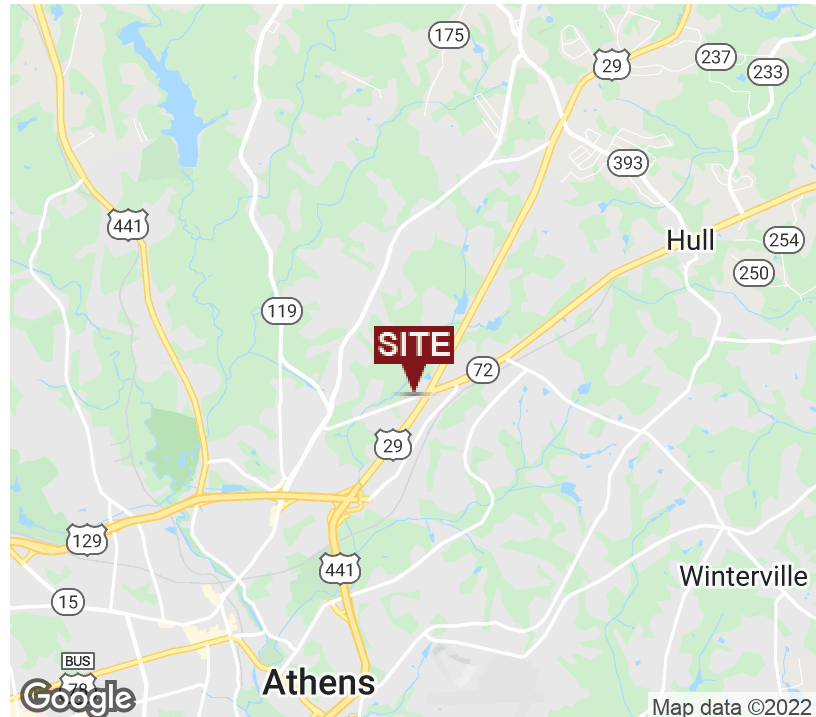


POINTE GRAND OUTPARCEL

469 HULL RD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.641 ± Acres
Lot Frontage:	404 ft Hull Rd
Zoning:	C-G Commercial-General
Market:	Athens-Clarke County
Traffic Count:	7,100 Hull Rd 30,300 US Hwy 29

PROPERTY OVERVIEW

The property is 1.641 acres with all utilities and off site detention. The property fronts on Hull Rd between two entrances to a new 240 unit multifamily project called Pointe Grand. The lot has 404 ft. of frontage on Hull Rd and is 200 ft. deep. It's zoned Commercial-General which allows a variety of retail and commercial uses. There is an adjacent .63 acre parcel that is being developed as a 1,200 SF stand alone commercial building which can also be purchased.

LOCATION OVERVIEW

The properties are located off of Hull Rd just west of the signalized intersection of Hwy 29 and Hwy 72. It's adjacent to a new 240 unit apartment complex called Pointe Grand. The property is across Hwy 29 from the new Kroger Shopping Center and Athens Technical College. It's located near Athena Industrial Park, which currently employs approximately 7,000 +/- employees and many other businesses located in the area.

PROPERTY HIGHLIGHTS

- Outparcel adjacent to new 240 unit apartment project under construction
- Excellent location, across from Kroger Marketplace and Athens Technical College
- Multiple new single tenant retail developments in the area.

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

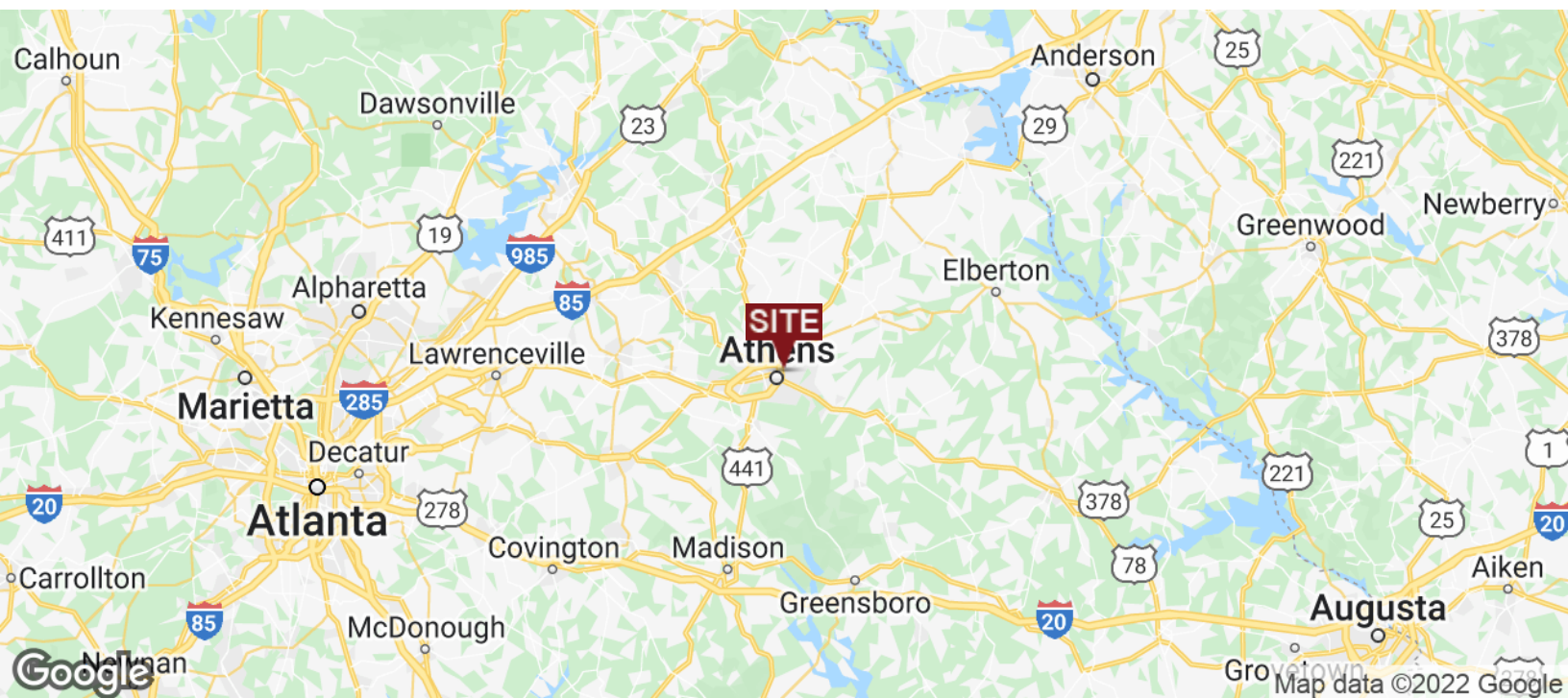
Revised: 4-22-2021

POINTE GRAND OUTPARCEL

469 HULL RD, ATHENS, GA 30601



LOCATION MAPS

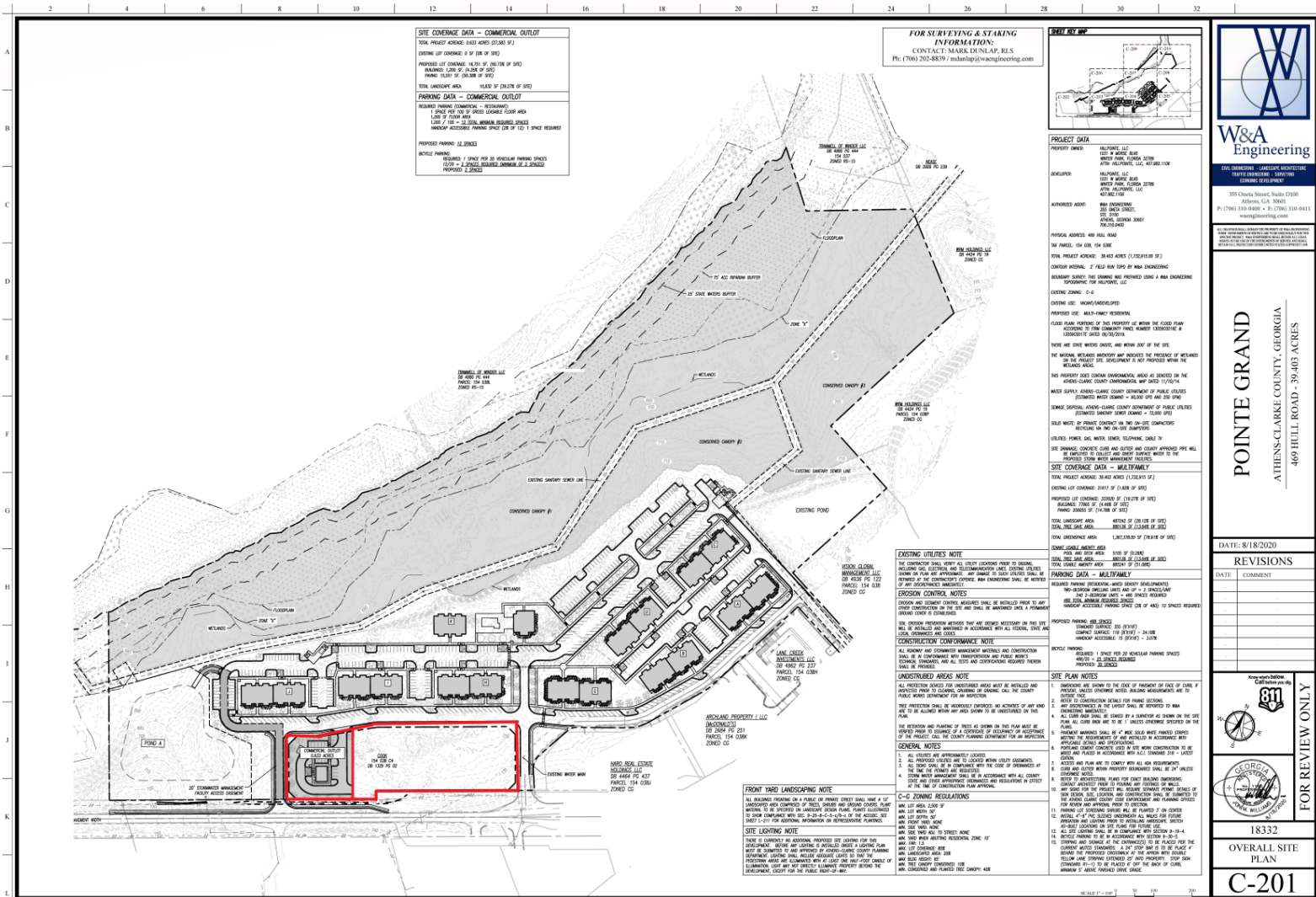


GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

469 HULL RD, ATHENS, GA 30601



SITE PLANS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

SITE PLANS *P3*

POINTE GRAND OUTPARCEL

469 HULL RD, ATHENS, GA 30601



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

ADDITIONAL PHOTOS *P4*

POINTE GRAND OUTPARCEL

469 HULL RD, ATHENS, GA 30601



RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

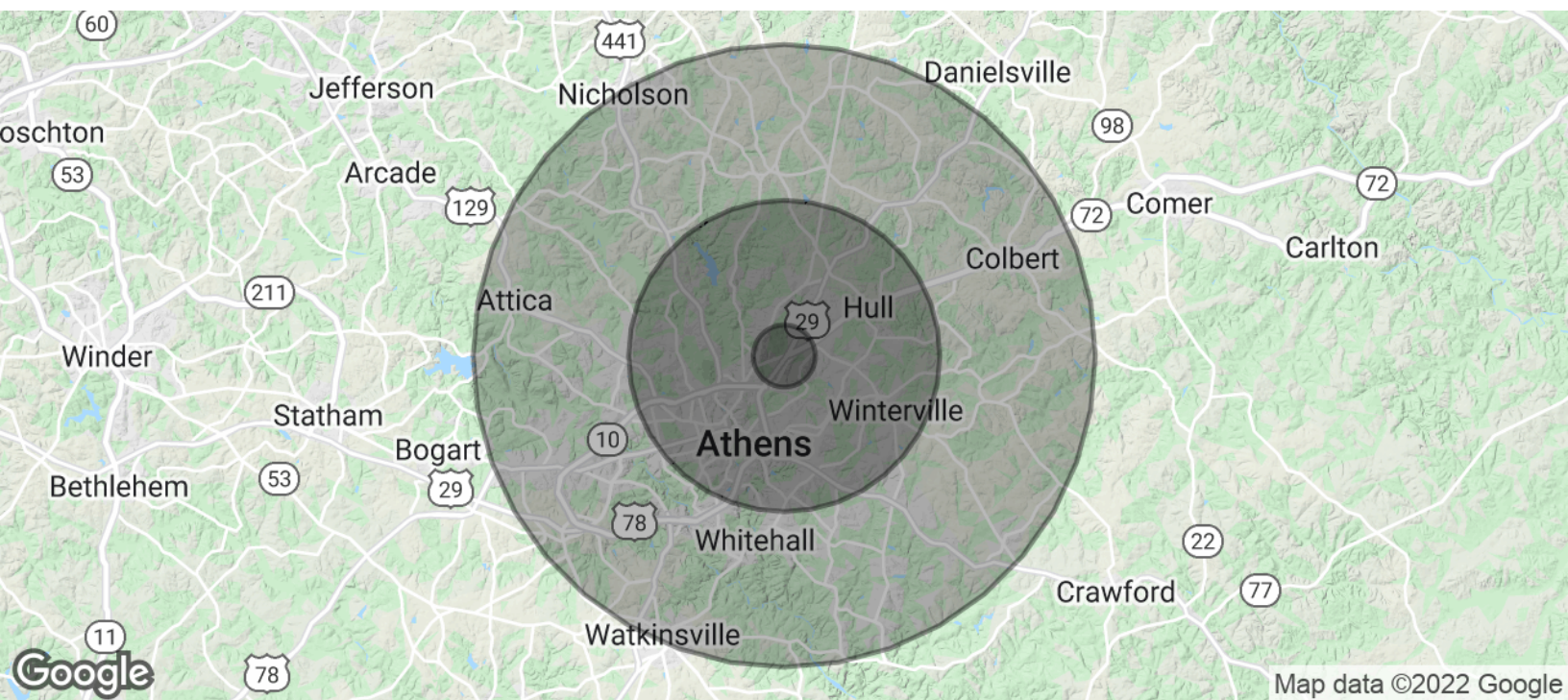
RETAILER MAP P5

POINTE GRAND OUTPARCEL

469 HULL RD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,589	70,718	166,347
Average age	28.1	26.6	30.2
Average age (Male)	28.3	26.1	29.5
Average 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

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com