

WOOD INDUSTRIAL TRACT

114 VOYLES RD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker
Price / Acre	
Available SF:	
Lot Size:	50.0 ± acres
Lot Frontage:	1,013 ft Voyles Rd
Zoning:	E-1
Market:	Athens-Clarke County Athena Industrial Park
Submarket:	Athens

PROPERTY OVERVIEW

Located in Athena Industrial Park, the property is zoned E-1 (Employment Industrial) and is well suited for an industrial development. It's partially wooded, with roughly 30 acres planted in row crops. There is a small pond located in the front section of the property with a creek running along the eastern property line. There are two single family homes located on the property. The topography is moderate to rolling, and all utilities are available.

LOCATION OVERVIEW

The property is located on the south side of Voyles Road, roughly 750 ft east of the intersection with Olympic Drive and 2,000 ft east of Hwy 72 . There is roughly 1,000 ft of frontage on Voyles Rd.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park
- All utilities available
- Easy access to major highways

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

Revised: 11-6-19

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LOCATION MAPS



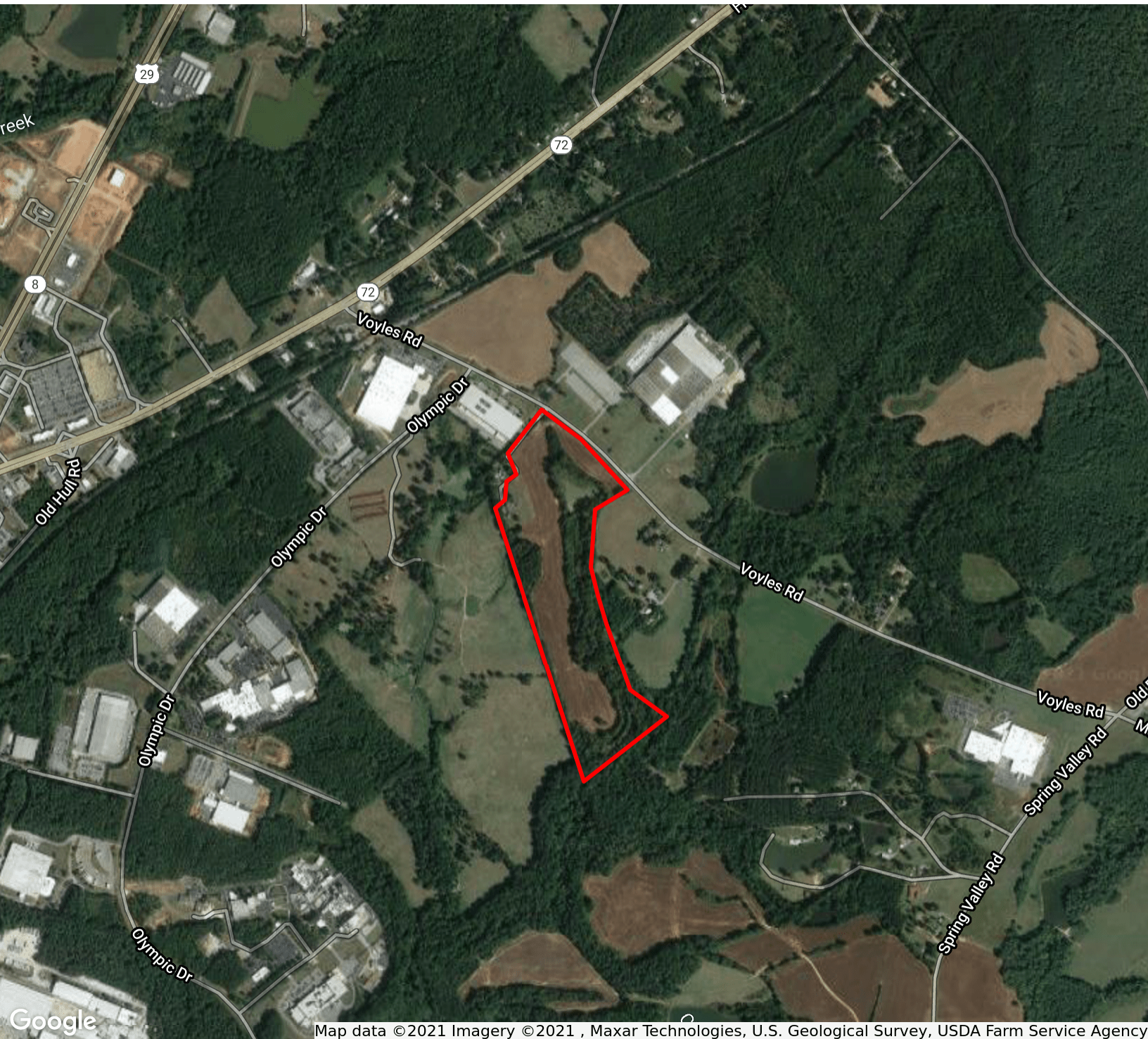
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AERIAL MAP



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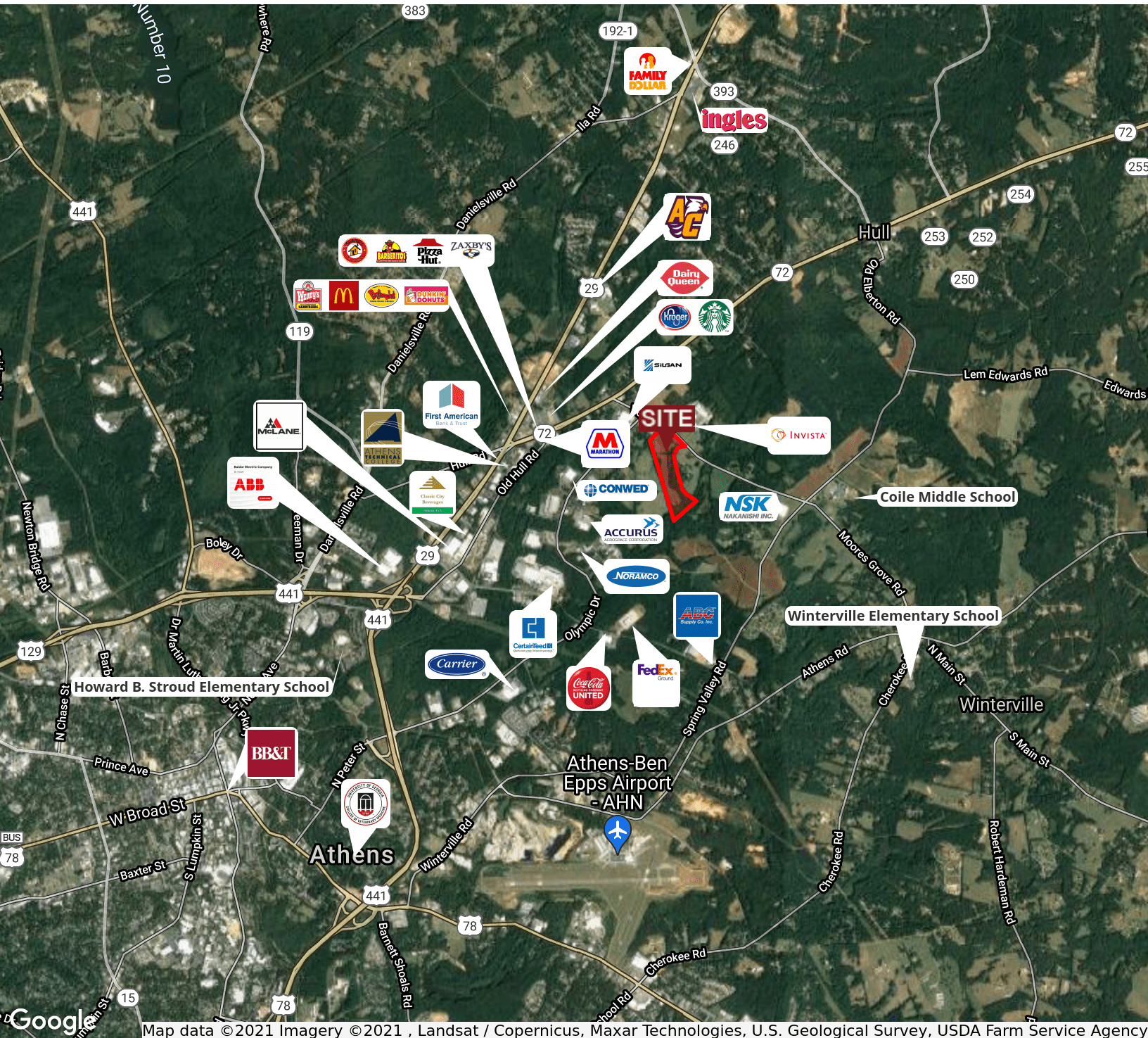
AERIAL MAP **P3**

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RETAILER MAP



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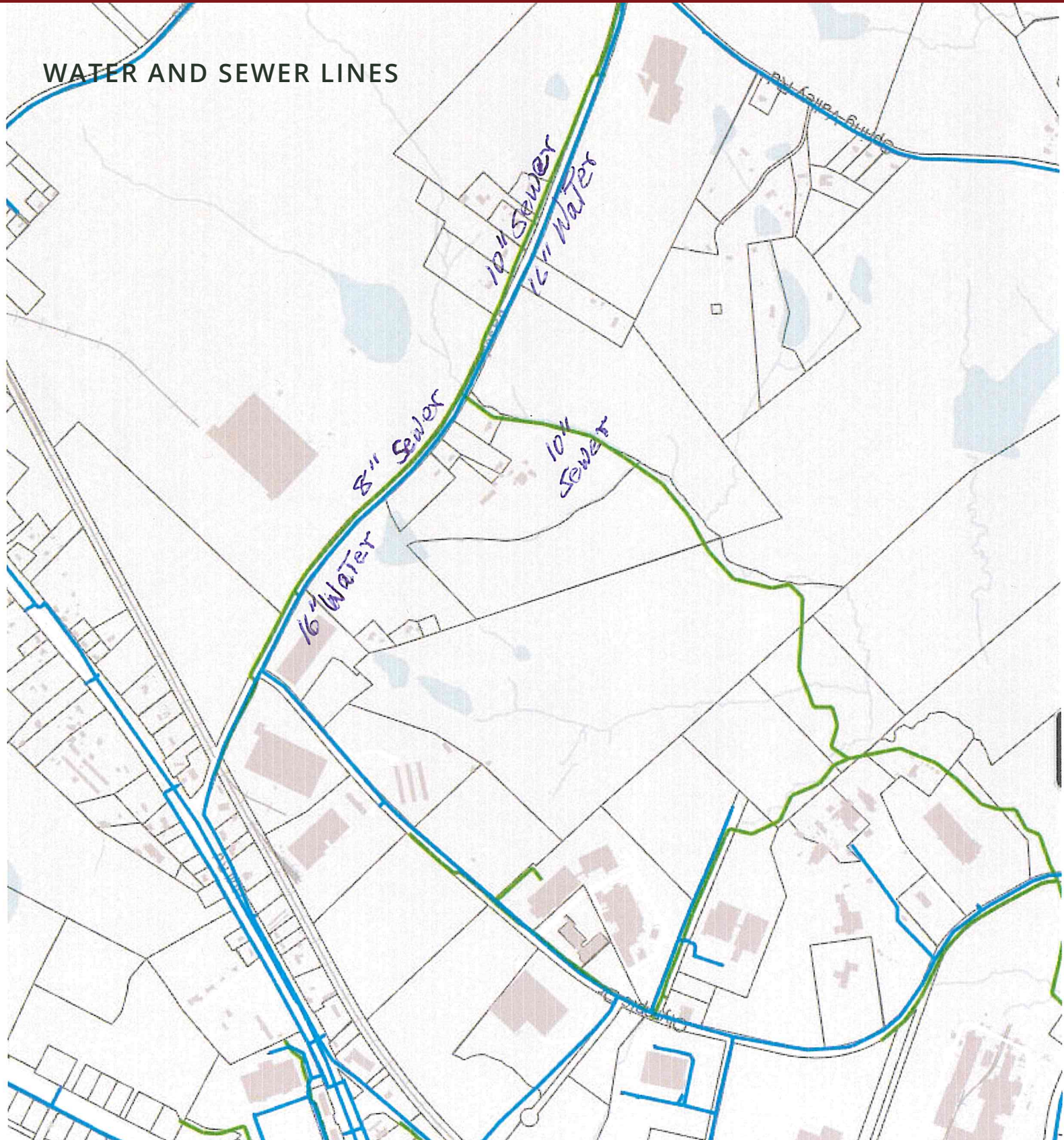
RETAILER MAP P4

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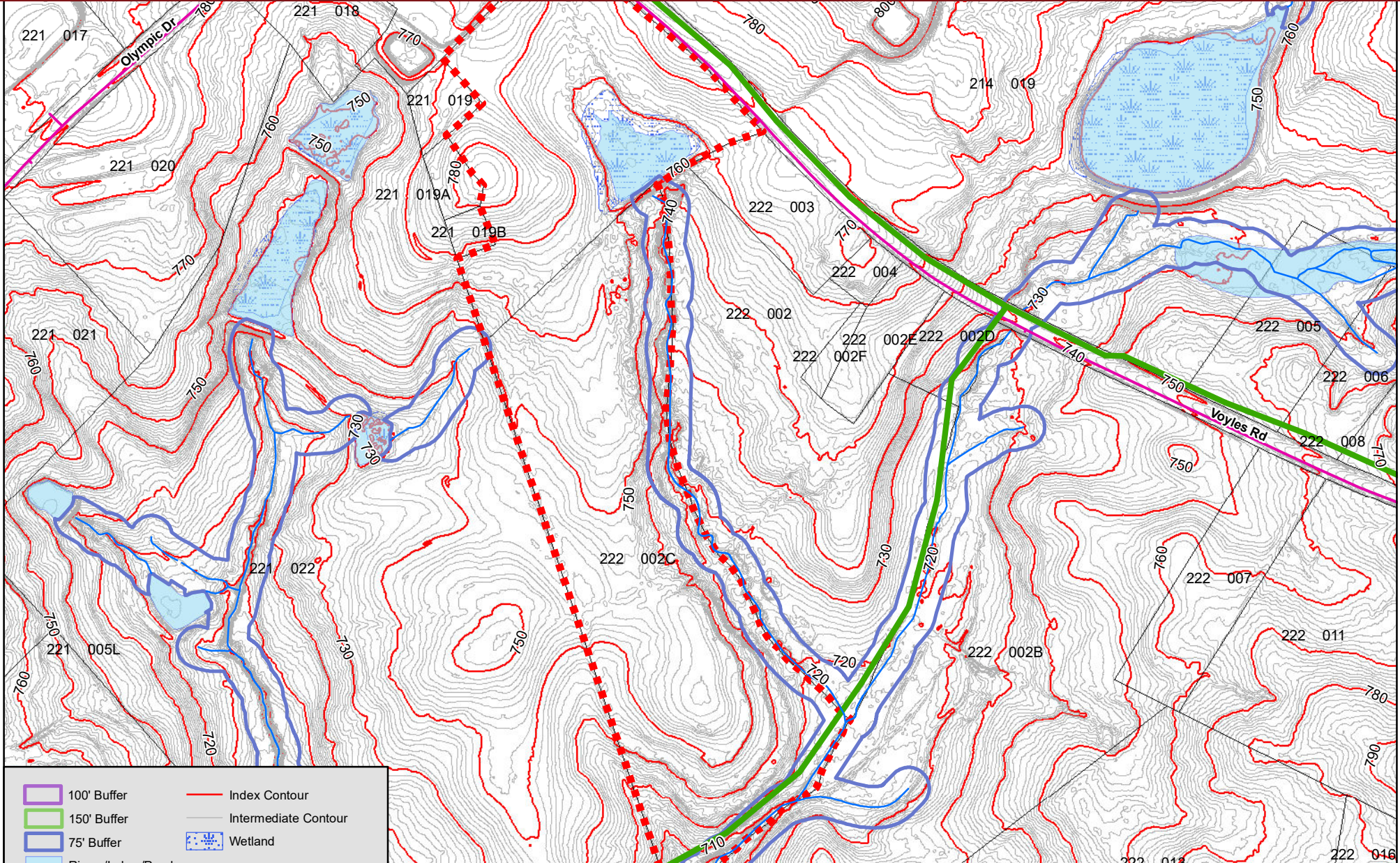
WATER AND SEWER LINES



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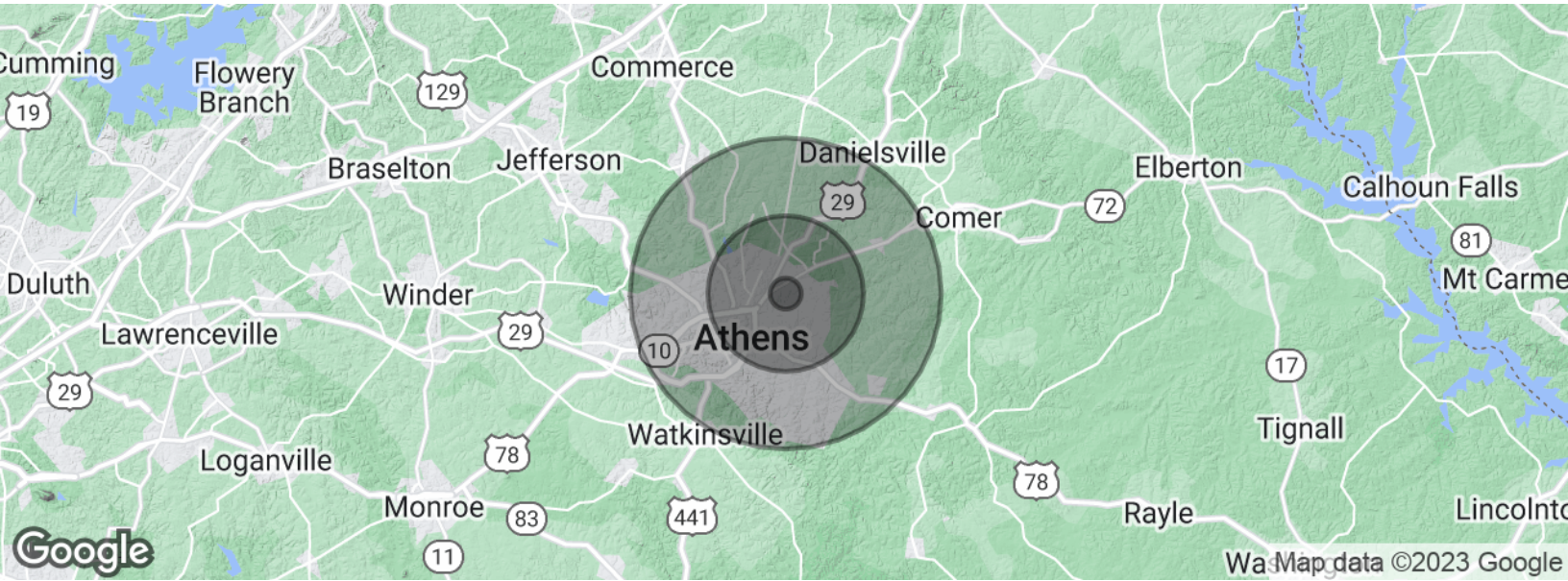
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	940	51,336	158,407
Median age	31.7	28.0	30.1
Median age (Male)	31.7	27.4	29.4
Median age (Female)	31.8	28.7	30.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	290	17,406	56,669
# of persons per HH	3.2	2.9	2.8
Average HH income	\$38,824	\$40,020	\$51,975
Average house value	\$114,023	\$143,359	\$181,838

* Demographic data derived from 2020 ACS - US Census

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PROPERTY DETAILS

SALE PRICE

CALL BROKER

LOCATION INFORMATION

Building Name	WOOD INDUSTRIAL TRACT
Street Address	114 Voyles Rd
City, State, Zip	Athens, GA 30601
County	Clarke
Market	Athens-Clarke County
Sub-Market	Athens
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 72
Nearest Airport	Ben Epps Field

LAND INFORMATION

Number Of Lots	2
Best Use	Development
Total Acres	50

PROPERTY INFORMATION

Property Subtype	Industrial
APN #	222 002C, 222 002
Lot Frontage	1,013 ft

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Electrical	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes