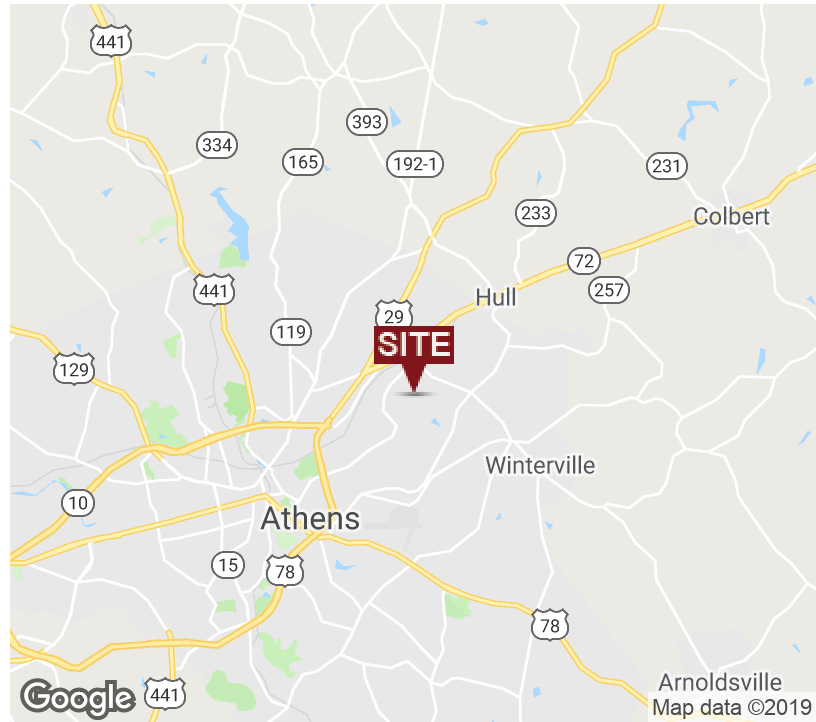


KESLER INDUSTRIAL TRACT

VOYLES ROAD AND OLYMPIC DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,515,900
Price / Acre	\$32,500
Lot Size:	169.72 Acres
Lot Frontage:	2024 ft Olympic Dr
Zoning:	E-I - Employee Industrial
Market:	Athens-Clarke County
Traffic Count:	3,490 Olympic Dr

PROPERTY OVERVIEW

Property is one of the more attractively located parcels in the Athena Industrial area. It contains 170 acres & could also be assembled with other Whitworth Land listed properties to create an even larger tract totaling up to 650 acres. Price will vary for subdivided tracts. The property is zoned E-I. The topography is gently rolling with a stream traversing through from north to south. The frontage portion of the property west of the stream contains approximately 45+/- acres & east of the stream lies approx. 120 acres gently rolling with a building pad site that could accommodate a 1 million sq ft structure. The site also has water, gas & sewer.

LOCATION OVERVIEW

Property is located in the Athena Industrial Park area on the east side of Olympic Drive just south of VoYLES Rd. Also, Trans Tech Drive dead ends into the southern portion of the property.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Can be subdivided.
- Subdivided tracts will be priced separately.
- Can accommodate a 1 million sq ft structure.
- 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.

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Revised: 9-6-19

KESLER INDUSTRIAL TRACT

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LOCATION MAPS



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KESLER INDUSTRIAL TRACT

VOYLES ROAD AND OLYMPIC DRIVE, ATHENS, GA 30601



AERIAL MAP



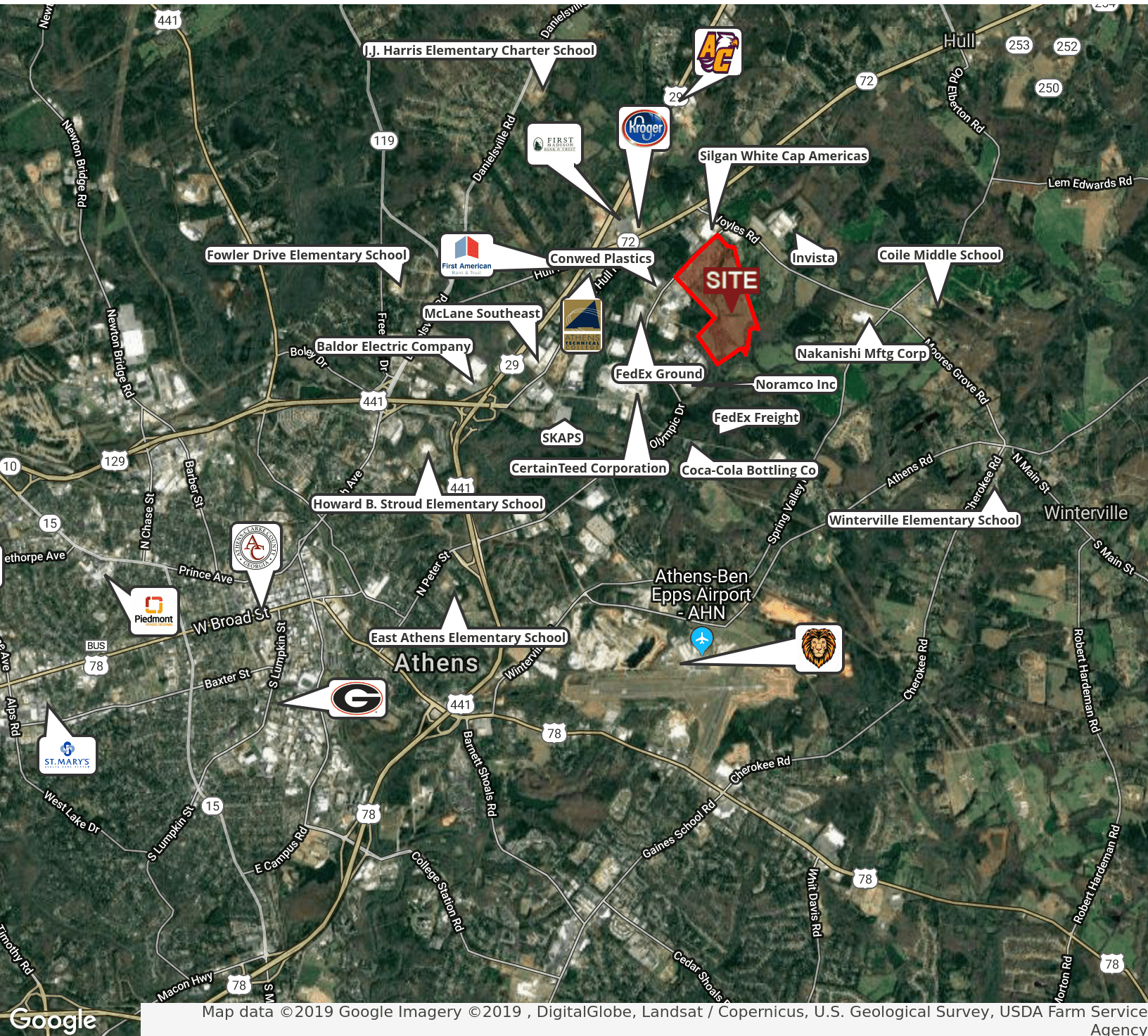
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KESLER INDUSTRIAL TRACT

VOYLES ROAD AND OLYMPIC DRIVE, ATHENS, GA 30601



RETAILER MAP



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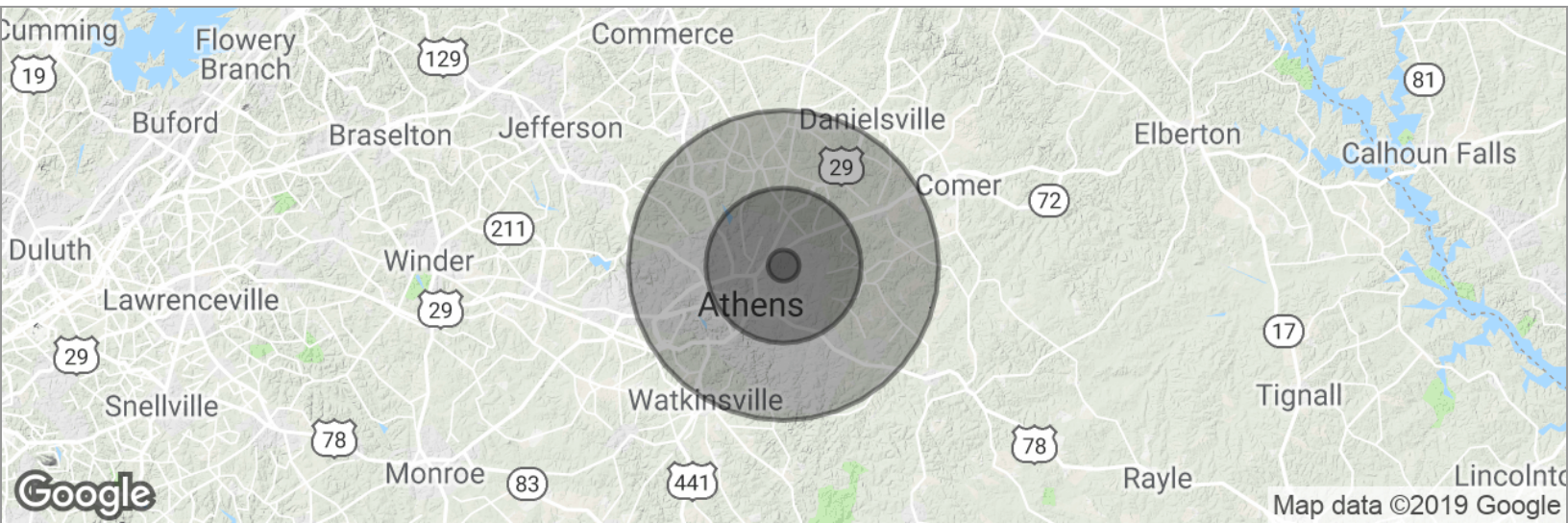
RETAILER MAP **P4**

KESLER INDUSTRIAL TRACT

VOYLES ROAD AND OLYMPIC DRIVE, ATHENS, GA 30601



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,171	49,423	159,230
Median age	30.0	28.2	30.1
Median age (Male)	30.0	27.5	29.4
Median age (Female)	30.0	28.8	30.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	353	16,797	56,925
# of persons per HH	3.3	2.9	2.8
Average HH income	\$39,659	\$39,481	\$51,958
Average house value	\$112,118	\$140,073	\$181,480

* Demographic data derived from 2010 US Census

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