

TRANS TECH INDUSTRIAL TRACT

195 & 205 TRANS TECH DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$920,725
Price / Acre	\$32,500
Lot Size:	28.33± Acres
Lot Frontage:	106.2 ft Trans Tech Dr
Zoning:	Employment-Industrial E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,470 Olympic Dr

PROPERTY OVERVIEW

The property is zoned Employment Industrial which allows a variety of uses. It has all utilities available. There are two creeks running along the southern and eastern property lines which come together in the southern portion of the property. There are roughly 20 useable acres. Trans Tech Drive dead ends into the property.

LOCATION OVERVIEW

Property is located at the end of Trans Tech Drive with access from Olympic Dr and Voyles Rd. 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 the Port of Savannah.

PROPERTY HIGHLIGHTS

- Zoned Employment- Industrial
- Located in Athena Industrial Park.
- Easy access to major highways
- All Utilities Available

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
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grantwhitworth@gmail.com

Revised: 11-16-2024

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LOCATION MAP



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AERIAL MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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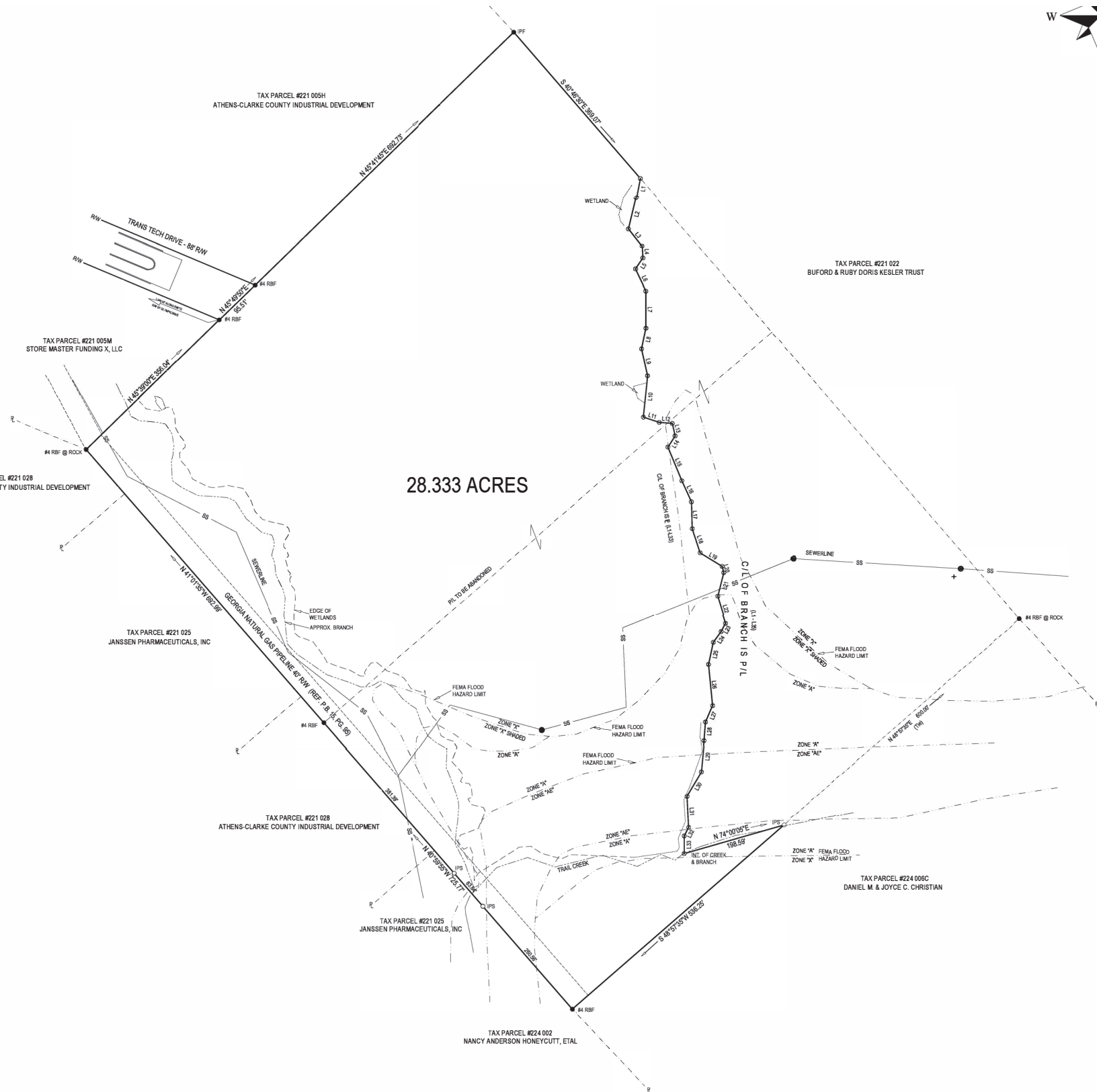
RETAILER MAP



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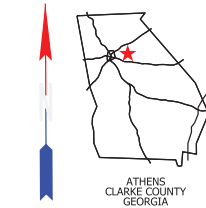


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LEGEND

- 100 YR. FLOOD HAZARD ZONE AREA PER FLOOD INSURANCE RATE MAPS
- 500 YR. FLOOD HAZARD ZONE AREA PER FLOOD INSURANCE RATE MAPS
- POTENTIAL WETLAND AREA PER NATIONAL WETLANDS INVENTORY
- POTENTIAL LOCATION OF EXIST. STREAM AND REQUIRED STREAM BUFFERS 25' / 50'

BUILDING DESIGN



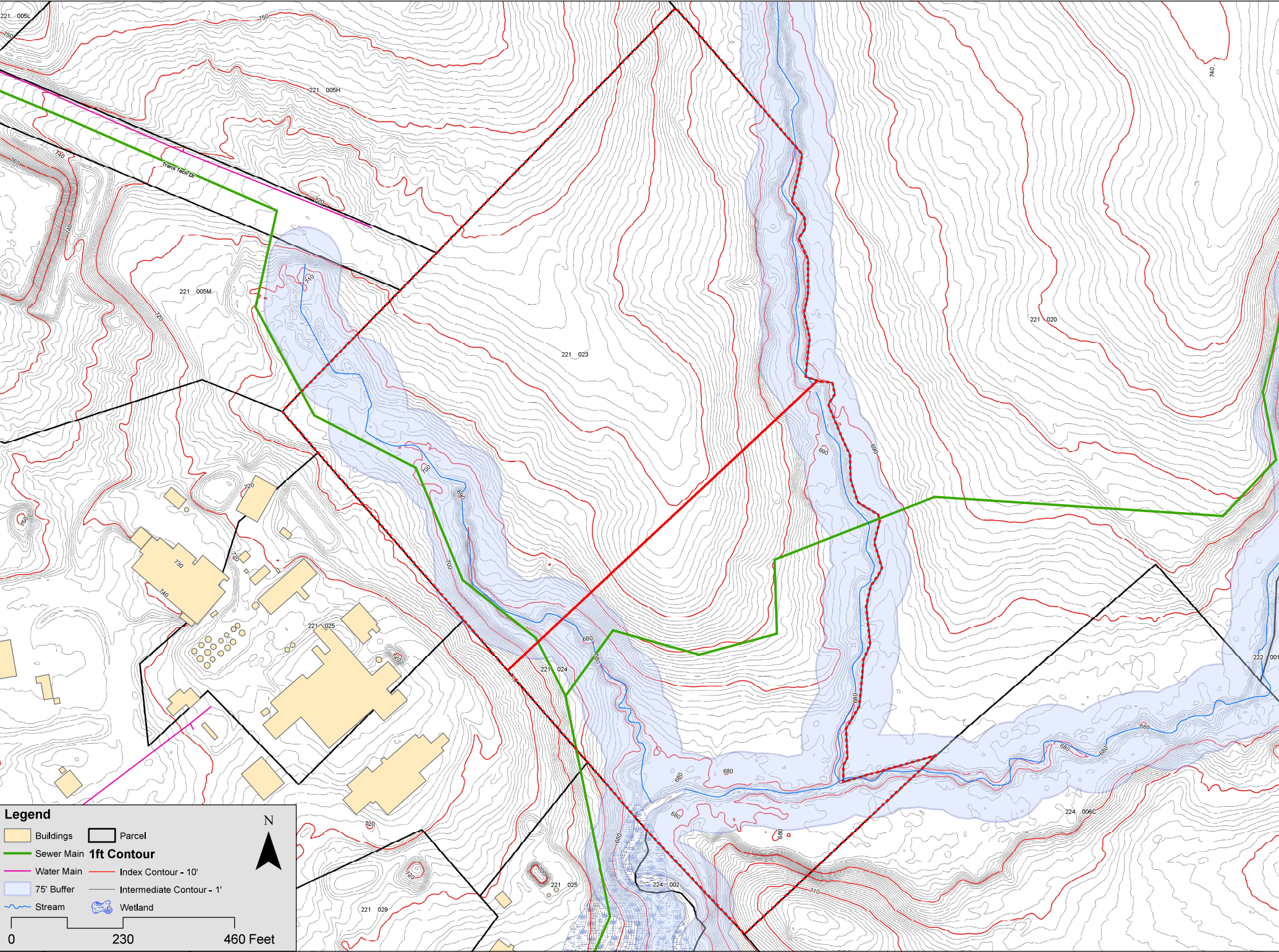
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OLYMPIC DRIVE INDUSTRIAL TRACT
CONCEPTUAL SITE LAYOUT
ATHENS
CLARKE COUNTY
GEORGIA

Georgia Power
Community and Economic Development
75 Fifth Street N.W., Suite 150
Atlanta, Georgia 30308

PROJECT	DE-C-18-23
PALACIOS	DE-C-18-23
PALACIOS	ATHENS
AS SHOWN	CLARKE
DATE	01

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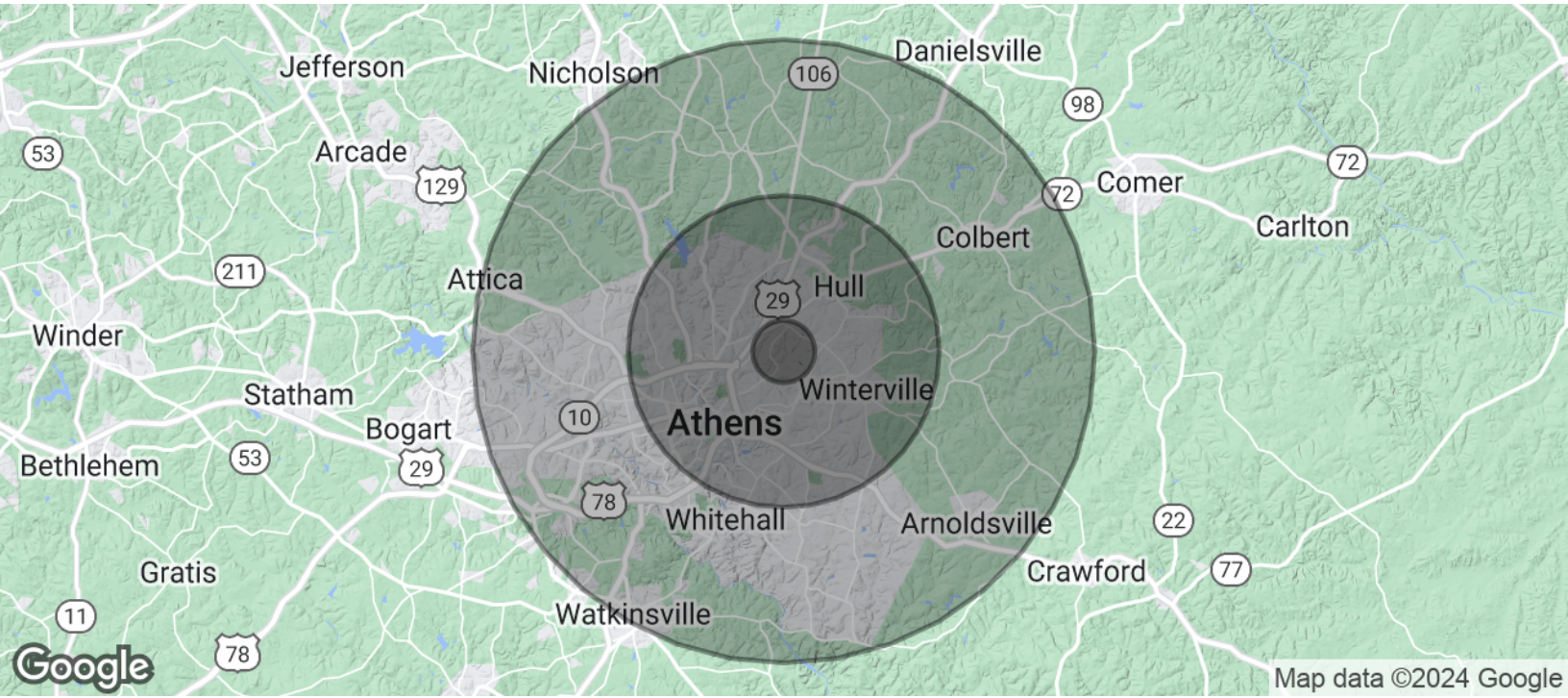


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	757	65,137	161,693
Average Age	33.8	27.0	30.2
Average Age (Male)	33.6	26.4	29.5
Average Age (Female)	34.0	27.6	30.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	241	21,530	58,086
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$37,655	\$40,156	\$53,153
Average House Value	\$116,721	\$149,560	\$184,698

* Demographic data derived from 2020 ACS - US Census

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