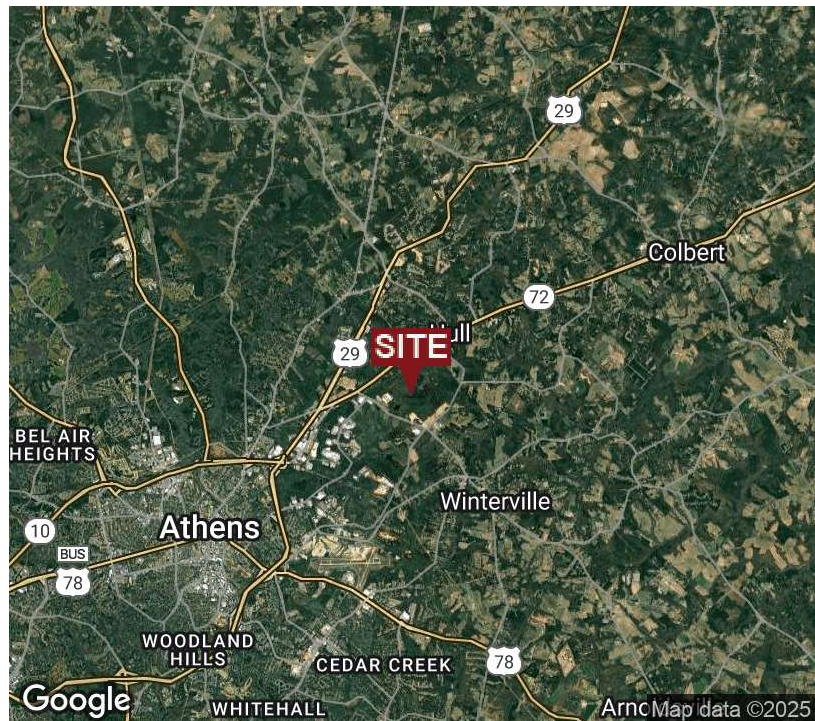
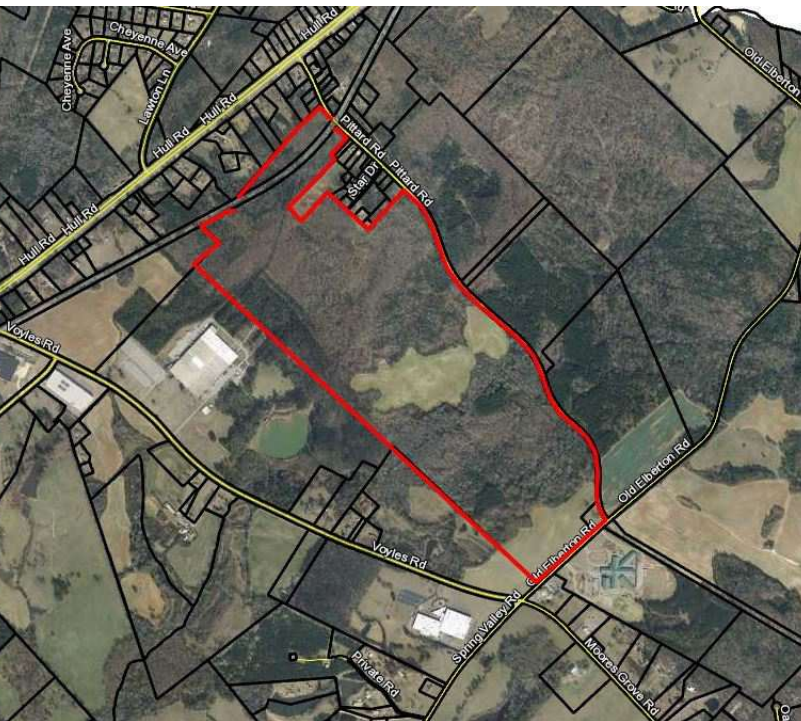


# INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                                 |
|----------------|-------------------------------------------------|
| Sale Price:    | Call Broker                                     |
| Lot Size:      | 280.0 ± Acres                                   |
| Lot Frontage:  | 6,714 ft Pittard Rd<br>1,218 ft Old Elberton Rd |
| Zoning:        | E-I & E-O                                       |
| Market:        | Athens-Clarke County                            |
| Submarket:     | Athena Industrial Park                          |
| Traffic Count: | 14,700 Hwy 72                                   |

### PROPERTY OVERVIEW

The property lies well and can be easily developed for an industrial user. The site borders main line CSX Rail and is just off a side tract with a switch and rail spur on the property. The property is mostly wooded, and has two creeks running on it. The adjacent 132 acres to the south where the 400,000 SF Invista plant was located was recently purchased by RWDC Industries.

### LOCATION OVERVIEW

The property is located in the Athena Industrial Park area with access off Old Elberton Road and Pittard Road. It's located in north east Athens roughly 600 ft east of Hwy 72 on Pittard Road. The site is roughly ten minutes from downtown Athens and the UGA Campus with easy access to major highways in the area. 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

- Prime Industrial Location.
- Borders CSX Rail line with existing spur

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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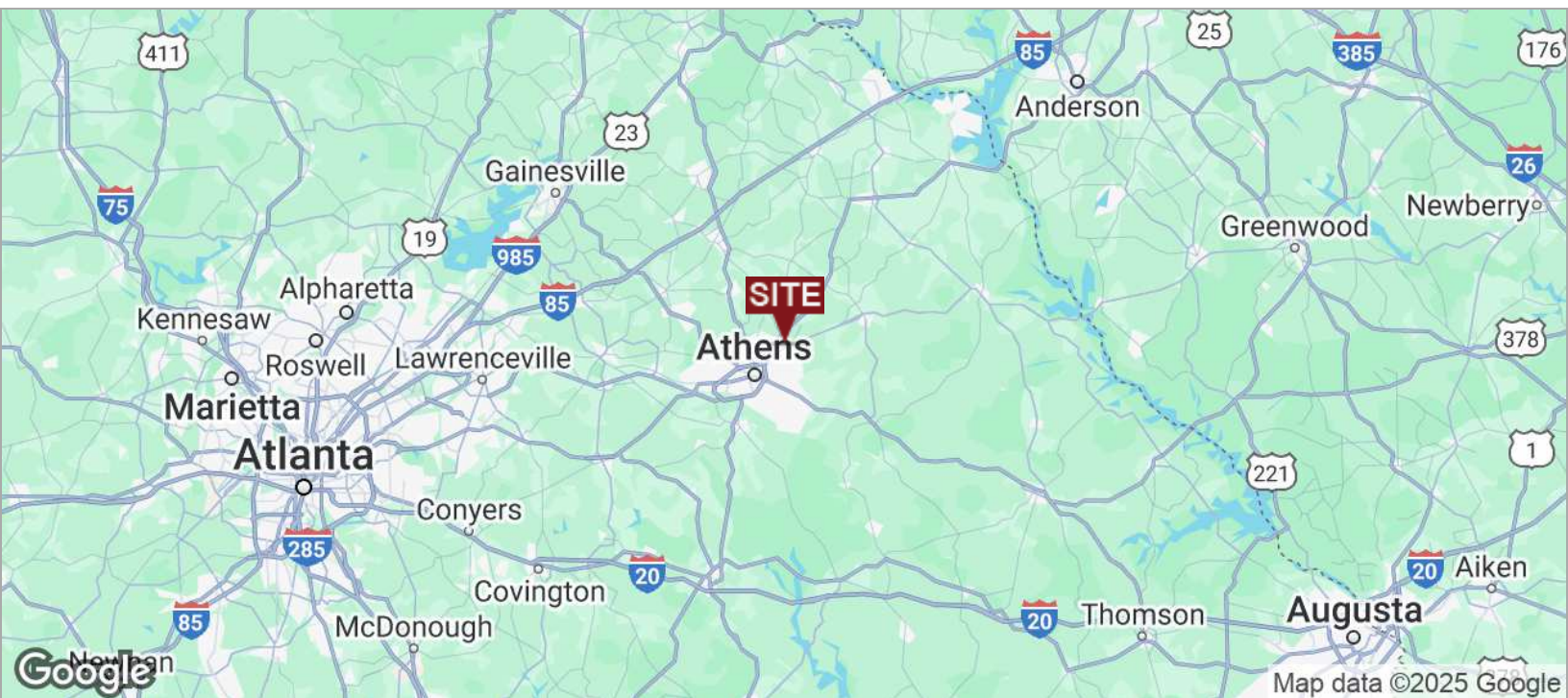
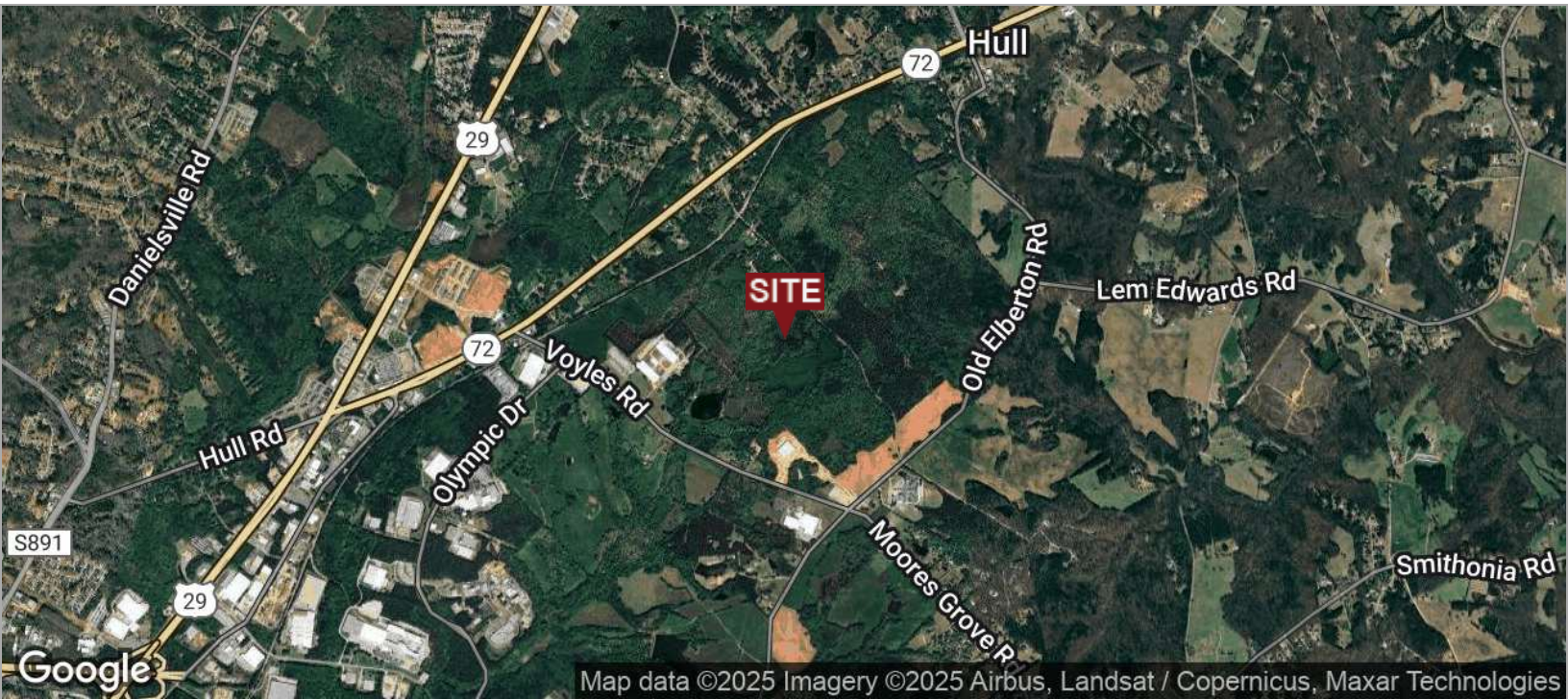
Revised: 4-12-2022

# INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



## LOCATION MAPS



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# INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



## AERIAL MAP



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AERIAL MAP P3

# INVISTA INDUSTRIAL TRACT

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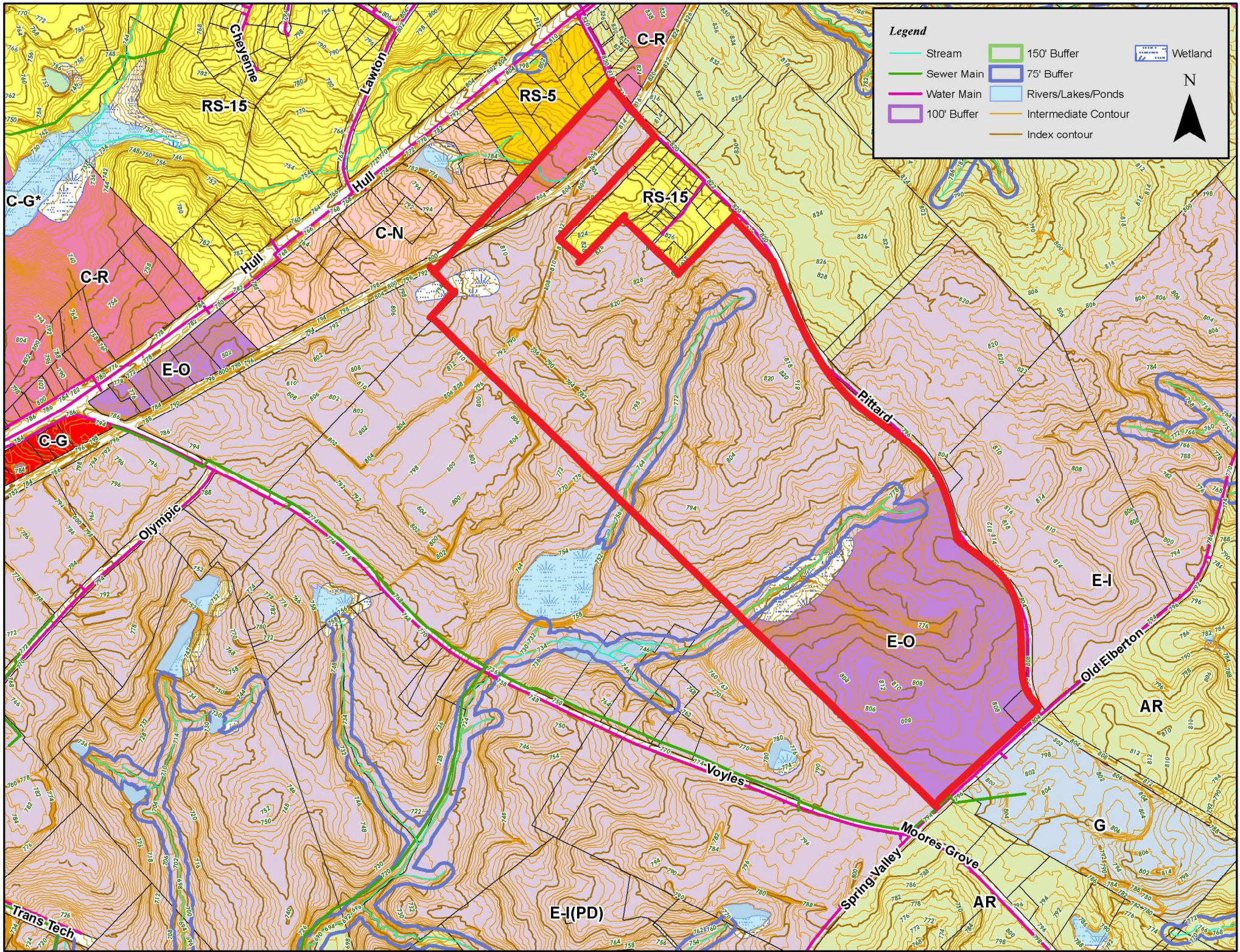


## RETAILER MAP



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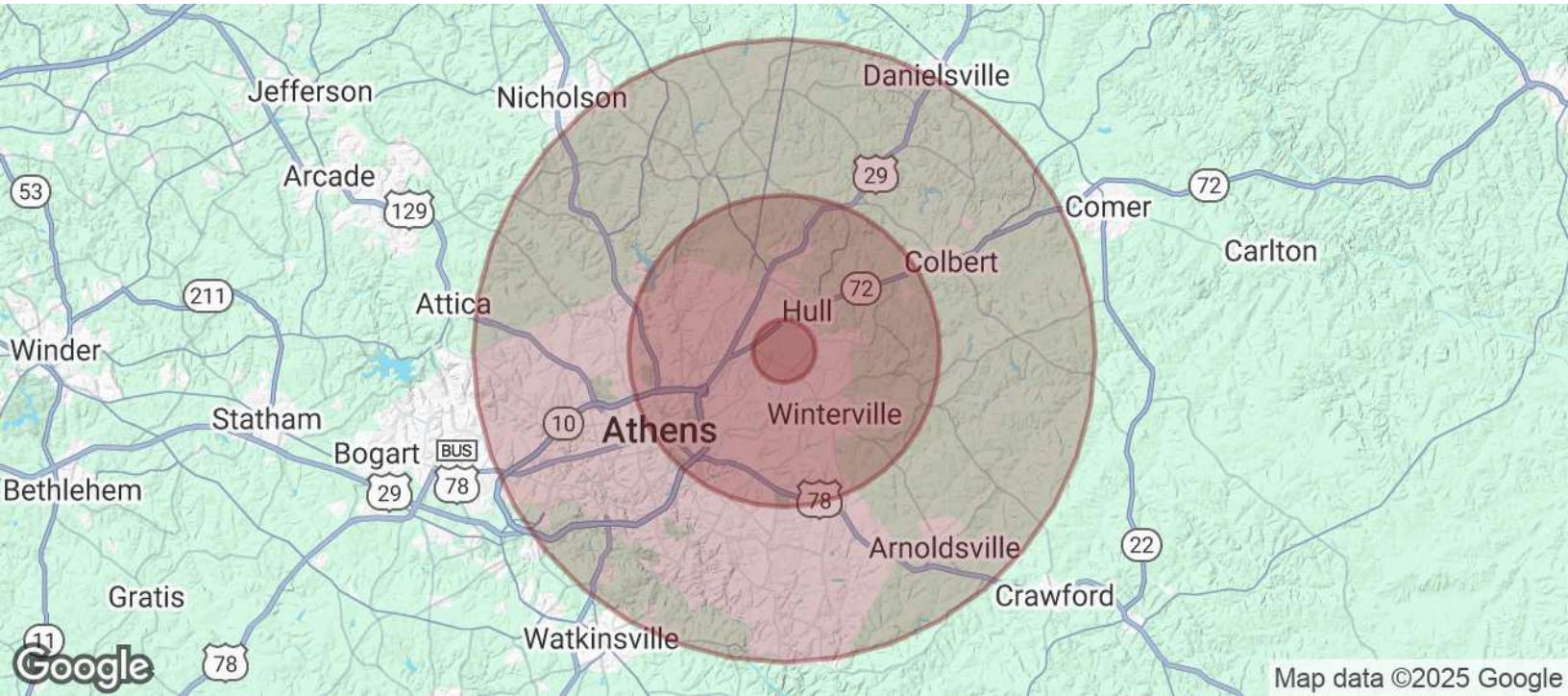


# INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 853    | 46,290  | 156,730  |
| Average Age          | 33.2   | 28.8    | 30.1     |
| Average Age (Male)   | 32.9   | 28.1    | 29.4     |
| Average Age (Female) | 33.5   | 29.5    | 30.6     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 274       | 16,341    | 56,125    |
| # of Persons per HH | 3.1       | 2.8       | 2.8       |
| Average HH Income   | \$40,704  | \$40,721  | \$51,665  |
| Average House Value | \$115,803 | \$144,354 | \$181,115 |

2020 American Community Survey (ACS)

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