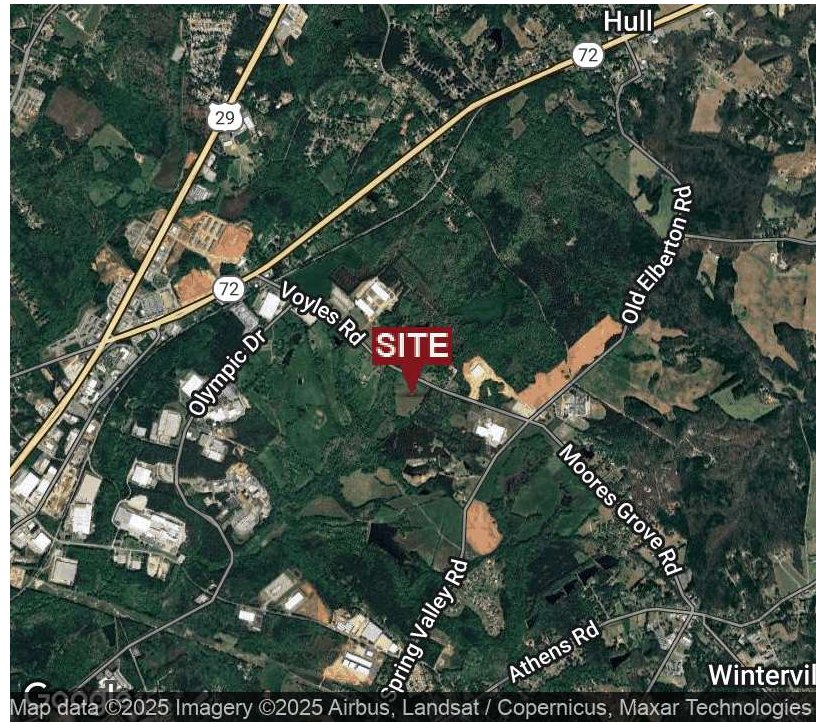


WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,875,000
Price / Acre	\$37,500
Lot Size:	50.0 ± Acres
Lot Frontage:	987 ft Voyles Rd
Zoning:	E-I Employment-Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	2,950 Voyles Rd

PROPERTY OVERVIEW

The property is well suited for an industrial development. It's zoned Employment-Industrial which allows a variety of industrial and commercial uses. The property is partially wooded with roughly 12 acres of open pastureland. The east fork of Trail Creek runs along the west side of the property, and the topography slopes east to west towards the creek. All utilities are available.

LOCATION OVERVIEW

The property is located in Athena Industrial Park on the south side of Voyles Rd in northeastern Athens-Clarke County. It's located minutes from downtown Athens and UGA. Athena Industrial Park is home to numerous large employers some of which are Meissner, RWDC Industries, 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.
- All utilities available
- Easy access to major highways.

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: 5-1-2025

WOOD INDUSTRIAL TRACT - 50 ACRES

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LOCATION MAP



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WOOD INDUSTRIAL TRACT - 50 ACRES

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AERIAL MAP



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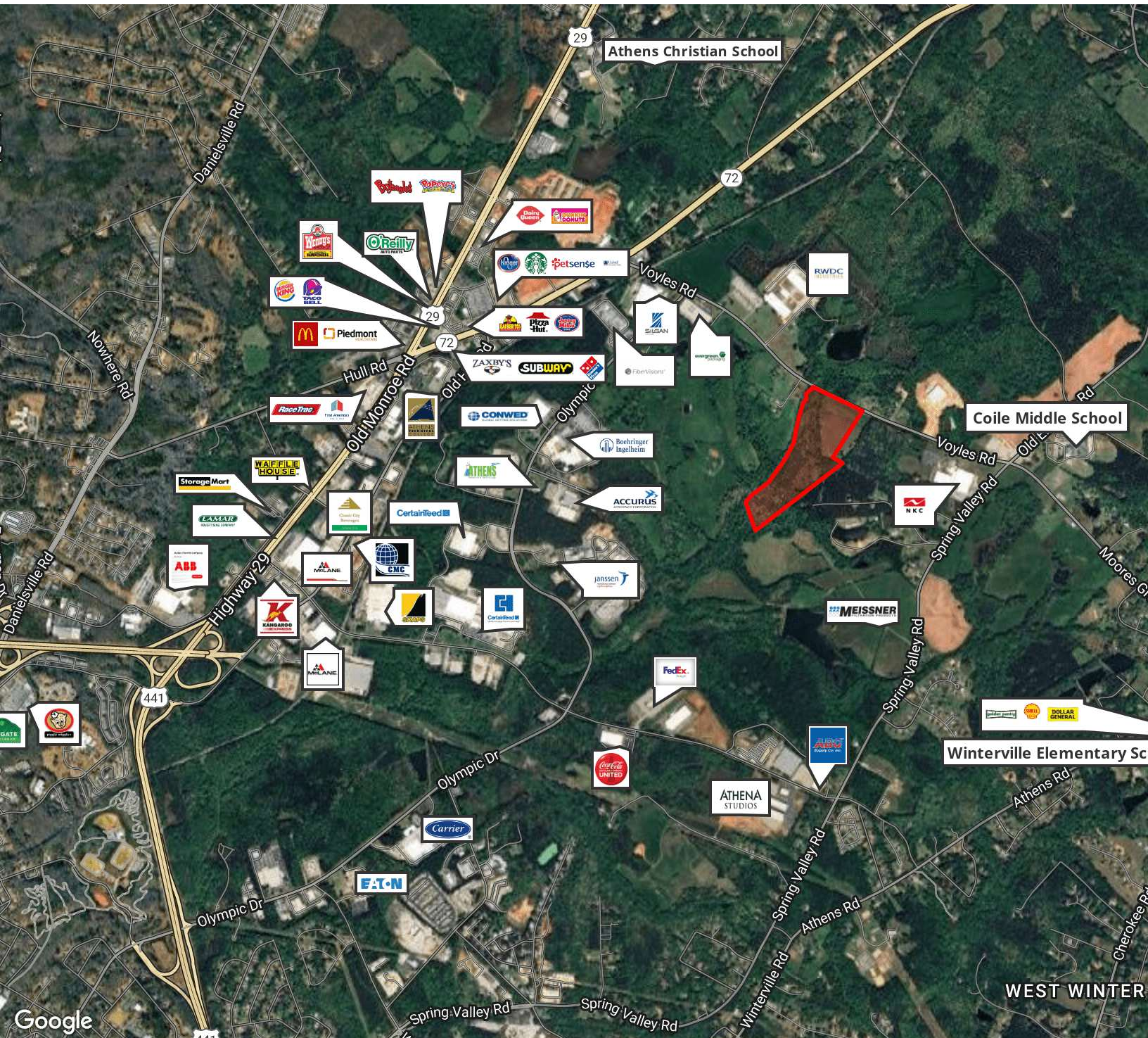
AERIAL MAP P3

WOOD INDUSTRIAL TRACT - 50 ACRES

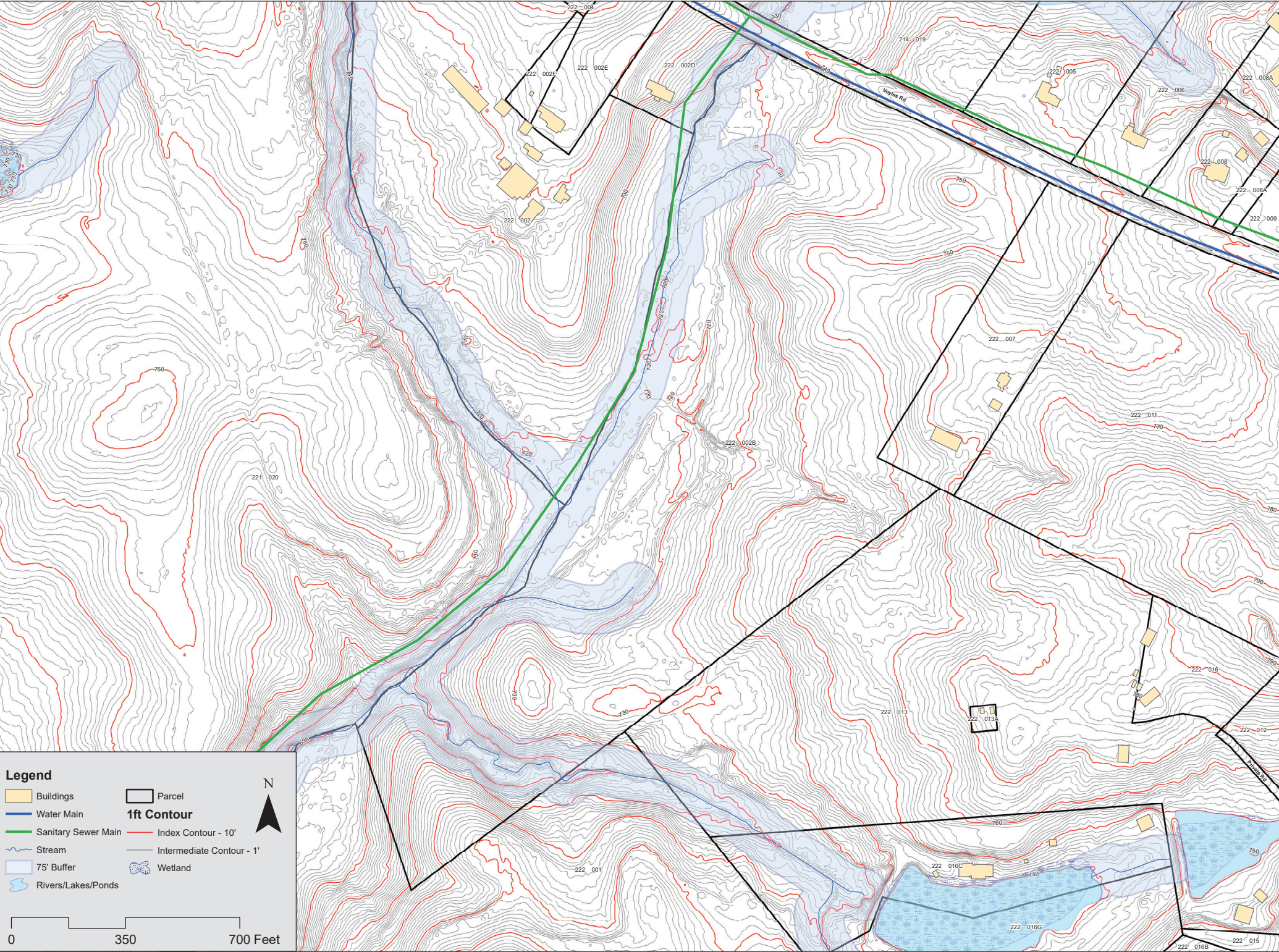
VOYLES RD, WINTERVILLE, GA 30683



RETAILER MAP



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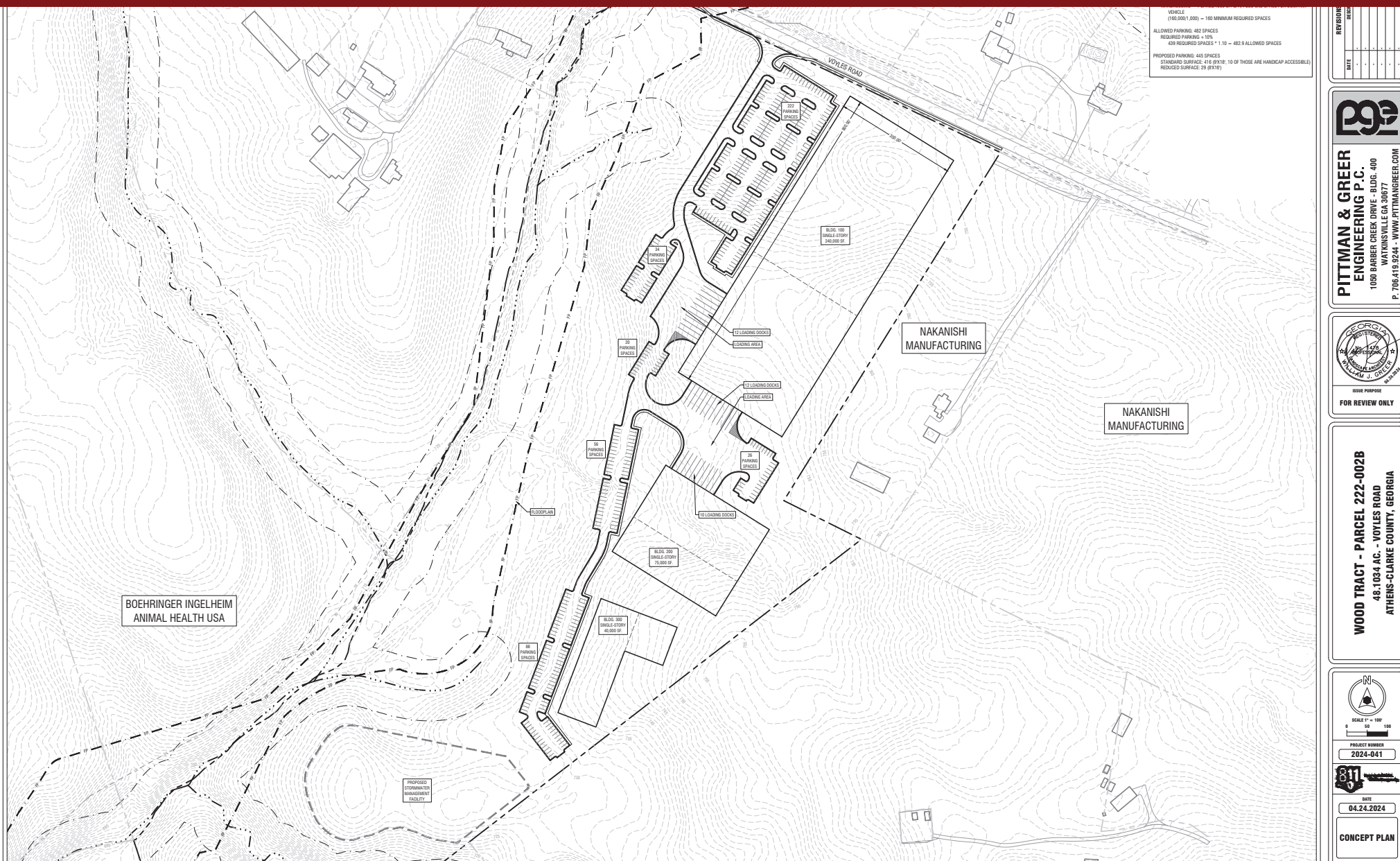


Legend

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

0 350 700 Feet

VOYLES RD, WINTERVILLE, GA 30683

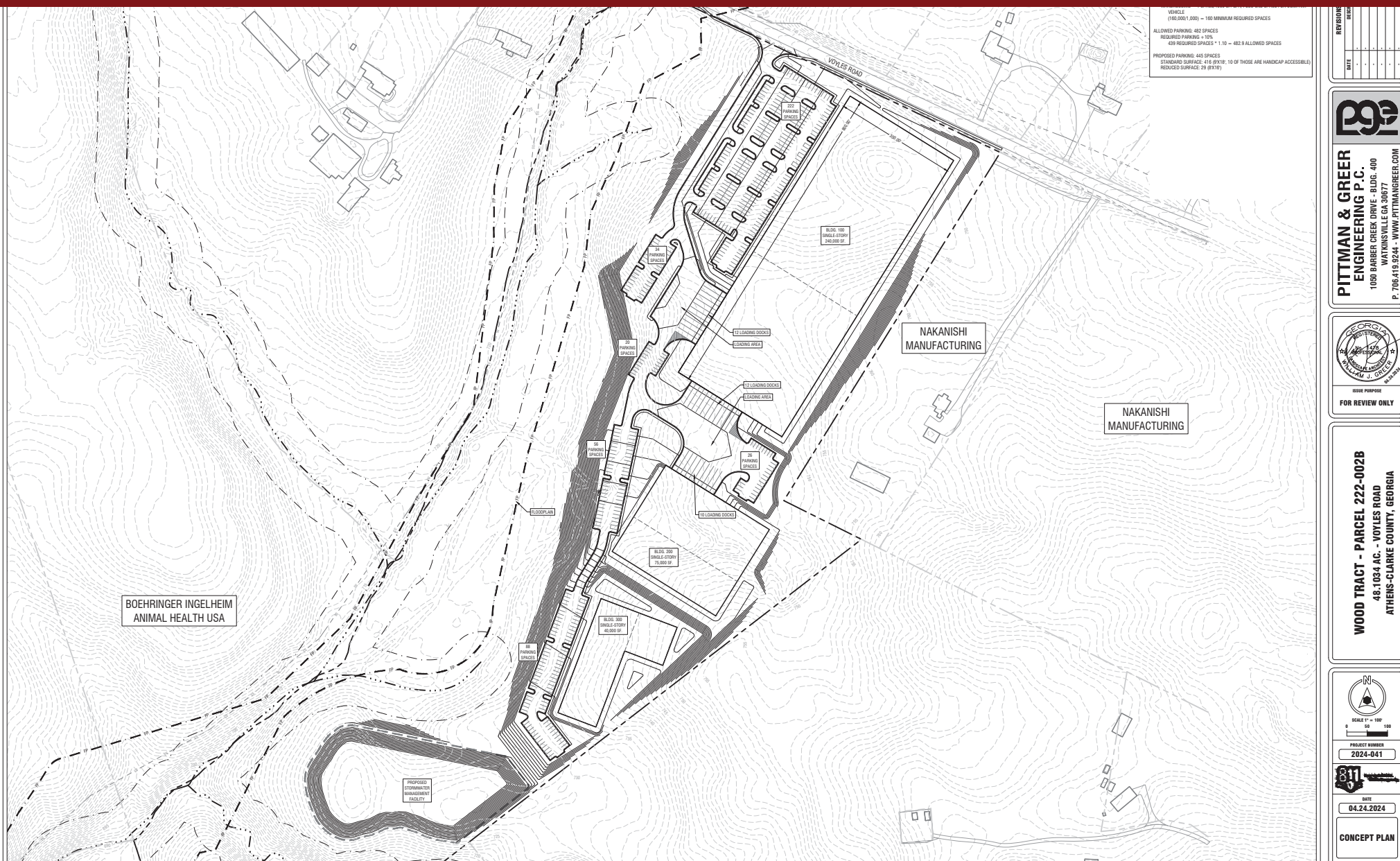


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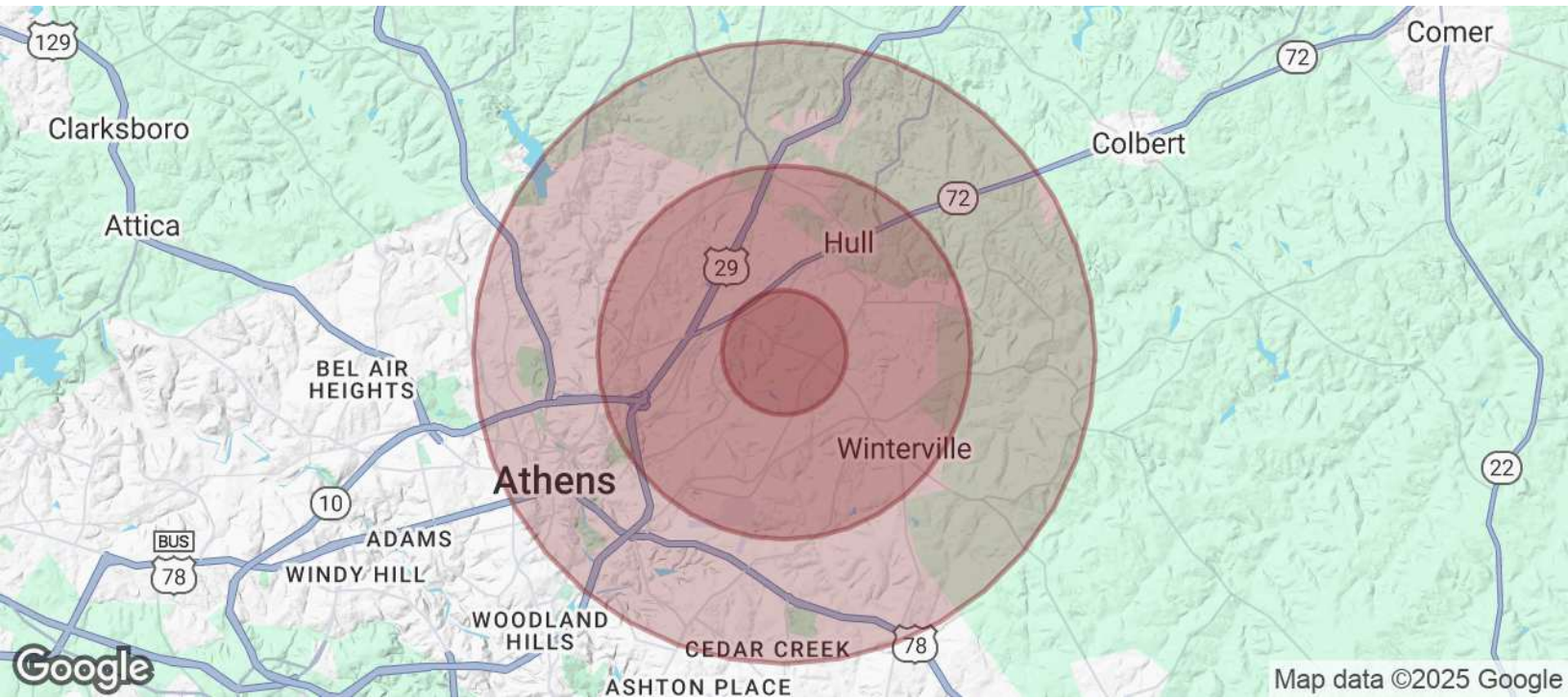
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WOOD INDUSTRIAL TRACT - 50 ACRES

VOYLES RD, WINTERVILLE, GA 30683



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	529	12,046	62,380
Average Age	44.8	36.2	30.6
Average Age (Male)	48.1	34.7	29.3
Average Age (Female)	41.9	39.7	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	258	5,164	25,320
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$27,352	\$46,120	\$43,384
Average House Value	\$83,729	\$99,731	\$134,498

* Demographic data derived from 2020 ACS - US Census

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