VOYLES ROAD AND OLD ELBERTON ROAD, ATHENS, GA 30601



### **EXECUTIVE SUMMARY**





#### **OFFERING SUMMARY**

Sale Price: \$1,517,600

Price / Acre \$35,000

Lot Size:  $43.36 \pm Acres$ 

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.

GRANT WHITWORTH 706.548.9300

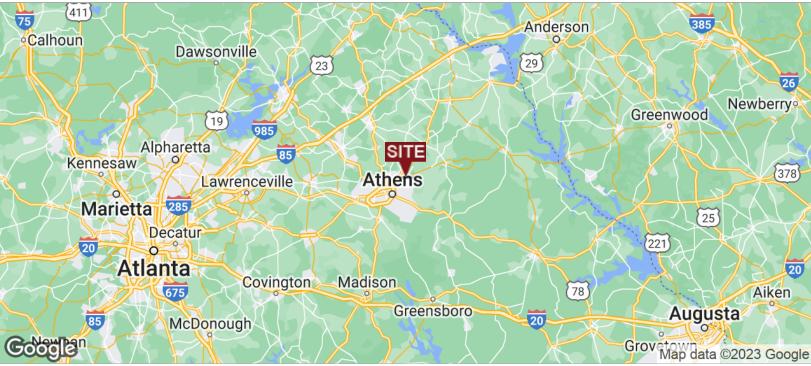
Revised: 1-20-2021

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### **LOCATION MAPS**





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## **AERIAL MAP**



grantwhitworth@gmail.com

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### RETAILER MAP



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#### VOYLES ROAD AND OLD ELBERTON ROAD, ATHENS, GA 30601



3. TAX PARCELS: 222 010

. TOPOGRAPHY & EXISTING SITE DATA FROM: SITE DATA: BASELINE SURVEYING & ENGINEERING,

TOPOGRAPHY: ACC GIS 6. TOTAL PROJECT ACREAGE: 43.36AC

B. EXISTING & PROPOSED USE: EXISTING: UNDEVELOPED PROPOSED: MANUFACTURING ASSEMBLY FACILITY, LIGHT INDUSTRIAL.

ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3059C0018D & 13059C0017E, DATED APRIL 2, 2007 AND EPTEMBER 30, 2016 ESPECTIVELY.

10. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY

STATE WATERS: THERE ARE STATE WATERS ON THE SITE.

12. THE NATIONAL WETLANDS INVENTORY MAP DOES NOT INDICATE ANY EXISTING ONSITE WETLANDS NOR WERE ANY OBSERVED ON THE PROPERTY.

16. OUTDOOR STORAGE: THERE WILL BE NO OUTDOOR STORAGE EXISTING OR PROPOSED ON THE SUBJECT PROPERTY.

17. THE CURRENT ZONING OF THE PROPERTY QUALIFIES FOR EXEMPTION FROM REQUIRED SIDEWALK ALONG THE PUBLIC ROADWAY.

INTERNAL CO WIGHT = 50 FT
INTERNAL CO TEMPS = 50 FT
INTERNAL CO TEMPS = 50 FT
INTERNAL CONTROL CONTROL
INTERNAL CONTROL
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#### PARKING LOT & STREET TREE REQUIREMENT:

PARKING LOT TREE REQUIREMENTS 1 TREE / 14 SPACES 271 SPACES / 14 = 20 TREES REQUIRED

PARKING LOT TREES PROVIDED: 39 TREES PLANTED

1TREE/30FT REQUIRED

2173FT/30FT = 73 TREES REQUIRED				
STREET TREES PROVIDED: 73 TREES PLANTED				
TO YEAR FLOOR SEE ALL	- Andrew Commencer of the Commencer of t	TREE CLUSTER  EXISTING TREE LINE	1118	CLASS MORES

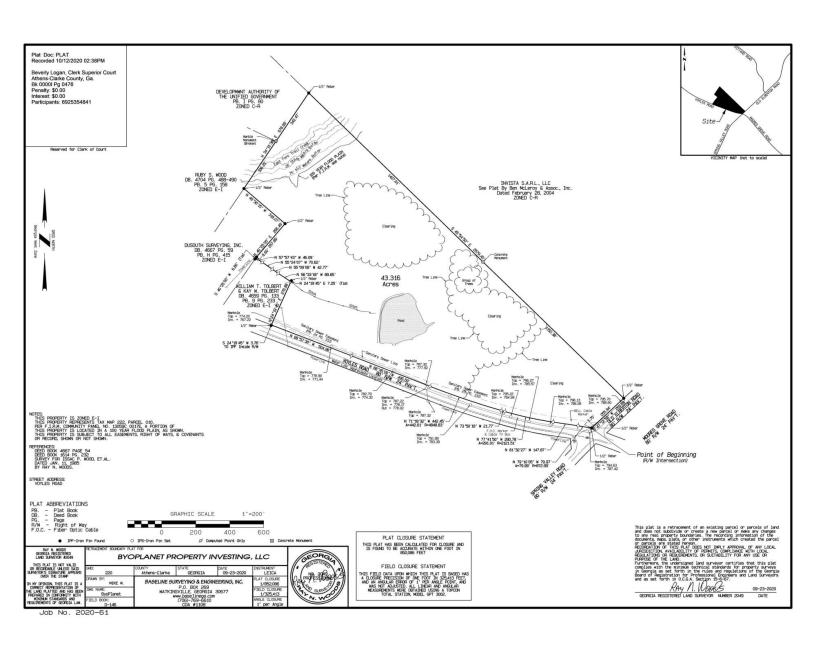
**GRANT WHITWORTH** 

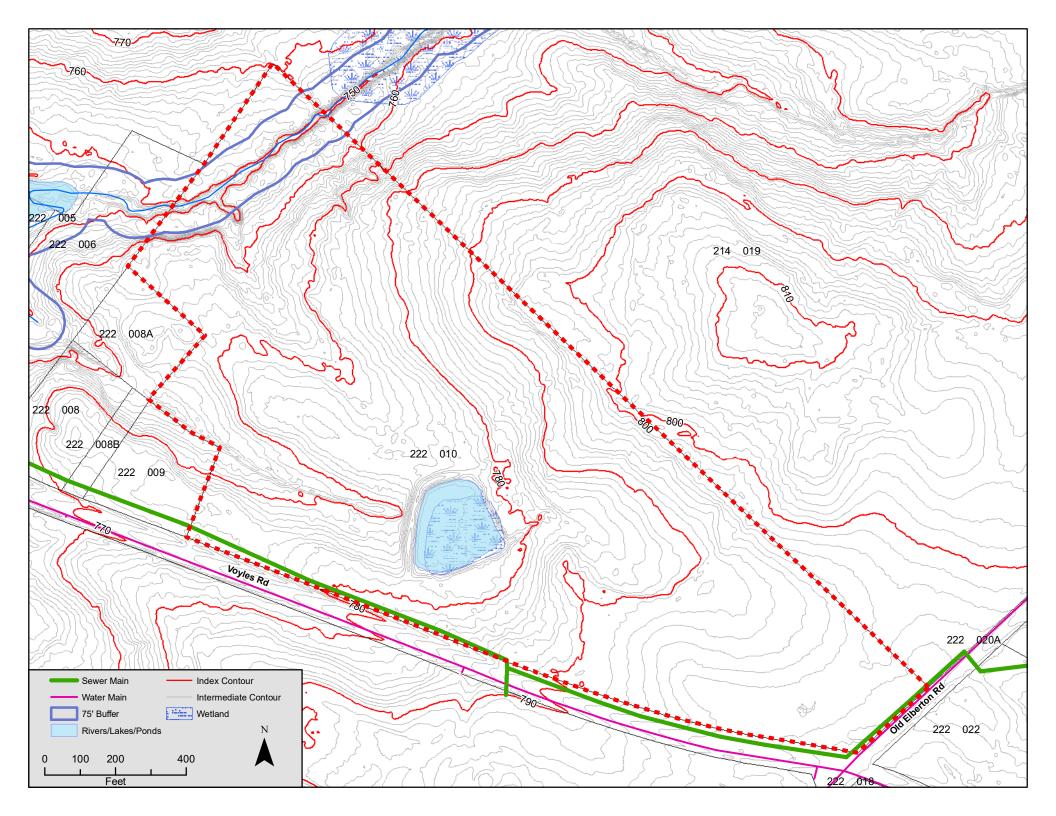
706.548.9300 grantwhitworth@gmail.com BYOPLANET RESEARCH FACILITY VOYLES ROAD ATHENS, GA 30601

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### RECORDED PLAT

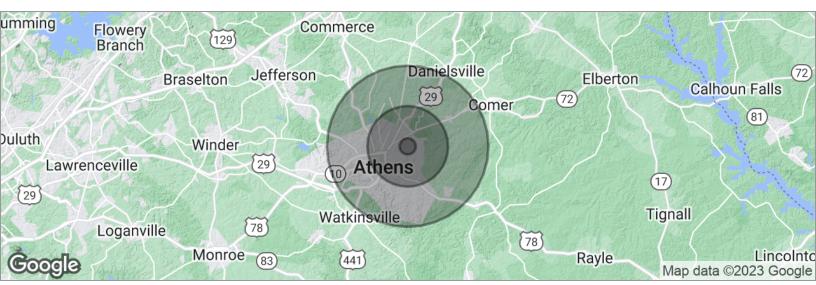




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### **DEMOGRAPHICS MAP**



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
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 370	<b>5 MILES</b> 14,215	<b>10 MILES</b> 53,769
Total households	370	14,215	53,769

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census