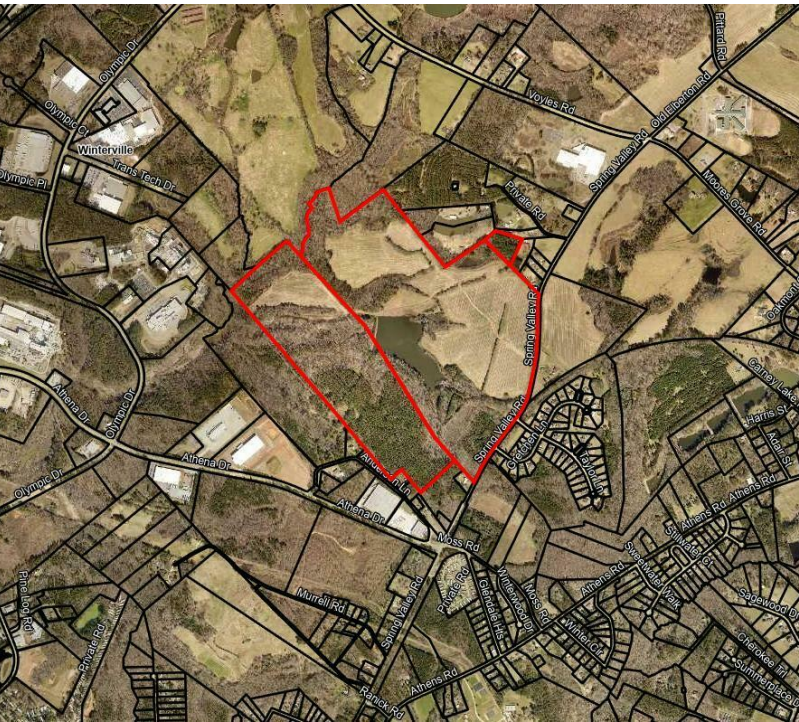


CHRISTIAN INDUSTRIAL TRACT

1310 SPRING VALLEY ROAD, WINTERVILLE, GA 30683



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,840,000
Price / Acre	\$20,000
Lot Size:	292 ± Acres
Lot Frontage:	2,953 ft Spring Valley Rd
Zoning:	E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	1,630 Spring Valley Rd

PROPERTY OVERVIEW

The property is located in the Athena Industrial Park which is home to a variety of users both manufacturing and distribution. The property consists of 292 ± acres gently rolling acres in the Piedmont region of Northeast Georgia. The tract runs along the two-lane paved access, Spring Valley Road, for 3,000 ± feet. Located in the center of the tract is a 12.4 acre lake. An excellent investment property located only minutes from downtown Athens and UGA. The zoning requires a separate access other than Spring Valley Road for a distribution center over 200,000 sq ft.

LOCATION OVERVIEW

The property is located in Athena Industrial Park which is in the northeast part of Clarke County. It's located on the west side of Spring Valley Road between Athena Drive and Voyles Road.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park area.
- 12.4 acre lake lies in the center.
- 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: 1-5-22

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LOCATION MAPS



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AERIAL MAP



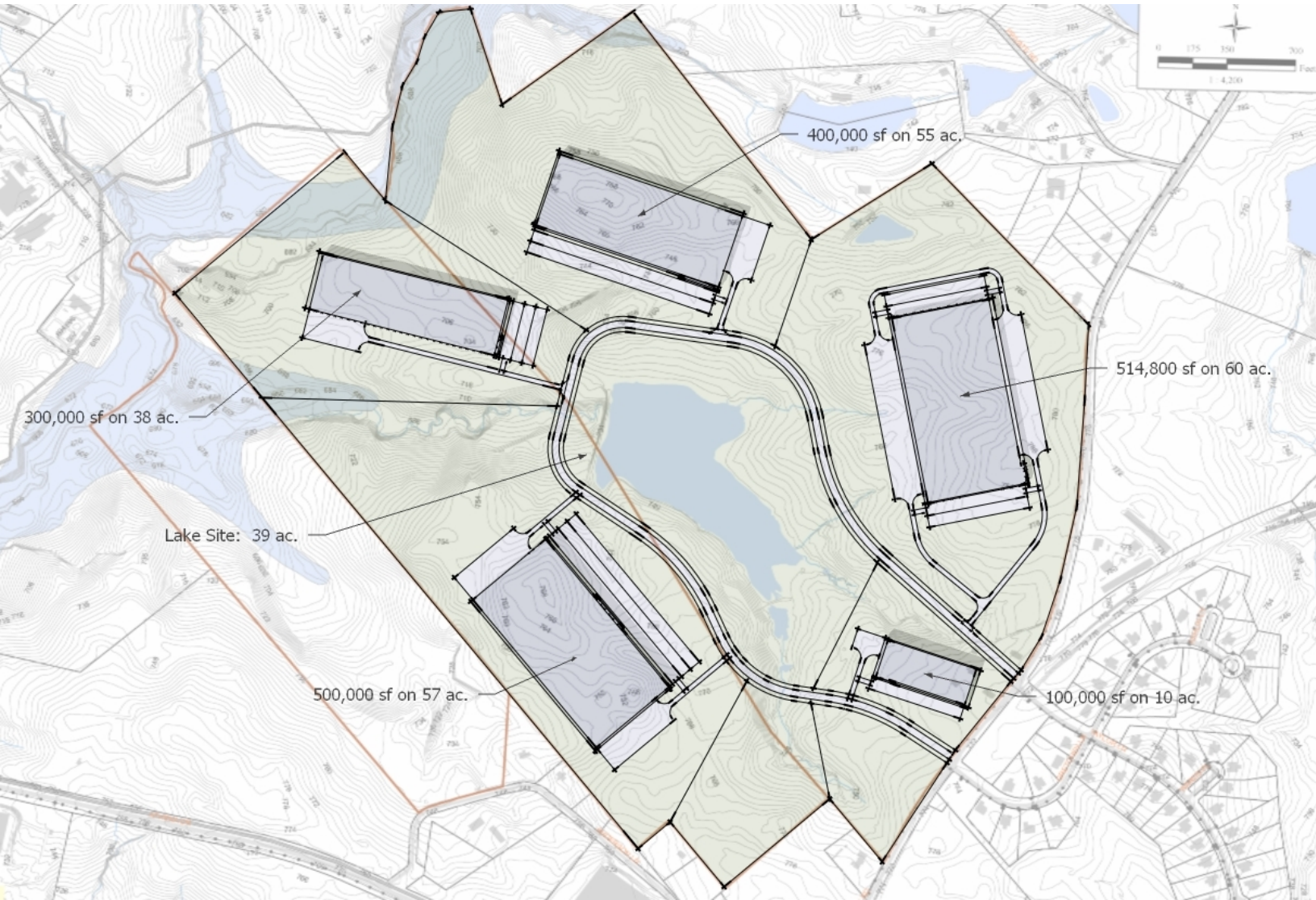
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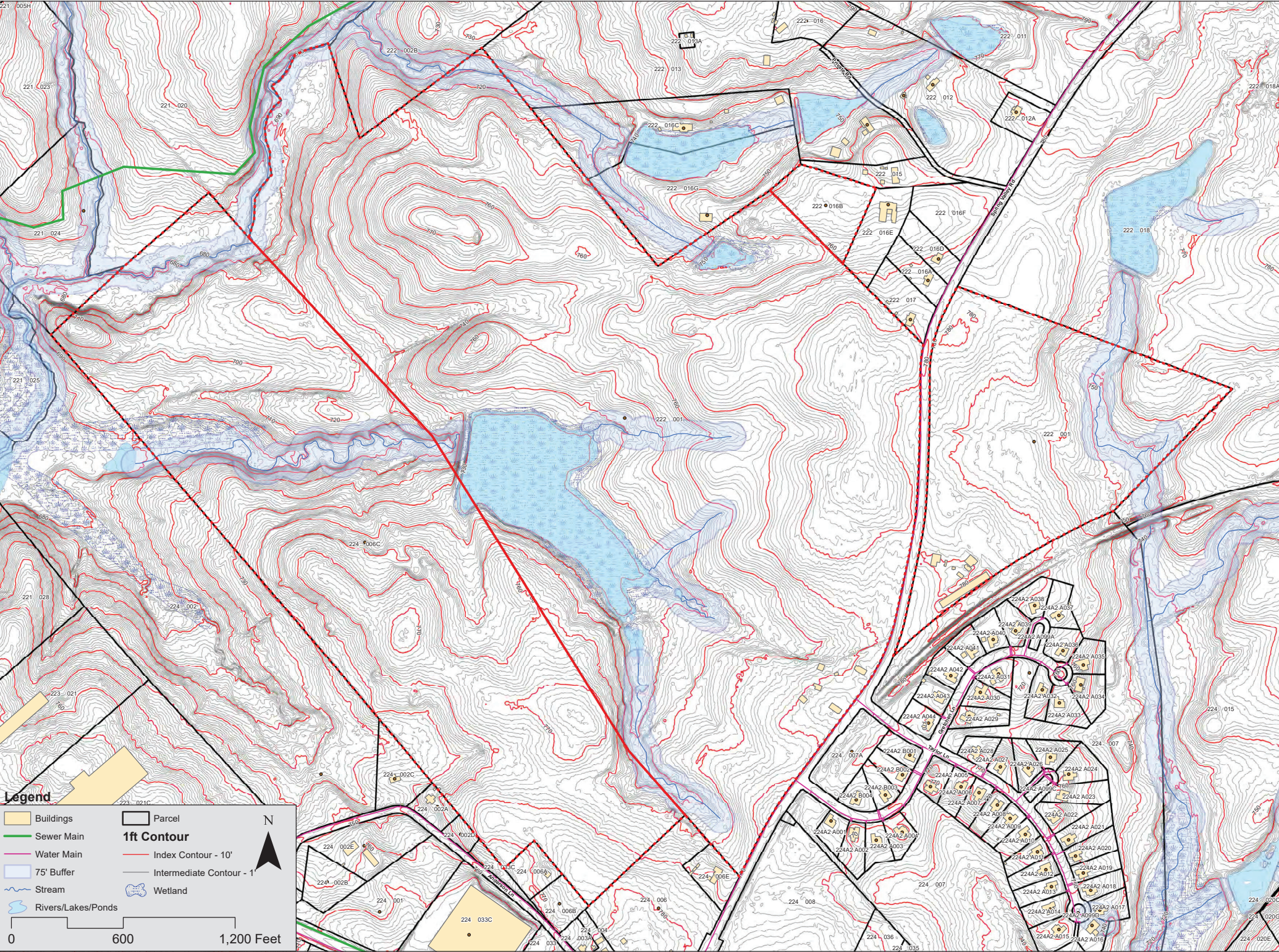
INDUSTRIAL PARK LAYOUT



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ADDITIONAL PHOTOS *P4*



Legend

Buildings	Parcel
Sewer Main	1ft Contour
Water Main	Index Contour - 10'
75' Buffer	Intermediate Contour - 1'
Stream	Wetland
Rivers/Lakes/Ponds	

0 600 1,200 Feet

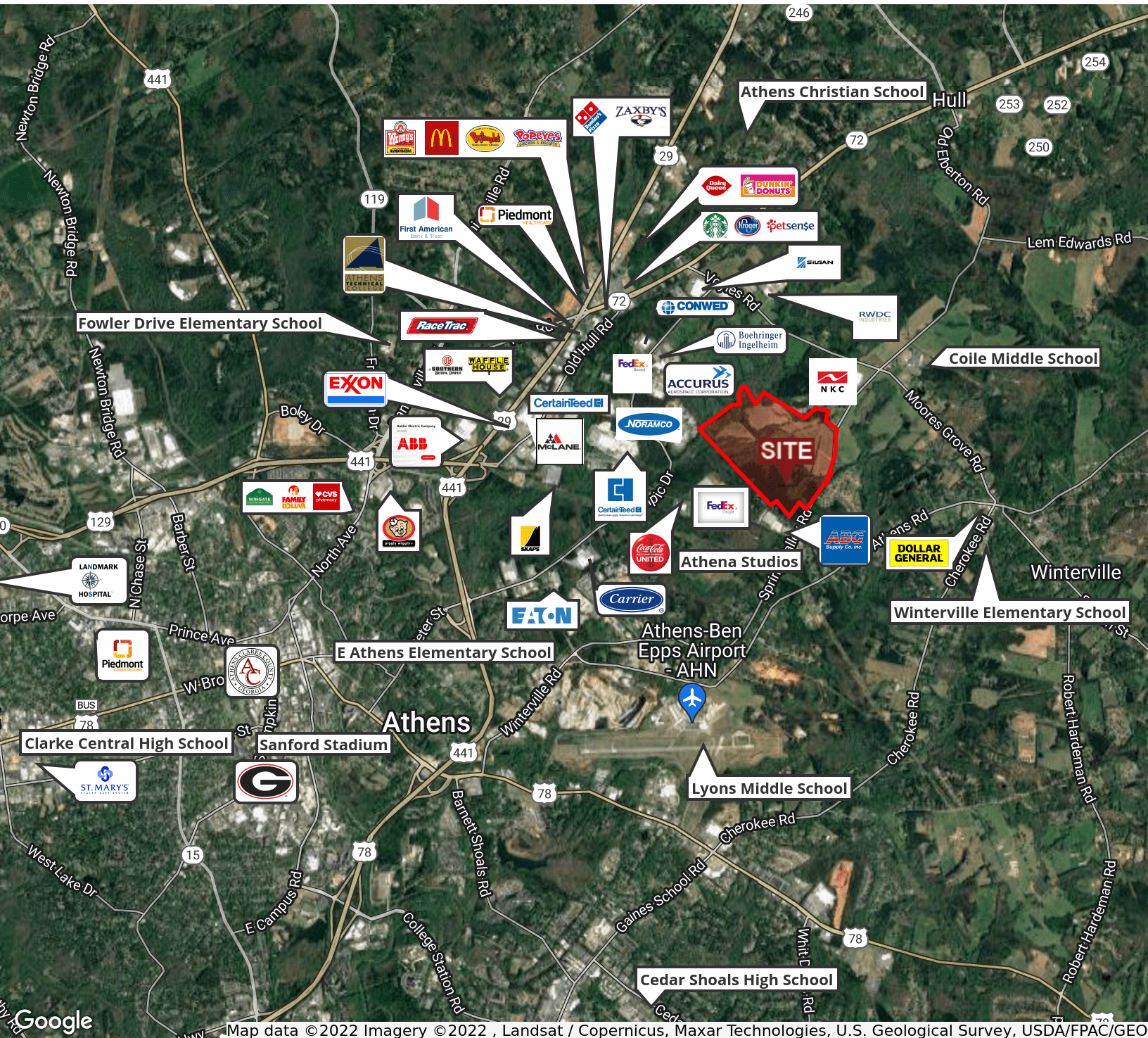
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CHRISTIAN INDUSTRIAL TRACT

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RETAILER MAP



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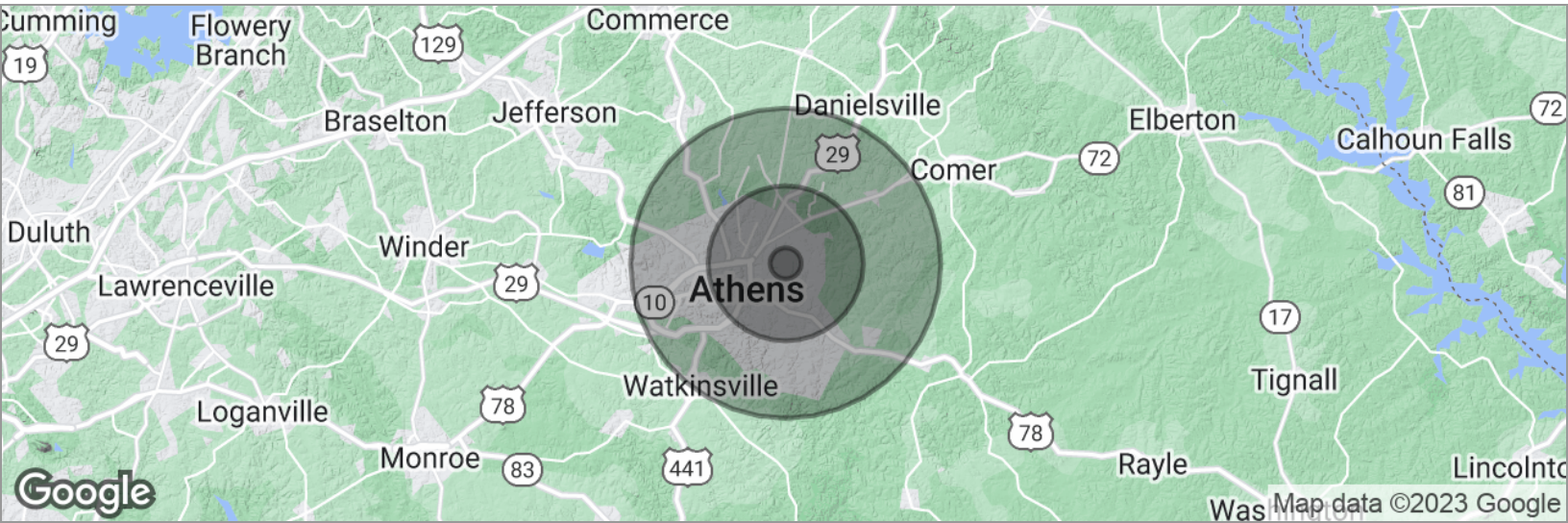
RETAILER MAP P6

CHRISTIAN INDUSTRIAL TRACT

1310 SPRING VALLEY ROAD, WINTERVILLE, GA 30683



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	890	55,747	157,828
Median age	34.8	27.9	30.1
Median age (Male)	33.7	27.2	29.4
Median age (Female)	35.7	28.6	30.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	313	18,814	56,145
# of persons per HH	2.8	3.0	2.8
Average HH income	\$48,122	\$41,869	\$52,141
Average house value	\$117,699	\$152,757	\$183,654

* Demographic data derived from 2020 ACS - US Census