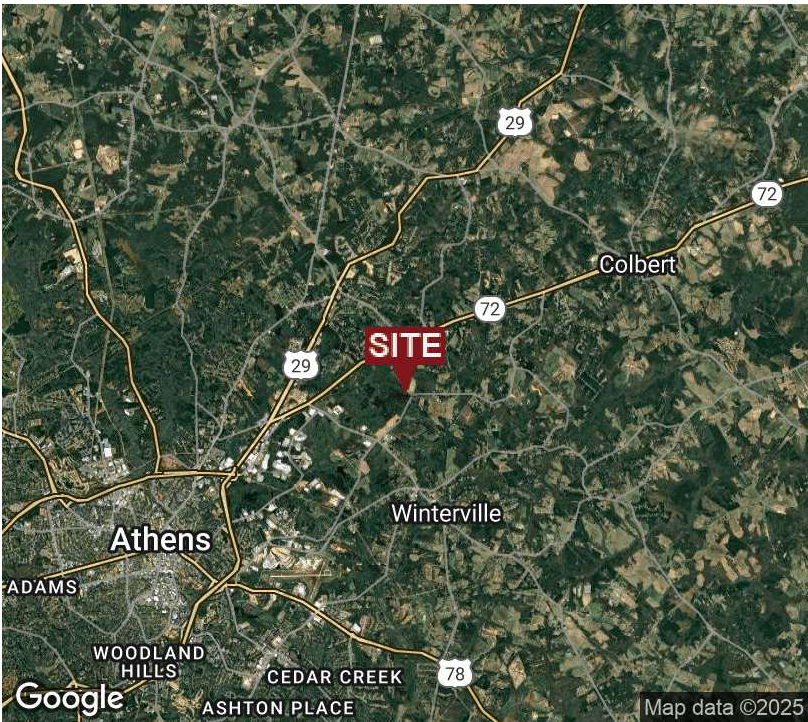


OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	20.0 ± Acres
Lot Frontage:	642.2 ft Old Elberton Rd
Zoning:	Employment-Industrial E-I
Market:	Athens Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,250 Voyles Rd

PROPERTY OVERVIEW

The property is fully engineered and permitted for a 20,790 sf office/warehouse facility. The site is zoned Employment-Industrial which allows a variety of industrial and commercial uses. It's mostly wooded with rolling topography. All the plans and additional due diligence information are available upon request. All utilities are available, except sewer.

LOCATION OVERVIEW

Property located at 435 Old Elberton Rd in the northern portion of Athena Industrial Park. It's roughly 1.2 miles south east from Hwy 72 and 4.65 miles northeast of the Athens Bypass, roughly 10 minutes from downtown Athens and UGA campus. 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

- Fully engineered and approved for a 20,790 sf Office/warehouse facility
- Located in Athena Industrial Park
- 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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 5-22-2025

OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



LOCATION MAP



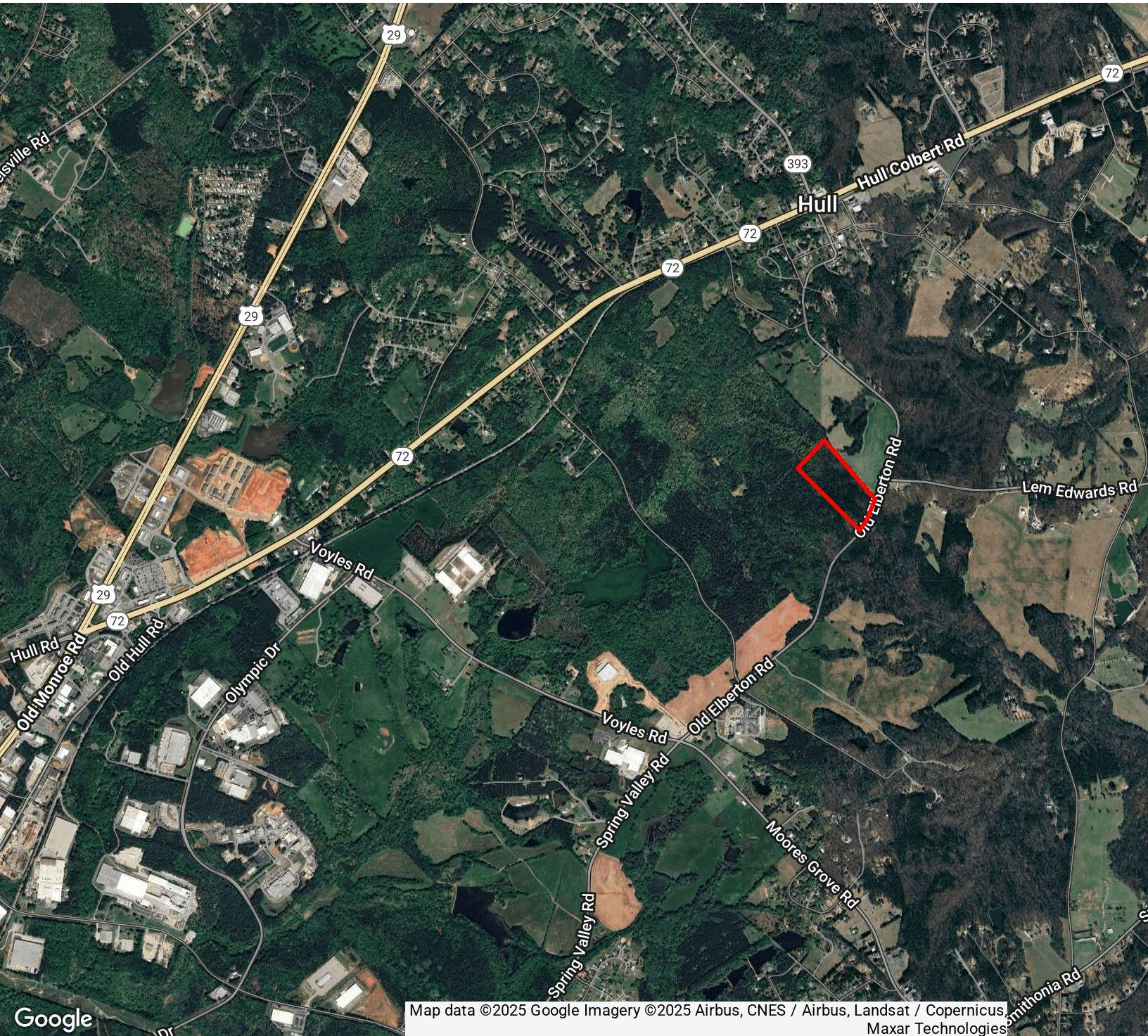
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OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



AERIAL MAP



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OLD ELBERTON RD IND TRACT

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RETAILER MAP



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grantwhitworth@gmail.com

OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



2023-63

PUBLIC UTILITIES CERTIFICATION:

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from Athens-Clarke County water distribution, and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation and maintenance, or improvement guarantees, in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements, have been provided.

Director of Public Utilities

Date

Reserved for Clerk of Court

PUBLIC WORKS CERTIFICATION

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 subdivider's professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

Director of Public Works

Date



AXLE FOUND
@ POST OAK

SPRATT BULLOCK
DB 4654 PG 239
PB G PG 1630
Tax Map 273 025
Zoned AR

GILBERT EARLY WILKINS, JR.
& JUSTIN EARL
DB 5453 PG 26
Tax Map 273 003H
Zoned AR

FINAL PLAT APPROVAL:

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

Dated this _____ day of _____

Director, Department of Planning

20.000
Acres

JANET ELAINE BARNES BULLOCK
& PEGGY ANN BARNES HIBBERT
DB 1659 PG 177
Remaining portion of
Tax Map 273 005
Zoned E-1

Point of Beginning
GEORGIA WEST ZONE
STATE PLANE COORDINATES
N=1455601.270 E=2561930.581

NOTES:
THIS PROPERTY IS ZONED AR.
THIS PROPERTY REPRESENTS A PORTION OF TAX MAP 273 005.
ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE SPECIFIED.
TO MY KNOWLEDGE, THERE ARE NO UNDEVELOPED OR UNOWNED LOTS ON THIS PROPERTY.
TREES IN THE R/W ABUTTING THIS PROPERTY ARE AS SHOWN ON PLAT.
THIS PROPERTY WILL BE SERVED BY A SEPTIC TANK SEWER DISPOSAL.
THIS PROPERTY WILL BE SERVED BY ACD WATER.
ACD SANITARY SEWER IS NOT AVAILABLE TO THIS PROPERTY.

MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 30 Feet
REAR YARD - 30 Feet, plus 1 ft. for every foot of building height over 20 ft.
SIDE YARD - 15 Feet
MAXIMUM LOT COVERAGE: 10%
MAXIMUM BUILDING HEIGHT: 50 Feet

REF:
PLAT BOOK 25 PAGE 242
DEED BOOK 1659 PAGE 177

STREET ADDRESS:
OLD ELBERTON ROAD

This property is not located in a 100 Year Flood Plain according to F.I.R.M. Community Panel Number 13059000500 Effective date April 02, 2007 and Community Panel Number 130520005 Effective date September 15, 2022.

Georgia registered Land Surveyor Number 2049

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 160-7 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.

Georgia Registered Land Surveyor No. 2049

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

● IPF-Iron Pin Found

○ IPS-Iron Pin Set

⊗ Computed Point Only

⊠ Concrete Monument

RAY N. WOODS

ADMINISTRATIVE RECOMBINATION PLAT FOR

Owner

Date

PROPERTY OWNERS:

JANET ELAINE BARNES BULLOCK
& PEGGY ANN BARNES HIBBERT
1451 NORTH DECATUR ROAD
ATLANTA, GA 30606

CONTACT: DAN BASKILL (250)-803-2595

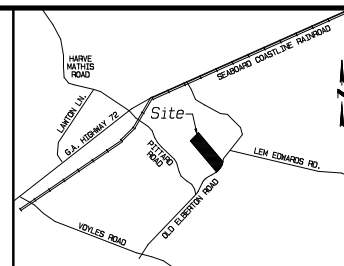
GRAPHIC SCALE

1"=200'



PLAT ABBREVIATIONS

PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way



Vicinity Map (Not to scale)

OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



2023-63

PUBLIC UTILITIES CERTIFICATION:

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from Athens-Clarke County water distribution, and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation, and maintenance, or improvement guarantees, in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements, have been provided.

Director of Public Utilities

Date

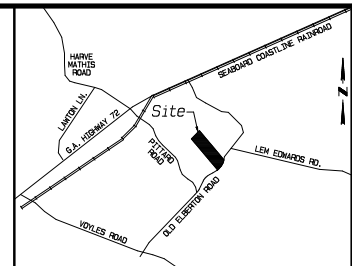
Reserved for Clerk of Court

PUBLIC WORKS CERTIFICATION

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Director of Public Works

Date



Vicinity Map (Not to scale)

SPRATT BULLOCK
DB 4654 PG 239
PB G PG 1630
Tax Map 273 025
Zoned AR

GILBERT EARLY WILKINS, JR.
& JUSTIN EARL
DB 5453 PG 26
Tax Map 273 003H
Zoned AR

FINAL PLAT APPROVAL:

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

Dated this _____ day of _____

Director, Department of Planning

JANET ELAINE BARNES BULLOCK
& PEGGY ANN BARNES HIBBERT
DB 1659 PG 177
Remaining portion of
Tax Map 273 005
Zoned E-1

Point of Beginning
GEORGIA WEST ZONE
STATE PLANE COORDINATES
N=1455601.270 E=2561930.681

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks, and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlots. I (we) further acknowledge that possession of the right-of-ways remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

Owner _____ Date _____

Owner _____ Date _____

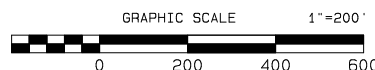
PROPERTY OWNERS:

JANET ELAINE BARNES BULLOCK
& PEGGY ANN BARNES HIBBERT
1451 NORTH DECATUR ROAD
ATLANTA, GA 30306

CONTACT: DAN BASKILL (250)-603-2595

PLAT ABBREVIATIONS

PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ☒ Computed Point Only ☒ Concrete Monument

RAY N. WOODS

ADMINISTRATIVE RECOMBINATION PLAT FOR

NOTES:

THIS PROPERTY IS ZONED AR.
THIS PROPERTY REPRESENTS A PORTION OF TAX MAP 273 005.
ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE SPECIFIED.
TO MY KNOWLEDGE, THERE ARE NO LANDFILLS, OR COVENANTS ON THIS PROPERTY.
TRESS IN THE R/W ABUTTING THIS PROPERTY ARE AS SHOWN ON PLAT.
THIS PROPERTY WILL BE SERVED BY A SEPTIC TANK SEWER DISPOSAL.
THIS PROPERTY WILL BE SERVED BY AC WATER.
ACC SANITARY SEWER IS NOT AVAILABLE TO THIS PROPERTY.

MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 30 Feet
REAR YARD - 30 Feet, plus 1 ft. for every foot of building height over 20 ft.
SIDE YARD - 15 Feet
MAXIMUM LOT COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 50 Feet
MAXIMUM BUILDING HEIGHT FOR AGRICULTURAL STRUCTURES: 65 Feet

REF:
PLAT BOOK 25 PAGE 242
DEED BOOK 1659 PAGE 177

STREET ADDRESS:
OLD ELBERTON ROAD

This property is not located in a 100 Year Flood Plain according to F.I.R.M. Community Panel Number 13059000050 Effective date: April 02, 2007 and Community Panel Number 130500000 Effective date: September 15, 2022.

Georgia registered Land Surveyor Number 2049

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Georgia Registered Land Surveyor No. 2049

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

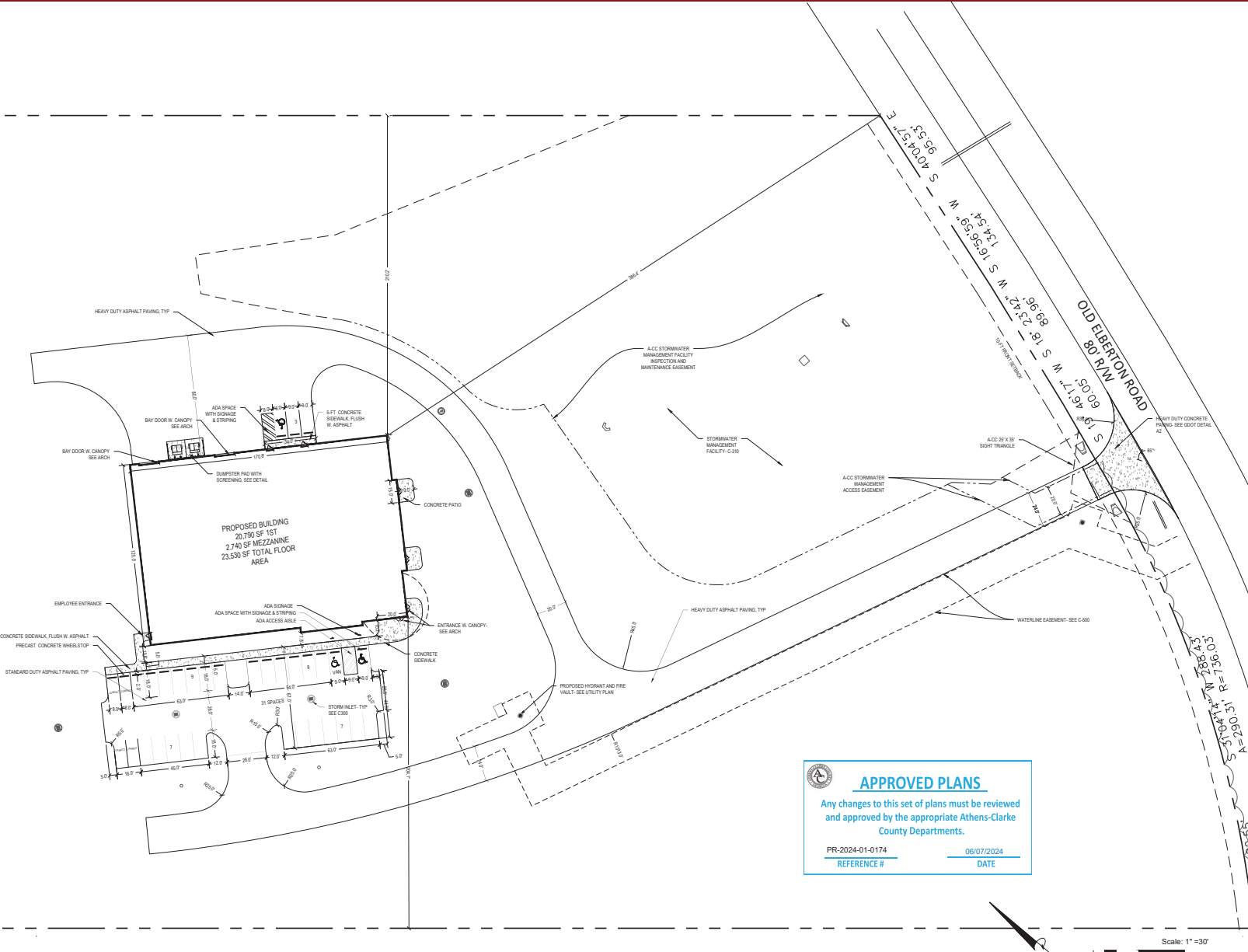
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

TOPO P6

OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



**APPROVED PLANS**

Any changes to this set of plans must be reviewed and approved by the appropriate Athens-Clarke County Departments.

PR-2024-01-0174

06/07/2024

REFERENCE #

DATE



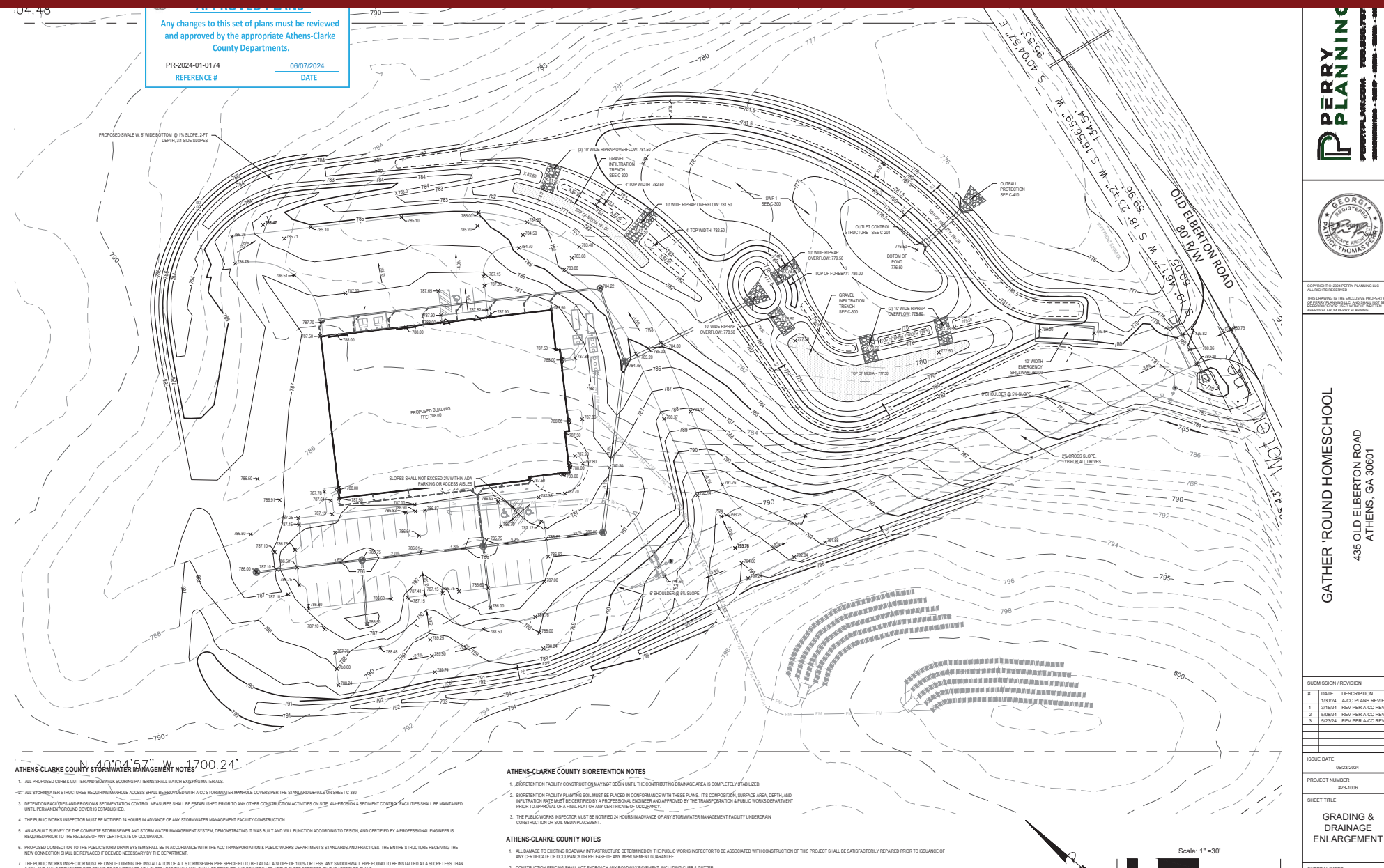
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BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM.

GATHER 'ROUND HOMESCHOOL
435 OLD ELBERTON ROAD
ATHENS, GA 30601

SUBMISSION / REVISION		
#	DATE	DESCRIPTION
1	1/15/24	A-CC PLANS REVIEW
2	5/15/24	REV PER A-CC REVIEW
3	5/22/24	REV PER A-CC REVIEW
ISSUE DATE		
PROJECT NUMBER		
SHEET TITLE		
SITE PLAN ENLARGEMENT		

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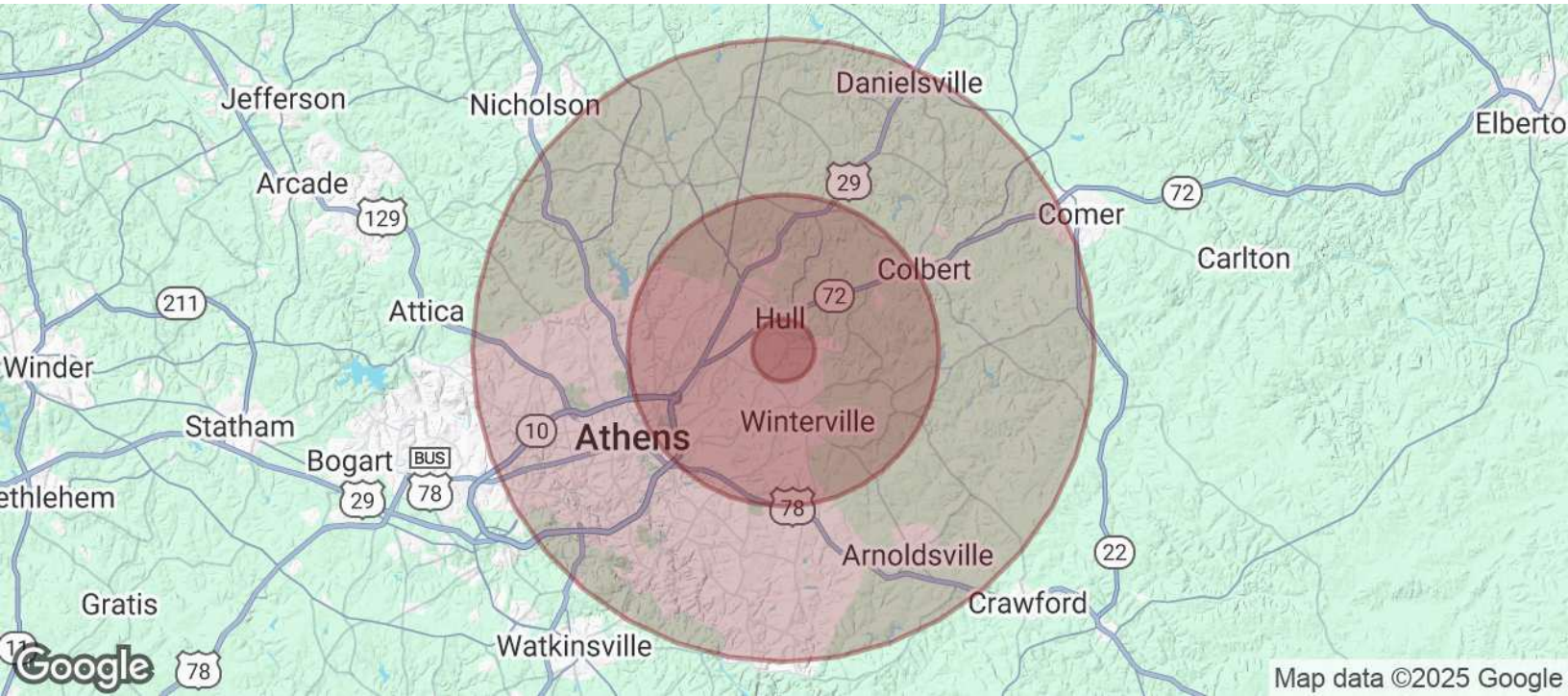
GRADING PLAN *P8*

OLD ELBERTON RD IND TRACT

435 OLD ELBERTON ROAD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	382	39,518	161,401
Average Age	41	36	36
Average Age (Male)	40	36	35
Average Age (Female)	41	37	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	148	15,492	63,445
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$68,022	\$64,365	\$81,198
Average House Value	\$225,275	\$244,547	\$320,051

Demographics data derived from AlphaMap

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