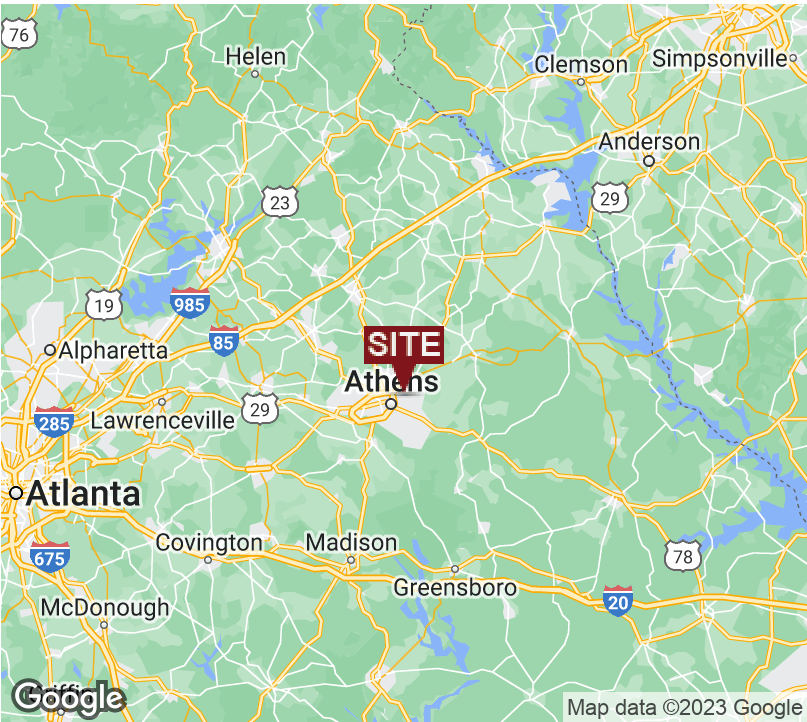


ATHENA DR 14 AC INDUSTRIAL TRACT

685 ATHENA DR, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,190,000
Price / Acre	\$85,000
Lot Size:	14± Acres
Lot Frontage:	985.1 ft Athena Dr 416 ft Anderson Ln
Zoning:	Employment-Industrial E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	5,870 Athena Dr

PROPERTY OVERVIEW

Property is within Athena Industrial Park. It's adjacent to a new 104,200 sq ft Office/Warehouse/Manufacturing building which is also available. The site is graded with all utilities and detention in place. The property is zoned Employment-Industrial which allows a variety of industrial uses. Athens is a Tier One community for tax incentives.

LOCATION OVERVIEW

The property is located at the corner of Anderson Ln and Athena Drive .4 miles east of Olympic Drive, adjacent to a new 104k SF facility which is also available for sale. It's located minutes from downtown Athens and UGA in Athena Industrial Park, home to numerous large employers. Located approx. 26 miles to I- 85, 39 miles to I-20, 79 miles to Hartsfield-Jackson International airport and 208 miles to Port of Savannah.

PROPERTY HIGHLIGHTS

- Graded level site with approved detention pond in place
- All utilities available
- Fire station with a Class 1 rating within approx. 1/2 mile of site
- Located approx. 4 miles to downtown Athens and UGA
- Located in a Tier 1 community for tax incentives

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.

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Revised: 8-13-21

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LOCATION MAP



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ATHENA DR 14 AC INDUSTRIAL TRACT

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS **P3**

ATHENA DR 14 AC INDUSTRIAL TRACT

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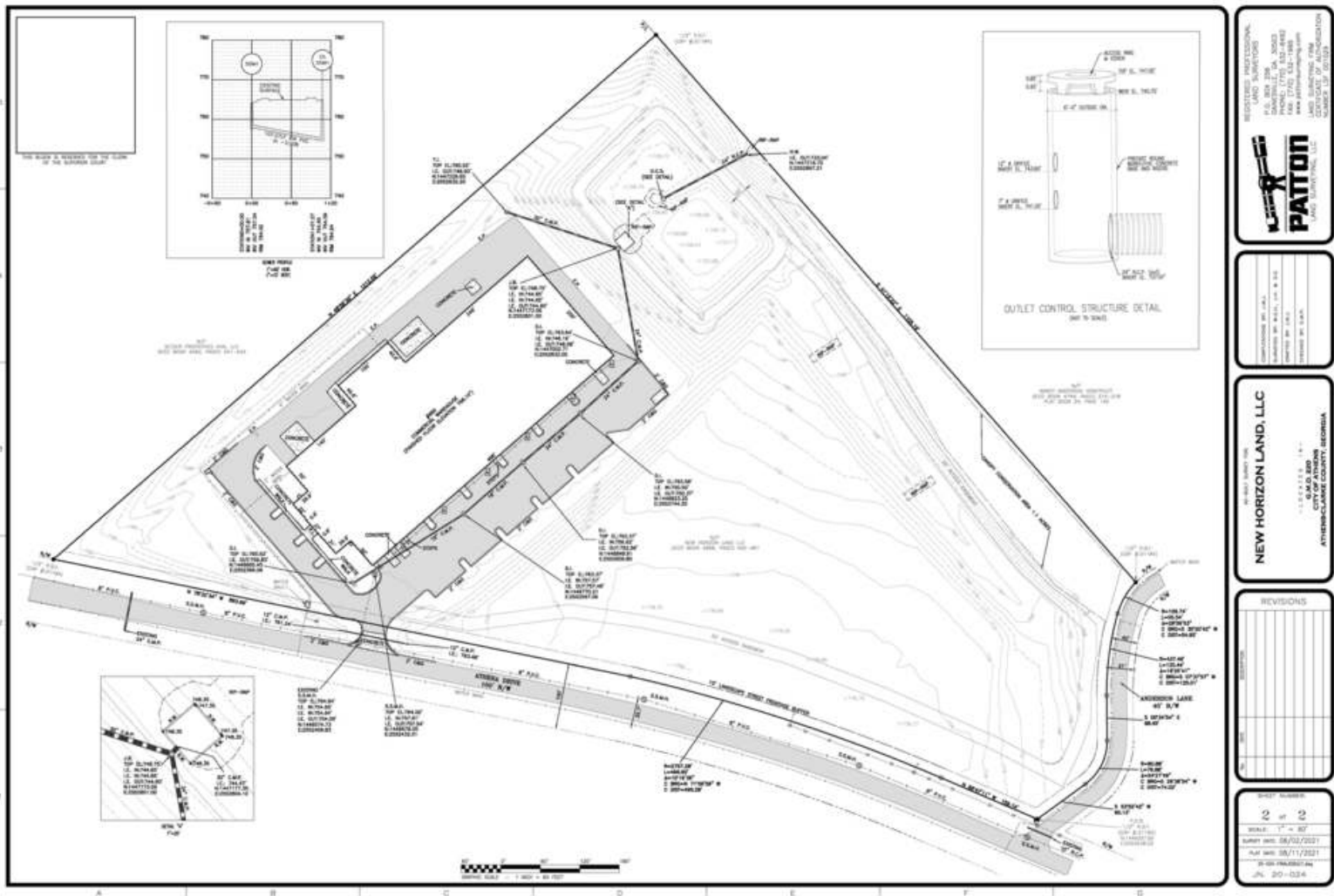


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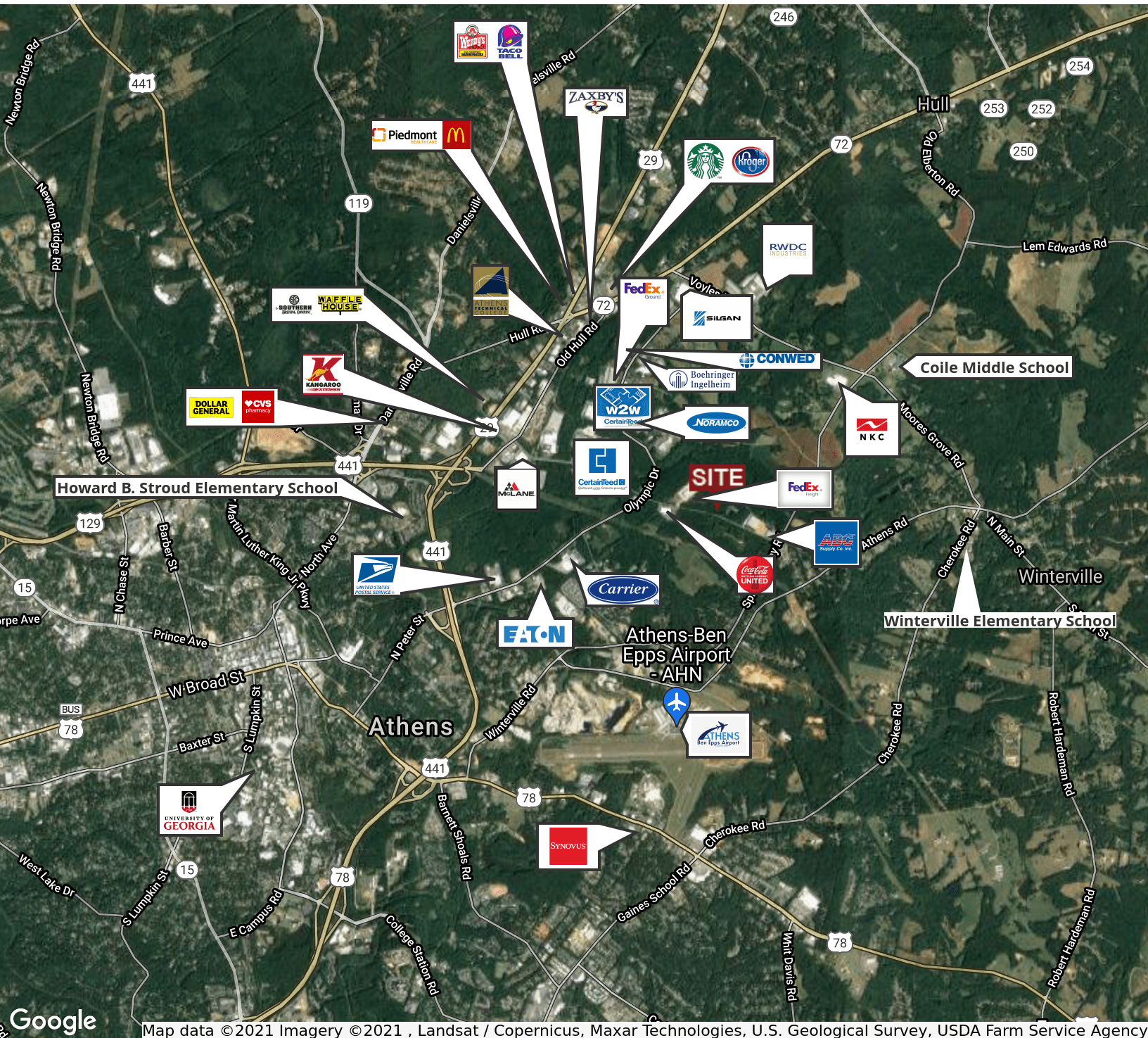
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ATHENA DR 14 AC INDUSTRIAL TRACT

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RETAILER MAP



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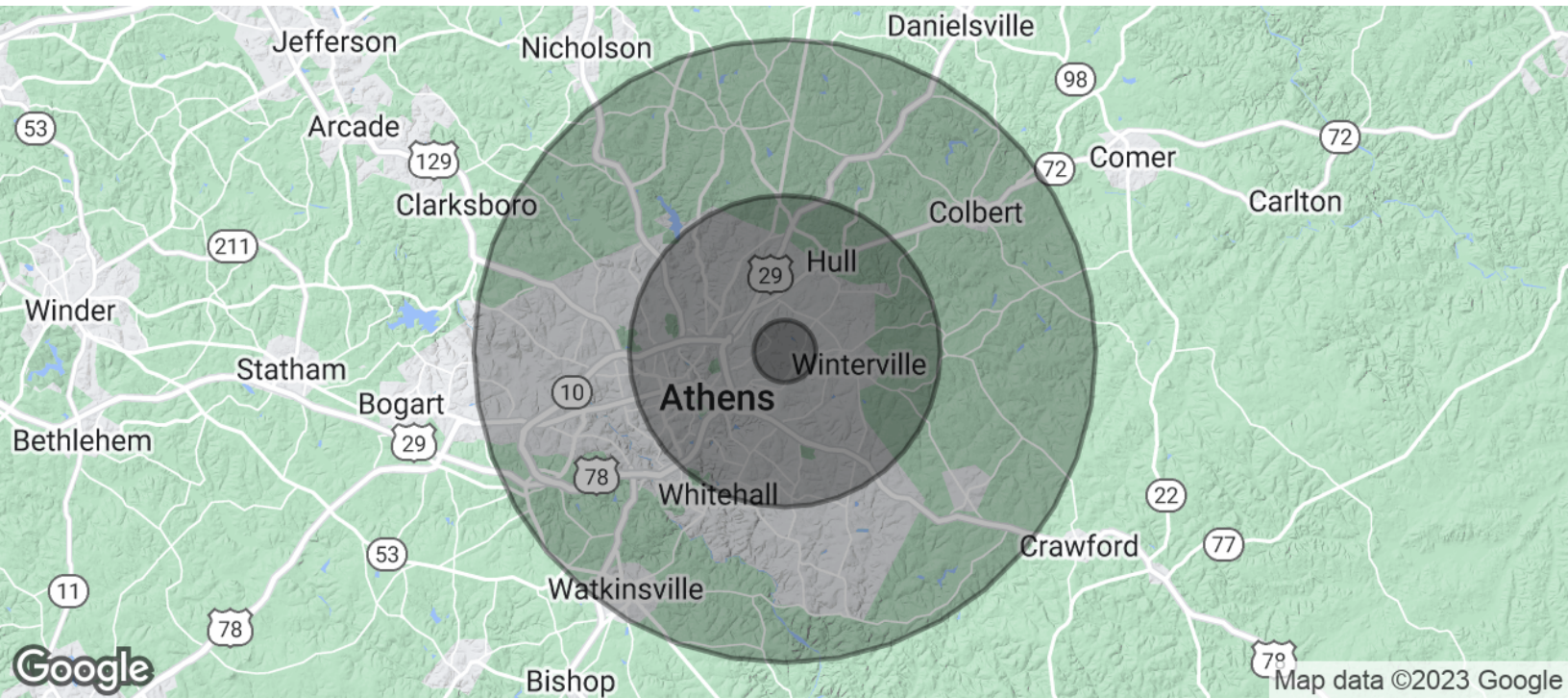
RETAILER MAP P6

ATHENA DR 14 AC INDUSTRIAL TRACT

685 ATHENA DR, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	828	70,447	162,080
Average Age	34.4	27.0	30.3
Average Age (Male)	33.7	26.4	29.5
Average Age (Female)	35.0	27.6	30.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	280	23,681	58,086
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$43,944	\$40,966	\$53,444
Average House Value	\$116,599	\$155,987	\$185,168

* Demographic data derived from 2020 ACS - US Census

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