

ATTENTION INVESTORS!

Price Reduced!

As of 02/11/09

\$3,985,000

(all commercial & residential
sold together @ this price)

- Developed, Commercial lots have frontage to Jennings Mill Parkway
- Jennings Mill Pkwy is a new 4 lane highway built to divert traffic from Atlanta Hwy and bring more businesses to Athens/Clarke County
- 26 Million Dollar project has been approved to extend Jennings Mill Pkwy to connect Epps Bridge Pkwy and GA Hwy 316
- "3.1-mile Oconee Connector, linking Epps Bridge Pkwy. And GA Hwy 316, would open up a wealth of undeveloped land in a traffic-heavy commercial corridor near the Clarke County line." -Athens Banner Herald

200 Park West Blvd.
Athens, GA 30622

Previously Priced at:

10.69 acres of commercial land for \$2,993,200
101 RS5 developed lots for \$45,000/each
Total Residential: \$4,545,000
Total Commercial & Residential: \$7,538,200

Recently Priced at:

10.69 acres of commercial land for \$2,031,100
101 RS5 developed lots for \$25,000/each
Total Residential: \$2,525,000
Total Commercial and Residential:
\$4,556,100

Now Priced at:

10.69 developed Commercial acres for
\$178,000/acre or \$1,902,820
99 RS5 developed lots for \$21,032.12/lot or
\$2,082,180 total residential
**Total Commercial and Residential:
\$3,985,000**



Visit www.ParkWestAthens.com
for complete information!

Motivated Seller!!!!

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