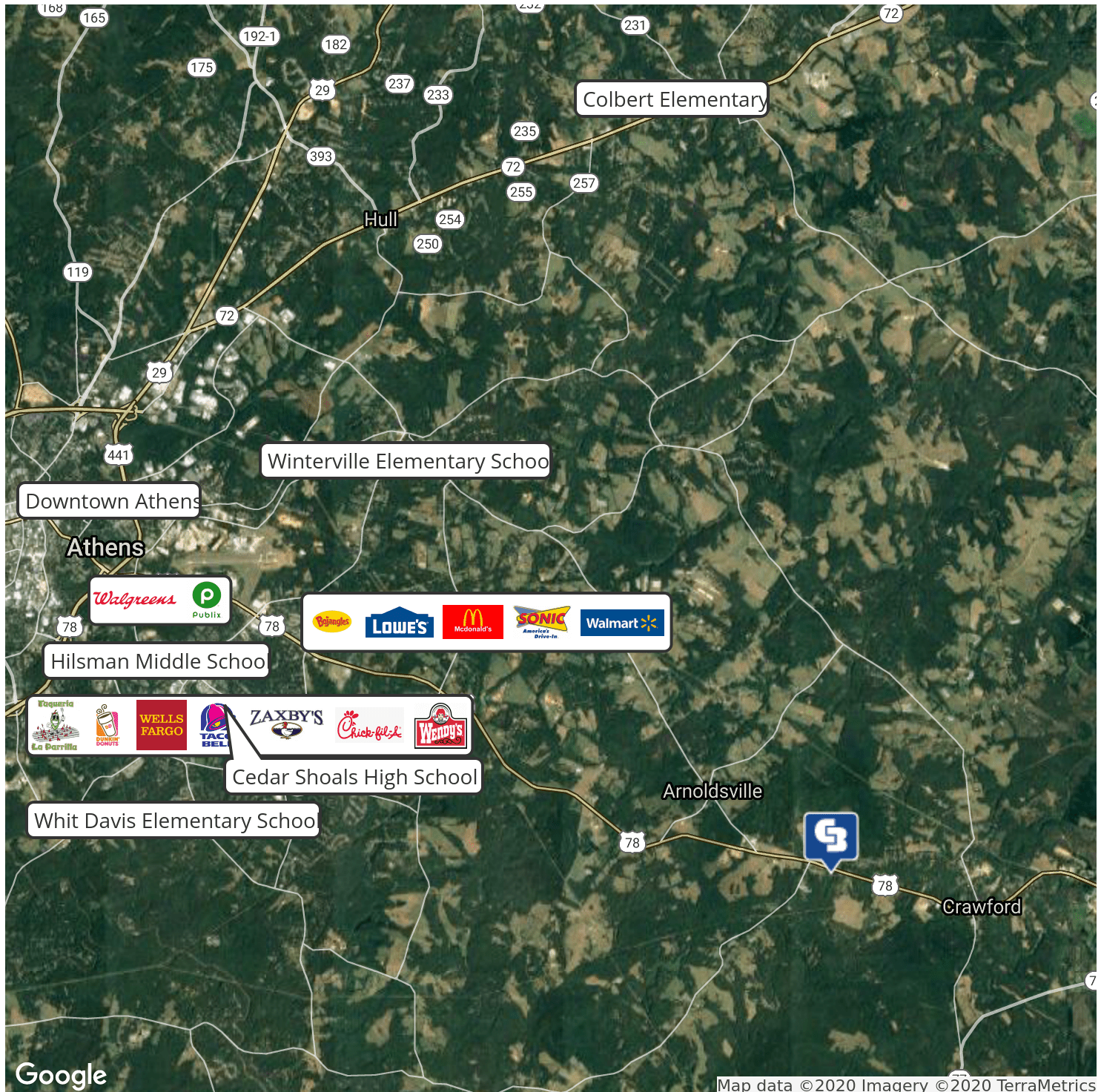
[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Frank Thompson  
706 340 7511  
[ftompson@cbcworldwide.com](mailto:ftompson@cbcworldwide.com)



# 1559 ATHENS ROAD

Crawford, GA 30630



Google

Map data ©2020 Imagery ©2020 TerraMetrics

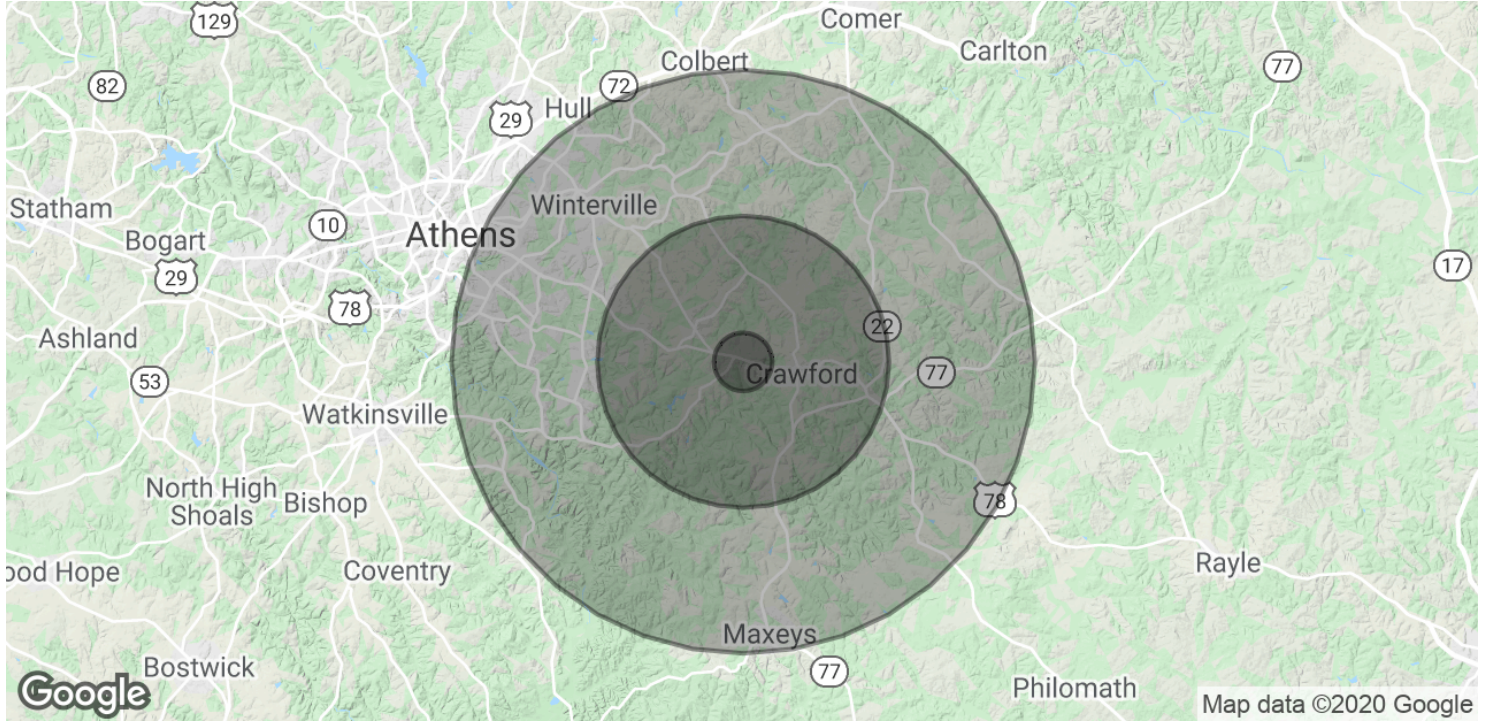
CBCWORLDWIDE.COM

Frank Thompson  
 706 340 7511  
 fthompson@cbcworldwide.com



# 1559 ATHENS ROAD

Crawford, GA 30630



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	335	6,567	35,776
Average age	40.9	40.6	36.2
Average age (Male)	39.7	39.3	34.8
Average age (Female)	42.4	42.0	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	105	2,124	13,302
# of persons per HH	3.2	3.1	2.7
Average HH income	\$50,021	\$52,058	\$59,616
Average house value	\$167,129	\$172,424	\$182,300

\* Demographic data derived from 2010 US Census