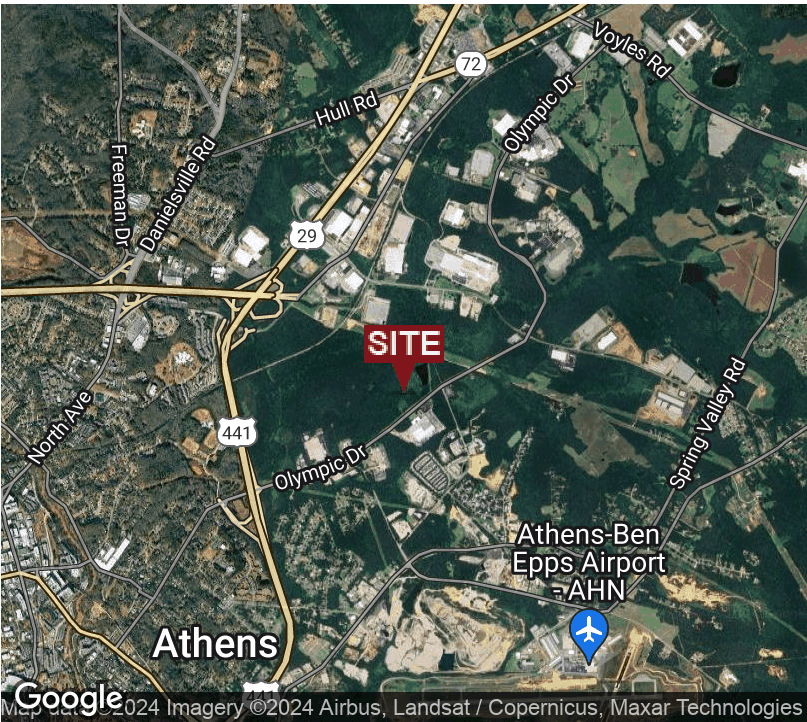


# OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,890,000
Price / Acre	\$50,000
Lot Size:	37.8 ± acres
Lot Frontage:	1,843 ft Olympic Dr
Zoning:	I - Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	3,490 Olympic Dr

### PROPERTY OVERVIEW

The property is zoned I (industrial) which is the heavysset industrial zoning allowed in Athens-Clarke County. Property is within Athena Industrial Park. It is located on Olympic Drive which gives it quick access to major roads. The property is partially wooded and has a lake in the Northeast section. Major roads for immediate access are Olympic Drive, Athena Drive, and Loop 10 (Athens Perimeter).

### LOCATION OVERVIEW

The property is located on the north side of Olympic Drive roughly .7 miles east of the newly constructed interchange on Loop 10 (Hwy 441).

### PROPERTY HIGHLIGHTS

- Heavy Industrial Zoning
- Located in Athena Industrial Park.
- Easy access to major roads.
- Phase I and wetlands delineation 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  
706.548.9300  
grantwhitworth@gmail.com

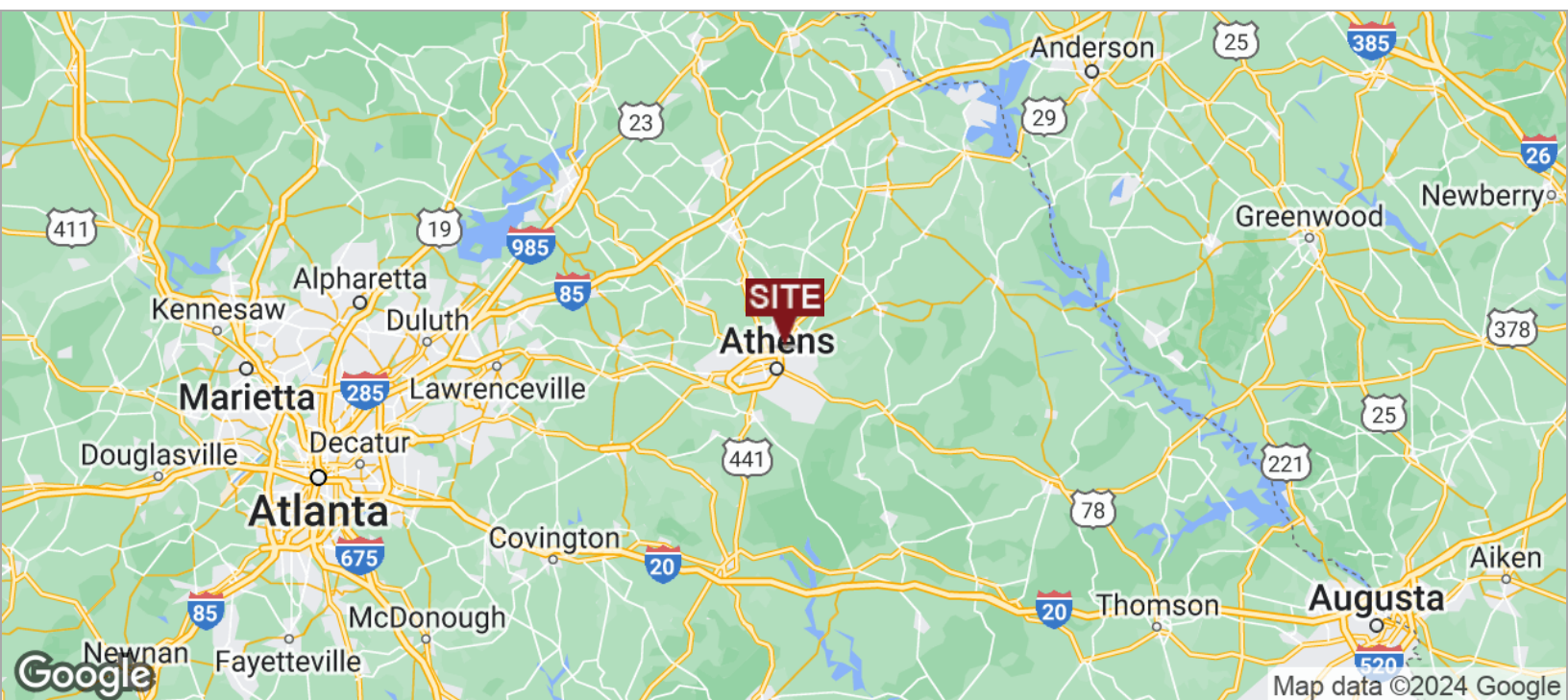
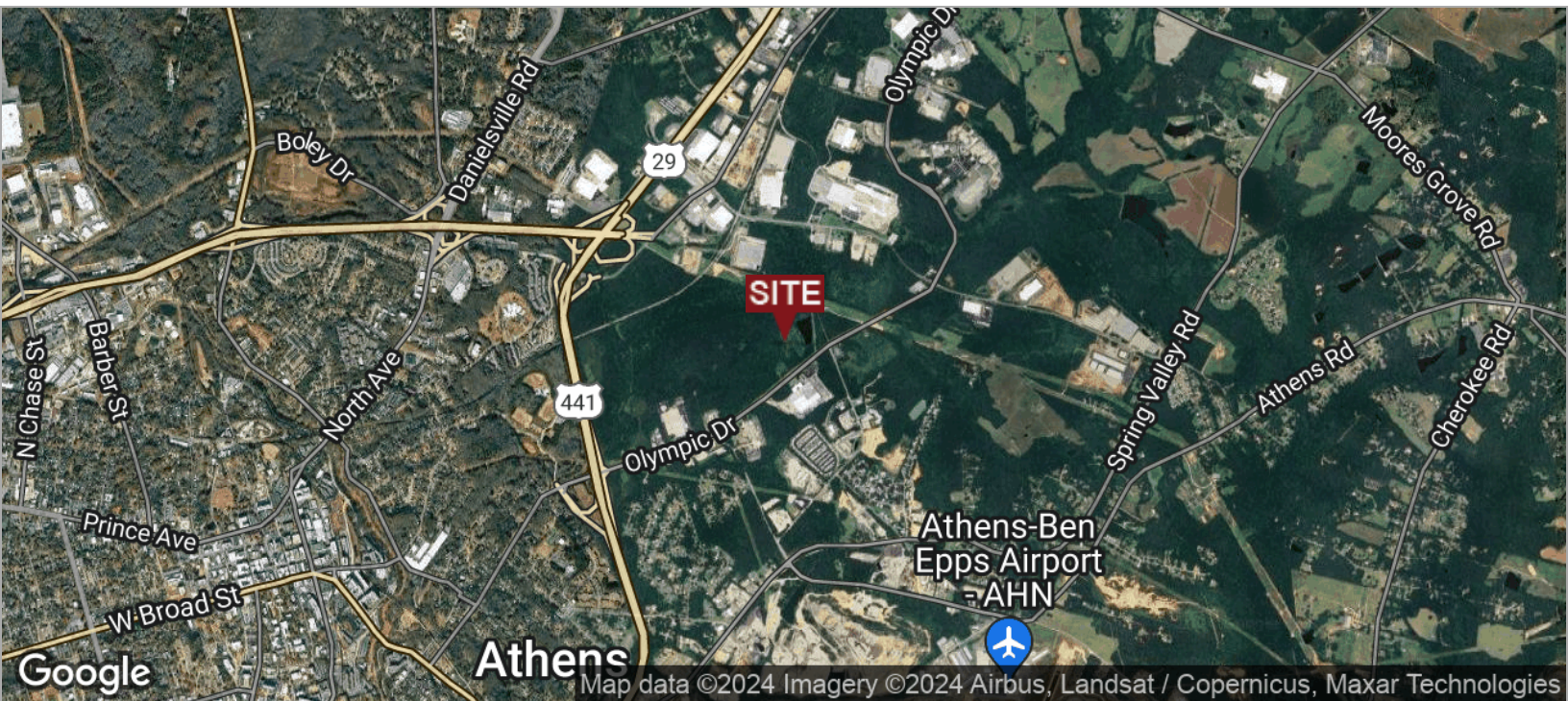
Revised: 4-11-2023

# OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



## AERIAL MAP



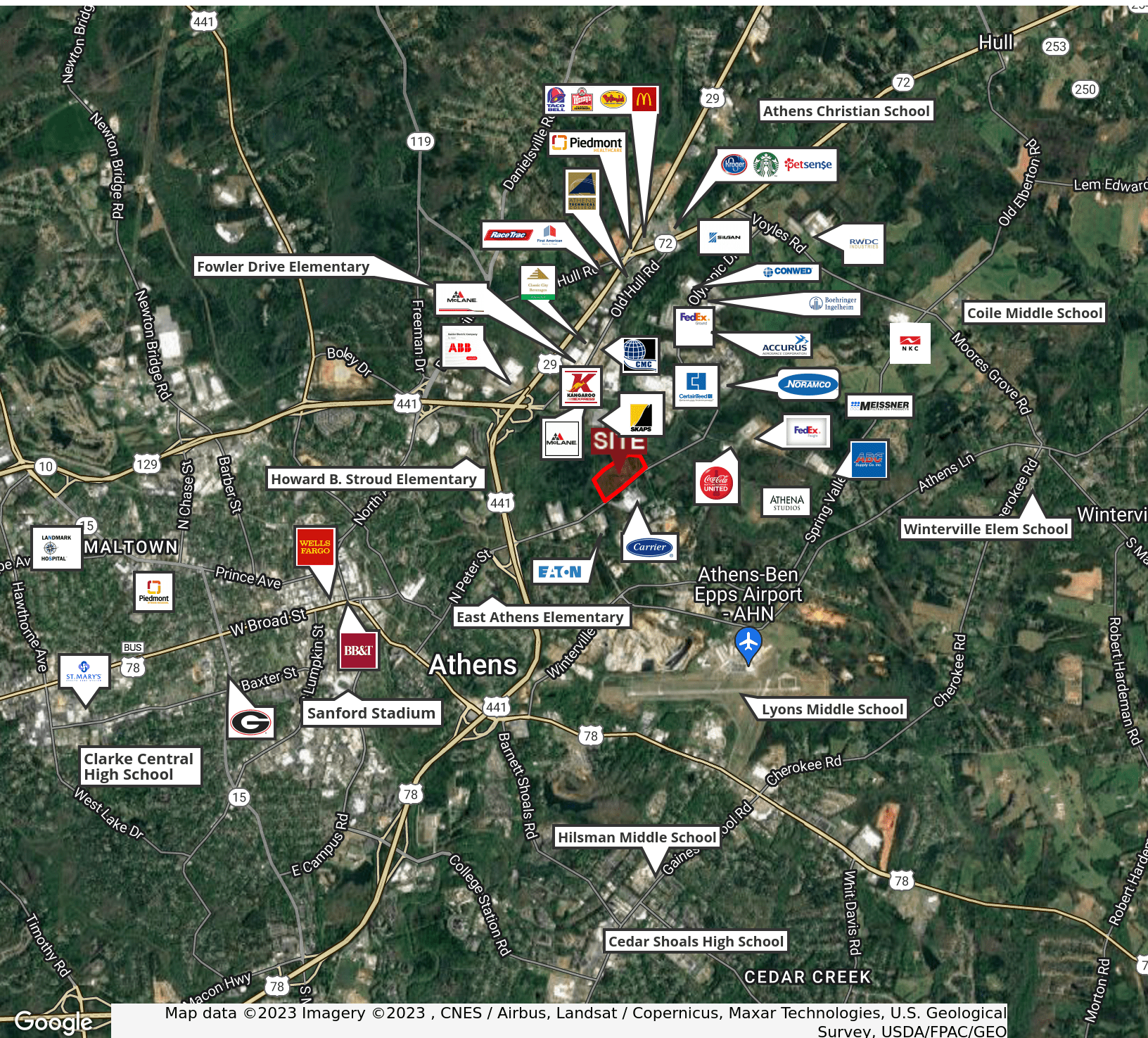
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# OLYMPIC INDUSTRIAL TRACT

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## RETAILER MAP

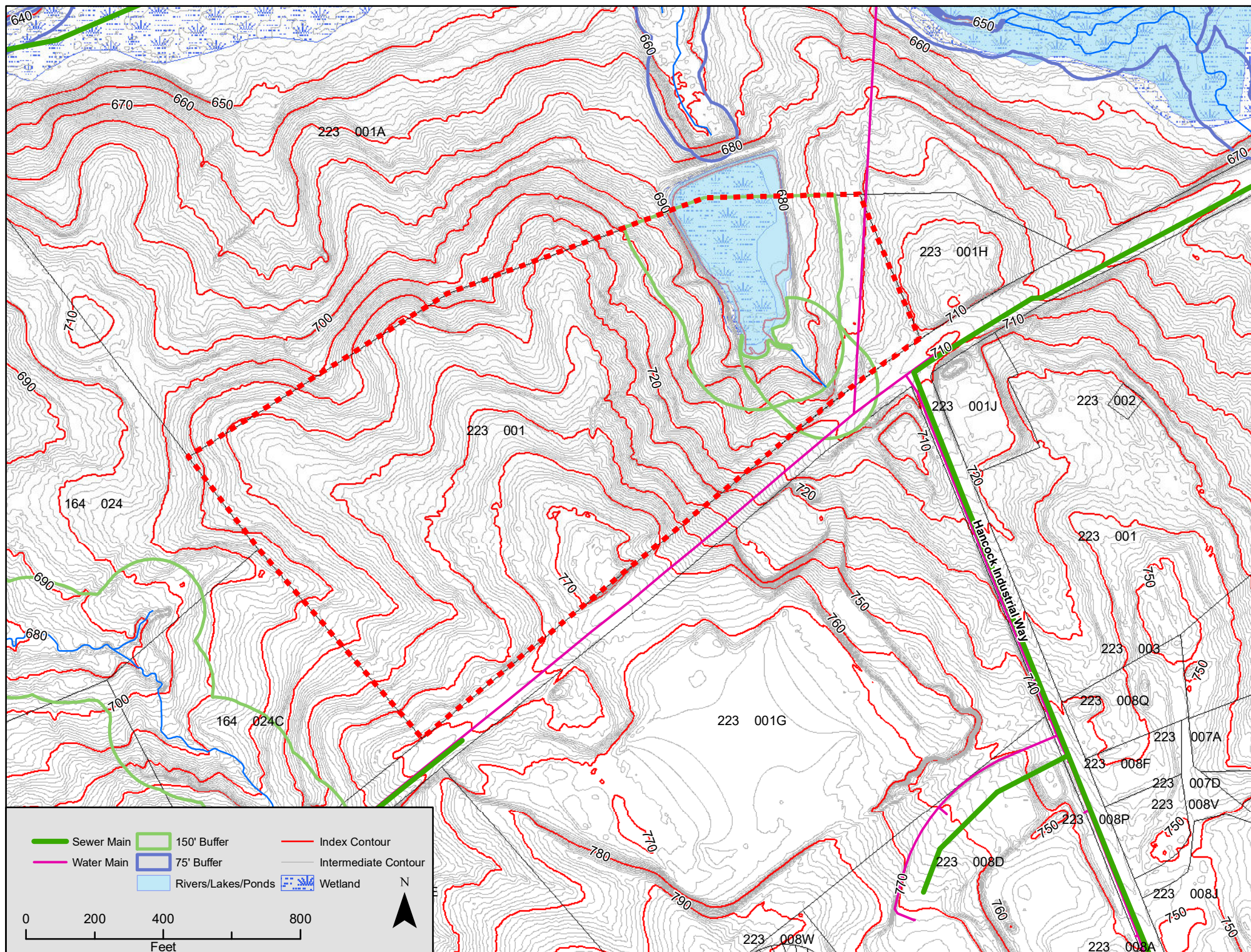


Map data ©2023 Imagery ©2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

RETAILER MAP P4



# OLYMPIC INDUSTRIAL TRACT

Athens-Clarke County | Conceptual Site Layout

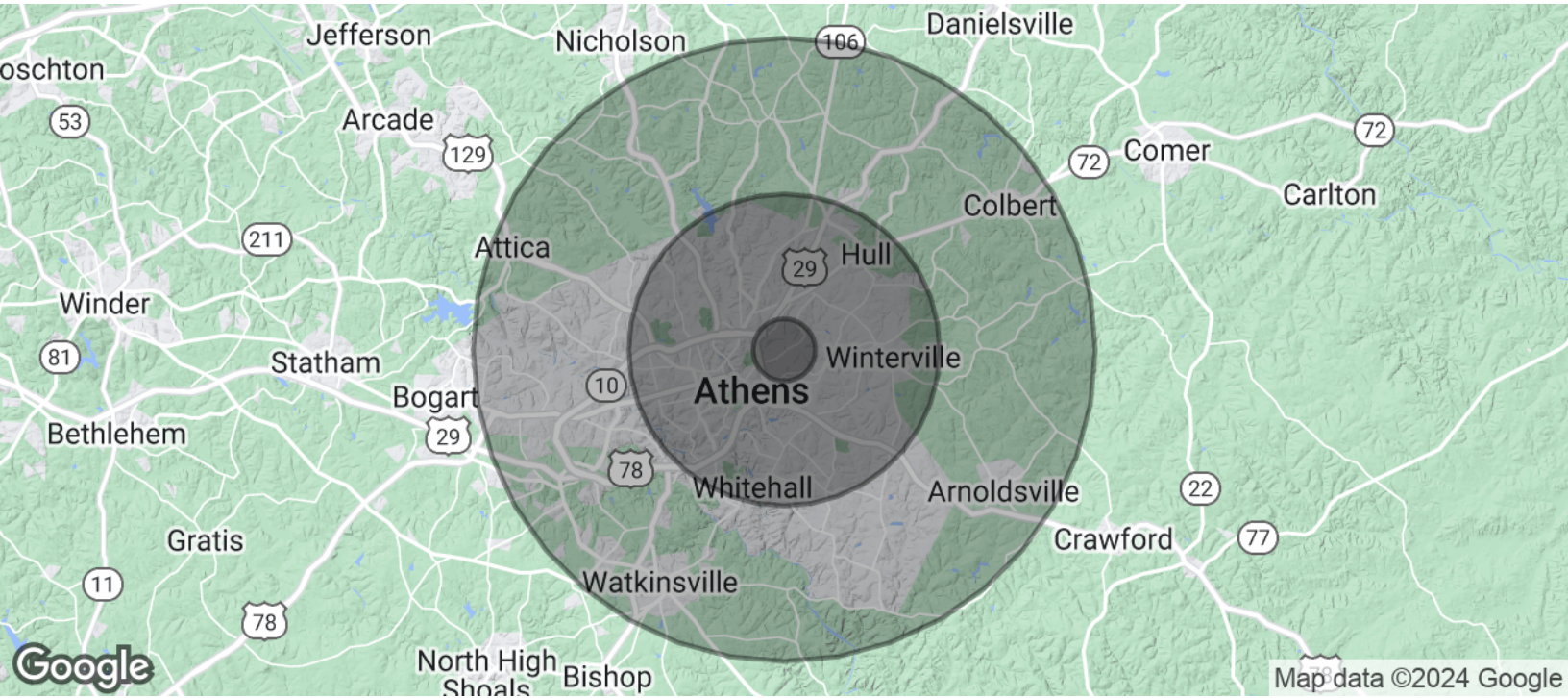


# OLYMPIC INDUSTRIAL TRACT

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,820	92,984	165,160
Average Age	34.0	30.9	34.2
Average Age (Male)	27.3	29.9	32.6
Average Age (Female)	34.9	32.4	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	863	39,090	68,547
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$27,127	\$52,480	\$66,638
Average House Value	\$78,032	\$167,557	\$189,208

2020 American Community Survey (ACS)

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