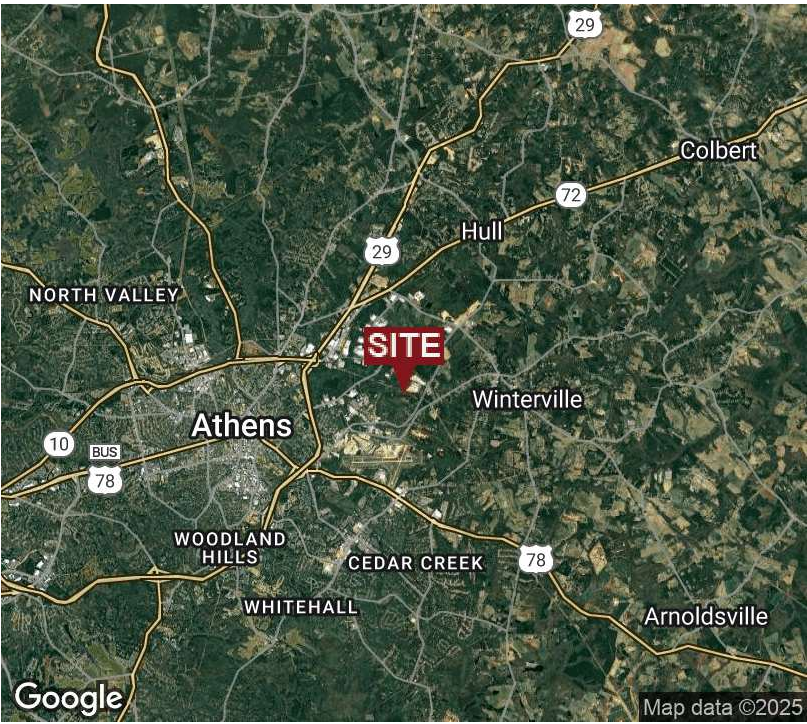


MURRELL RD IND TRACT

1417 MURRELL RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$397,390
Price / Acre	\$49,000
Lot Size:	8.11 ± Acres
Lot Frontage:	1,478 ft Murrell Rd
Zoning:	Employment-Industrial E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	5,450 Athena Dr

PROPERTY OVERVIEW

The property consists of 8.1 acres zoned Employment Industrial which allows a variety of uses. The site mostly wooded. It has relatively flat topography and all utilities are available except sewer. The property has roughly 1,478 ft of frontage on Murrell Rd.

LOCATION OVERVIEW

The property located at 1417 Murrell Rd in Athena Industrial Park. It's located roughly 1,200 ft west of Spring Valley Rd on the south side of Murrell Rd south of Athena Studios. It's roughly 3 miles east of the interchange on Loop 10 (Hwy 441) and Olympic Dr, minutes from downtown Athens and UGA. Athena Industrial Park is home to numerous large employers some of which are Meissner, Carrier, CertainTeed, McLane, Johnson & Johnson, Boehringer Ingelheim and SKAPS Industries. It's located approx. 26 miles to I-85, 39 miles to I-20, 79 miles to Hartsfield-Jackson International airport and 208 miles to the Port of Savannah.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park adjacent to Athena Studios
- Easy access to major Highways
- All utilities available, except sewer

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: 5-8-2025

MURRELL RD IND TRACT

1417 MURRELL RD, ATHENS, GA 30605



LOCATION MAP



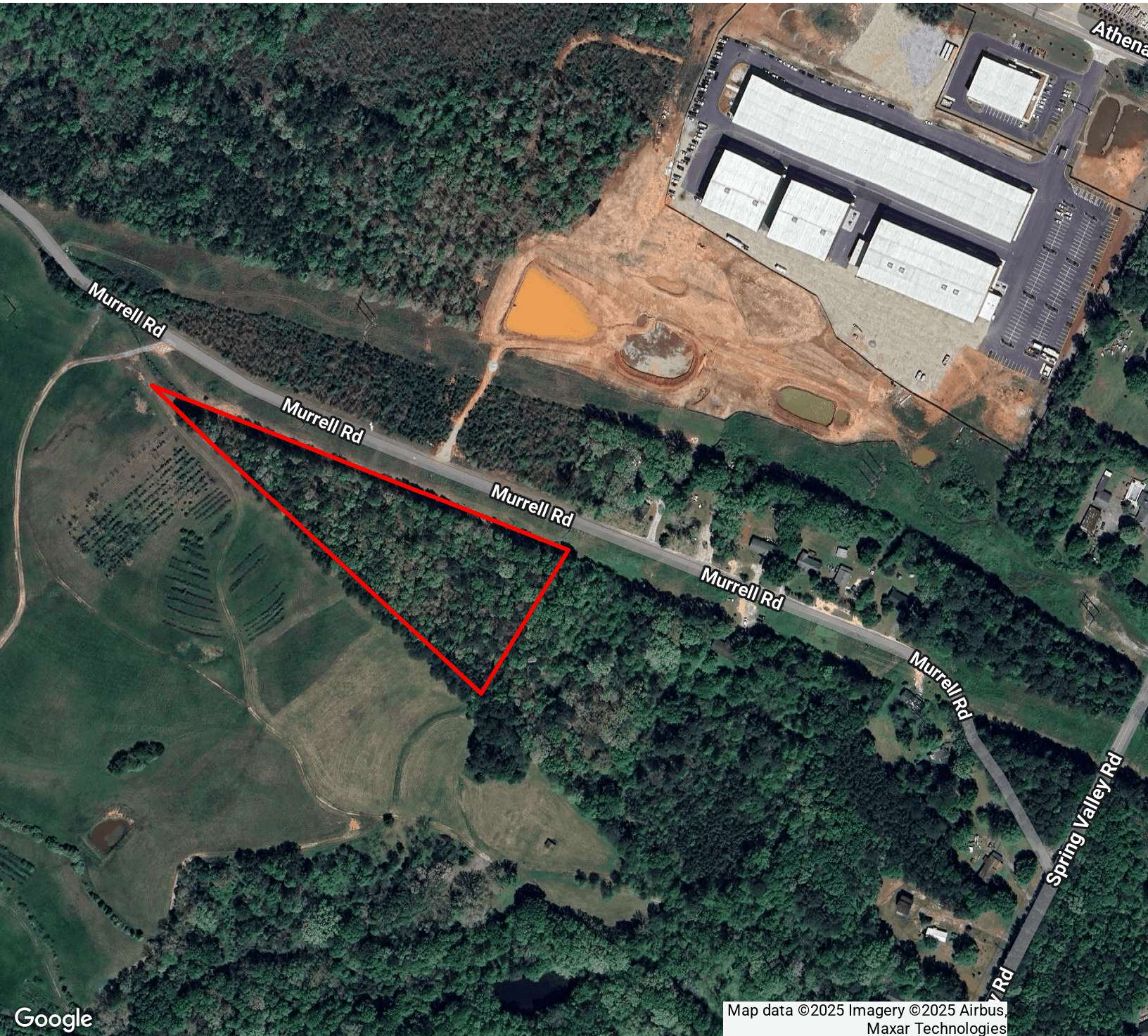
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AERIAL MAP



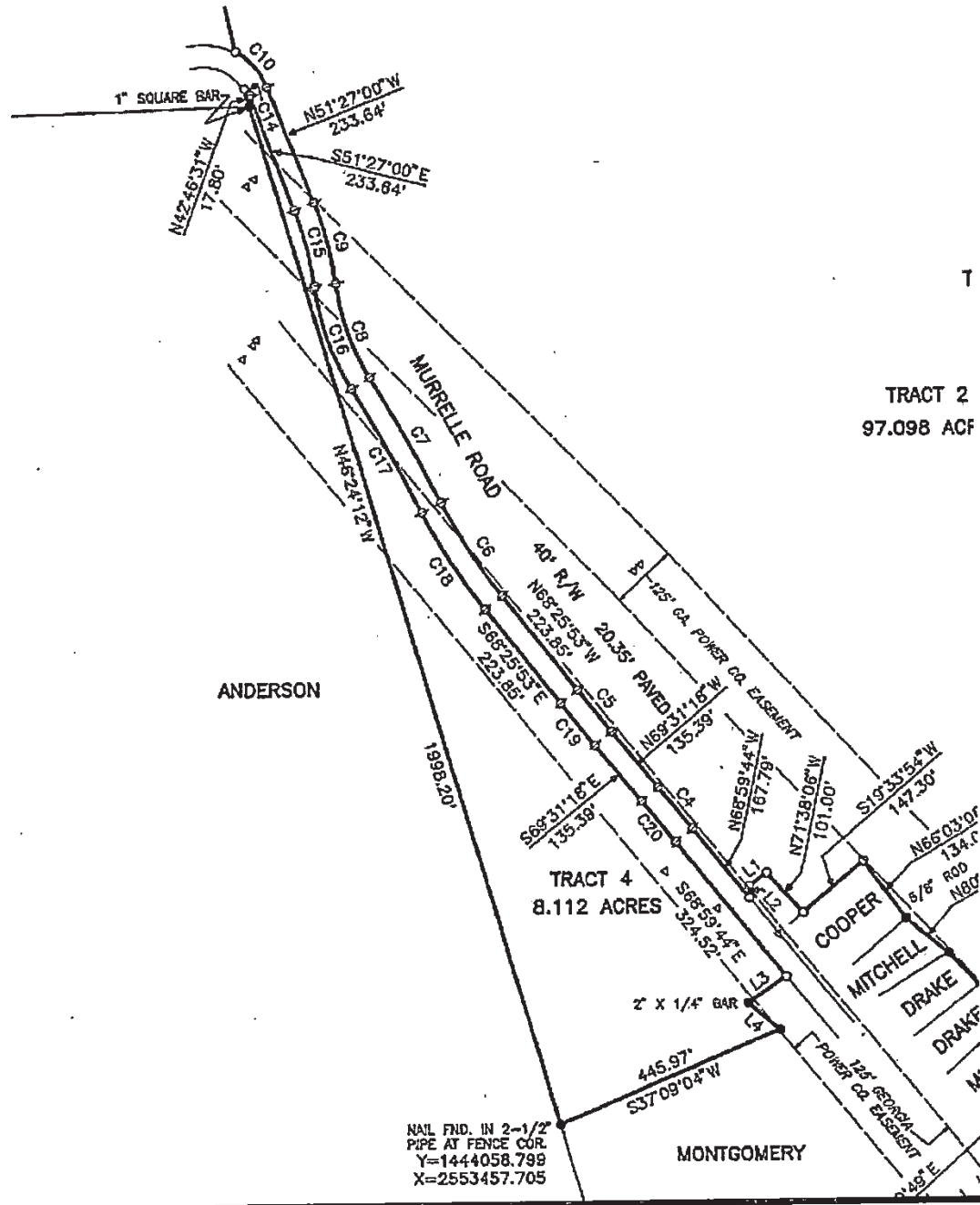
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MURRELL RD IND TRACT

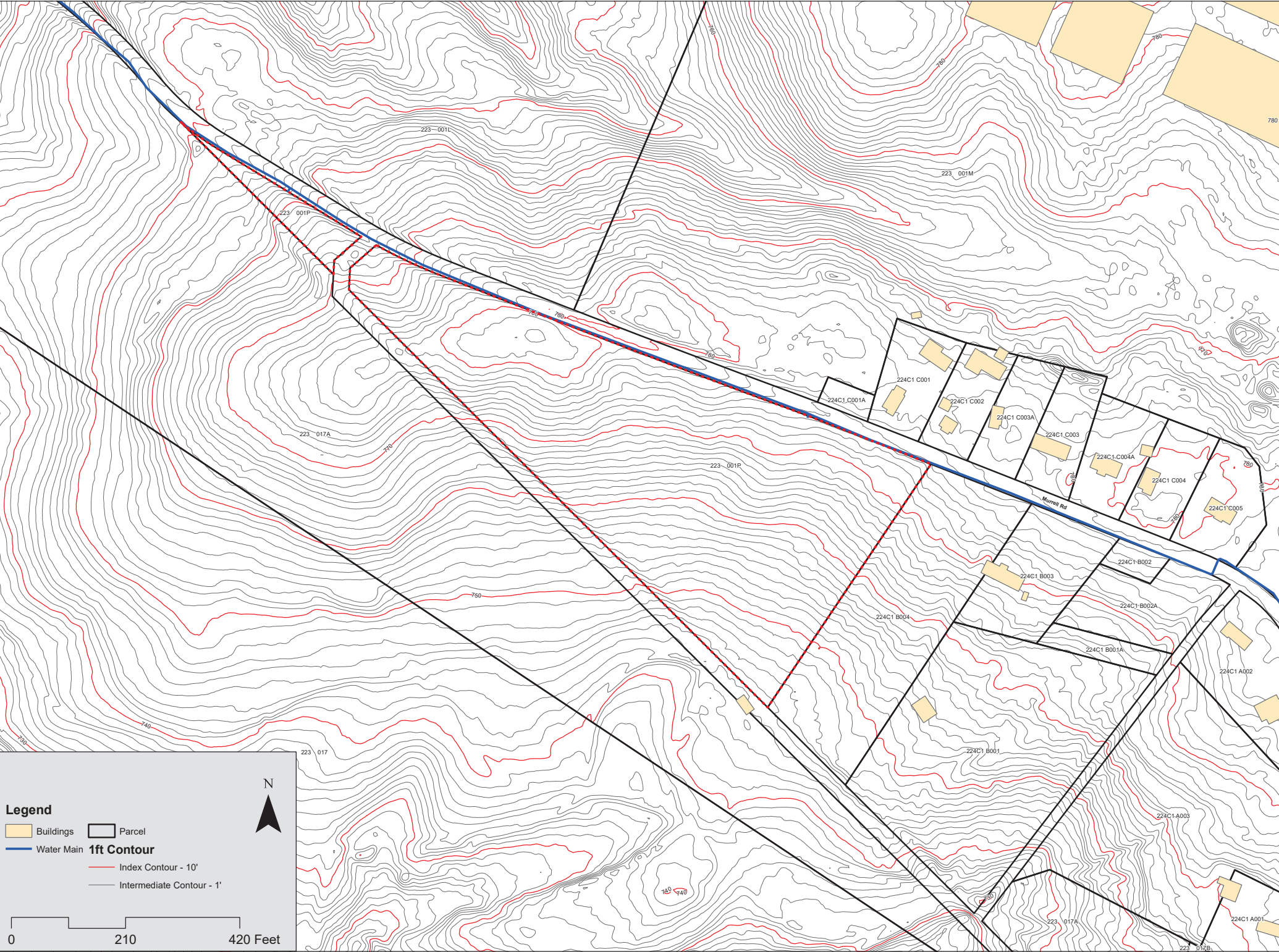
1417 MURRELL RD, ATHENS, GA 30605




Enlargement of Previous Survey





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



Legend

 Buildings

 Parcel


 Water Main

 Index Contour - 10'

 Intermediate Contour - 1'

1ft Contour

N



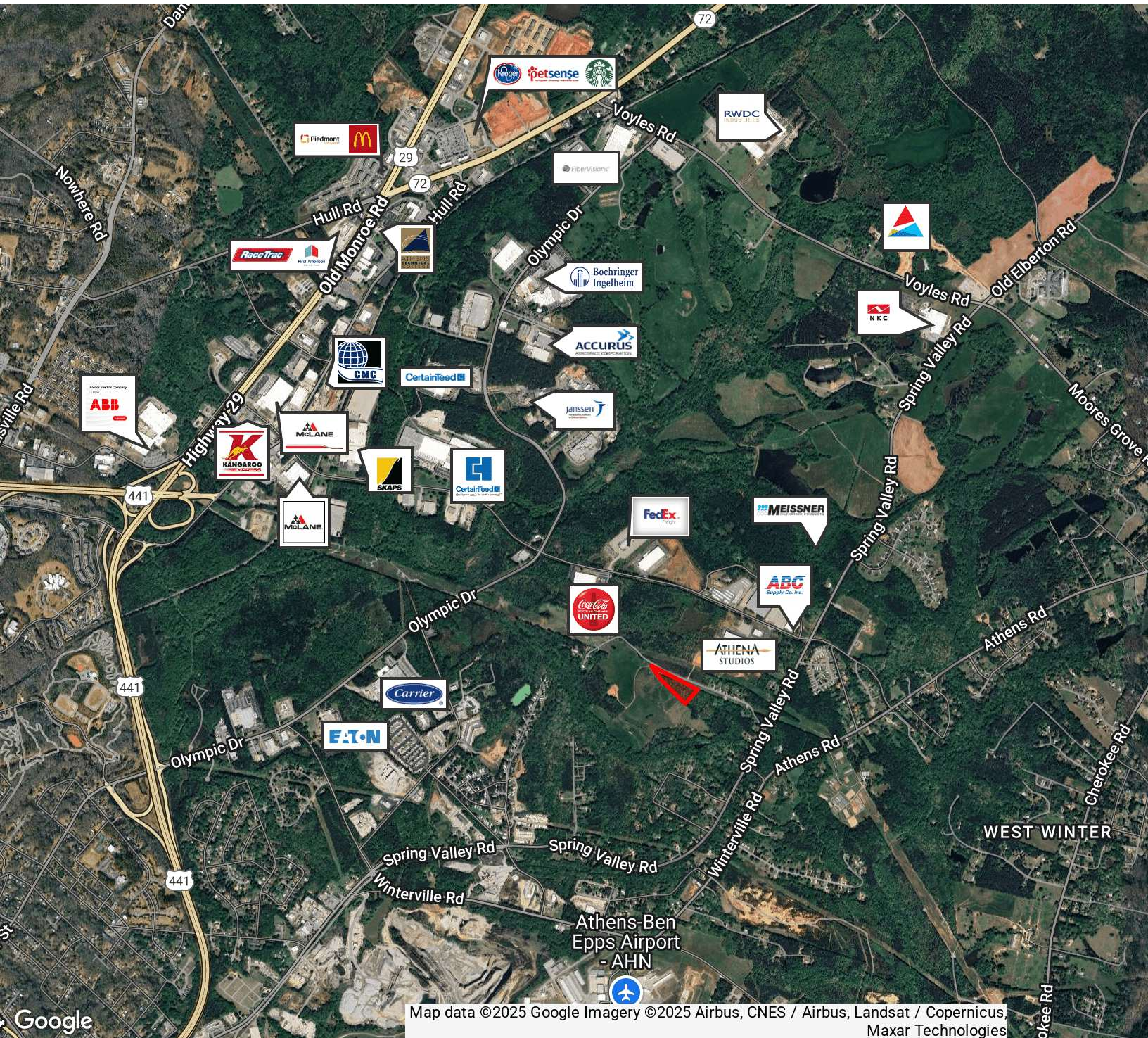
0 210 420 Feet

MURRELL RD IND TRACT

1417 MURRELL RD, ATHENS, GA 30605



RETAILER MAP



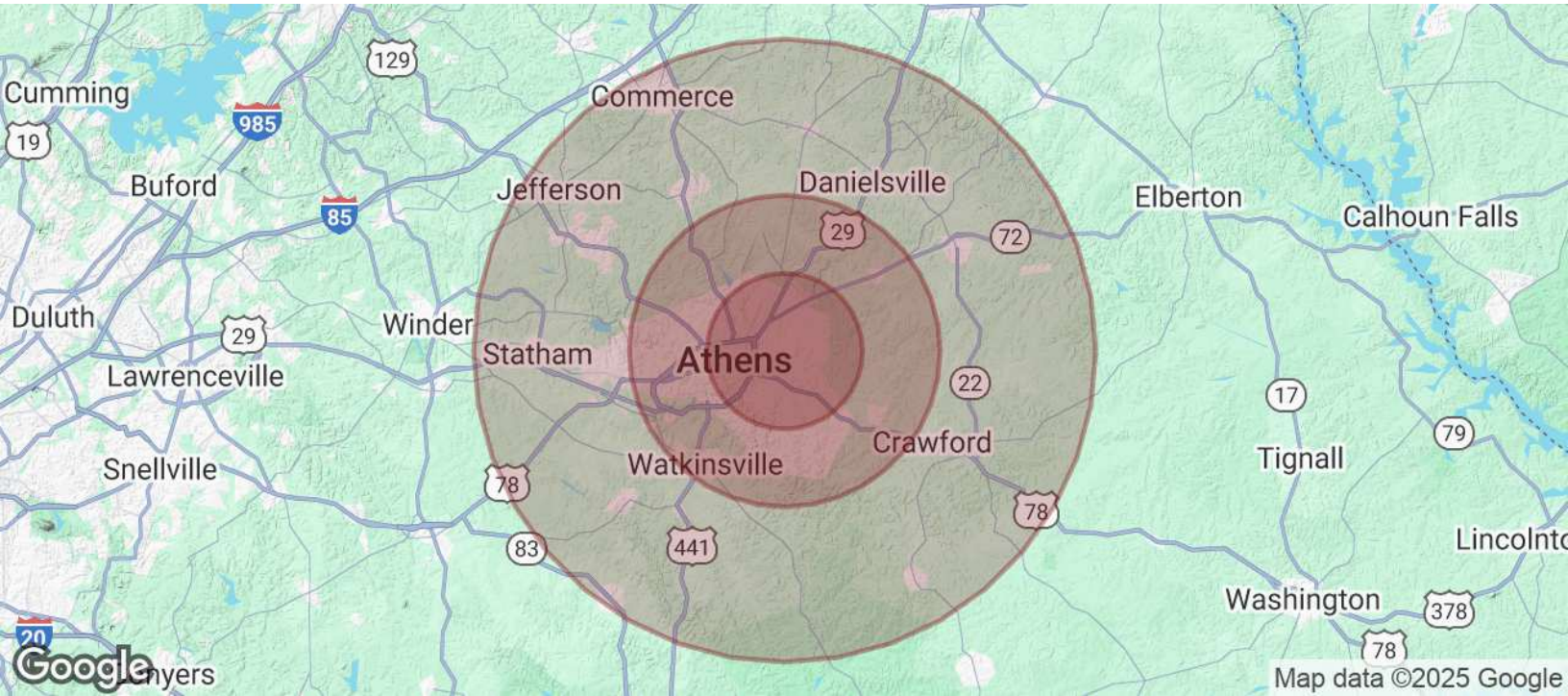
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MURRELL RD IND TRACT

1417 MURRELL RD, ATHENS, GA 30605



DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	90,261	170,679	295,560
Average Age	33	36	38
Average Age (Male)	33	36	37
Average Age (Female)	34	37	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	35,266	67,078	111,540
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$67,374	\$85,985	\$94,366
Average House Value	\$309,061	\$334,694	\$346,364

Demographics data derived from AlphaMap

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