

# HULL RD TRACT

1085 HULL RD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$565,000
Lot Size:	1.49 ± Acres
Lot Frontage:	253 ft Hwy 72
Zoning:	C-R
Market:	Athens Clarke County
Submarket:	Madison County
Traffic Count:	17,700 ft Hwy 72

### PROPERTY OVERVIEW

The property is close to Athens Technical College and Kroger Shopping Center with multiple restaurants and shops. The site is located near Athena Industrial Park, which currently employs approximately 7,000 workers. Other businesses located in the area include: McDonald's, Pizza Hut, Wendy's, Piedmont Urgent Care, and Zaxby's. Property is located approximately 1/2 ± miles to the intersection of US Highway 29.

### LOCATION OVERVIEW

Fronting along U.S. Highway 72 which is a major 4-lane artery serving Madison County and Northeast Georgia near the intersection of U.S. Highway 29. Property is located approximately 1 mile north of the Athens Perimeter.

### PROPERTY HIGHLIGHTS

- Kroger Shopping Center and Athens Technical College nearby
- Rapidly growing area with high traffic count
- 3 Multifamily projects being developed in close proximity
- Located across from Athena Industrial Park

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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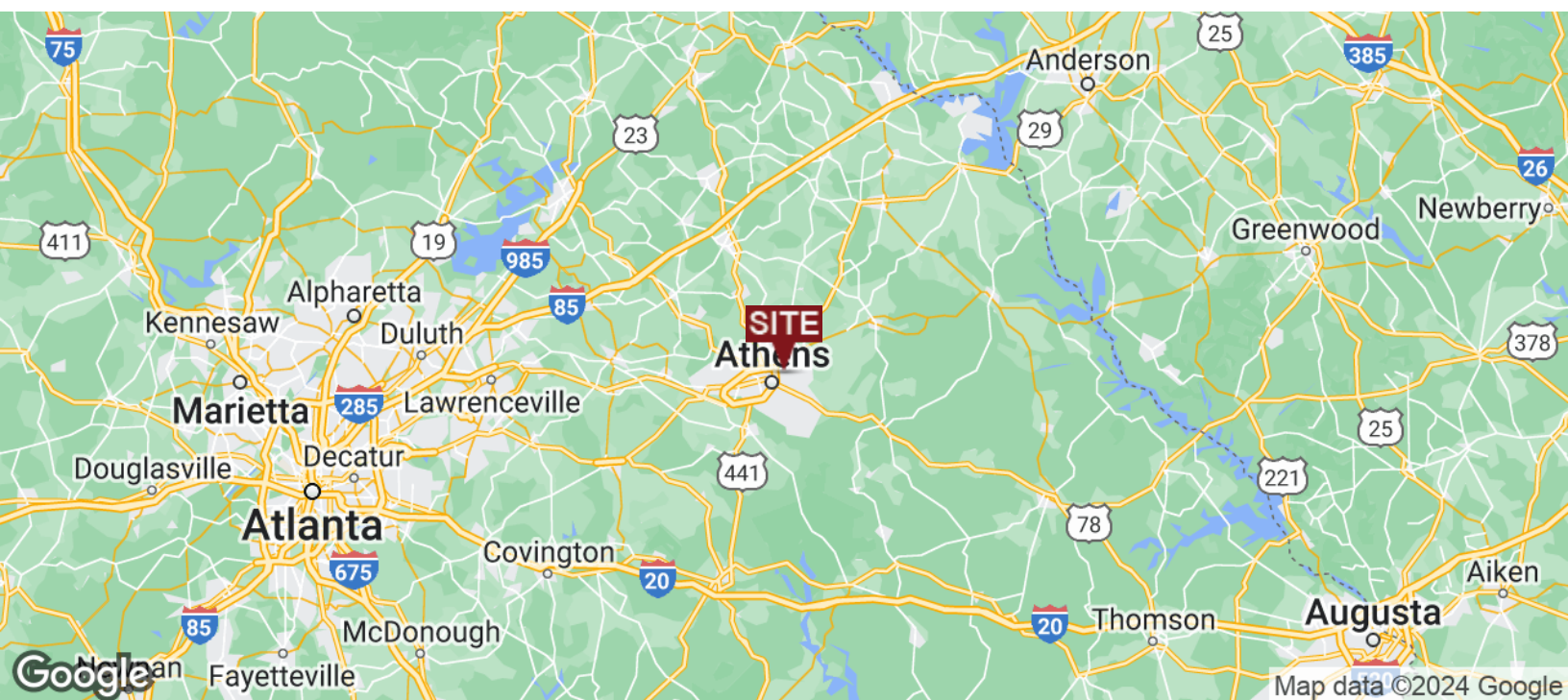
Revised 11-30-2022



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A satellite map of the study area in Hull, Georgia. The map shows a mix of forested land and agricultural fields. Major roads include US-29 running north-south, US-72 running east-west, and US-119 running north-south on the left. Local roads include Danielsville Rd, Hull Rd, Olympic Dr, Voyles Rd, Old Elberton Rd, Lem Edwards Rd, Moores Grove Rd, Freeman Dr, and Boley Dr. A red pin labeled 'SITE' is located near the intersection of US-29 and Hull Rd. The map is credited to Google and includes copyright information for 2024 Imagery from various sources.



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## LOCATION MAP



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LOCATION MAP **P3**



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## RETAILER MAP



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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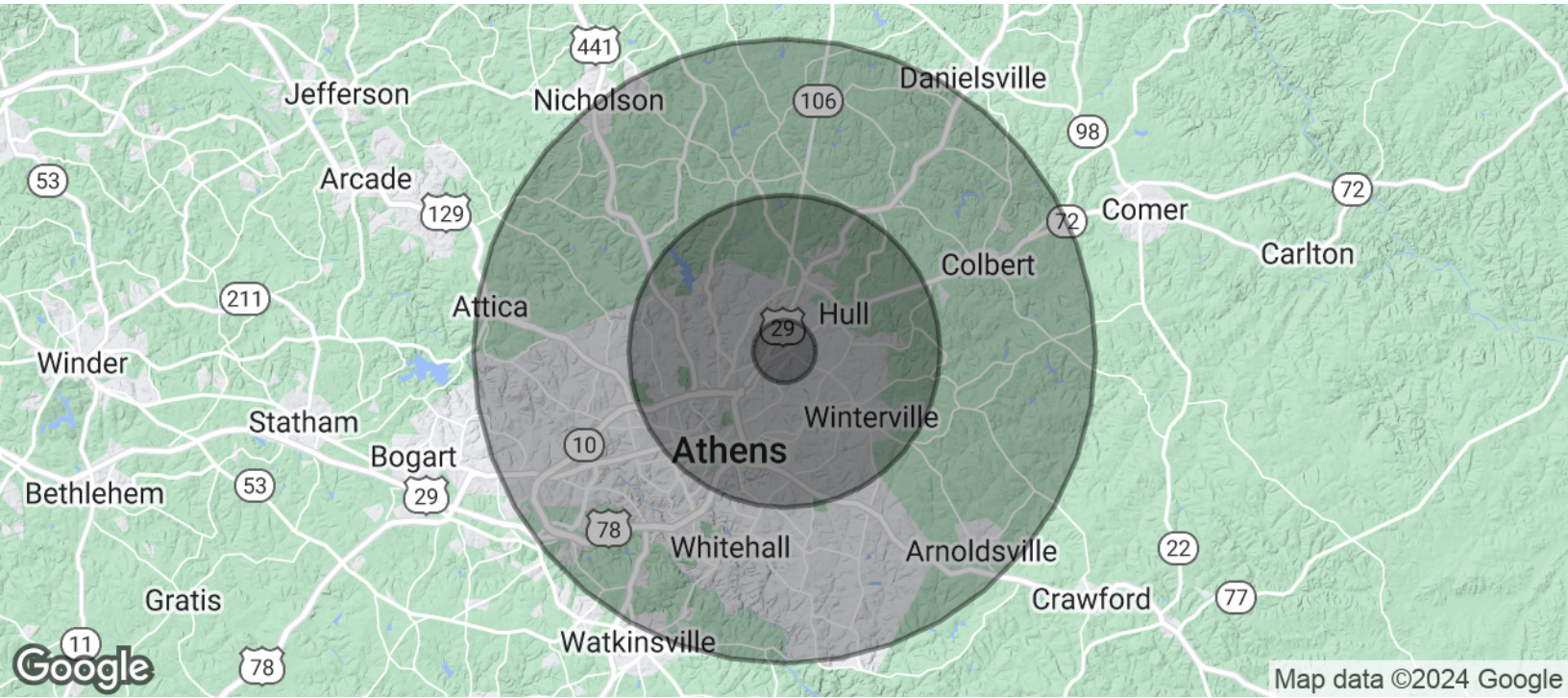


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,371	53,399	160,734
Average Age	28.9	27.6	30.1
Average Age (Male)	29.1	27.0	29.4
Average Age (Female)	28.9	28.3	30.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	407	17,562	57,760
# of Persons per HH	3.4	3.0	2.8
Average HH Income	\$40,220	\$38,978	\$52,291
Average House Value	\$110,809	\$138,693	\$182,105

\* Demographic data derived from 2020 ACS - US Census

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