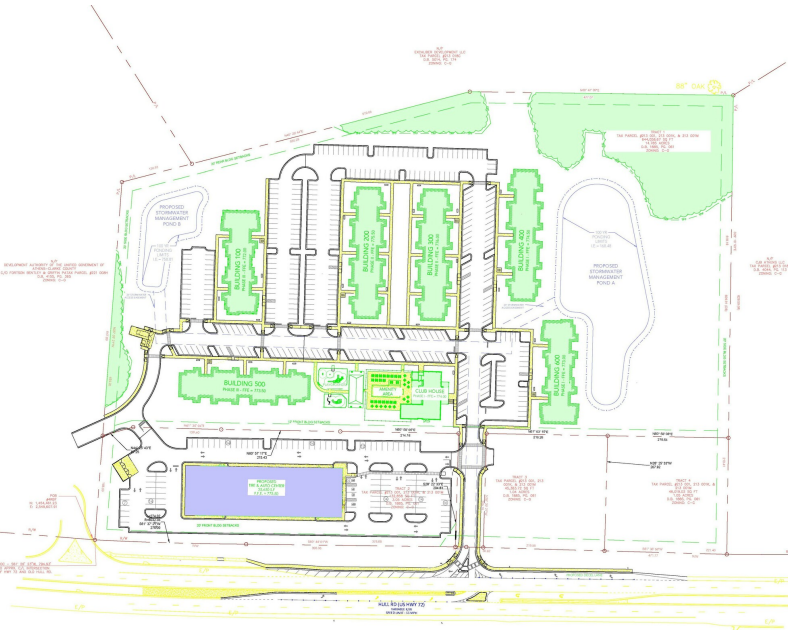


# HULL RD OUTPARCEL LOT

1045 HULL RD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	2.2 Acres
Lot Frontage:	447 ft on Hwy 72
Zoning:	C-G Commercial-General
Market:	Athens-Clarke County
Traffic Count:	20,700 Hwy 72

### PROPERTY OVERVIEW

The property consists of two commercial outparcels zoned C-G, Commercial-General. The rear property is being developed as 192 garden style apartments. The northern lot is 2.2 acres (440'x200'). The lots will be delivered rough graded with all utilities and off site detention. The 2.2 acre site is ideal for a hotel location, with over 3,000 new jobs coming to the Athena Industrial Park area.

### LOCATION OVERVIEW

The property is located 1045 Hull Rd on Hwy 72 just west of the signalized intersection of Hwy 29 and Hwy 72 adjacent to the Kroger Marketplace and near Athens Technical College. The area includes multiple new restaurants and shops. It's also located near Athena Industrial Park, which currently employs approximately 7,000 ± employees and many other businesses located in the area.

### PROPERTY HIGHLIGHTS

- Excellent location, adjacent to Kroger Marketplace and near Athens Technical College.
- Over 3,000 newly announced jobs coming to the Athena Industrial Park.
- Multiple new retail developments in the area.

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: 4-18-2024

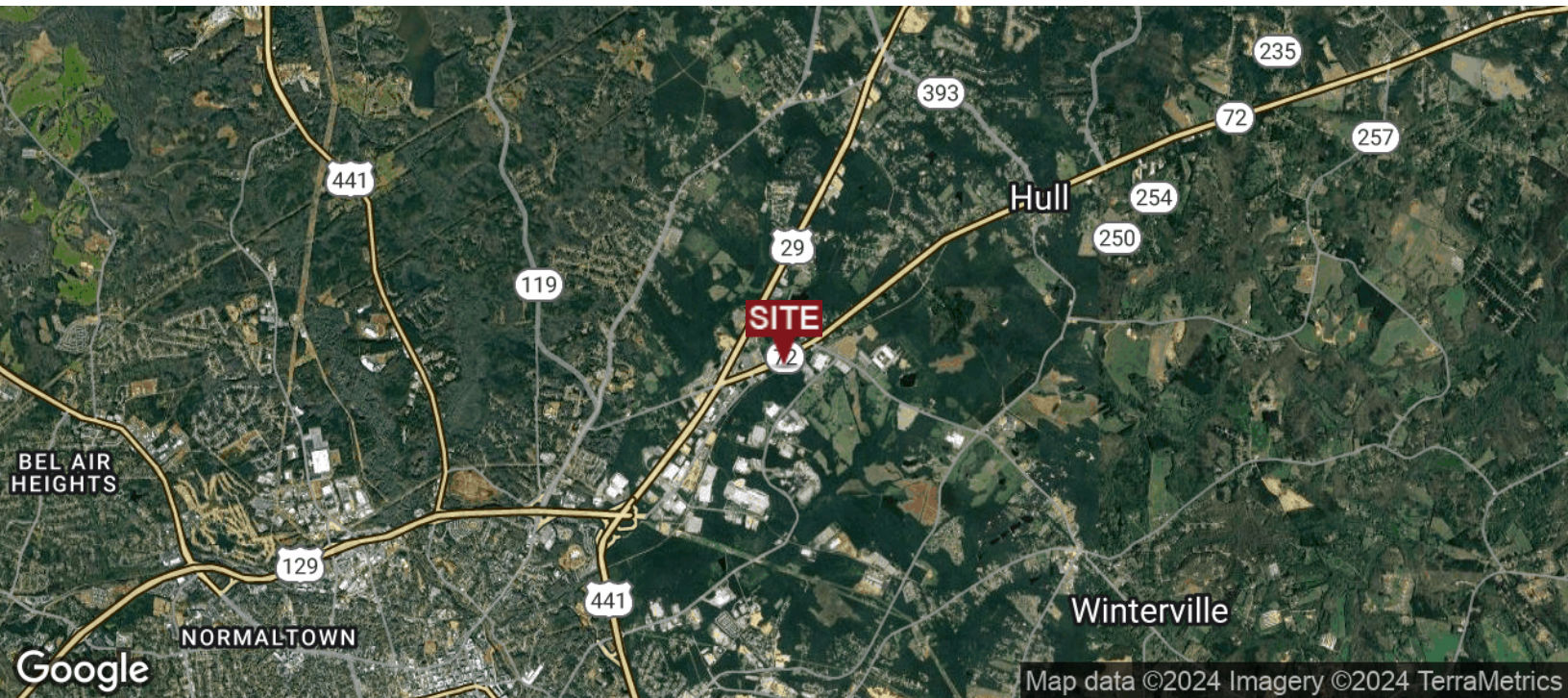


# HULL RD OUTPARCEL LOT

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## LOCATION MAP



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## AERIAL



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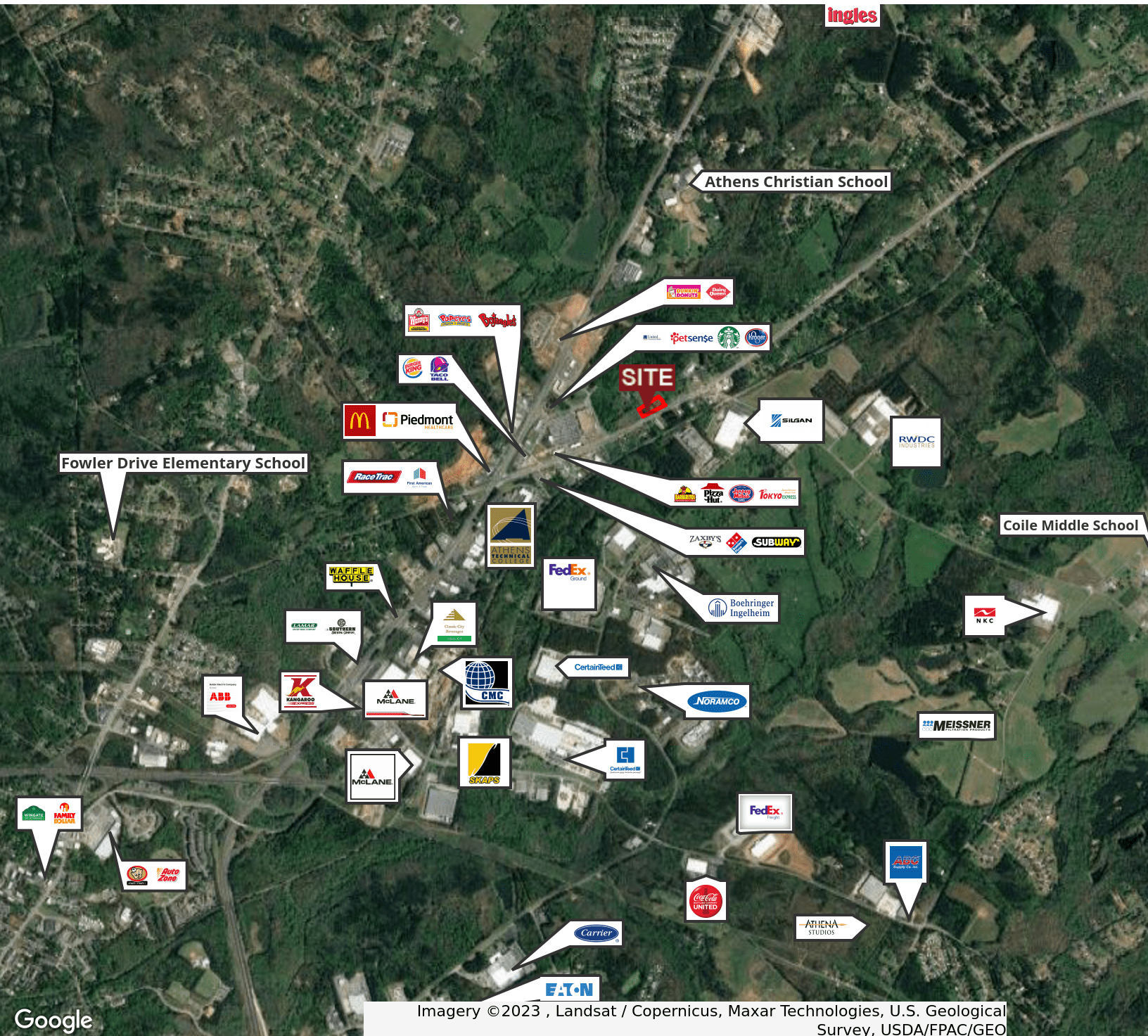


# HULL RD OUTPARCEL LOT

1045 HULL RD, ATHENS, GA 30601



## RETAILER MAP



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**PROJECT INFORMATION**

DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC.  
1010 COMMERCIAL DR.  
ROGART, GA 30022  
CONTACT: JEFF CARTER, P.E.  
PHONE: 770.725.1200  
JEFF@CARTERENGINEERING.NET

OWNER/DEVELOPER: SAM ROGERS OF BIRGE & HELD DEVELOPMENT, LLC  
8502 NORTH MERIDIAN STREET, SUITE 205  
INDIANAPOLIS, IN 46240  
CONTACT: SAM ROGERS  
317.417.1533  
SROGERS@BIRGEANDHELD.COM

**SITE INFORMATION**

JURISDICTION: ATHENS-CLARKE COUNTY  
PROPERTY LOCATION: 1005, 1035, 1045 HULL RD.  
ATHENS, GA 30601  
PARCEL NUMBER: 8213 001, 213 011 & 213 011M  
CURRENT ZONING: C-8  
PROPOSED ZONING: C-8  
OVERLAY DISTRICT: NONE  
EXISTING USE: MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL  
PROPOSED USE: COMMERCIAL AND MULTI-FAMILY  
BUFFERS REQUIRED: 10' WHEN ADJACENT RESIDENTIAL ZONE  
REQUIRED BUILDING SETBACKS: FRONT: 20 FT  
SIDE: 30 FT  
REAR: 30 FT  
MAXIMUM LOT COVERAGE: 80%  
MINIMUM LANDSCAPE: 20%  
MAXIMUM BUILDING HEIGHT: 45 FT  
FLOOR AREA RATIO: 0.13  
SANITARY SEWER SERVICE: ATHENS-CLARKE COUNTY  
WATER SERVICE: ATHENS-CLARKE COUNTY

FEMA FLOOD INSURANCE RATE MAP NO.: 1305PC0017P  
FEMA FIRM DATE: 09/15/2022  
FEMA SPHA ZONE: ZONE X

**UNDERGROUND UTILITY DISCLAIMER:**  
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT INDICATE THE OWNER, HIS/HER EMPLOYERS, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

# SITE DEVELOPMENT PLANS

ATHENS FLATS  
1005, 1035, 1045 HULL RD. - ATHENS, GA 30601

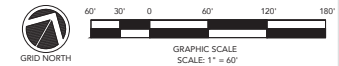
SHEET TITLE:  
**SITE PLAN**

PROJECT NAME:  
**ATHENS FLATS**

SHEET NUMBER:  
**C 3.0**

PROJECT NUMBER:  
**23001BHRE**

DATE:  
**03/21/2024**



**NOTE:**

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION AND PUBLIC WORKS TECHNICAL STANDARDS, AS WELL AS THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.





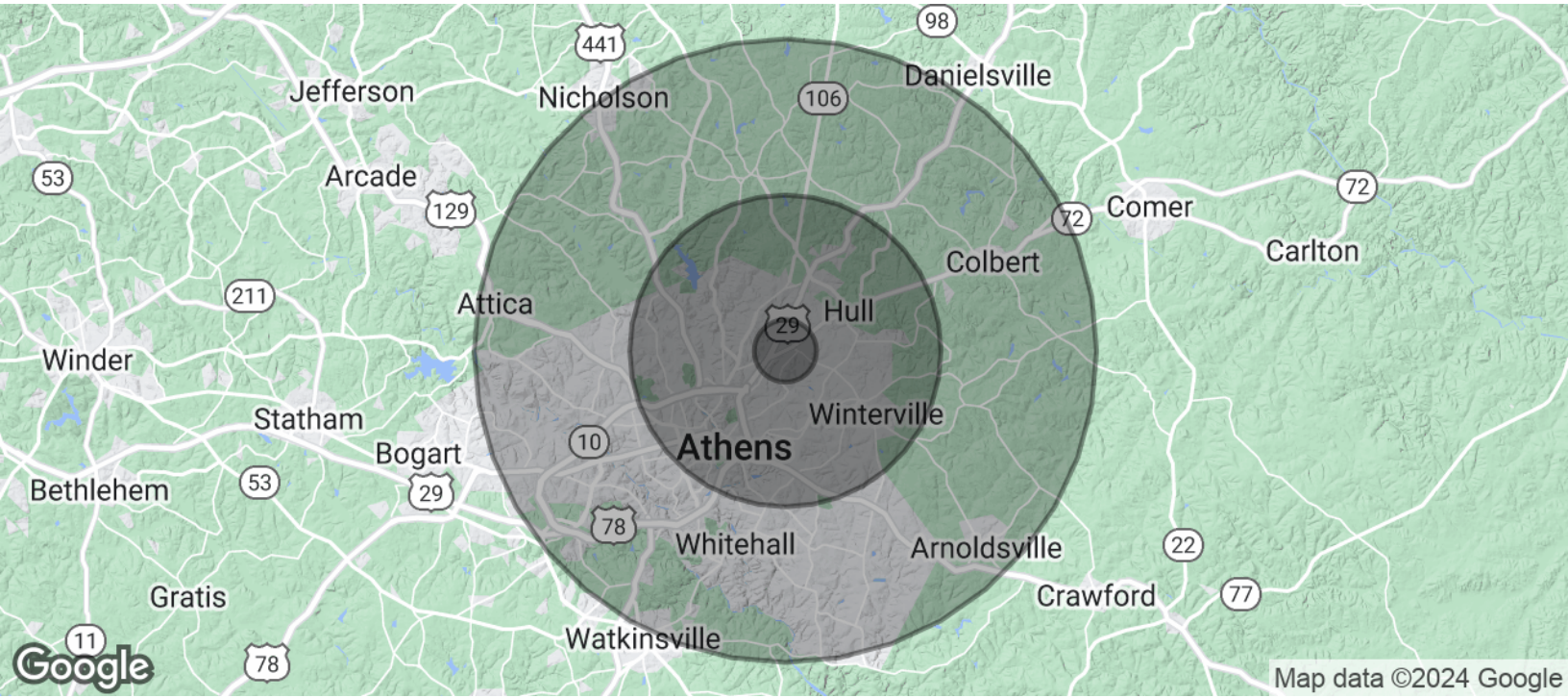


# HULL RD OUTPARCEL LOT

1045 HULL RD, ATHENS, GA 30601



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,455	52,770	160,541
Average Age	28.6	27.6	30.1
Average Age (Male)	28.7	27.0	29.4
Average Age (Female)	28.5	28.3	30.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	430	17,325	57,574
# of Persons per HH	3.4	3.0	2.8
Average HH Income	\$40,372	\$38,942	\$52,425
Average House Value	\$109,952	\$137,979	\$181,374

\* Demographic data derived from 2020 ACS - US Census

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