



ATHENS, GEORGIA

ATHENS STORAGE DEVELOPMENT



EXCLUSIVELY PRESENTED BY:



CONFIDENTIALITY + DISCLAIMER

The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker. Neither a Seller, Owner, or Broker represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in this property presentation. The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and Purchaser. Projections in the presentation are based on assumptions and interpretations based on future events, market conditions, managerial operations beyond the control of Broker, Seller, or Owner, and, therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues, and title status) than the material contained herein. This presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.



\$1,350,000

PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



LUKE SAULS

770-841-4591

luke@saulsstoragegroup.com



JANE H. SAULS, CCIM

770-328-2379

jane@saulsstoragegroup.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at 115 McClung Dr in Athens, GA. This expansive property spans over 3.39 acres and proposed 100,000+ gross square feet, offering immense potential for development in a high-growth area. With visibility from Hwy 29, the property presents a prime location for maximum exposure and accessibility. Furthermore, the confirmed development of over 2,000 units approved for multiple multi-family apartment properties, senior housing and a new single family community within a one-mile radius underscores the burgeoning demand and promising prospects for this investment. Don't miss the chance to capitalize on this substantial property in the thriving Athens area, strategically positioned for lucrative ventures and future growth.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	3.39 Acres
Building Size:	0 SF
County:	Clarke

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	309	8,682	27,332
Total Population	838	22,118	72,649
Average HH Income	\$63,051	\$54,141	\$60,334

COMPLETE HIGHLIGHTS



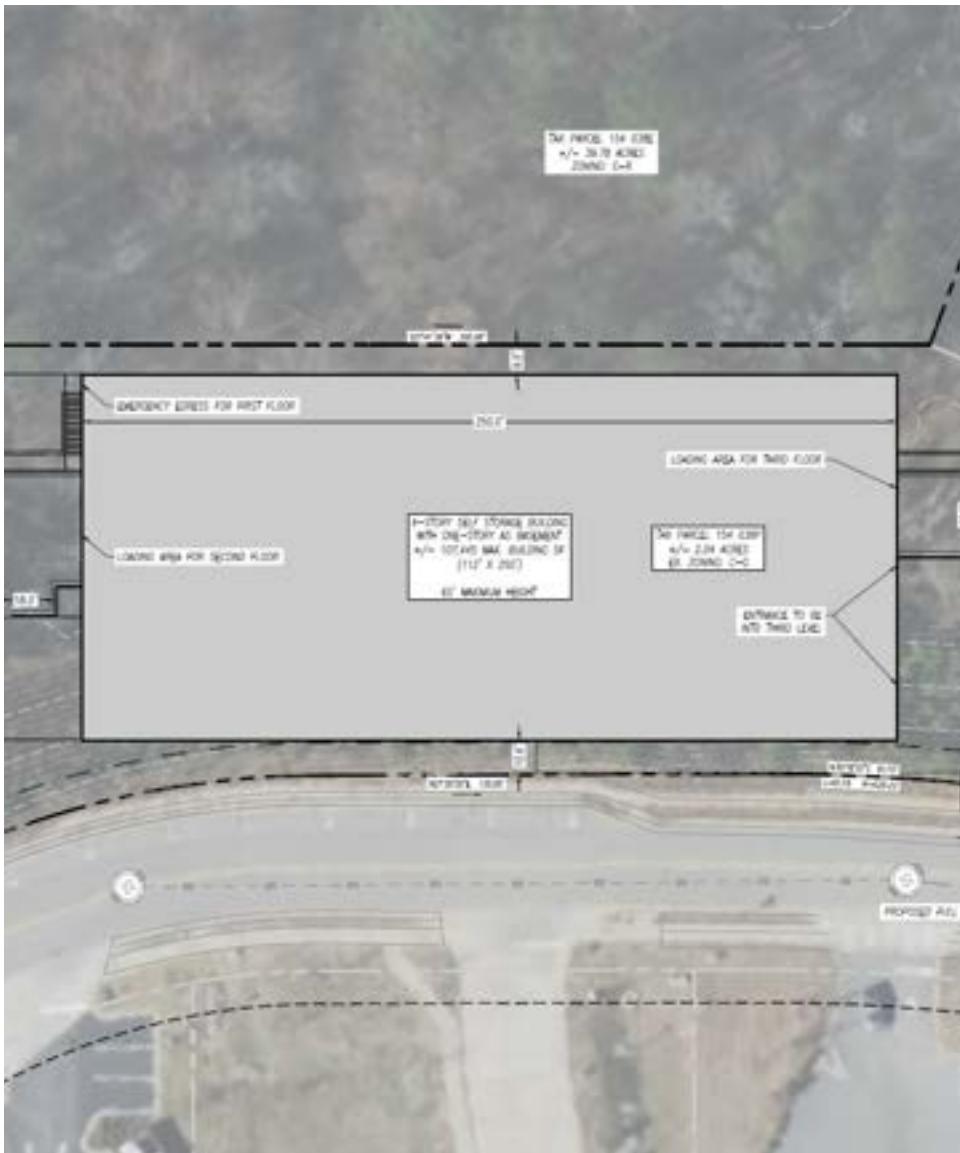
PROPERTY HIGHLIGHTS

- Prime Location – The site is situated near U.S. Highway 29, a major thoroughfare with significant traffic, providing excellent visibility and accessibility.
- Strong Demand for Self-Storage – Current facilities in the market are at over 85% occupancy, indicating a strong demand for storage space.
- Growing Residential Market – The area is experiencing significant residential growth, with 2,000 apartment units under development within one mile of the site, creating a steady influx of potential customers.
- High Traffic Volume – The property is located near a major shopping center, which includes a well-known supermarket, ensuring high drive-by visibility.
- Limited Modern Competition – Most competing self-storage facilities in the area are older, first-generation facilities that lack modern amenities such as climate control and security.
- Favorable Demographics – The local population of 72,649 is projected to grow by nearly 4% over the next five years, surpassing the national average.
- Strong Household Incomes – The average household income in the area is \$60,334, which exceeds the self-storage industry's ideal threshold of \$50,000, increasing the likelihood of rental affordability.
- Climate-Controlled Units in Demand – Absorption rates for climate-controlled storage will remain below equilibrium even with new developments, making this a strategic investment opportunity.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Projected Strong Revenue Growth – Feasibility study financial projections estimate an annual revenue of \$1.72 million, with a stable 90% occupancy achieved by year three.
- Efficient Use of Space – The proposed facility will have a four-story structure including a basement, maximizing rentable space within a small footprint.
- Minimal Parking Requirements – Athens-Clarke County zoning regulations only require parking for the office portion of the facility, optimizing land use for revenue-generating storage units.
- Zoning & Permitting Approved – The site has received zoning approval for self-storage development, significantly reducing regulatory risk and allowing a clear path toward permitting and project execution.
- Limited Future Competition – With only a handful of proposed storage projects in the region, there is minimal risk of market oversaturation.
- Proximity to Universities – The area benefits from a high number of students who require storage for dormitory items, further driving demand.



DEMOGRAPHICS

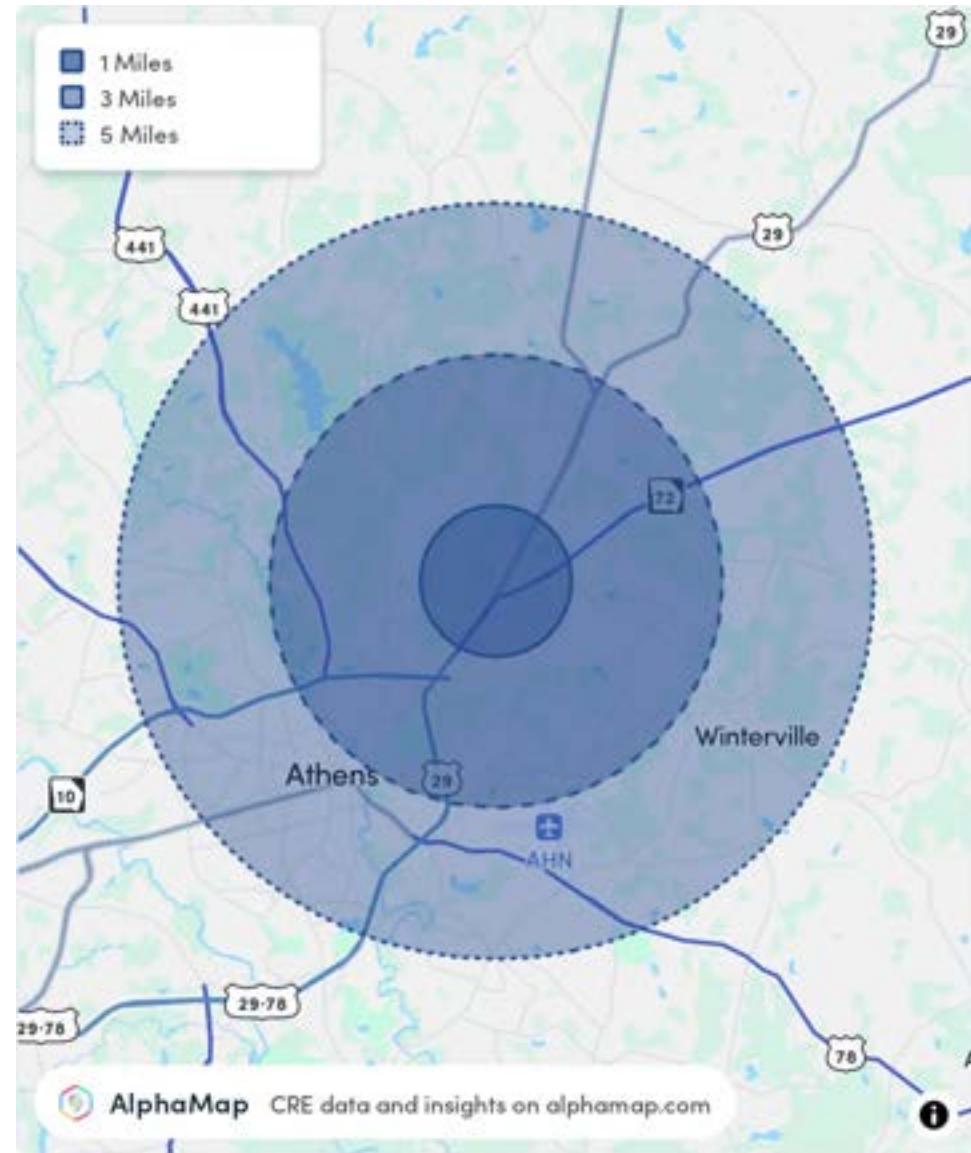
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	838	22,118	72,649
Average Age	38	35	33
Average Age (Male)	37	34	32
Average Age (Female)	39	36	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	309	8,682	27,332
Persons per HH	2.7	2.5	2.7
Average HH Income	\$63,051	\$54,141	\$60,334
Average House Value	\$108,464	\$236,770	\$276,722
Per Capita Income	\$23,352	\$21,656	\$22,345

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	408	4,601	10,773
Population Non-Hispanic	430	17,517	61,876

RACE	1 MILE	3 MILES	5 MILES
Population White	231	8,441	39,003
Population Black	220	8,401	19,624
Population American Indian	8	118	385
Population Asian	2	340	1,731
Population Pacific Islander	1	13	52
Population Other	271	3,078	6,553

Map and demographics data derived from AlphaMap



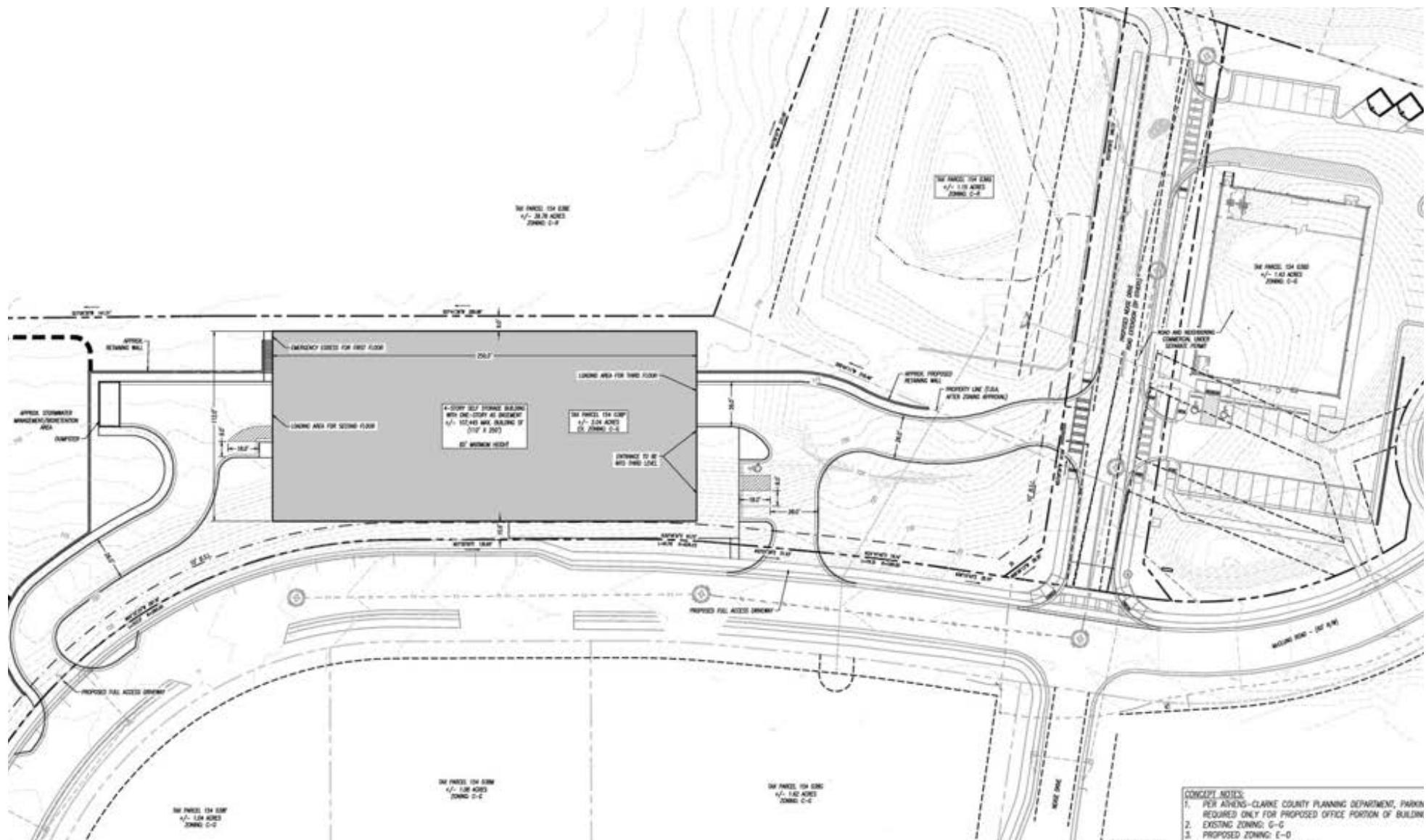
LOCATION MAP



RESIDENTIAL DEVELOPMENT MAP



ADDITIONAL PHOTOS



CITY INFORMATION



ATHENS, GA

Investing in commercial real estate in Athens, Georgia, offers several compelling advantages. The city is home to the University of Georgia (UGA), which brings a steady influx of students, faculty, and staff, creating ongoing demand for retail, office, and service-based commercial spaces. Athens also has a diversified economy, with growth in sectors such as healthcare, technology, and manufacturing, which further boosts the demand for commercial real estate. The city's relatively low cost of living and affordable property prices make it an appealing place for businesses and residents alike, contributing to an increasing population and an expanding real estate market.

Additionally, Athens is located just an hour away from Atlanta, providing easy access to one of the Southeast's largest metropolitan areas, which offers excellent opportunities for businesses to tap into regional markets. The local government is business-friendly, offering incentives and support to foster commercial growth. With its growing economy, vibrant downtown, and proximity to Atlanta, Athens presents a promising opportunity for both short-term gains and long-term appreciation in commercial real estate.



SAULS
COMMERCIAL REAL ESTATE

At Sauls Commercial Real Estate, we grow by serving—leading with integrity, taking ownership, and pushing forward with grit and purpose. Rooted in faith and fueled by action, we add value through transparency, relationships, and results that leave people better than we found them.

We are an industry renowned investment sales, construction, and development company. Operating exclusively in the commercial space, we offer real estate brokerage, consulting, and general contracting services. We provide owners and investors with the highest standard of personalized service, *built on values and sold by results.*

WWW.SAULSCRE.COM | 770-841-4591



BELIEVE BIG



**EXTREME
OWNERSHIP**



EXECUTE



FAIL FORWARD



**DO THE RIGHT
THING**

COMPANY LICENSE INFORMATION: GA #77966 FL #CQ1065458 AL #C0001441310 MS #23732 NC #C36223 SC #25470 TN #264912