

ATHENA INDUSTRIAL PARK

ATHENA INDUSTRIAL PARK, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre	\$50,000
Lot Size:	21.89 - 42.1 ± Acres
Zoning:	E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,470 Olympic Dr 6,750 Athena Dr 8,710 Old Hull Rd

PROPERTY OVERVIEW

There are 3 separate tracts in the Athena Industrial Park. These lots range in size of 21.89 acres to 42.1 acres. Some lots can be subdivided further, the price will vary on subdivide parcels. The properties are zoned E-I (Employment Industrial) flexible uses can range from industrial to commercial.

LOCATION OVERVIEW

The properties are located northeast of Athens in the Athena Industrial Park. The sites front on Old Hull Rd and Olympic Drive. All sites have easy access to major highways.

PROPERTY HIGHLIGHTS

- 3 Separate tracts
- Some sites can be subdivided further
- Easy access to major highways.
- All utilities available.
- Phase I, Geotech 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.

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Revised: 6-6-2022

ATHENA INDUSTRIAL PARK

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LOCATION MAPS



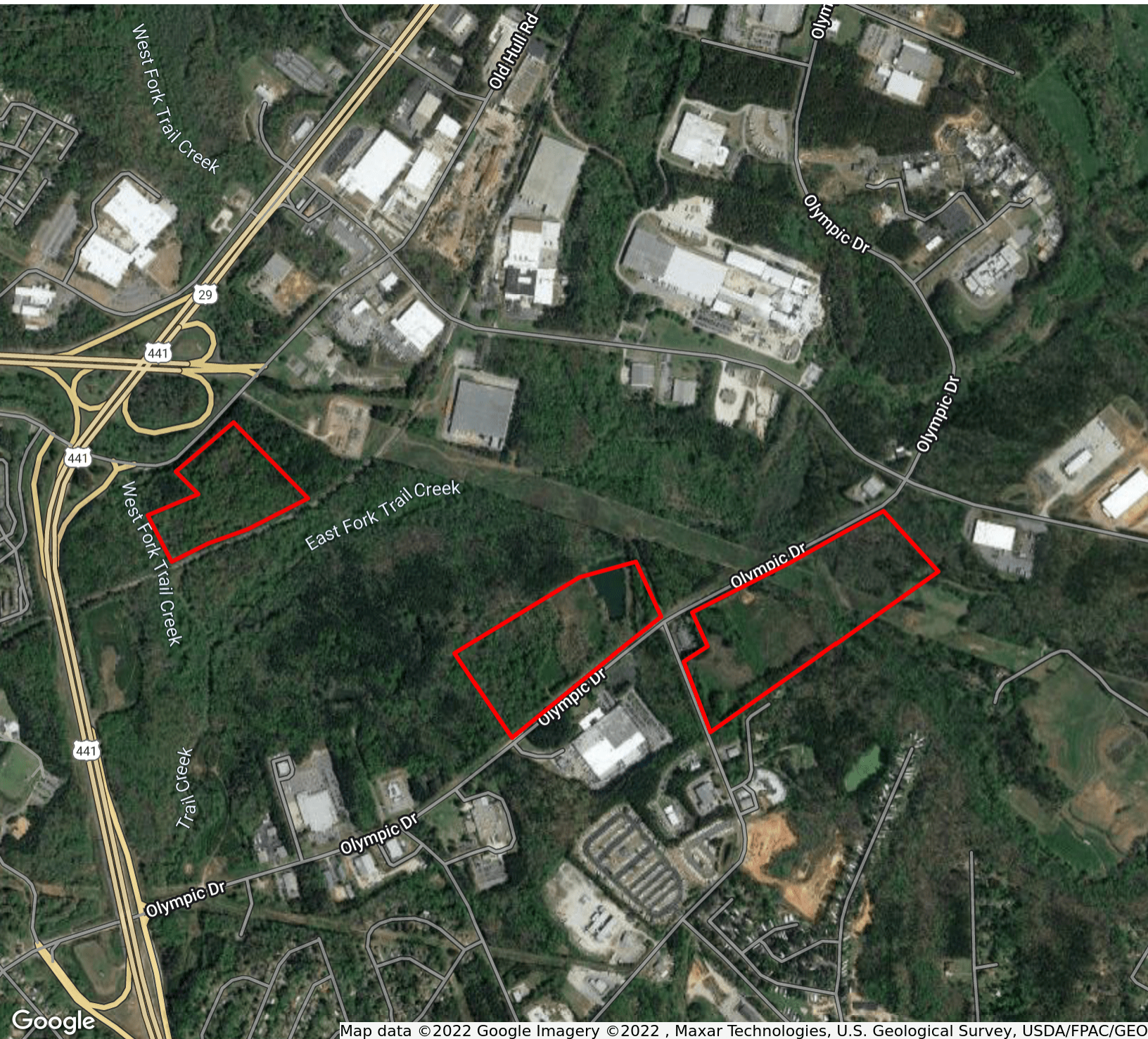
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AERIAL MAP



Map data ©2022 Google Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

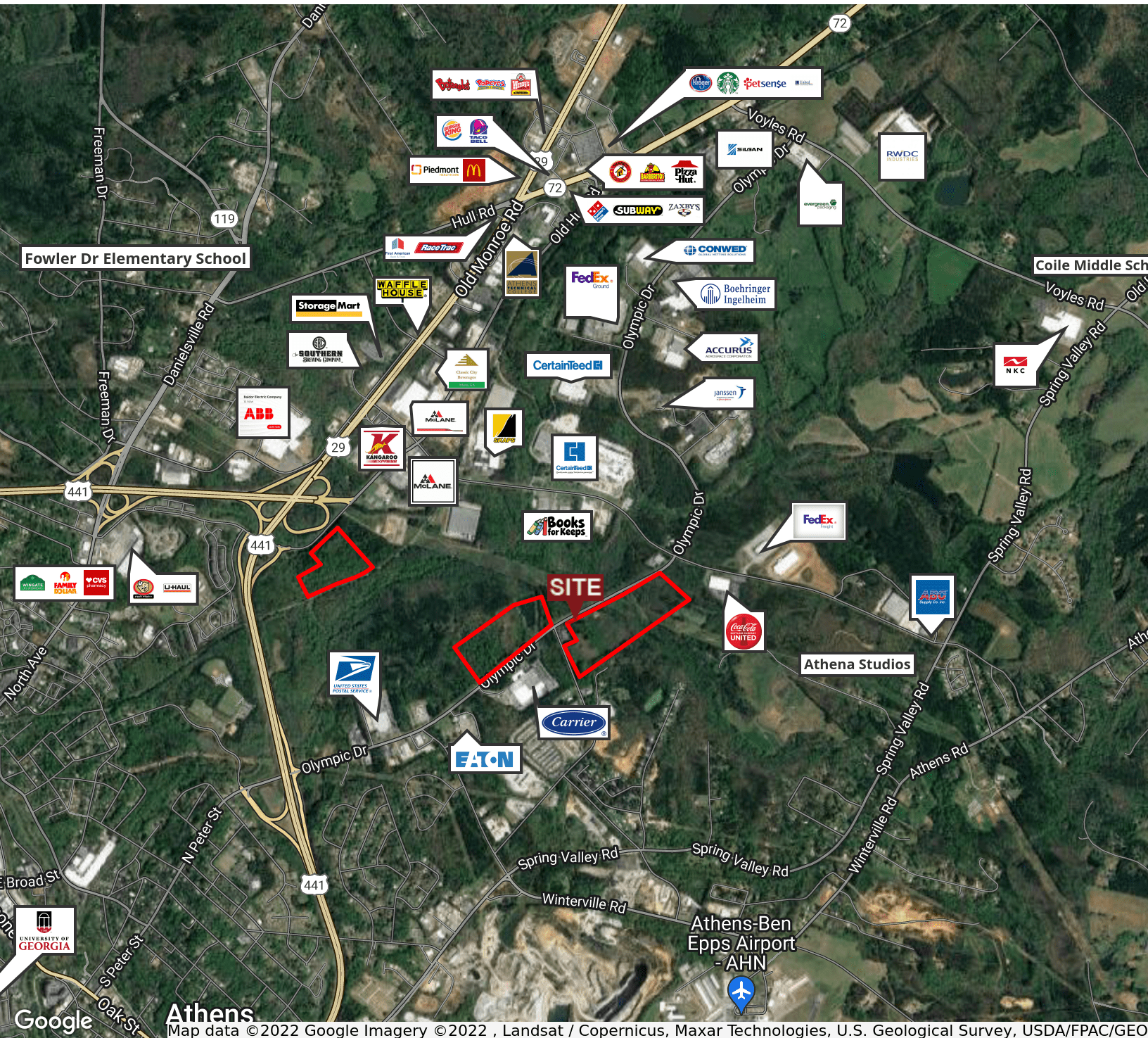
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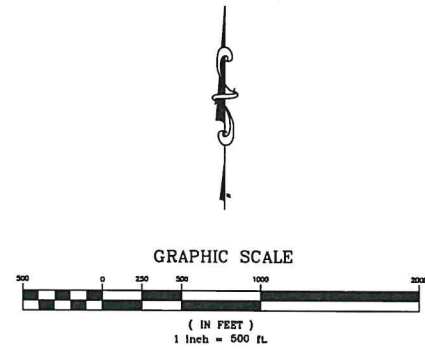
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RETAILER MAP



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DRAWING ISSUE / REVISION

DATE	INITIALS	DESCRIPTION
03/10/2011	JBH	SITE PLAN

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PROJECT NAME
 ATHENA INDUSTRIAL PARK
 ATHENS, GA

SHEET TITLE
 PARK PLAN

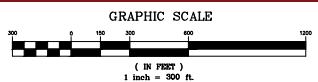
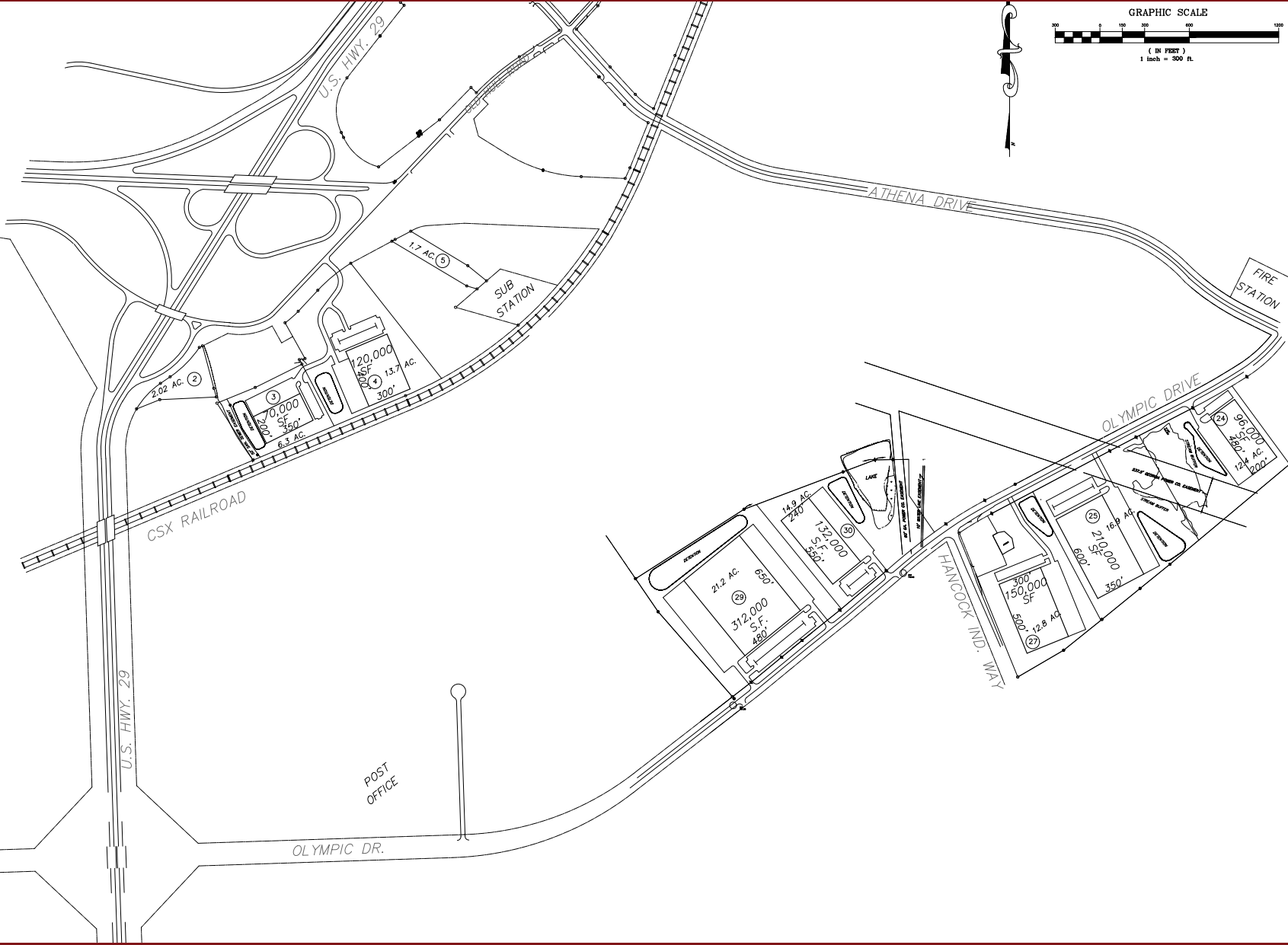
JOB NUMBER

ARCHIVE NUMBER

SHEET NUMBER
C-1

ATHENA INDUSTRIAL PARK

ATHENA INDUSTRIAL PARK, ATHENS, GA 30601



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DRAWING ISSUE / REVISION

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
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ATHENS, GEORGIA

SHEET TITLE
PARK PLAN

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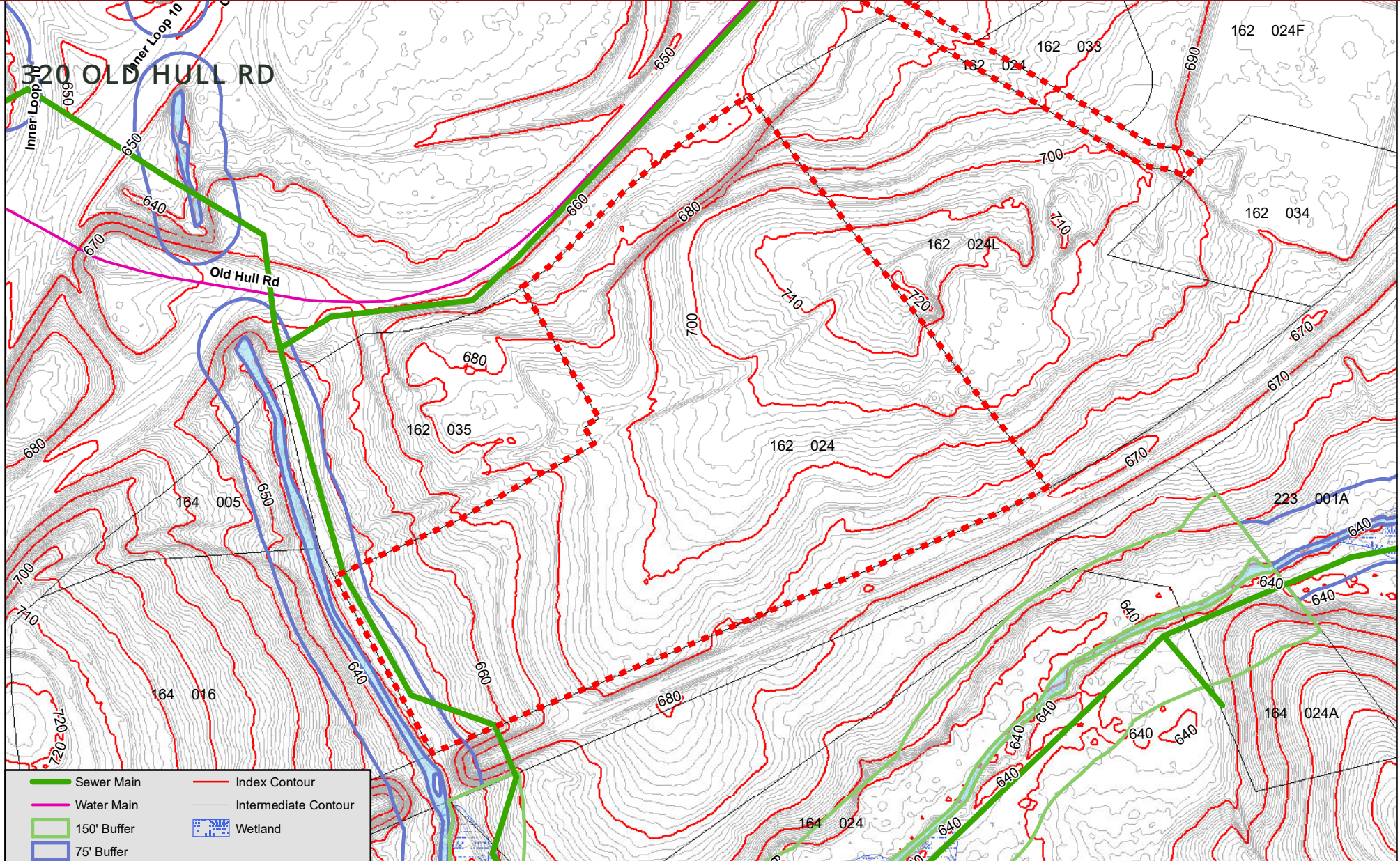
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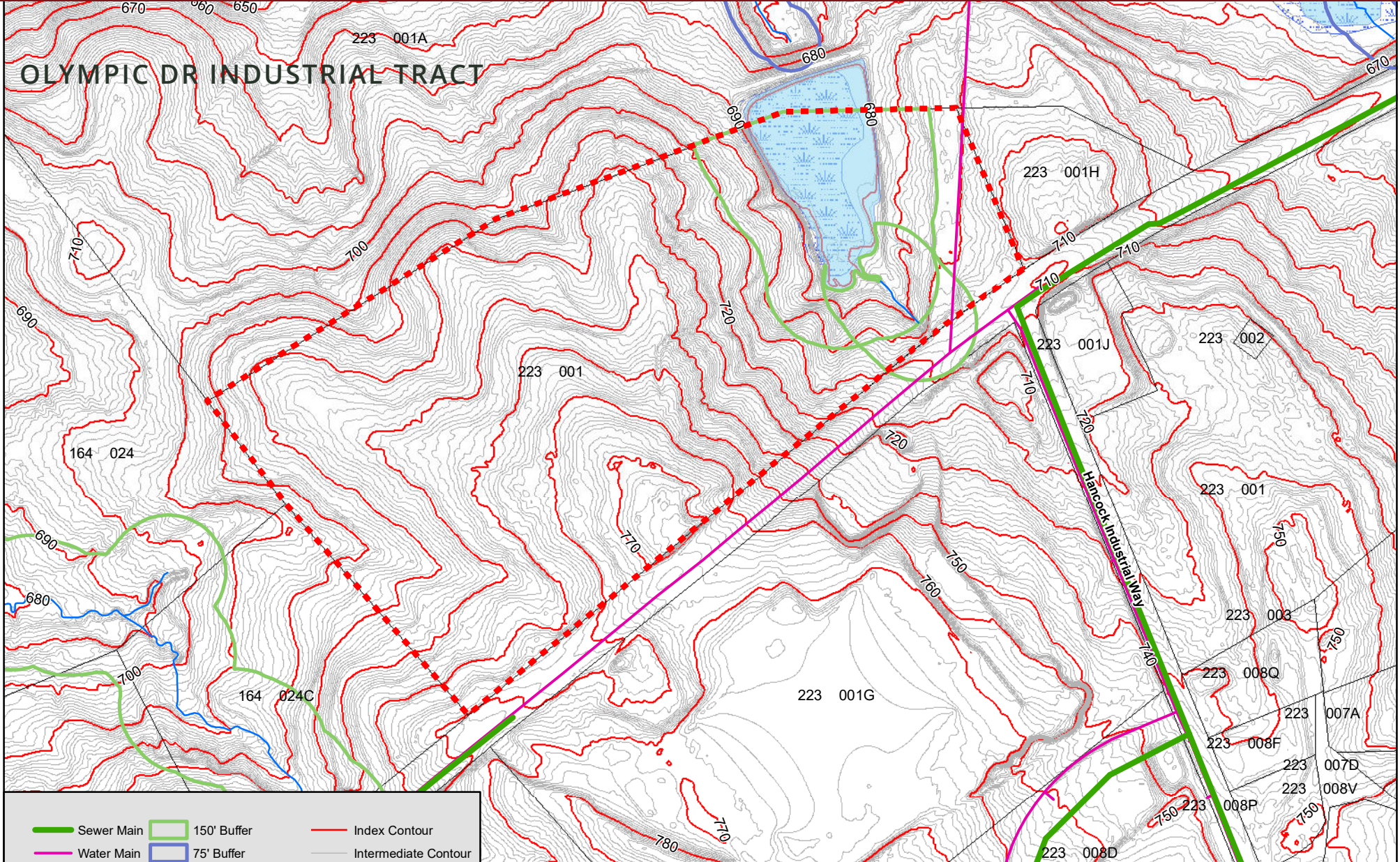
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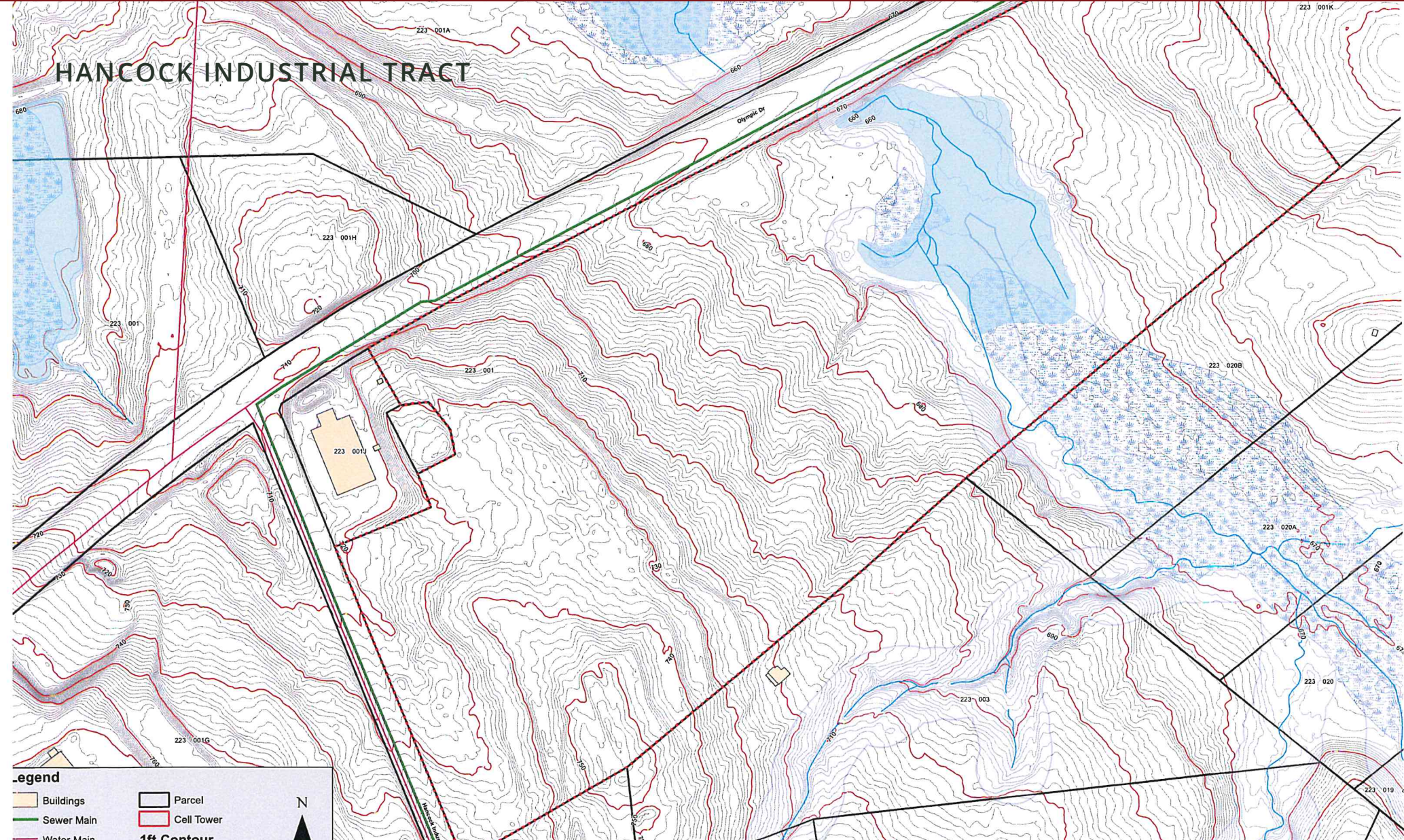
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HANCOCK INDUSTRIAL TRACT



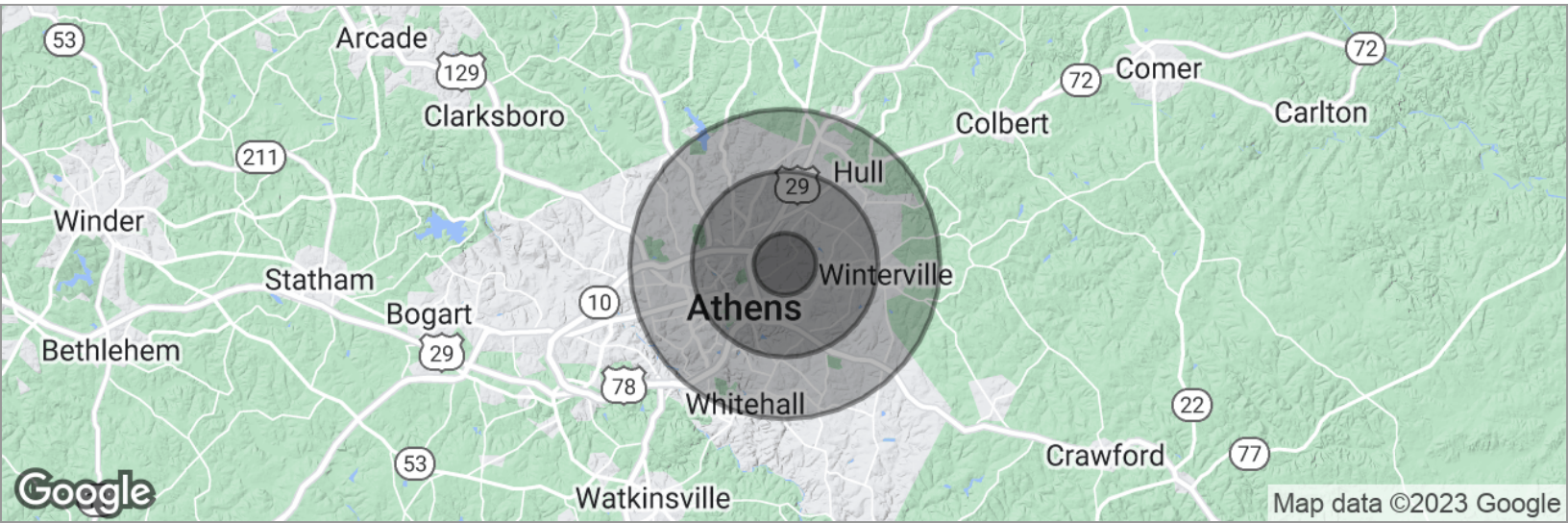
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,119	63,634	102,709
Median age	22.2	26.1	27.6
Median age (Male)	22.2	25.6	27.2
Median age (Female)	22.2	26.7	28.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,107	21,710	36,540
# of persons per HH	3.7	2.9	2.8
Average HH income	\$31,508	\$40,263	\$47,576
Average house value	\$142,322	\$217,711	\$188,252

* Demographic data derived from 2020 ACS - US Census

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