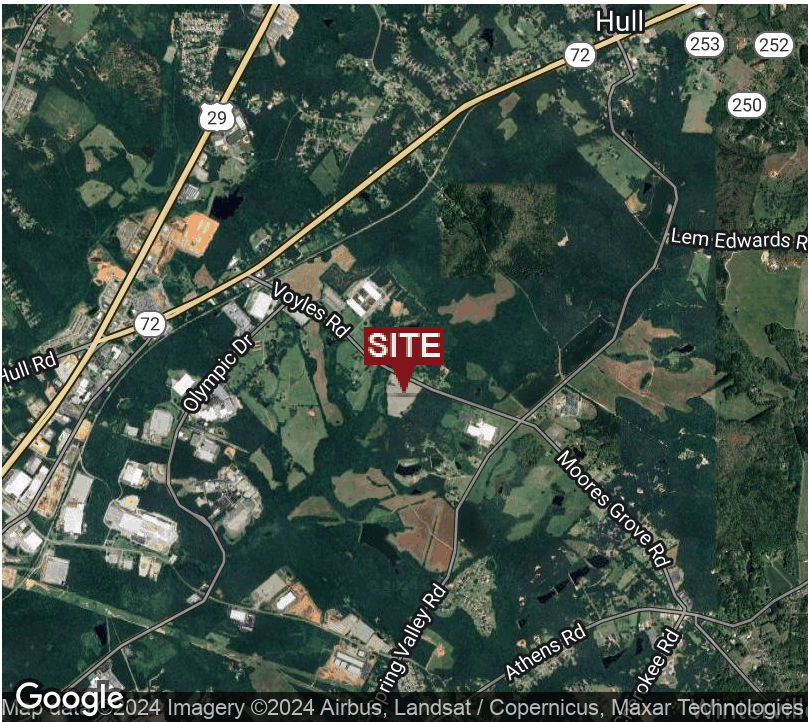


WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,875,000
Price / Acre	\$37,500
Lot Size:	50.0 ± Acres
Lot Frontage:	987 ft Voyles Rd
Zoning:	E-I Employment-Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	2,950 Voyles Rd

PROPERTY OVERVIEW

The property is well suited for an industrial development. It's zoned Employment-Industrial which allows a variety of industrial and commercial uses. The property is partially wooded with roughly 12 acres of open pastureland. The east fork of Trail Creek runs along the west side of the property, and the topography slopes east to west towards the creek. All utilities are available.

LOCATION OVERVIEW

The property is located in Athena Industrial Park on the south side of Voyles Rd in northeastern Athens-Clarke County. It's located minutes from downtown Athens and UGA. Athena Industrial Park is home to numerous large employers.

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: 11-16-2022

WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



LOCATION MAP



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WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



AERIAL MAP



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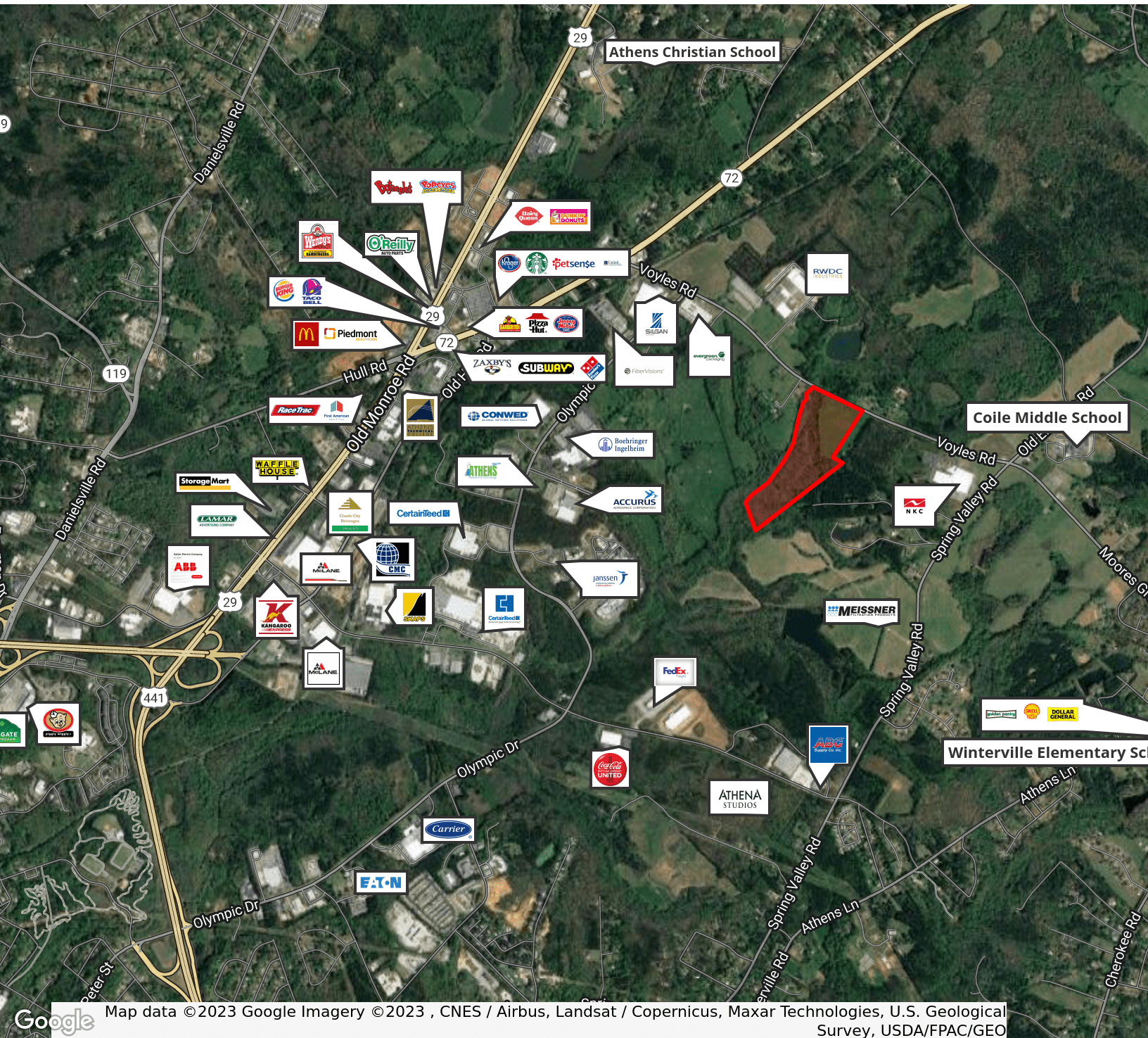
AERIAL MAP **P3**

WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



RETAILER MAP



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706.548.9300
grantwhitworth@gmail.com

WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



Beverly Logan, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000 Pg 0363
Penalty: \$0.00
Interest: \$0.00
Participants: 0850868904

ANIMAL HEALTH USA, INC.
TAX PARCEL # 222 002C
D.B. 4937, P. 530
D.S. 4938, P. 53 & 99
ZONING: E-1

OF THE INTERSECTION OF THE
SOUTHWESTERLY R/W OF VOYLES RD
AND SOUTHEASTERN R/W OF
OLYMPIC DR.

P: 770-725-1200
www.cartengineering.net

BOUNDARY SURVEY FOR:

H.E. WOOD LAND HOLDINGS, LLC

1269 VOYLES ROAD
ATHENS, GEORGIA 30601
ATHENS - CLARKE COUNTY
G.M.D. 220

TOTAL AREA: 74,582 ACRES
TAX PARCEL #: 222 002 -and- 222 002B
EXISTING ZONING: E-1

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LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS	
A	AGE LIMITS
ACC	INTER-ACCRA COUNTY
ADJ	ADJACENT DISTRICT
AL	LOCALITY
CL	CENTRELINE
CLN	CLINICAL
CM	COMMUNITY
CON	CORROIDATED METAL PIPE
COV	COVER
CP	CORROIDATED PIPE
CR	CRACK
CRG	CRACK GROUT
CRN	CRACK REPAIR
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This plan is a representation of an existing parcel or parcels of land and does not constitute
an actual survey. It is not to be used as a basis for any other survey or as a basis for
recording information of the documents, maps, plans or other instruments which created
the parcel or parcels shown hereon. RECORDED INFORMATION OF THE PLAT DOES NOT
IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY
FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land
surveyor certifies that this plan complies with the minimum standards for
properly surveying in Georgia as set forth in the rules and regulations of the Georgia Board
of Registration for Professional Engineers and Land Surveyors and as set forth in
O.C.G.A. Section 14-5-67.

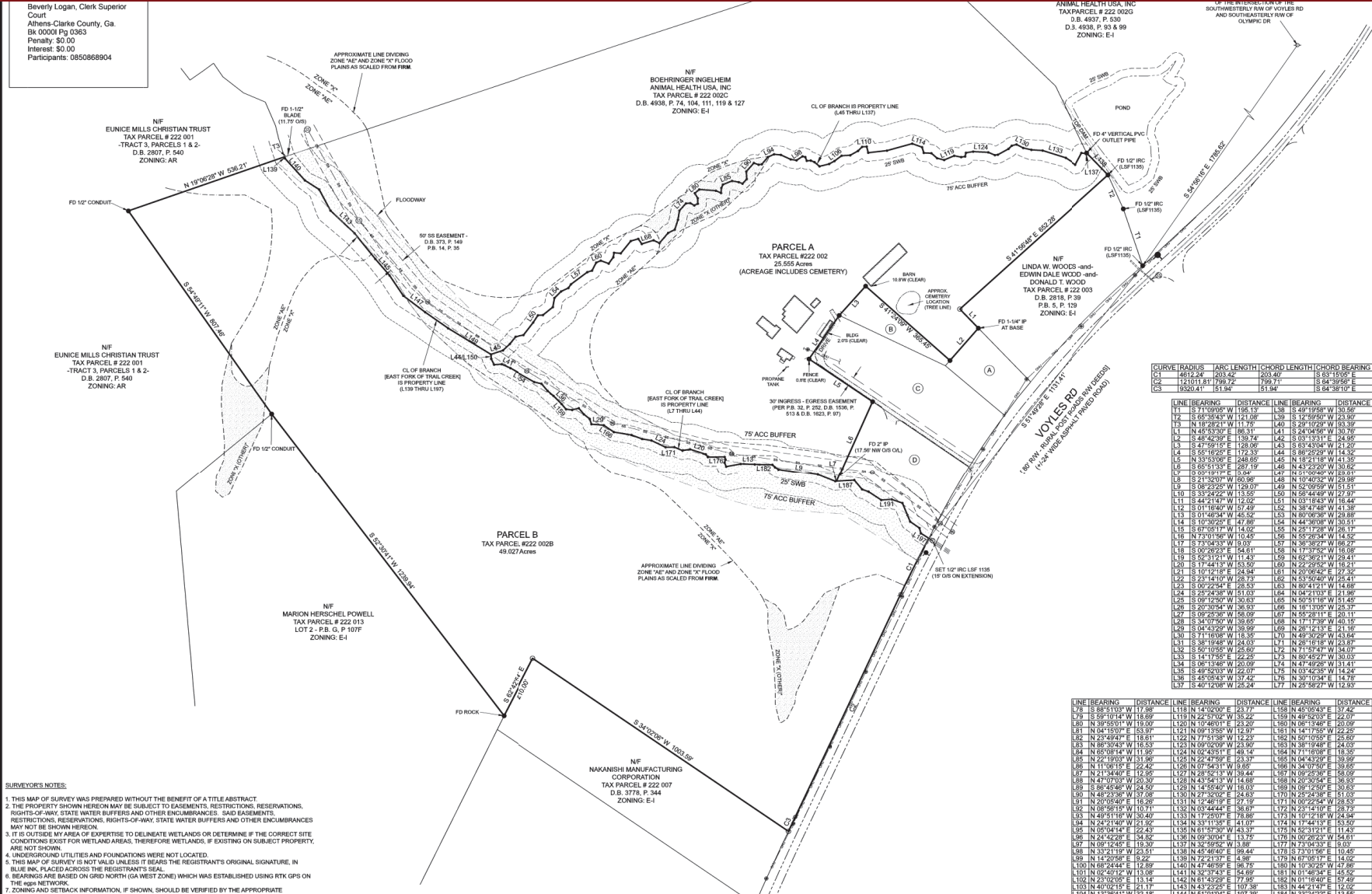
REGISTERED LAND SURVEYOR: CRAIG M. RICH
GEORGIA L.S. #1316

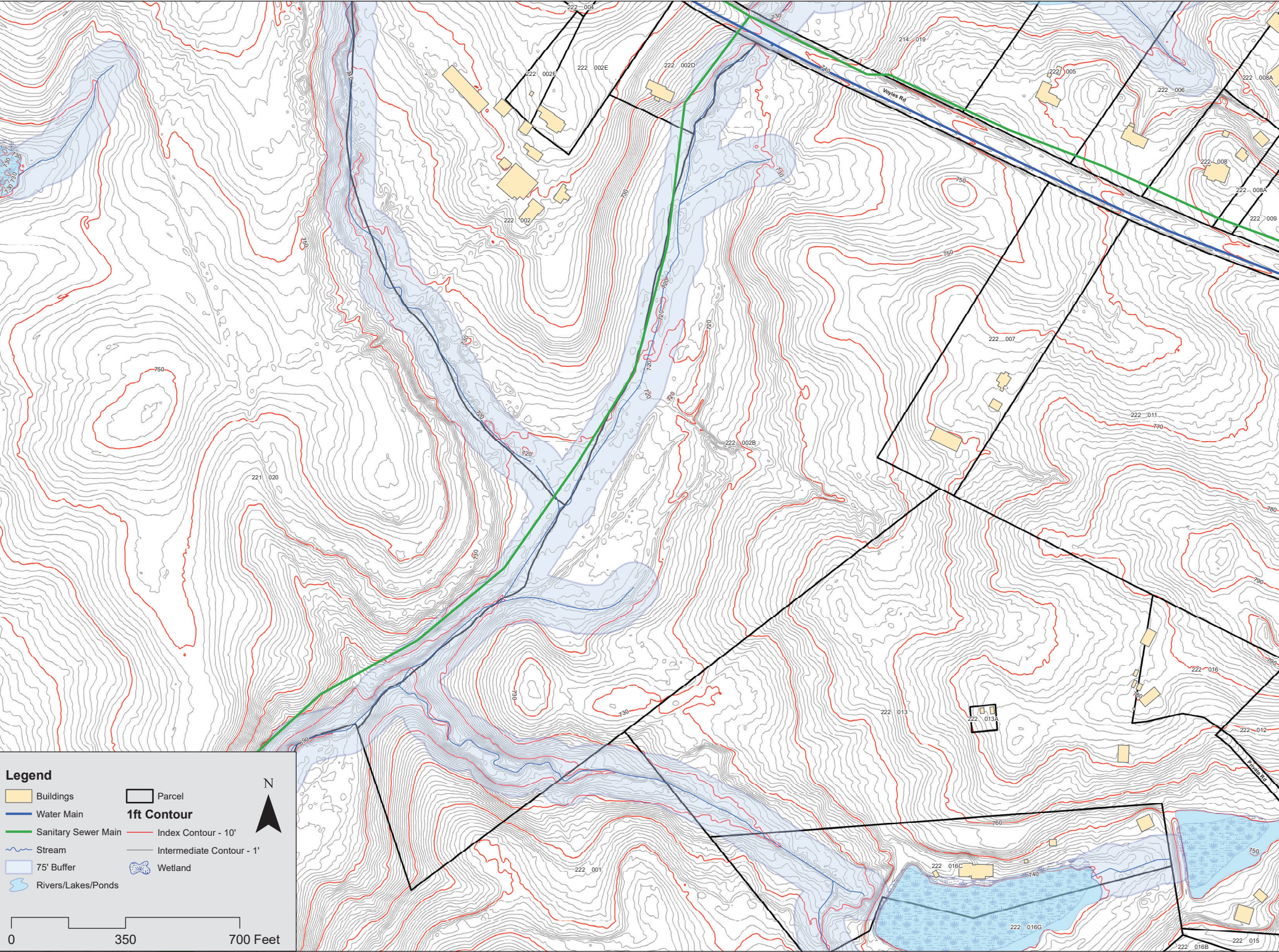
DATE PREPARED: 4-13-2020
PROJECT #: 20001W00
5-7-2020

REVISIONS: DATE: 5-8-2020
CHANGED DESCRIPTION OF A MONUMENT: 5-7-2020

GRAPHIC SCALE

SHEET #





Legend

Buildings	Parcel
Water Main	1ft Contour
Sanitary Sewer Main	Index Contour - 10'
Stream	Intermediate Contour - 1'
75' Buffer	Wetland
Rivers/Lakes/Ponds	

0 350 700 Feet

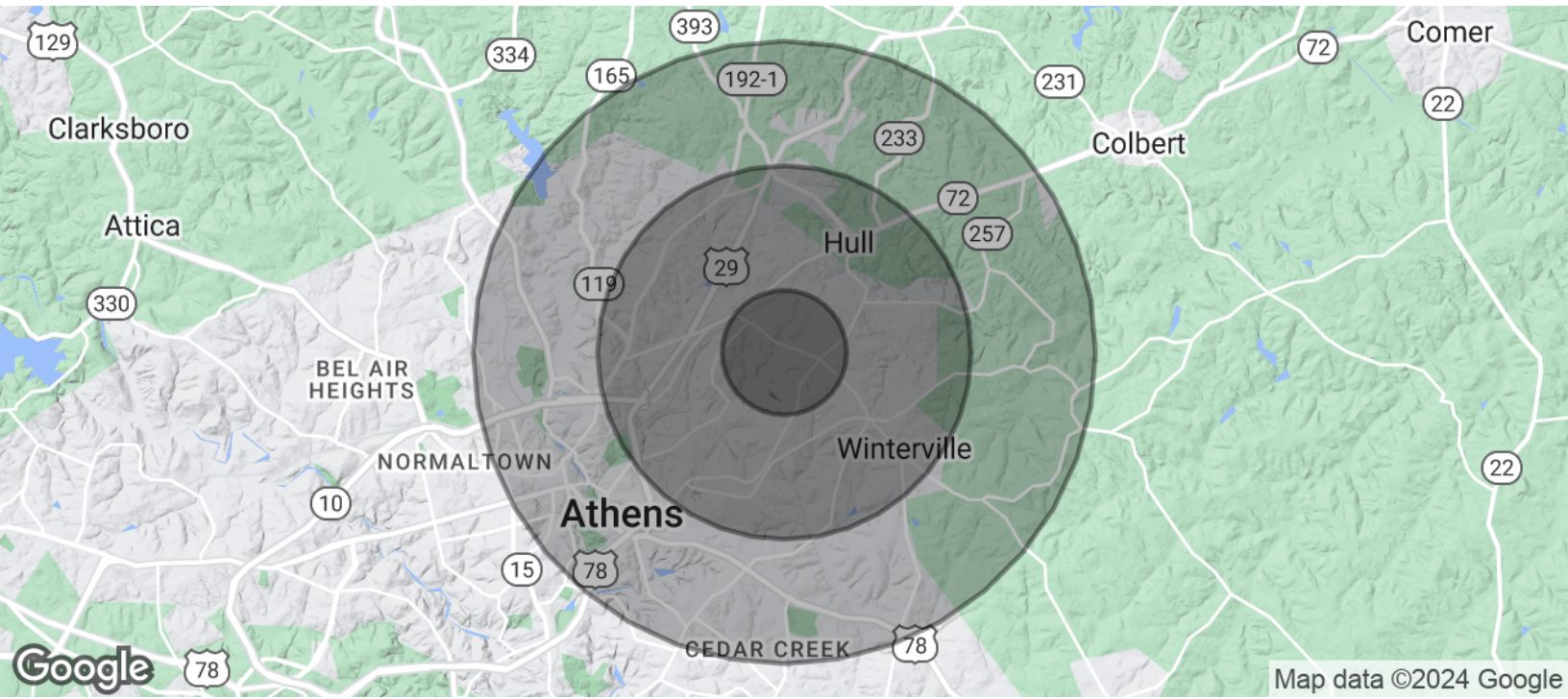
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WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	529	12,046	62,380
Average Age	44.8	36.2	30.6
Average Age (Male)	48.1	34.7	29.3
Average Age (Female)	41.9	39.7	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	258	5,164	25,320
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$27,352	\$46,120	\$43,384
Average House Value	\$83,729	\$99,731	\$134,498

* Demographic data derived from 2020 ACS - US Census

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