

VOYLES ROAD INDUSTRIAL TRACT

VOYLES ROAD AND OLD ELBERTON ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,517,600
Price / Acre	\$35,000
Lot Size:	43.36 ± Acres
Lot Frontage:	2,000 ft Voyles Rd 295 ft Old Elberton Rd
Zoning:	E-I - Employee Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	17,700 Hwy 72 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 topography is relatively flat and all utilities are available. The property is partially wooded. It has a small man made farm pond in the middle of the property which can be used for detention and there is a creek running across the north west corner as well. Phase One and Geotech available upon request. The property can be subdivided into two 20 acre tracts which will be priced at \$40,000 per acre.

LOCATION OVERVIEW

The property is located in Athena Industrial Park at the intersection of Voyles Rd and Old Elberton Rd in northeastern Athens-Clarke County. It's located minutes from downtown Athens and UGA, home to numerous large employers. Located approx. 26 miles to I-85, 39 miles to I-20, 79 miles to Hartsfield-Jackson International airport and 208 miles to the Port of Savannah.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- All utilities available
- Easy access to major highways.
- Relatively flat topography

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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LOCATION MAPS



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AERIAL MAP



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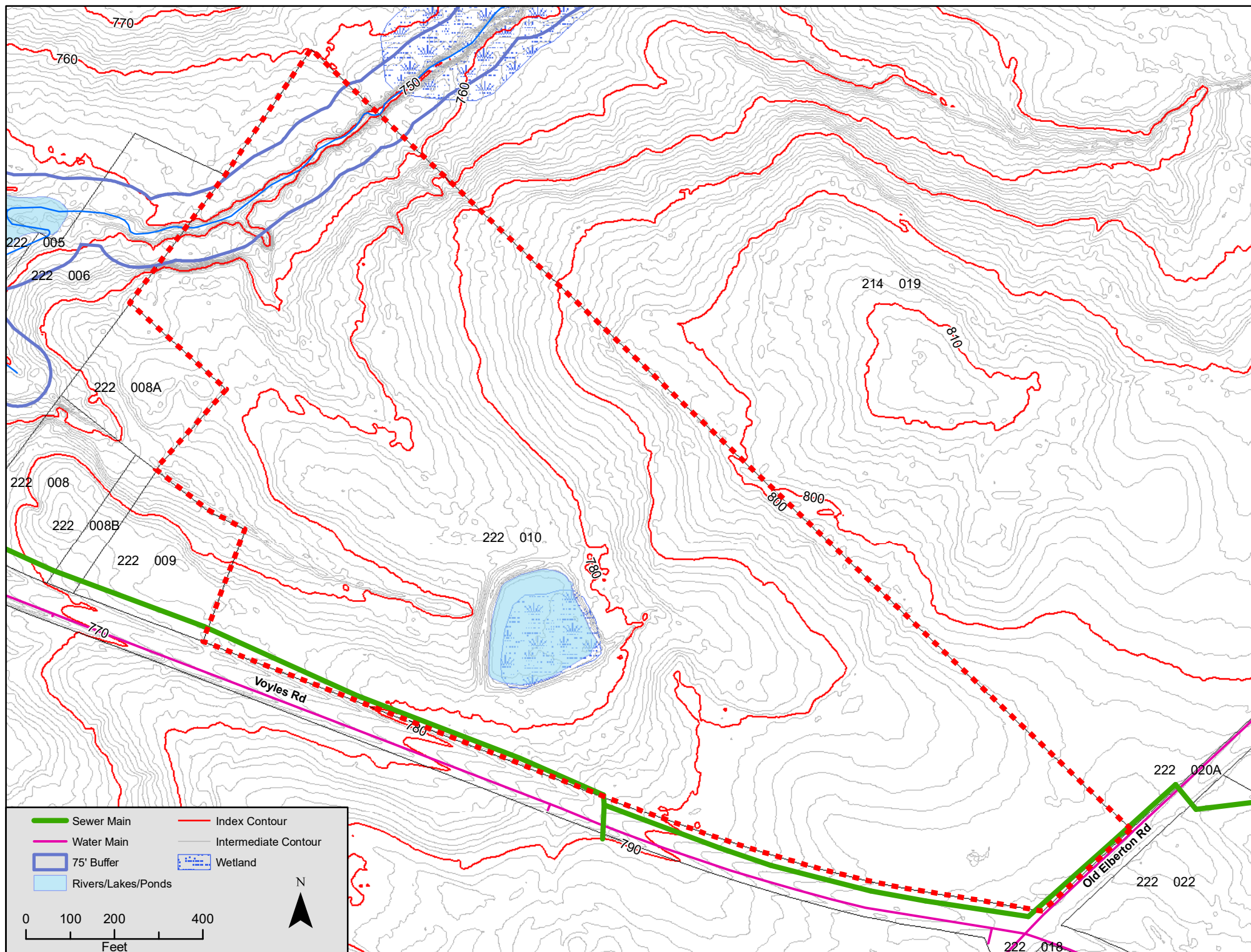
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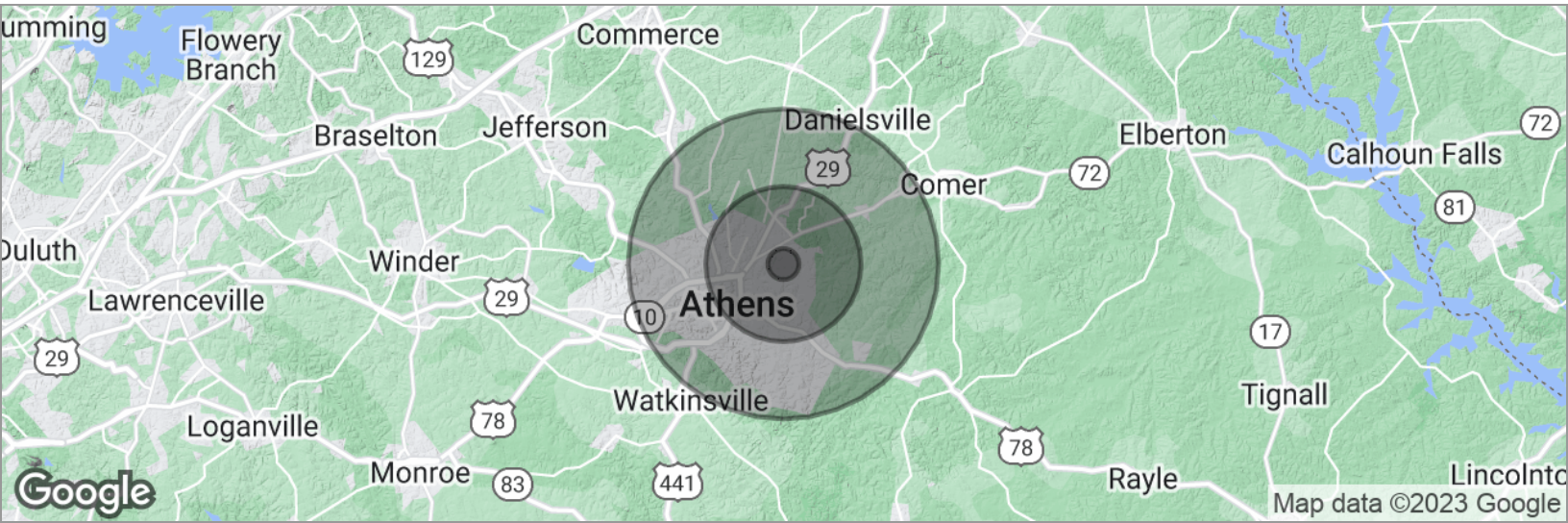


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	996	38,020	150,758
Median age	35.4	30.3	30.0
Median age (Male)	33.8	29.5	29.4
Median age (Female)	36.8	31.1	30.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	370	14,215	53,769
# of persons per HH	2.7	2.7	2.8
Average HH income	\$53,607	\$43,581	\$50,288
Average house value	\$117,754	\$148,208	\$179,772

* Demographic data derived from 2020 ACS - US Census