

JONES INDUSTRIAL TRACT

255 SPRING VALLEY RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$496,200
Price / Acre	\$60,000
Lot Size:	8.27 Acres
Lot Frontage:	573 ft Spring Valley Rd 250.3 ft Indian Hill Rd 784.3 ft Hancock Ind Way
Zoning:	I (Industrial)
Market:	Athens
Submarket:	Clarke Cty
Traffic Count:	2,960 Spring Valley Rd

PROPERTY OVERVIEW

8.3 acres zoned Industrial with frontage on three roads. The property is mostly wooded with moderate topography. Sewer is located in Hancock Ind Way. It's located within close proximity to the Athens-Ben Epps Airport, UGA and downtown Athens.

LOCATION OVERVIEW

The property is located at the signalized intersection of Spring Valley Rd and Winterville Rd with frontage on Hancock Industrial Way as well. It's located in the Athena Industrial Park area which is home to numerous industrial users.

PROPERTY HIGHLIGHTS

- Heavy Industrial Zoning
- Road frontage on three sides
- Great close in location
- Major industries located within minutes of property

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
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Revised: 10-21-19

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LOCATION MAPS



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AERIAL MAP



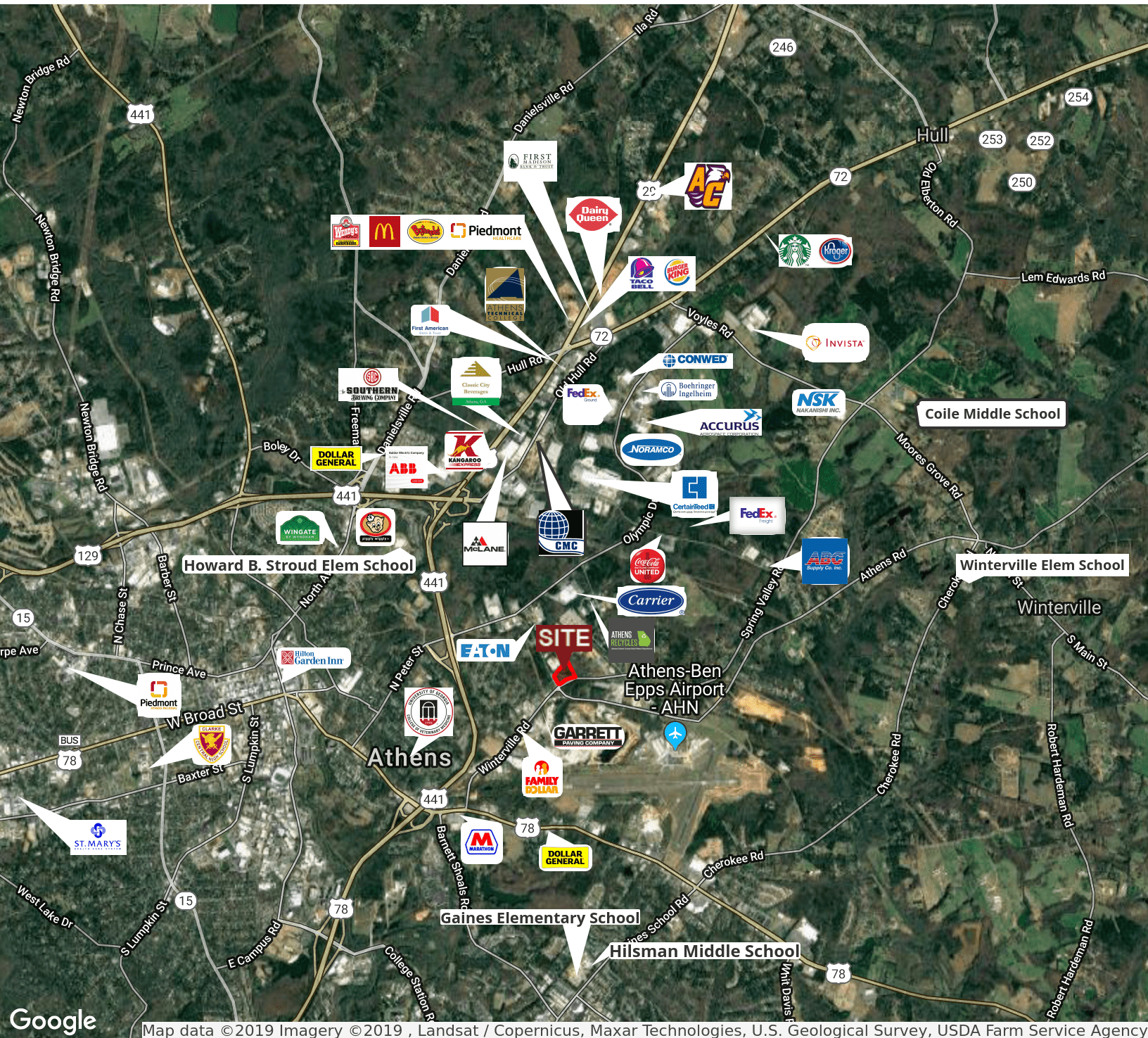
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RETAILER MAP



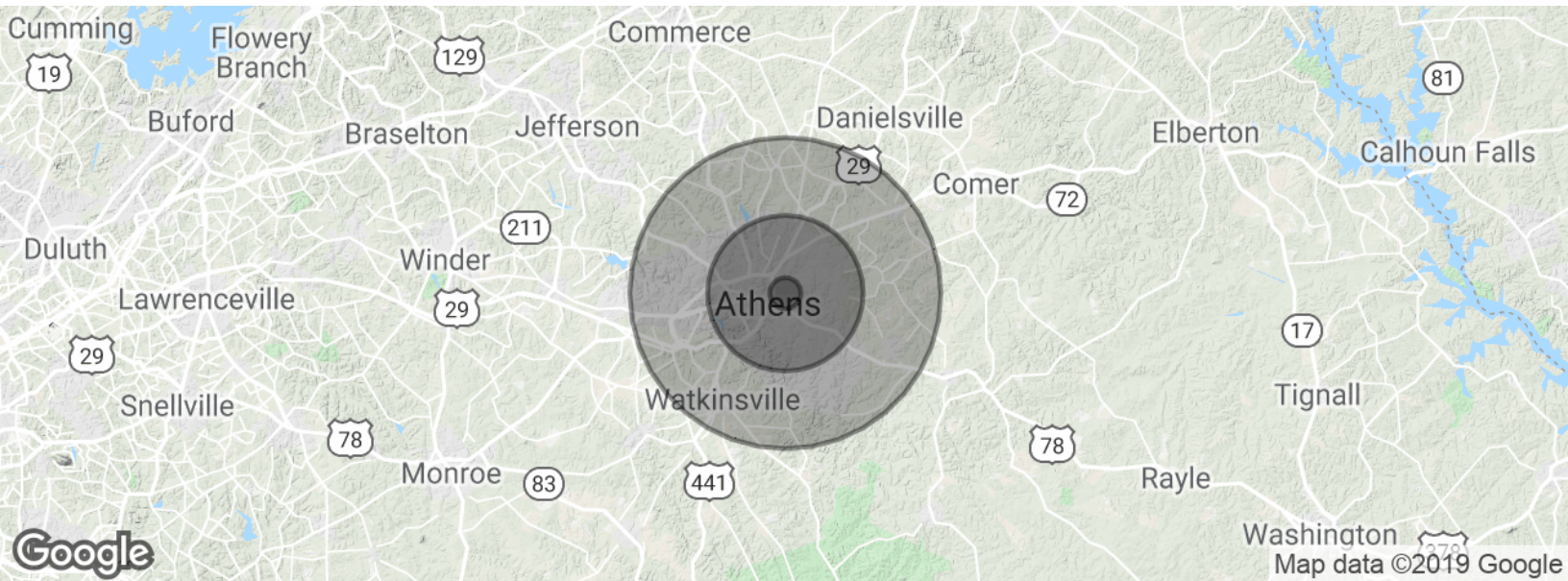
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,107	92,796	169,084
Median age	31.5	27.0	30.3
Median age (Male)	27.9	26.5	29.6
Median age (Female)	35.5	27.5	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	748	32,652	60,854
# of persons per HH	2.8	2.8	2.8
Average HH income	\$28,637	\$43,132	\$55,562
Average house value	\$117,538	\$174,618	\$190,264

* Demographic data derived from 2010 US Census

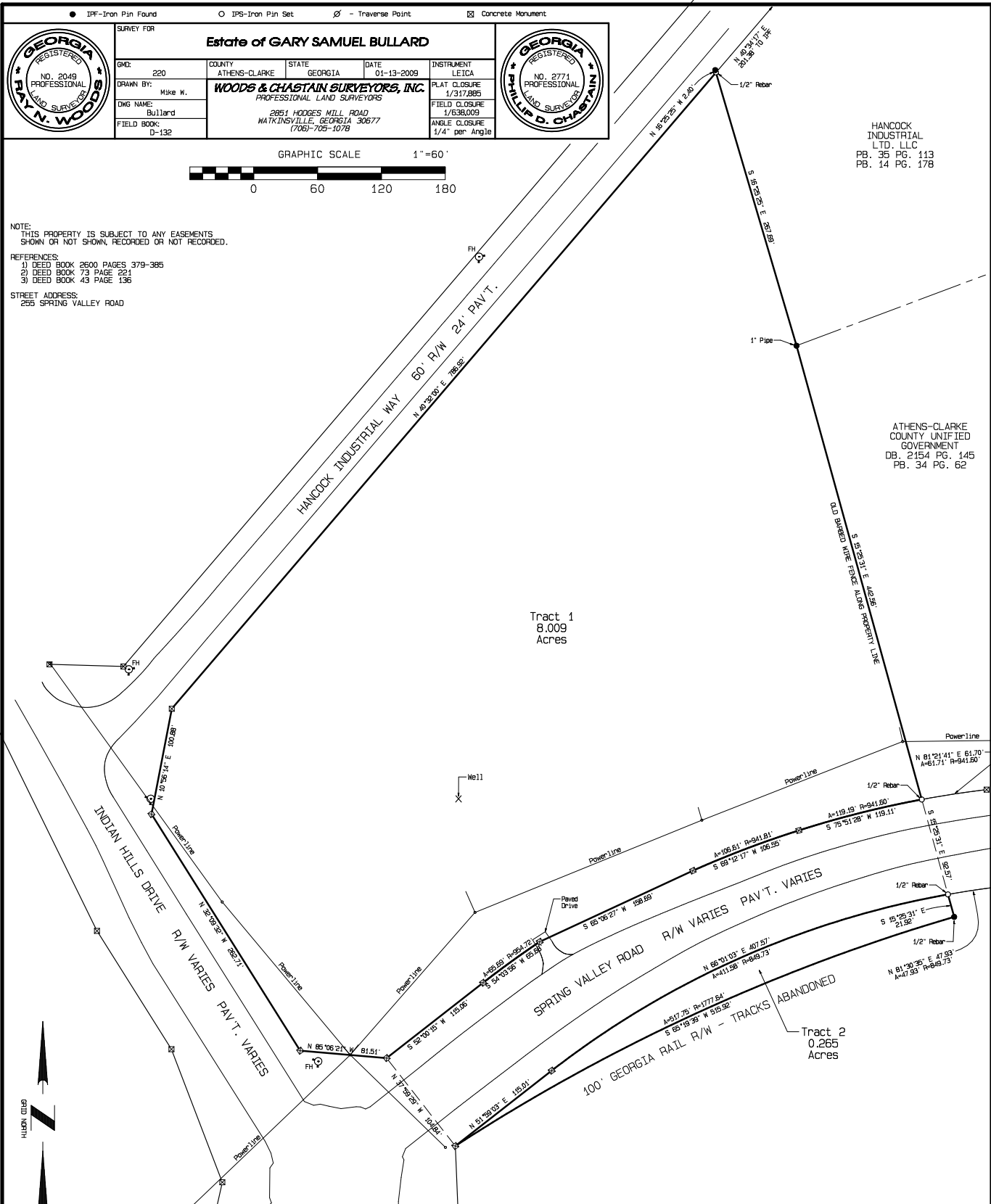
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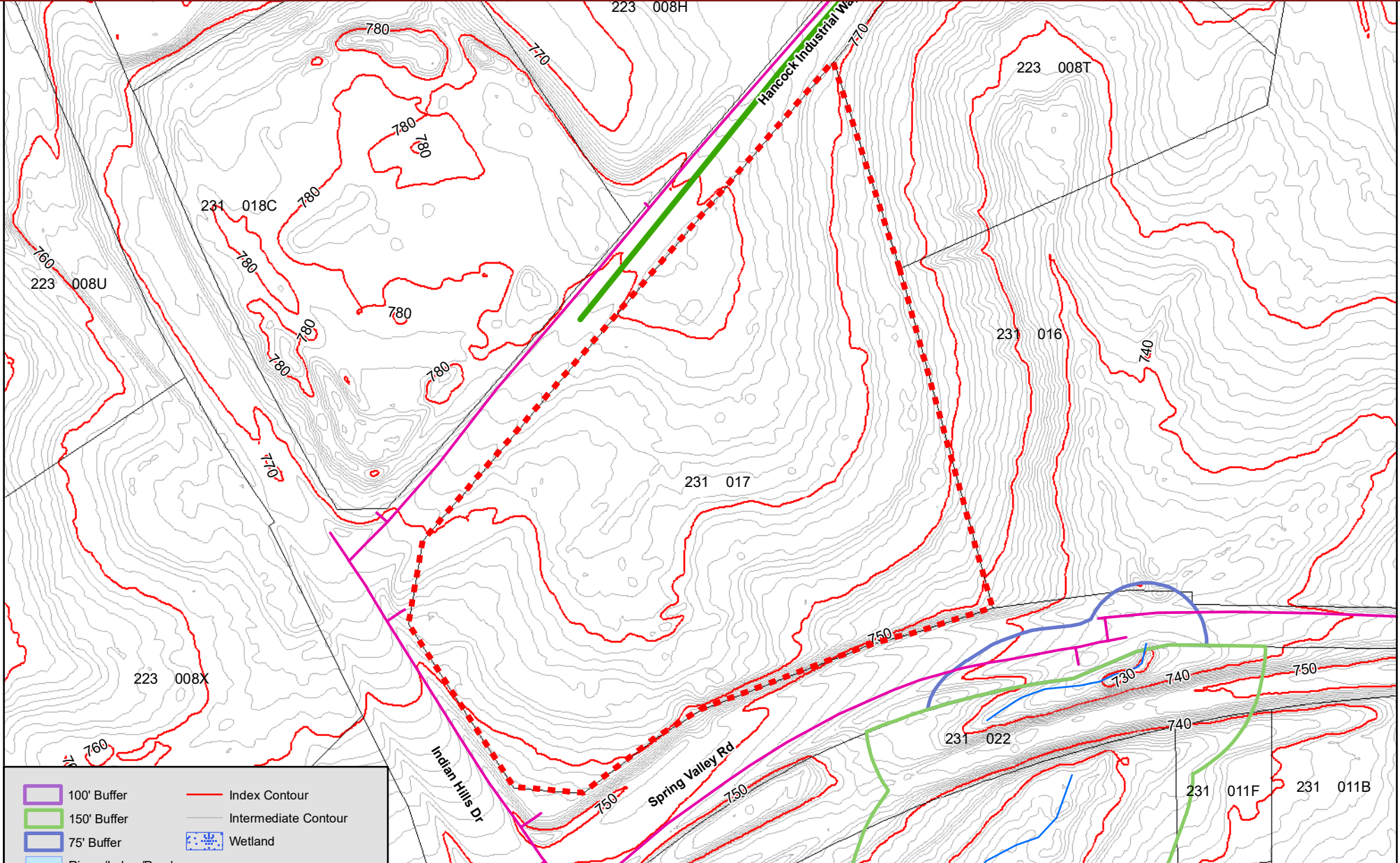
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PROPERTY DETAILS

Sale Price	\$60,000 / ACRE
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
APN #	233 017
lot Frontage	573 ft
Traffic Count	2960
Traffic Count Street	Spring Valley Rd
Topography	Sloping

UTILITIES & AMENITIES

Sewer	Yes
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LOCATION INFORMATION

Building Name	JONES INDUSTRIAL TRACT
Street Address	255 Spring Valley Rd
City, State, Zip	Athens, GA 30605
County	Clarke
Market	Athens
Sub-market	Clarke Cty
Road Type	Paved
Nearest Highway	Hwy 72
Nearest Airport	Ben Epps Field

BUILDING INFORMATION

Number of Lots	1
Best Use	owner

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