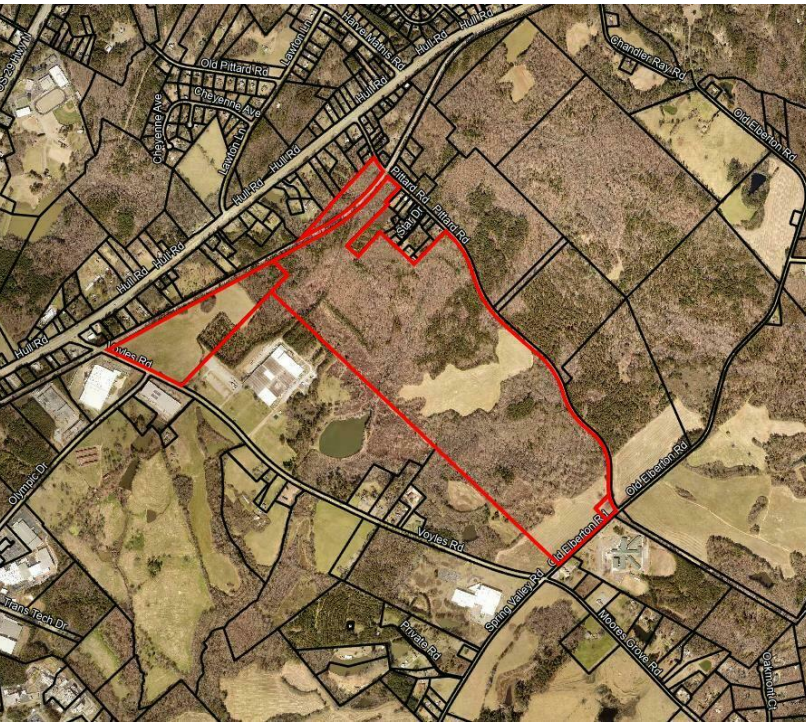


# INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$8,674,290
Price / Acre	\$27,000
Lot Size:	321 ± Acres
Lot Frontage:	1,305 ft Voyles Rd 5,134 ft Rail Line 1,207 ft Old Elberton Rd 5,177 ft Pittard Rd
Zoning:	E-I, E-O & C-R
Market:	Athens Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,160 Voyles Rd 16,800 ft Hwy 72

### PROPERTY OVERVIEW

The property lies well and can be easily developed for an industrial user. The site borders main line CSX Rail and is just off a side tract with a rail spur on the property. The property is partially wooded with several acres of open crop land. It has two creeks through the property. All utilities are available. Sewer is located in the right of way of Voyles Rd and Old Elberton Rd.

### LOCATION OVERVIEW

The property is located in the Athena Industrial Park area with access off Old Elberton Road, Pittard Road and Voyles Rd. It's located in north east Athens roughly 600 ft east of Hwy 72. The tract is located directly across from the intersection of Olympic & Voyles Rd. The site is roughly ten minutes from downtown Athens and the UGA Campus with easy access to major highways in the area.

### PROPERTY HIGHLIGHTS

- Prime Industrial Location
- Borders CSX Rail line with side track and spur
- Moderate topography
- 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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Revised: 7-24-2023



# INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



## LOCATION MAP



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# INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



## LOCATION MAP



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LOCATION MAP **P3**



# INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601

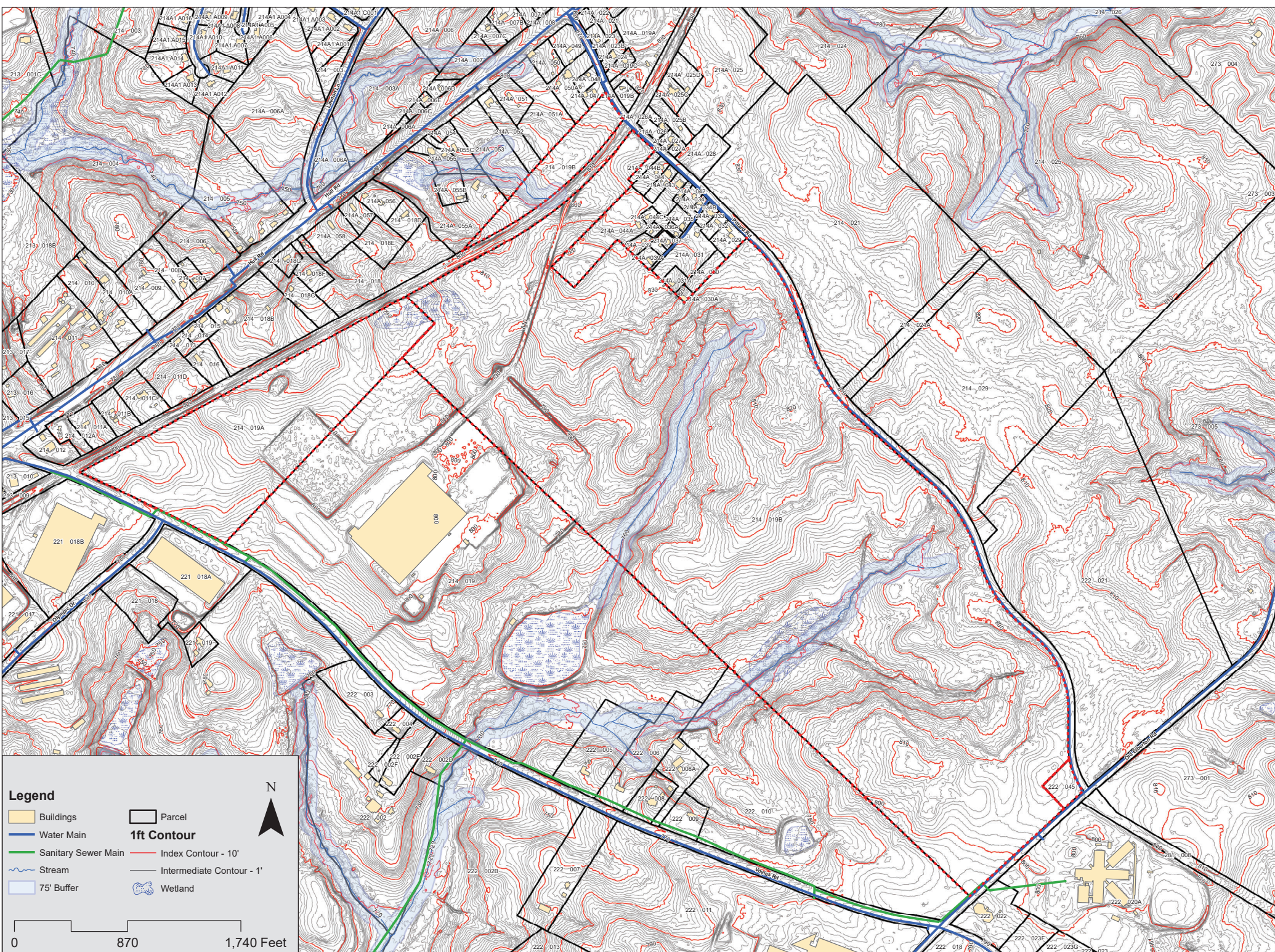


## RETAILER MAP



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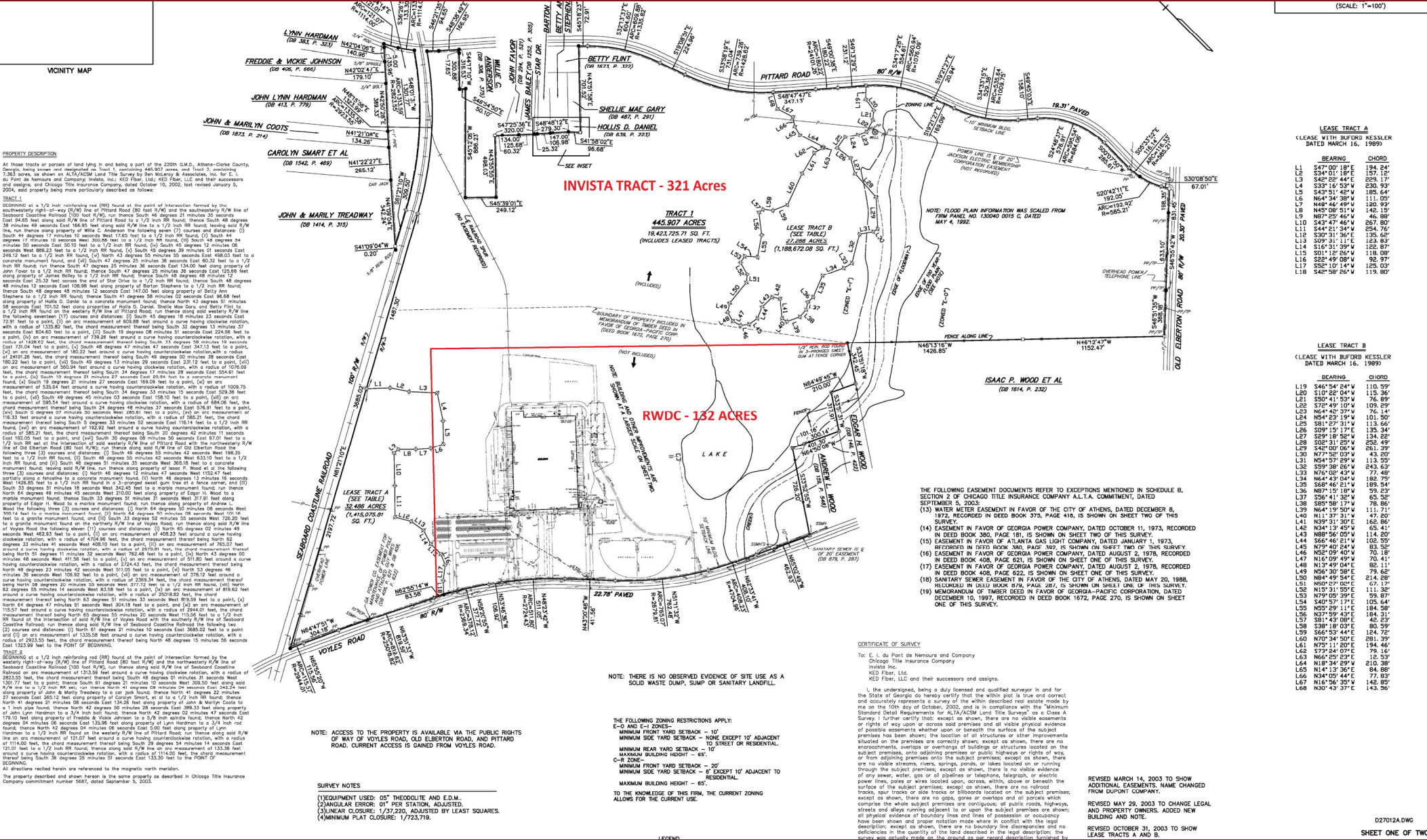


# INVESTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



(SCALE: 1"=100')



GRANT WHITWORTH

706.548.9300

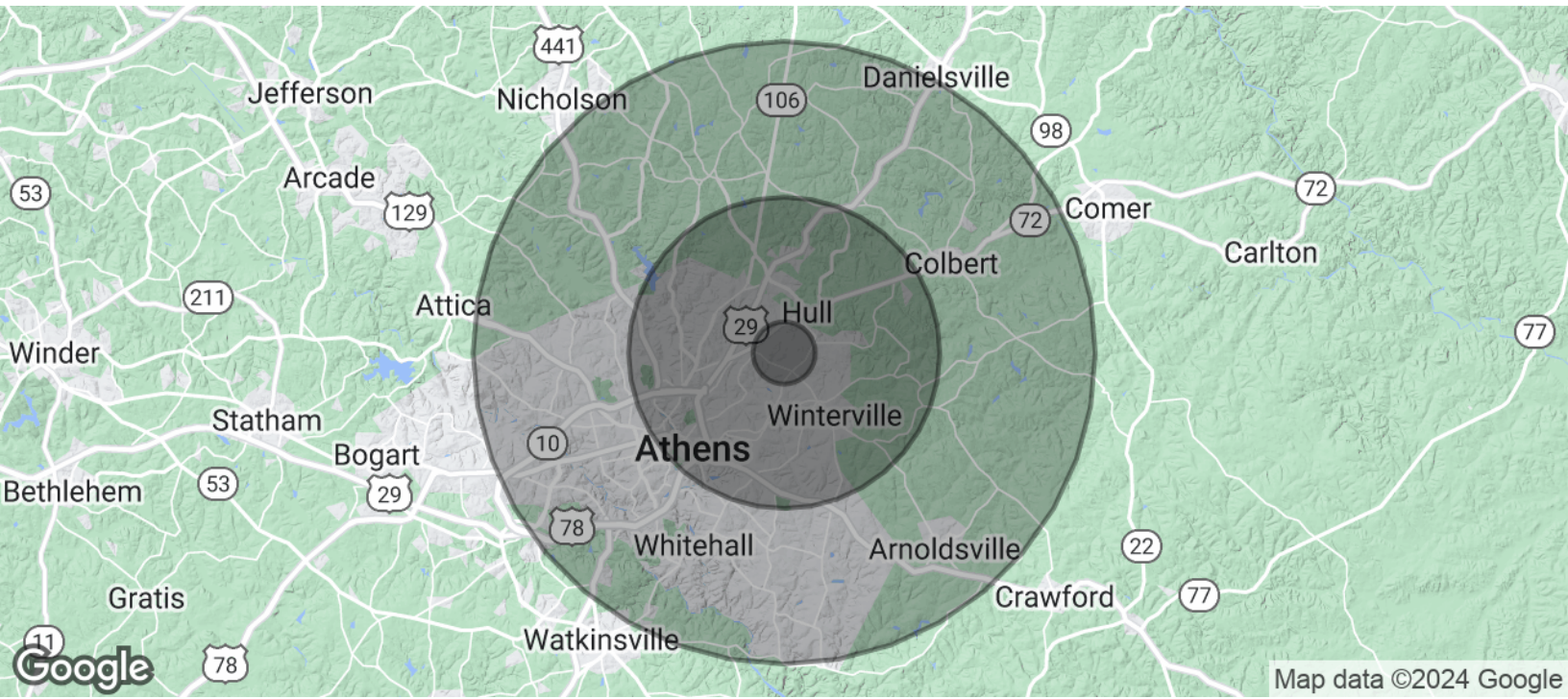
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

2020 American Community Survey (ACS)