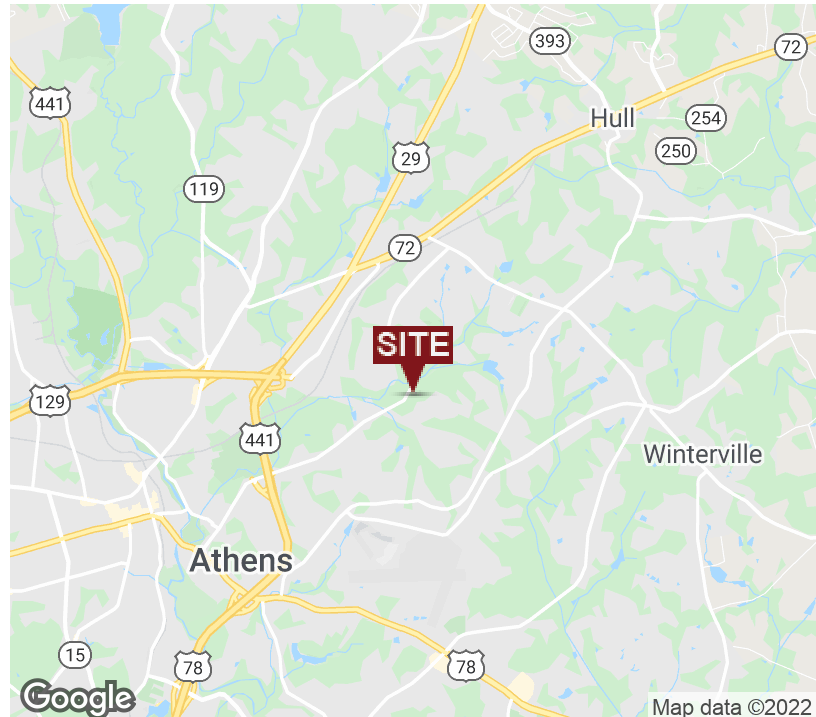


605 ATHENA DR

605 ATHENA DR , ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$621,000
Price / Acre	\$50,000
Lot Size:	12.42 ± Acres
Lot Frontage:	716.5 ft Athena Dr 484.5 ft Olympic Dr
Zoning:	E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	5,450 Athena Dr 3,470 Olympic Dr

PROPERTY OVERVIEW

Property is within Athena Industrial Park. It is located at the intersection of major roads and is partially wooded. This tract has a proposed building site of 140,000 sq ft.

LOCATION OVERVIEW

Intersection of Athena Drive & Olympic Drive. Located at the northeast corner of the intersection in Athena Industrial Park.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Easy access to major hwy's.
- All utilities available.
- Phase 1 & 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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grantwhitworth@gmail.com

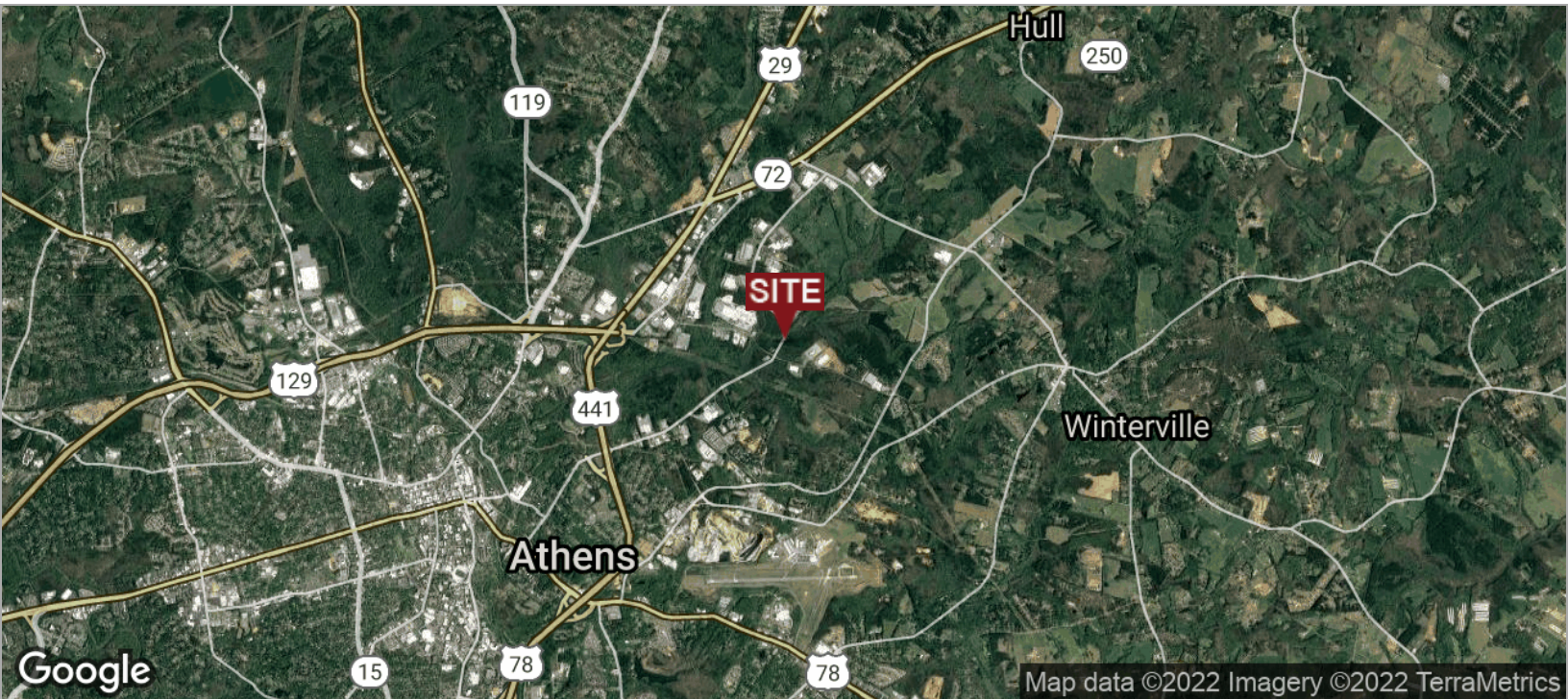
Revised: 1-5-22

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LOCATION MAPS



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AERIAL MAP



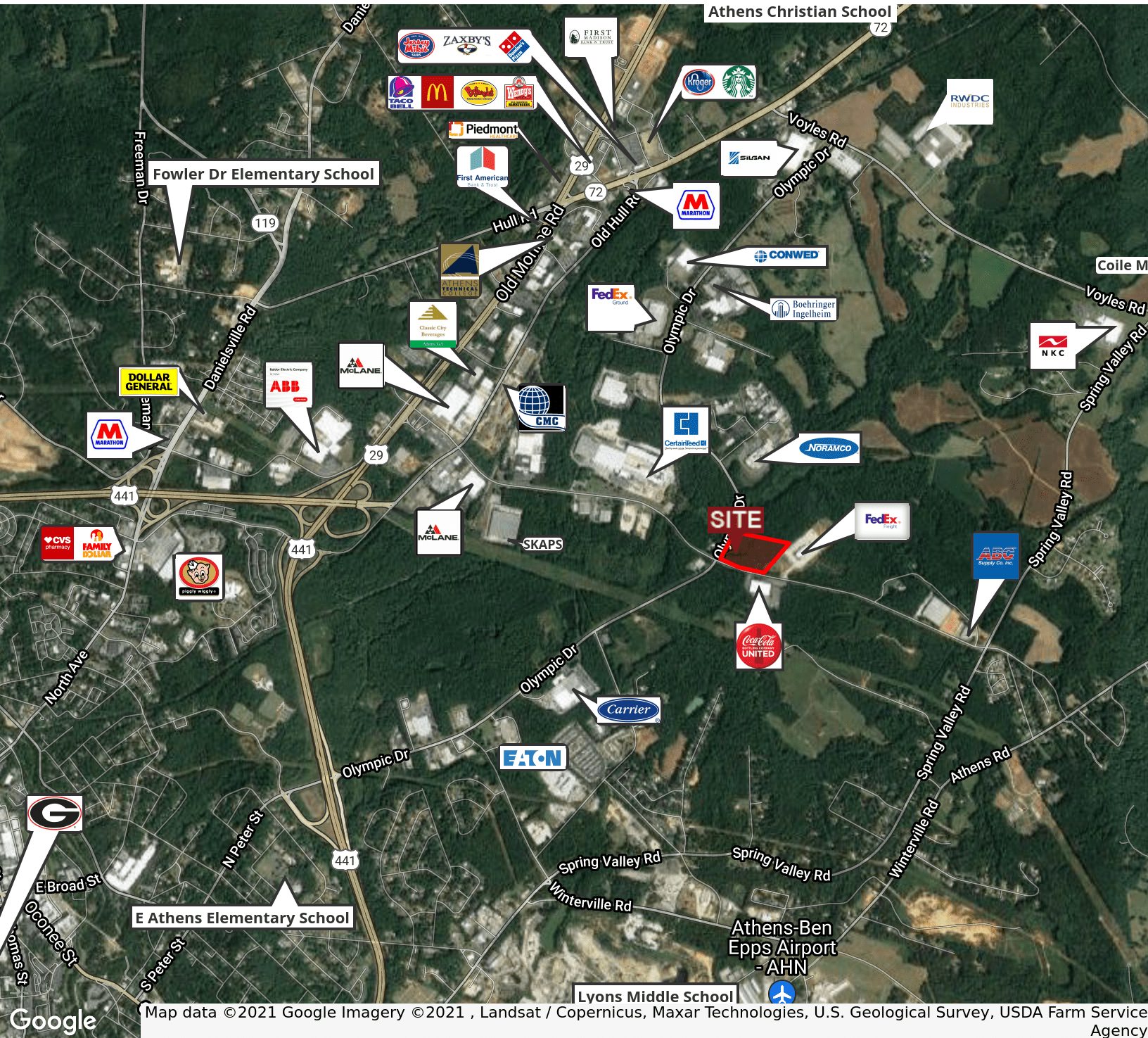
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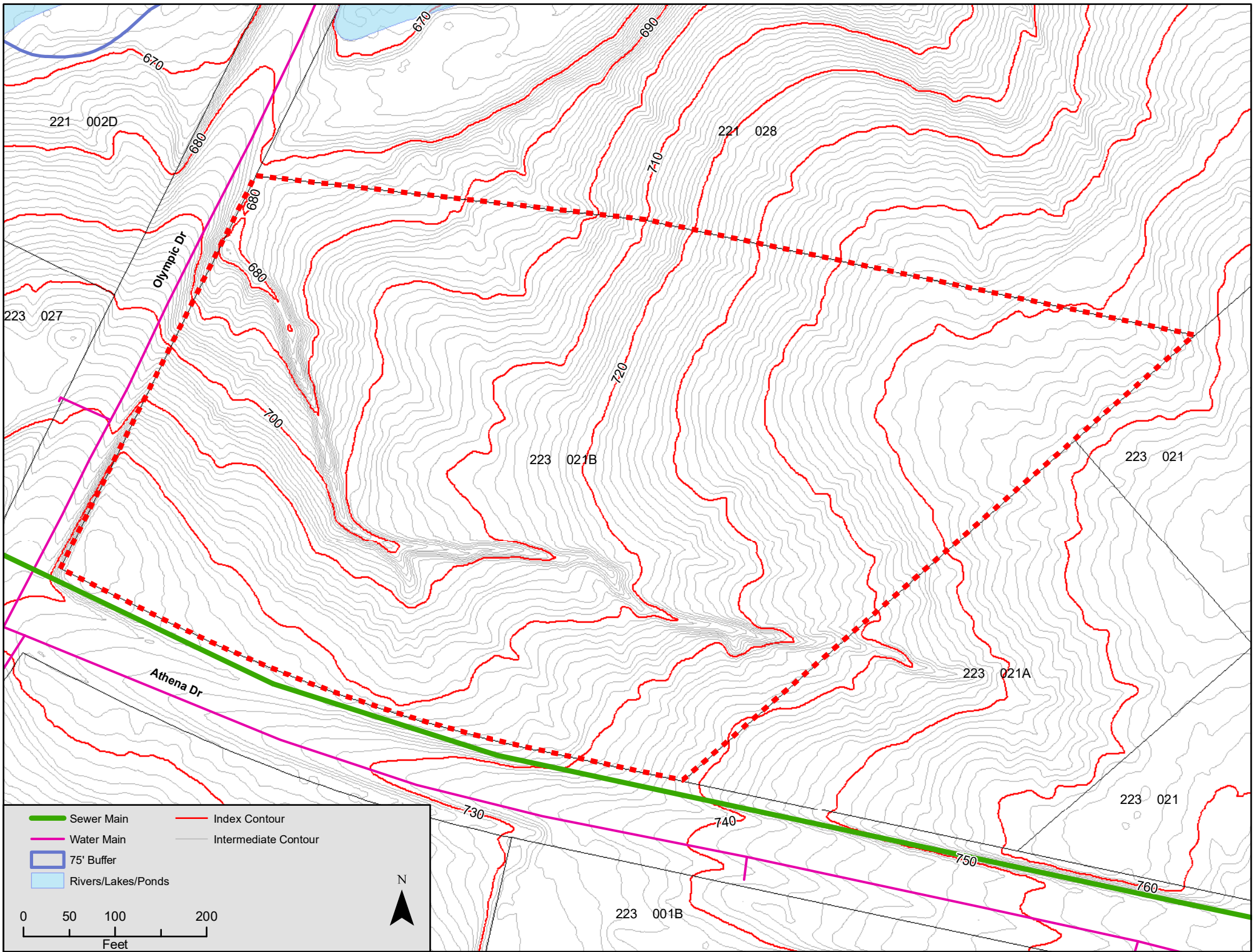
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RETAILER MAP



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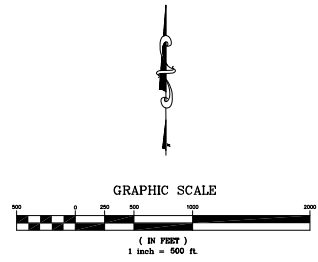
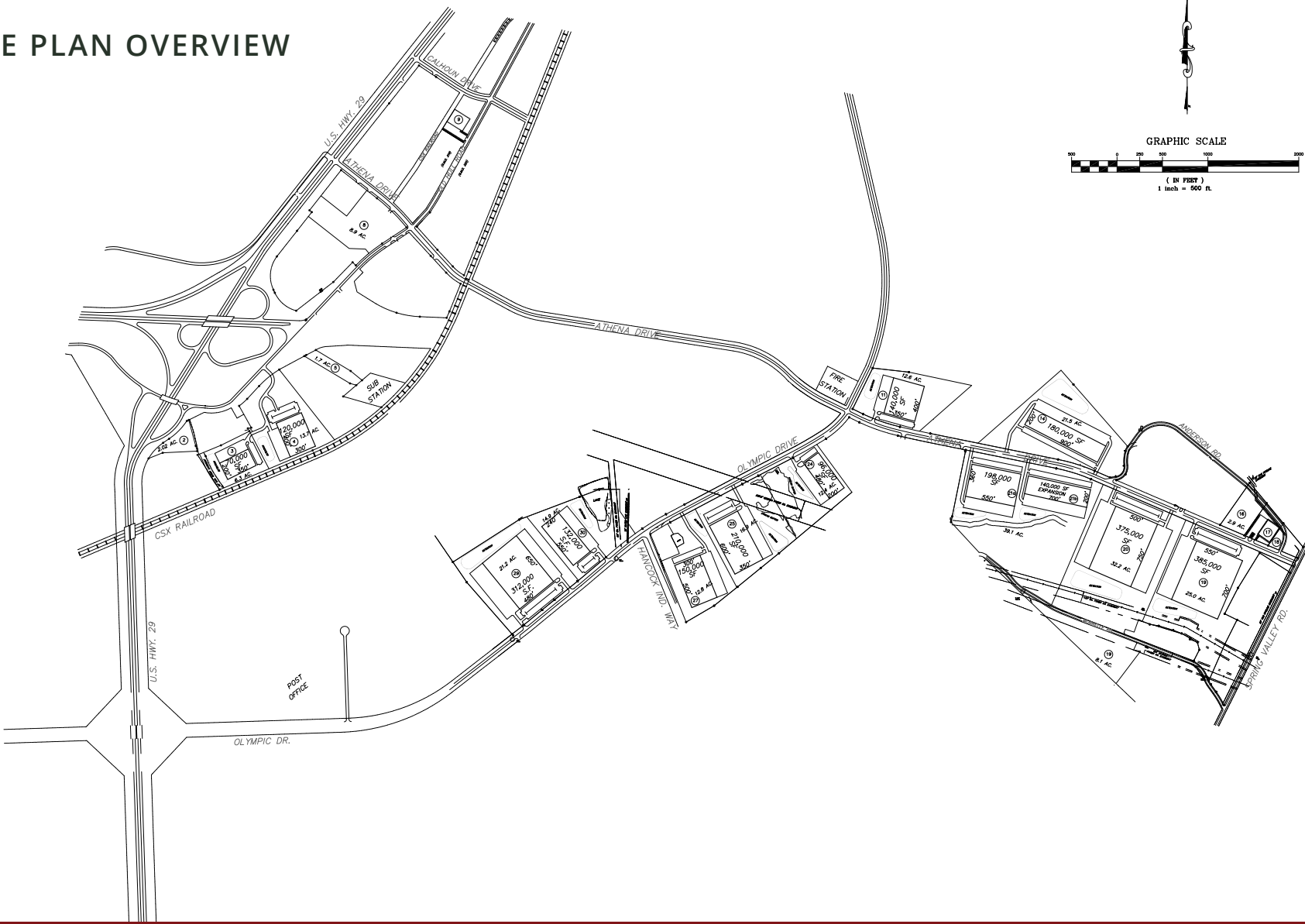


605 ATHENA DR

605 ATHENA DR , ATHENS, GA 30601



SITE PLAN OVERVIEW



Industrial Real Estate

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DRAWING ISSUE / REVISION	
DATE	REVISION
01/15/14	1.00 INITIAL CONCEPT
02/10/14	2.00 PRELIMINARY
03/10/14	3.00 PRELIMINARY
04/10/14	4.00 PRELIMINARY
05/10/14	5.00 PRELIMINARY
06/10/14	6.00 PRELIMINARY
07/10/14	7.00 PRELIMINARY
08/10/14	8.00 PRELIMINARY
09/10/14	9.00 PRELIMINARY
10/10/14	10.00 PRELIMINARY
11/10/14	11.00 PRELIMINARY
12/10/14	12.00 PRELIMINARY
01/10/15	13.00 PRELIMINARY
02/10/15	14.00 PRELIMINARY
03/10/15	15.00 PRELIMINARY
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02/10/22	98.00 PRELIMINARY
03/10/22	99.00 PRELIMINARY
04/10/22	100.00 PRELIMINARY

PROFESSIONAL SEAL

HOUSTON ENGINEERING, INC.
CONSULTING & DESIGN ENGINEERS
1424 VETERANS DRIVE, SUITE 3, CONYERS, GEORGIA 30012
PHONE: (770) 761-1280 FAX: (770) 761-1281

PROJECT NAME

ATHENA INDUSTRIAL PARK
ATHENS, GA

SHEET TITLE

PARK PLAN

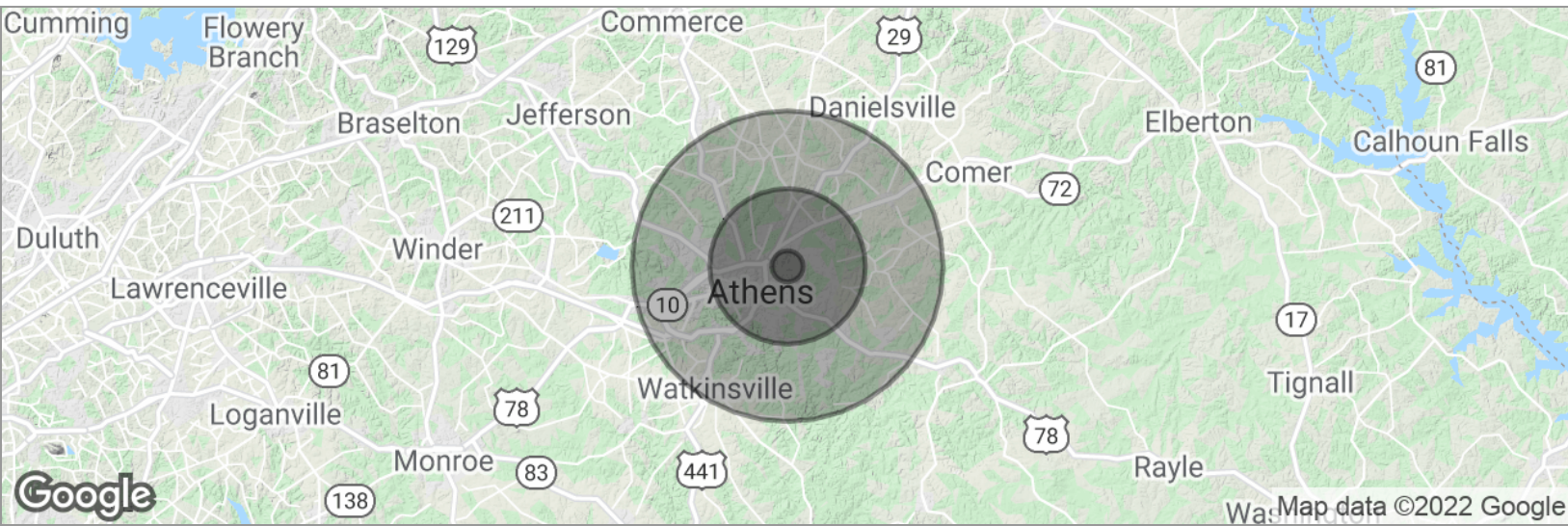
JOB NUMBER

ARCHIVE NUMBER

SHEET NUMBER

GRANT WHITWORTH
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grantwhitworth@gmail.com

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	757	77,456	165,156
Median age	33.8	26.7	30.3
Median age (Male)	33.6	26.1	29.5
Median age (Female)	34.0	27.2	30.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	241	26,324	59,227
# of persons per HH	3.1	2.9	2.8
Average HH income	\$37,655	\$40,215	\$54,161
Average house value	\$116,721	\$155,190	\$186,365

* Demographic data derived from 2010 US Census