

COOK COMMERCIAL TRACT

469 HULL ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre	\$3,500,000
Lot Size:	47.89 Acres
Lot Frontage:	1511 ft Hull Rd 332 ft Hwy 29
Zoning:	C-G
Market:	Athens-Clarke County
Traffic Count:	28,200 Hwy 29

PROPERTY OVERVIEW

Across Hwy 29 from the new Kroger Shopping Center. The site is located near Athena Industrial Park, which currently employs approximately 7,000 workers and other businesses located in the area include: McDonald's, Burger King, Immediate Med Care, and Zaxby's. All are experiencing excellent sales in the area. The subject topography would also require very little grading due to being fairly level to Highway 72.

LOCATION OVERVIEW

Fronting along U.S. Highway 29 – a major 4-lane artery serving Madison County and Northeast Georgia at the intersection with Hwy 29 across from Athens Technical College.

PROPERTY HIGHLIGHTS

- Excellent location, across from New Kroger Marketplace.
- On major highway.
- Multiple new single tenant retail development in area.
- Across from Athens Technical College.
- 3 miles to Downtown Athens.
- Can be subdivided.
- 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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

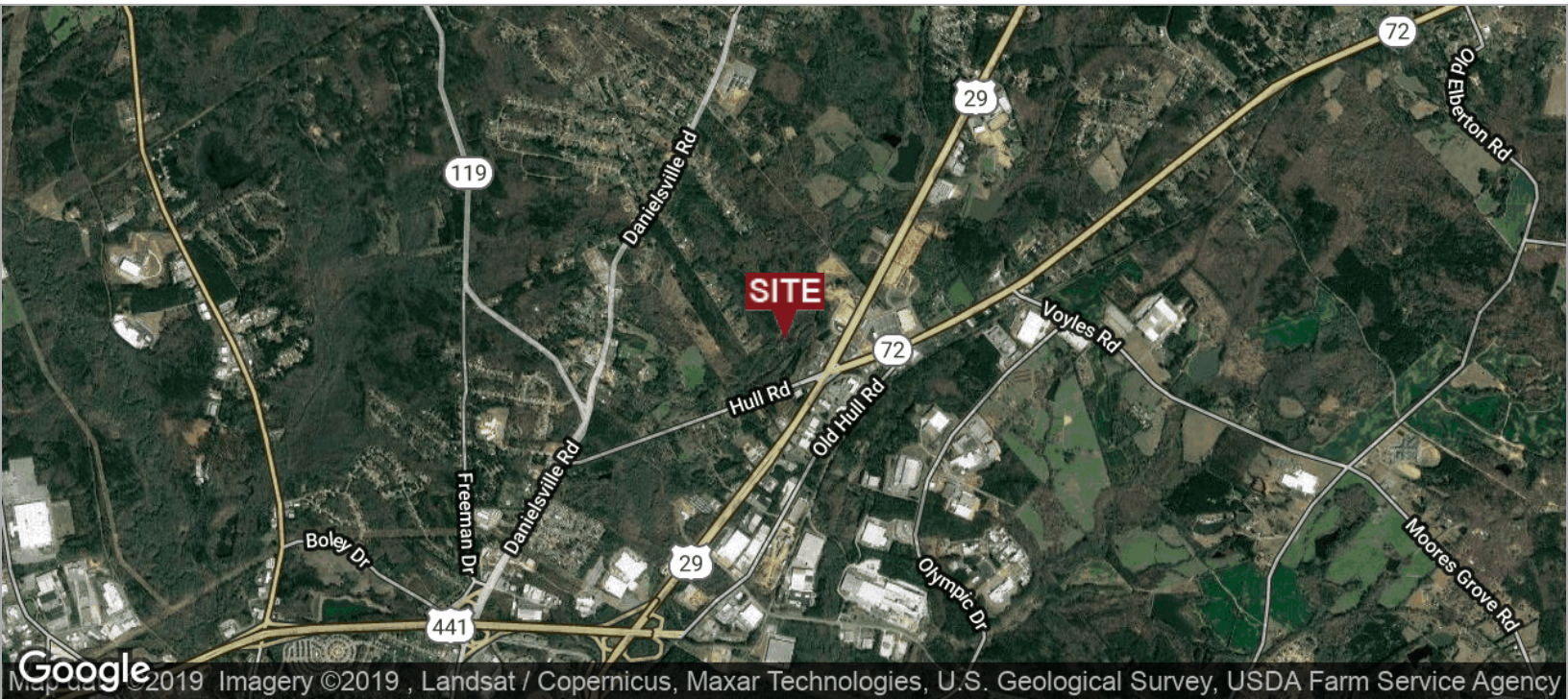
Revised: 10-21-19

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LOCATION MAPS



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AERIAL MAP



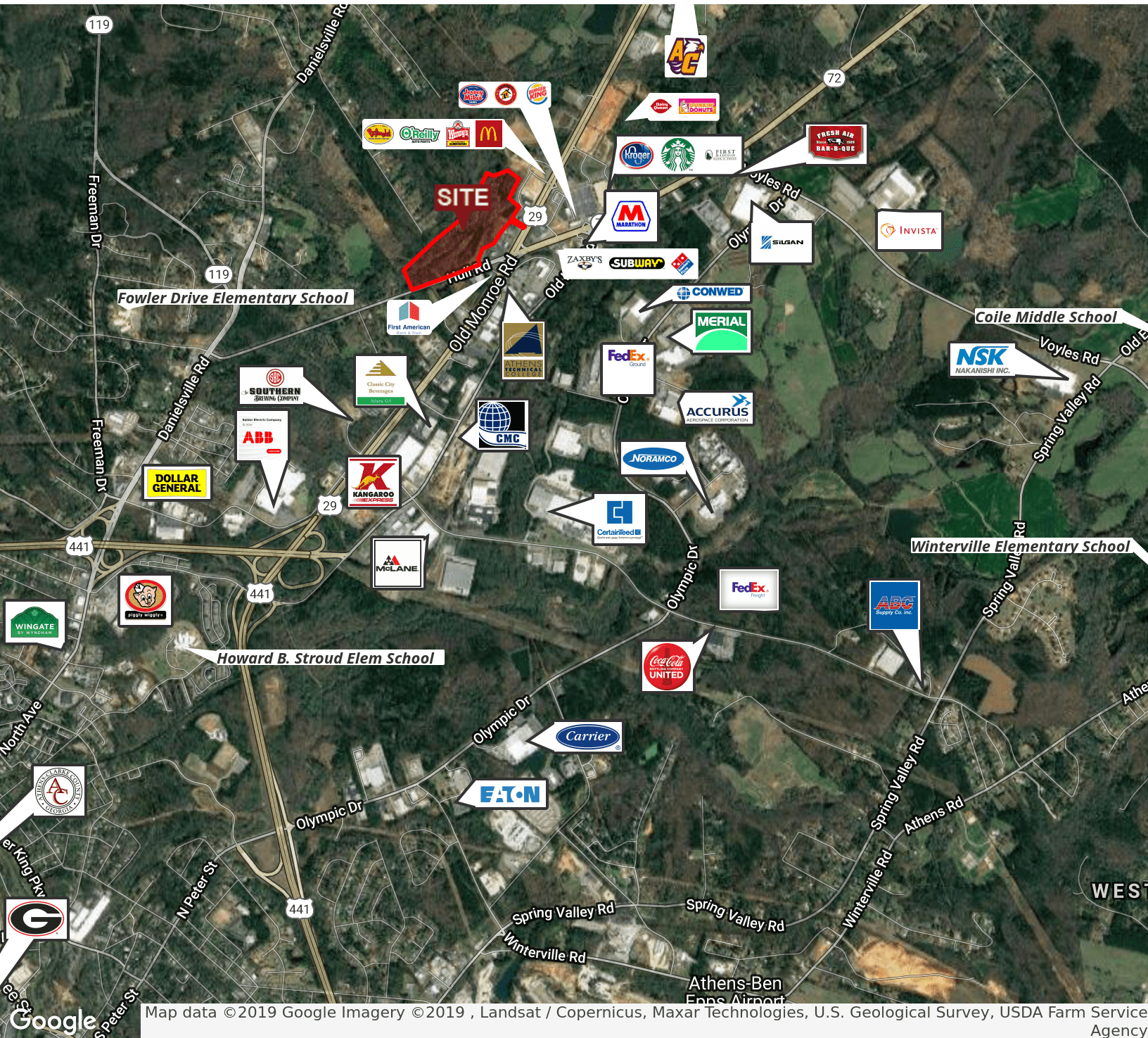
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RETAILER MAP



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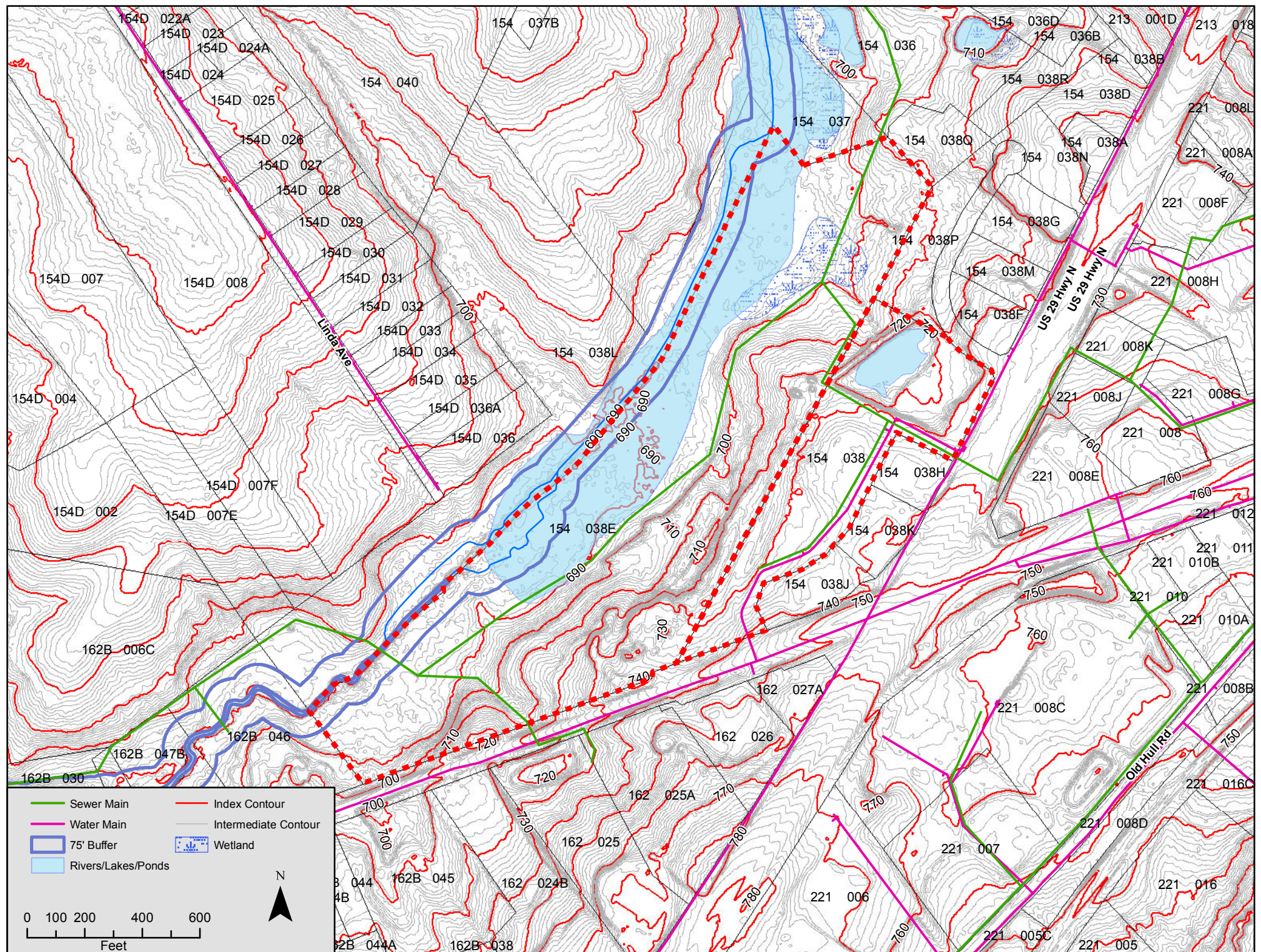
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DEMOGRAPHICS MAP

POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,589	70,718	166,347
Median age	28.1	26.6	30.2
Median age (Male)	28.3	26.1	29.5
Median age (Female)	28.0	27.1	30.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	469	23,311	59,940
# of persons per HH	3.4	3.0	2.8
Average HH income	\$40,759	\$38,353	\$54,048
Average house value	\$110,893	\$143,181	\$184,382

* Demographic data derived from 2010 US Census



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PROPERTY DETAILS

Sale Price	\$3,500,000
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LOCATION INFORMATION

Building Name	COOK COMMERCIAL TRACT
Street Address	469 Hull Road
City, State, Zip	Athens, GA 30601
County	Clarke
Market	Athens-Clarke County
Cross-Streets	Hwy 29 & Hull Rd
Township	Athens
Road Type	Highway
Market Type	Large
Nearest Highway	Hwy 72

BUILDING INFORMATION

Number of Lots	2
Best Use	Commercial
Free Standing	No

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
APN #	154 038E & 154 038
lot Frontage	1,511 ft
Traffic Count	28200
Traffic Count Street	Hwy 29
Power	Yes
Topography	Moderate to Flat

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Sewer	Yes