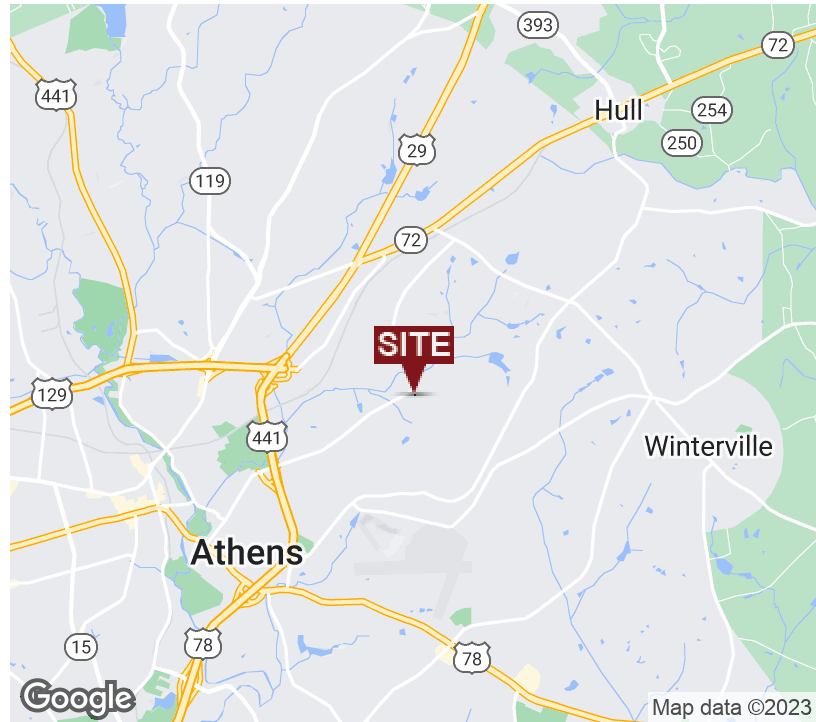


ATHENA INDUSTRIAL TRACT

610 ATHENA DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$457,500
Price / Acre	\$50,000
Lot Size:	9.15 ± Acres
Lot Frontage:	470.8 ft Olympic Dr 574.8 ft Athena Dr
Zoning:	E-I - Employee Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	3,490 Olympic Drive 7,380 Athena Drive

PROPERTY OVERVIEW

This tract is an ideal industrial location at the corner of Athena Drive and Olympic Drive in Athena Industrial Park, Athens Georgia. The property has been preliminarily designed for a 50,000 SF manufacturing/warehouse facility, expandable to 80,000 SF. It has all utilities available. The city of Athens is the home of the University of Georgia with a focus on manufacturing and bio-science research and offering a good balance of industrial companies.

LOCATION OVERVIEW

Located on the southeast corner of Athena Drive and Olympic Drive in Athena Industrial Park. The tract is less than 1 mile to the Athens Perimeter (a 4 lane divided median highway) which connects to 6 major highways serving and passing through Athens. Additional, the property is located 65 miles east of Atlanta Georgia and Hartsfield International Airport.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Due diligence information available upon request.
- Easy access to major highways.
- 65 miles east of Atlanta GA.

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

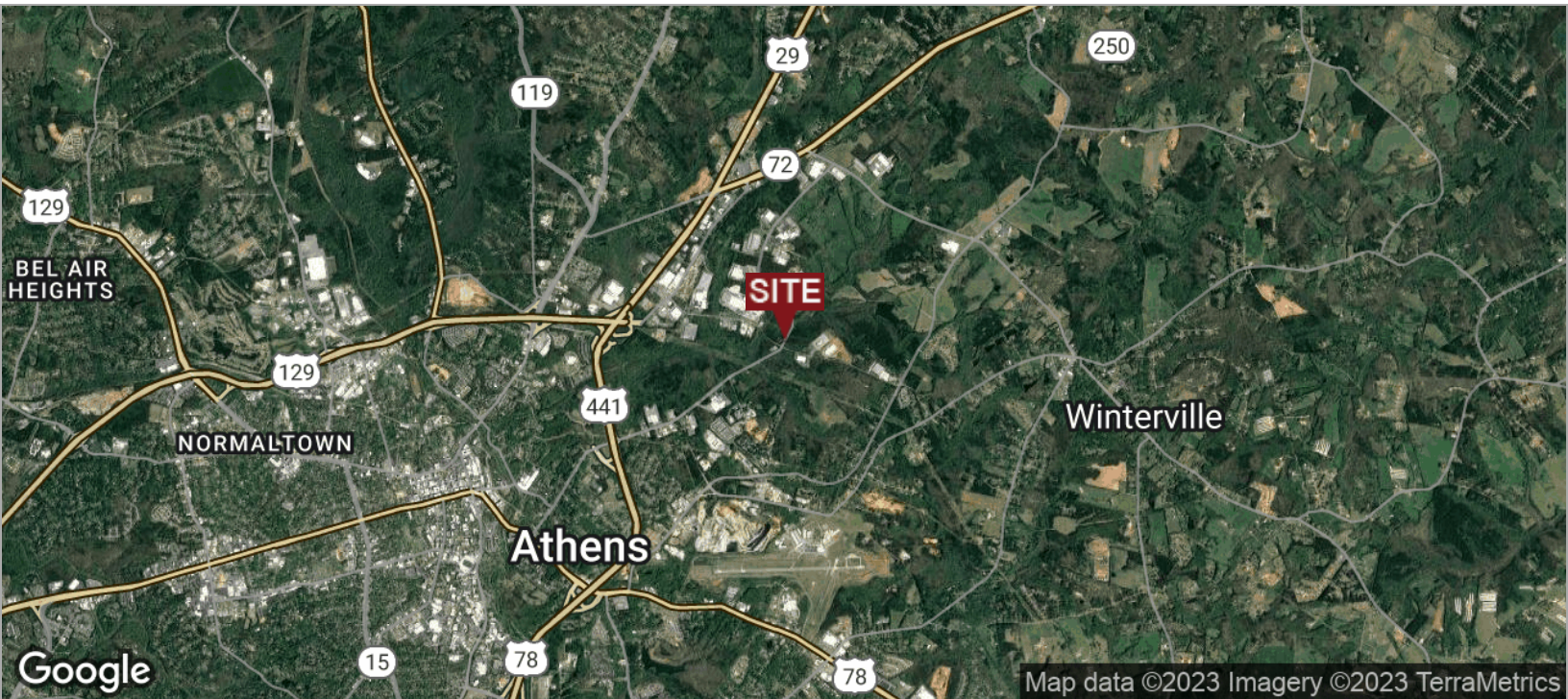
Revised: 2-21-23

ATHENA INDUSTRIAL TRACT

610 ATHENA DRIVE, ATHENS, GA 30601



LOCATION MAPS



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ATHENA INDUSTRIAL TRACT

610 ATHENA DRIVE, ATHENS, GA 30601



AERIAL MAP



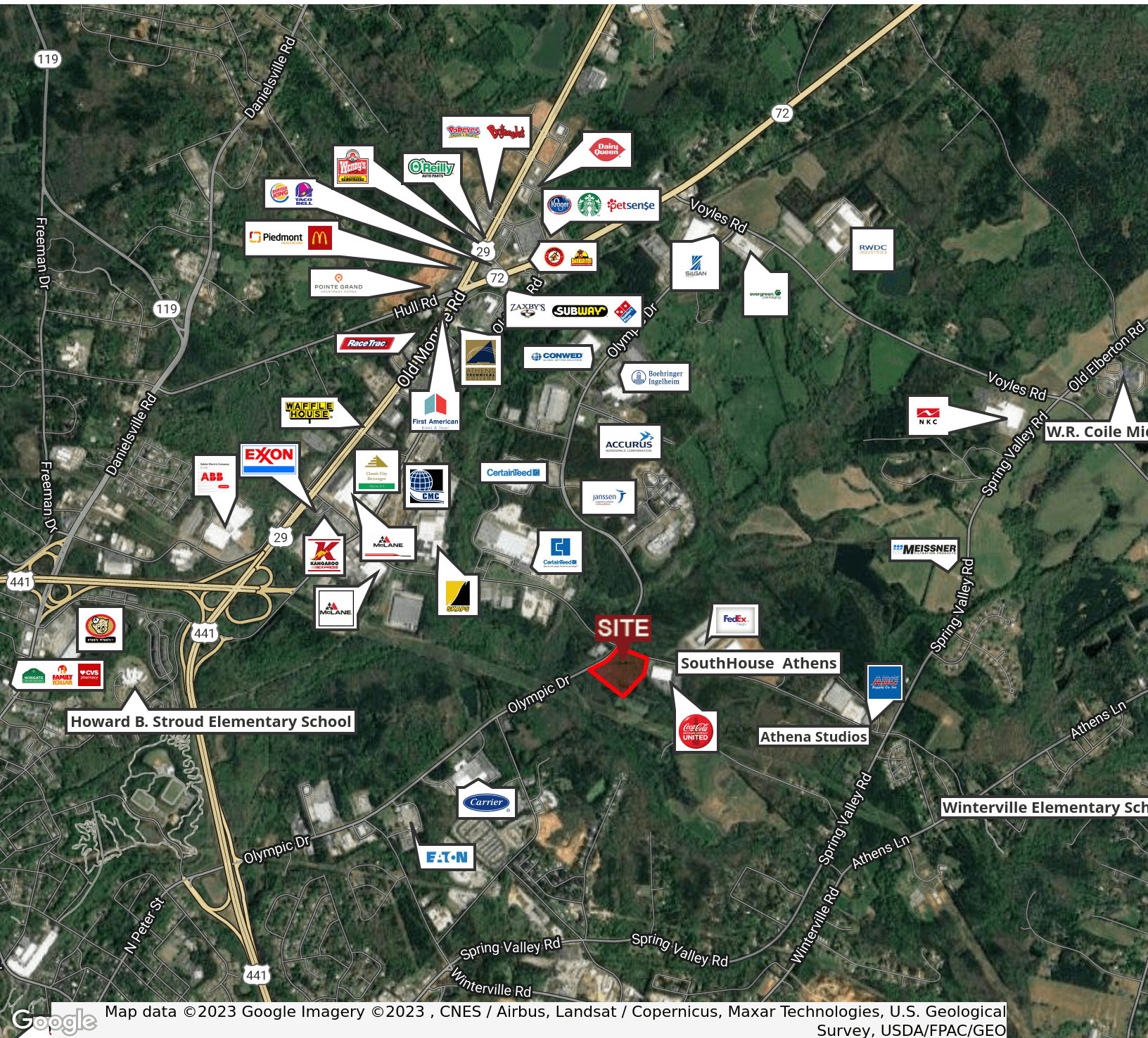
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ATHENA INDUSTRIAL TRACT

610 ATHENA DRIVE, ATHENS, GA 30601

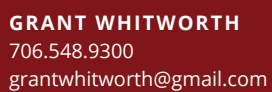


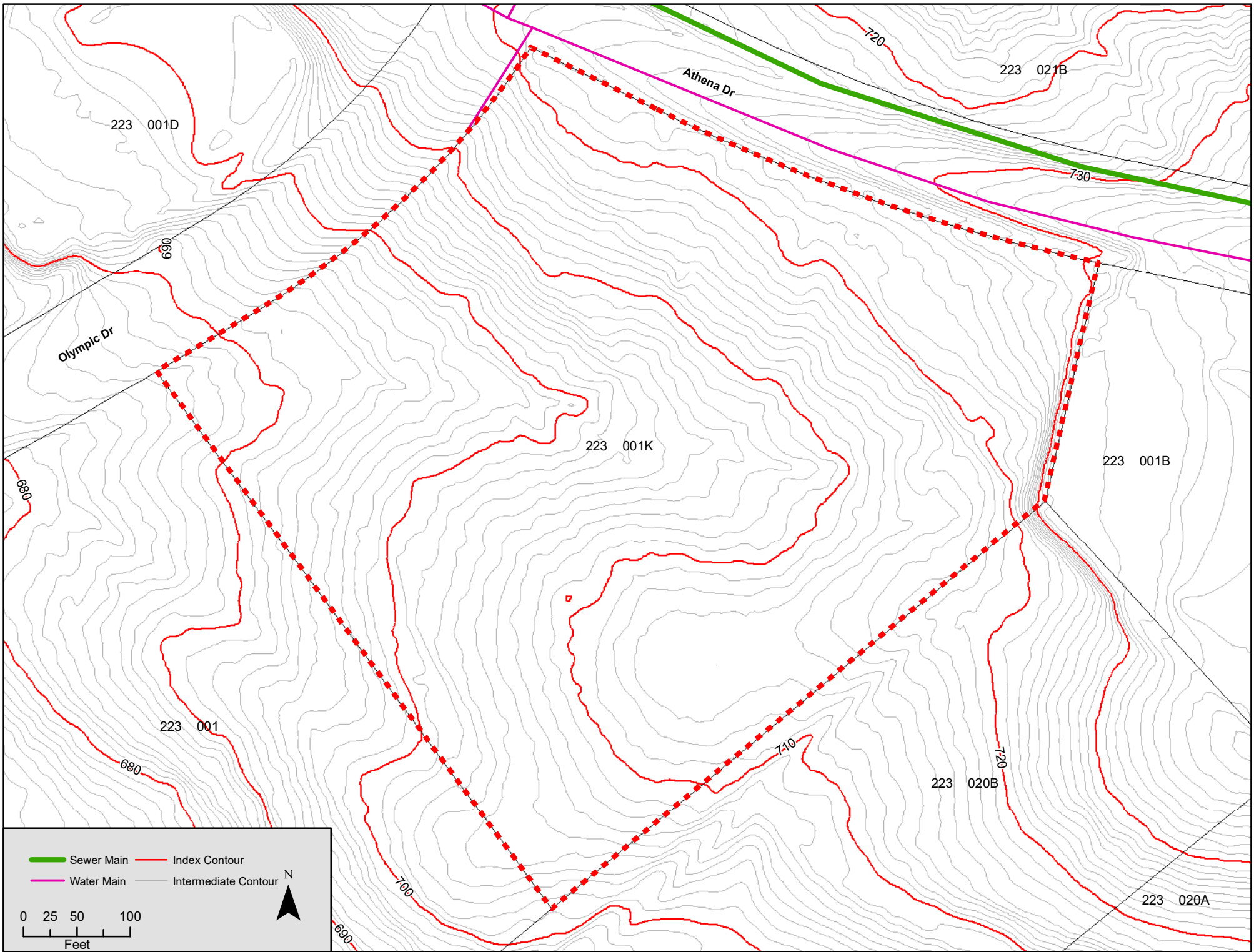
RETAILER MAP

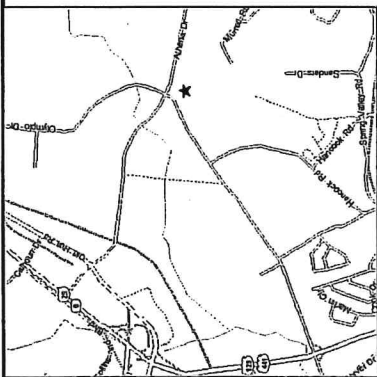


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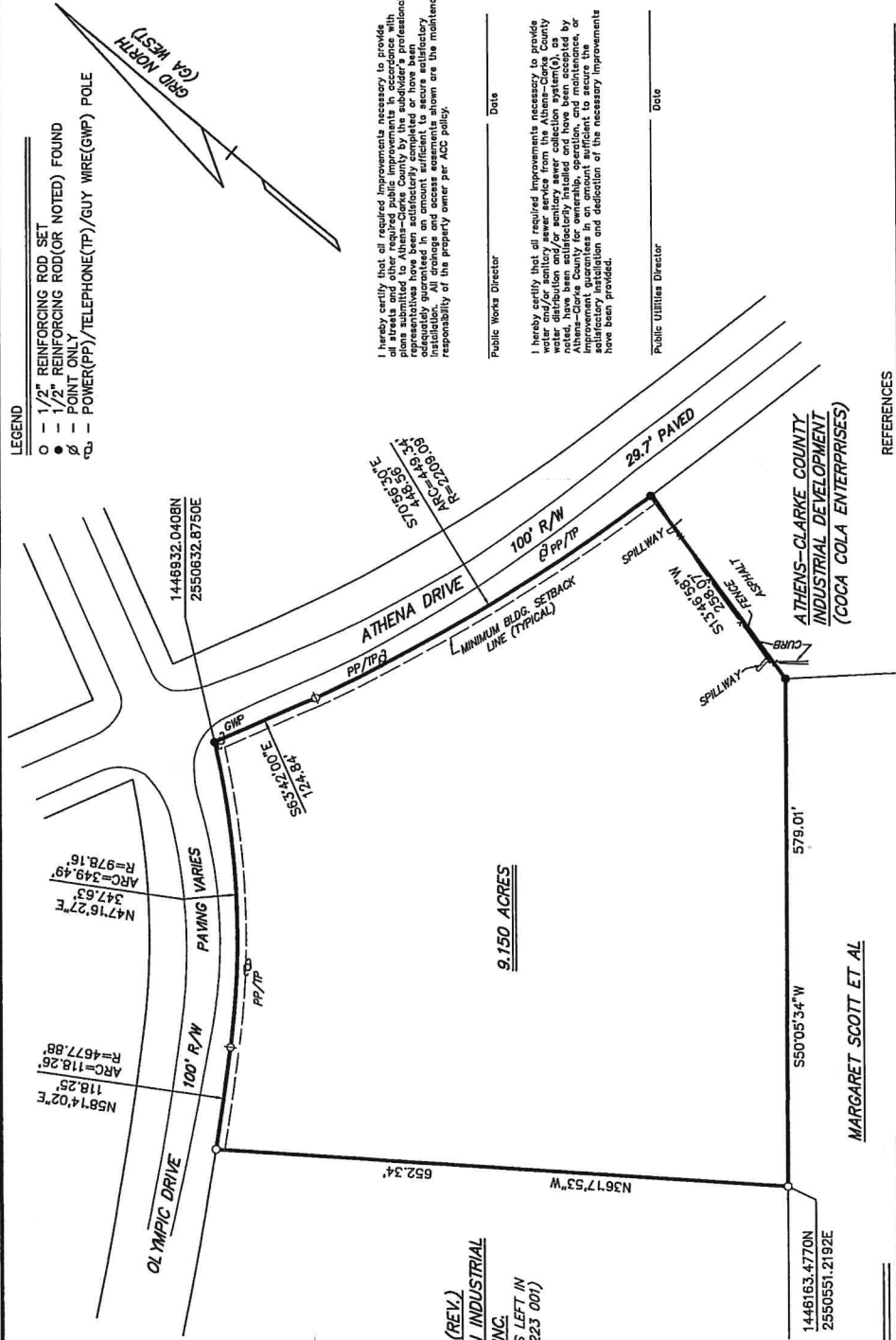
610 ATHENA DRIVE, ATHENS, GA 30601







VICINITY MAP



TRACT 10 (REV.)
STONE MOUNTAIN INDUSTRIAL
PARK, INC.
(48.803 ACRES LEFT IN
TAX PARCEL 223 001)

9.150 ACRES

MARGARET SCOTT ET AL

STATEMENT OF THE OWNER:

- (1) There are no owner-imposed or deed restrictions unless otherwise noted.
- (2) There are no new underground utilities proposed at this time.
- (3) I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, having established the right to do so by recording this plan of subdivision with the proper authorities and having secured all necessary easements, drainage easements, ditches, roads, poles and other open spaces to public use as noted, and agree to defend, maintain, and indemnify the title insurance company and its successors and assigns from and against all claims and suits of any kind or nature that may be asserted against or brought by any third party against the title insurance company and its successors and assigns arising out of or from this plan of subdivision.
- (4) I (we) further acknowledge that possession of the rights-of-way remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

SUBDIVIDER

OWNER

NOTES

- (1) OWNER: STONE MOUNTAIN INDUSTRIAL PARK, INC., c/o GERRY WHITWORTH 706-714-9300 P.O. BOX 67, TUCKER, GA 30085.
- (2) USE: INDUSTRIAL.
- (3) WATER SUPPLY: ATHENS-CLARKE COUNTY WATER IS AVAILABLE.
- (4) SEWERAGE DISPOSAL: ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE.
- (5) TO THE KNOWLEDGE OF THIS FIRM, NO EXISTING OR ABANDONED LANDFILLS ARE LOCATED ON THIS PROPERTY.
- (6) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 130590 00170, DATED APRIL 2, 2007.
- (7) ZONING: E-1
SETBACKS: FRONT-10', SIDE & REAR-NONE EXCEPT 10' PLUS 1' FOR EACH FT. OF BUILDING HEIGHT ABOVE 30' WHEN ABUTTING RESIDENTIAL ZONE.
MAXIMUM BUILDING HEIGHT: 85'
MAXIMUM LOT COVERAGE: 85%, MAXIMUM FAR: 0.75.
- (8) SUBDIVISION OF THIS PROPERTY AS SHOWN HEREON WILL MEET ALL ATHENS-CLARKE COUNTY ZONING REQUIREMENTS AS TO LOT SIZE, SETBACKS, AND MINIMUM FRONTAGE.
- (9) THERE IS NO LANDSCAPING OR TREE PLANTING PLAN PROPOSED.
- (10) MINIMUM BUILDING SETBACK LINES SHOWN ARE THOSE REQUIRED BY ZONING AND MAY NOT BE IN CONFORMITY WITH THOSE REQUIRED BY SUBDIVISION COVENANTS, WHICH MAY BE GREATER.
- (11) NO PUBLIC OR PRIVATE THROUGHFARES OR WALKS ARE LOCATED ON THIS PROPERTY.
- (12) EXCEPT AS SHOWN, THERE ARE NO ENVIRONMENTAL AREAS LOCATED ON THIS PROPERTY.
- (13) THERE ARE NO DESIGNATED OFF-STREET PARKING AREAS LOCATED ON THIS PROPERTY.
- (14) THERE ARE NO PHYSICAL EVIDENCE OF EASEMENTS FOR WATER LINES, FIRE HYDRANTS, SEWER OR STORM SEWER LINES, OR TRAILS EXCEPT AS SHOWN. THERE IS ALSO NO EVIDENCE OF UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE LINES EXCEPT AS SHOWN.
- (15) EXCEPT AS SHOWN, THERE ARE NO AC TREES LOCATED IN THE ADJACENT RIGHT OF WAY.
- (16) THE COUNTY LANDSCAPE MANAGEMENT DIVISION HAS REVIEWED AND APPROVED THIS PLAN.
- (17) TAX PARCEL 223 001 IS BEING DIVIDED INTO TWO TRACTS AS SHOWN HEREON.

- LEGEND
- 1/2" REINFORCING ROD SET
 - 1/2" REINFORCING ROD(OR NOTED) FOUND
 - POINT ONLY
 - POWER(PP)/TELEPHONE(TP)/GUY WIRE(GWP) POLE

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the owner(s) of the property shown and described hereon have been completed or will be completed by the owner(s) of the property shown and described hereon in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ADC policy.

Public Works Director

Date

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as indicated hereon, have been completed or will be completed by the owner(s) of the property shown and described hereon in an amount sufficient to secure the necessary installation and dedication of the necessary improvements have been provided.

Public Utilities Director

Date

REFERENCES

- (1) OUR SURVEY FOR STONE MOUNTAIN INDUSTRIAL PARK, INC. DATED NOVEMBER 2, 1991.
- (2) OUR SURVEY FOR JOHN WALTER DRAKE AND ARNOLDO LOPEZ ECHANDI, DATED NOVEMBER 7, 1990.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY NOTES

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
- (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/56,732, ADJUSTED BY LEAST SQUARES.
- (4) MINIMUM PLAT CLOSURE: 1/254,234.

SURVEY FOR:

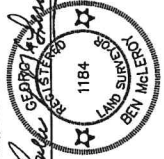
STONE MOUNTAIN INDUSTRIAL PARK, INC.

COUNTY:	CLARKE	C.M.D.:	220	STATE:	GEORGIA
DATE:	SEPTEMBER 11, 2015	SCALE:	1"=100'	DRAWN BY:	MIKE
FIELDBOOK:	757	SURVEYED BY:	BEN McLEERY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD., ATHENS, GA 30608 706-548-5873	FILE NO.:	34904-

This plot has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

DATED THIS _____ DAY OF _____ 20____

Director, Department of Planning



BY:

SCALE IN FEET

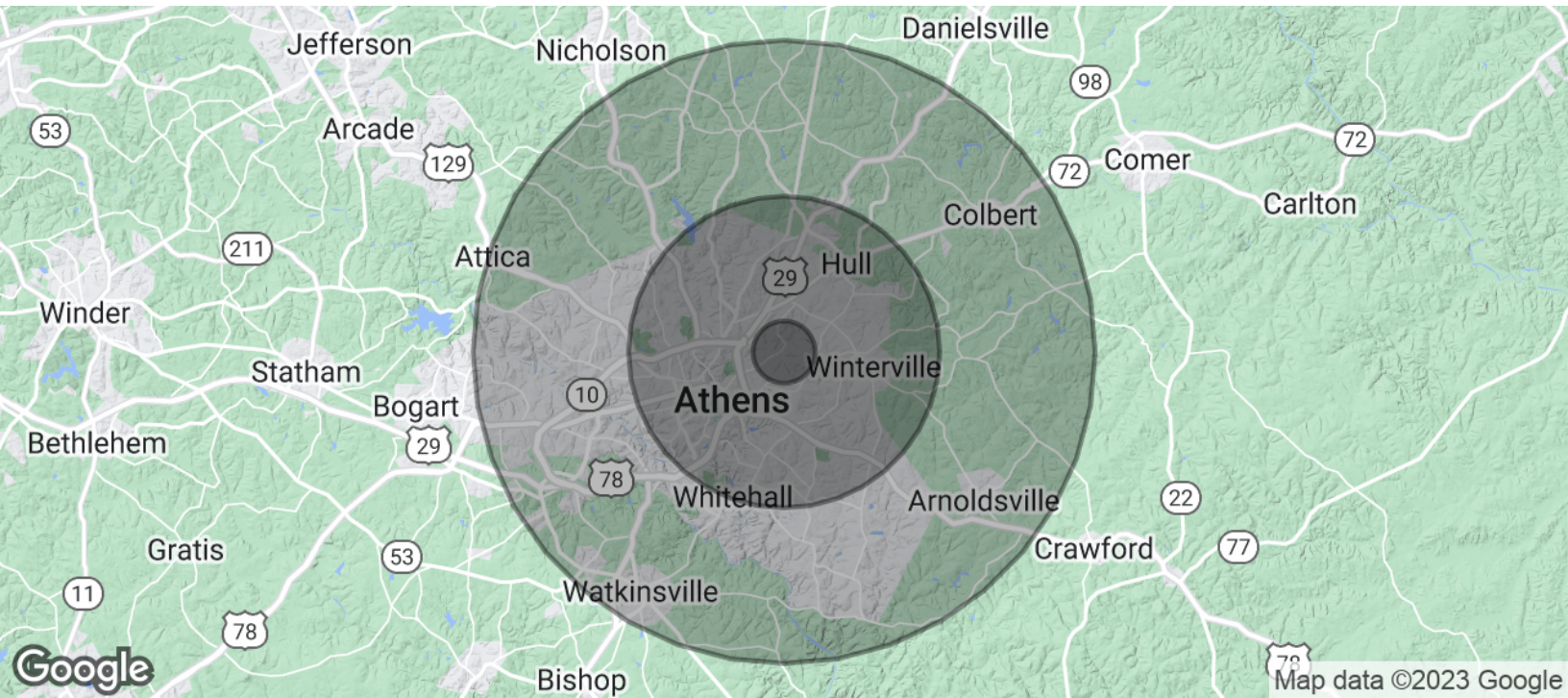
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ATHENA INDUSTRIAL TRACT

610 ATHENA DRIVE, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	757	79,667	166,925
Average Age	33.8	26.6	30.3
Average Age (Male)	33.6	26.2	29.6
Average Age (Female)	34.0	27.1	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	241	27,069	60,013
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$37,655	\$40,215	\$54,575
Average House Value	\$116,721	\$155,622	\$186,878

* Demographic data derived from 2020 ACS - US Census

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