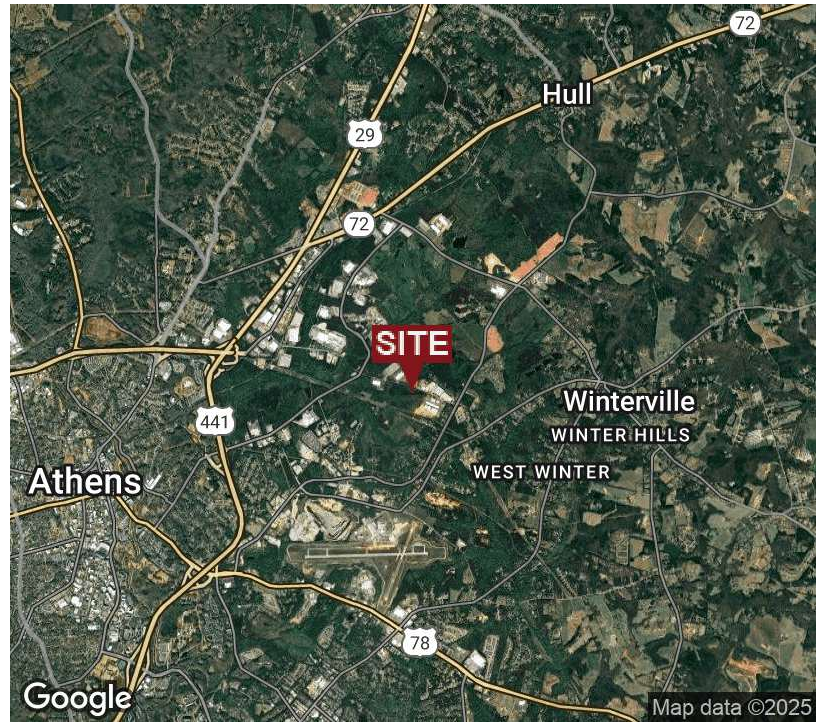


ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,458,570
Price / Acre	\$47,000
Lot Size:	52.31± Acres
Lot Frontage:	1997 ft Athena Dr 1350 ft Murrell Rd
Zoning:	E-I Employment Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	5,450 Athena Dr

PROPERTY OVERVIEW

The property consists of 52.31 acres zoned Employment Industrial which allows a variety of uses. A new roundabout is being put in on Athena Drive which will be the entrance to the new Meissner Plant. The site mostly wooded and a creek runs through the west section. It has rolling topography and all utilities are available. The property has roughly 1350 ft of frontage on Murrell Rd as well.

LOCATION OVERVIEW

The property located at 680 Athena Drive in Athena Industrial Park. It's located adjacent to Athena Studios and across from the entrance to the new Meissner Plant. It's roughly 1.7 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
- Phase 1 & wetland delineation available
- All utilities available

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: 5-7-2025

ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



LOCATION MAPS



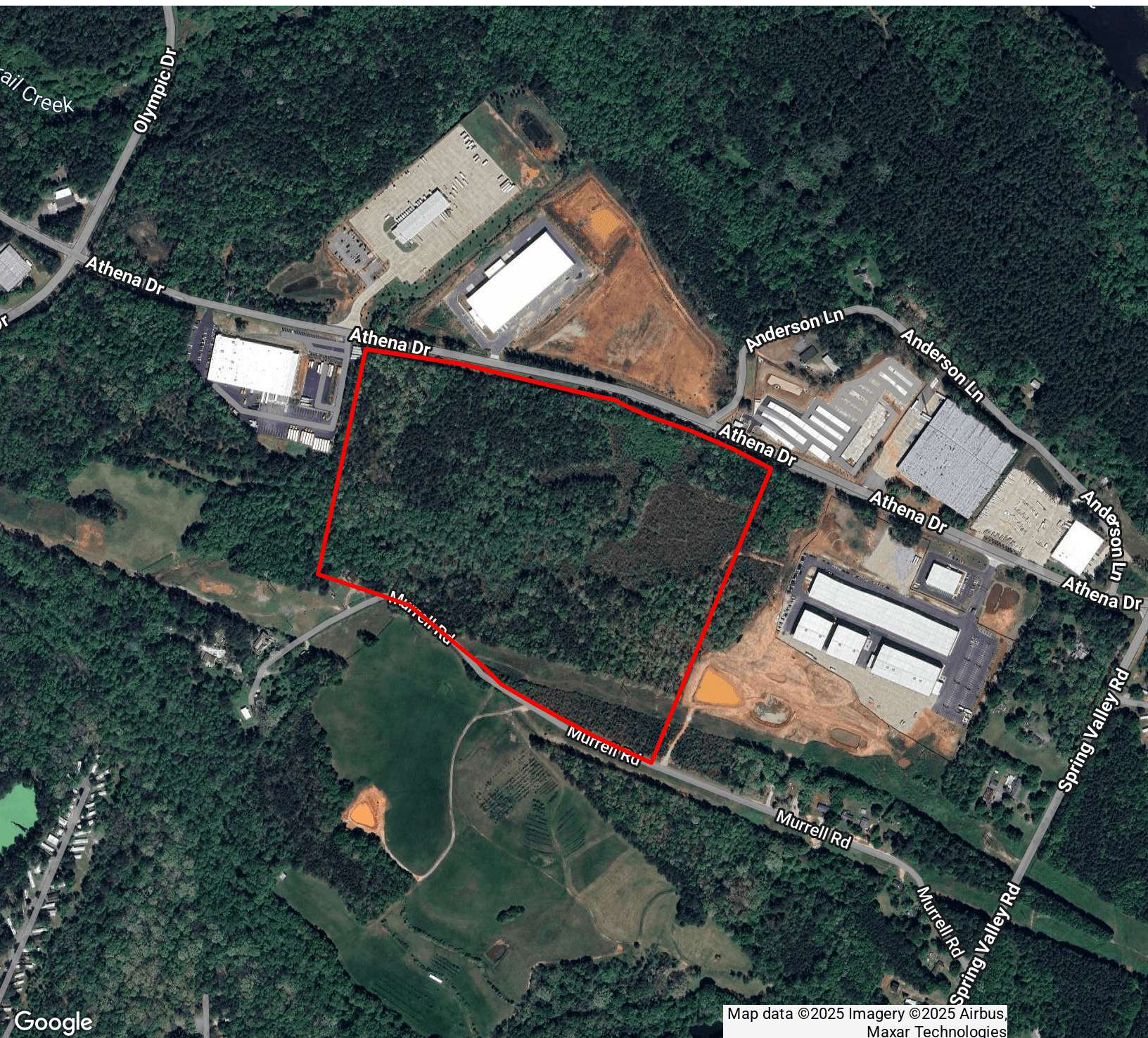
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



AERIAL MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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

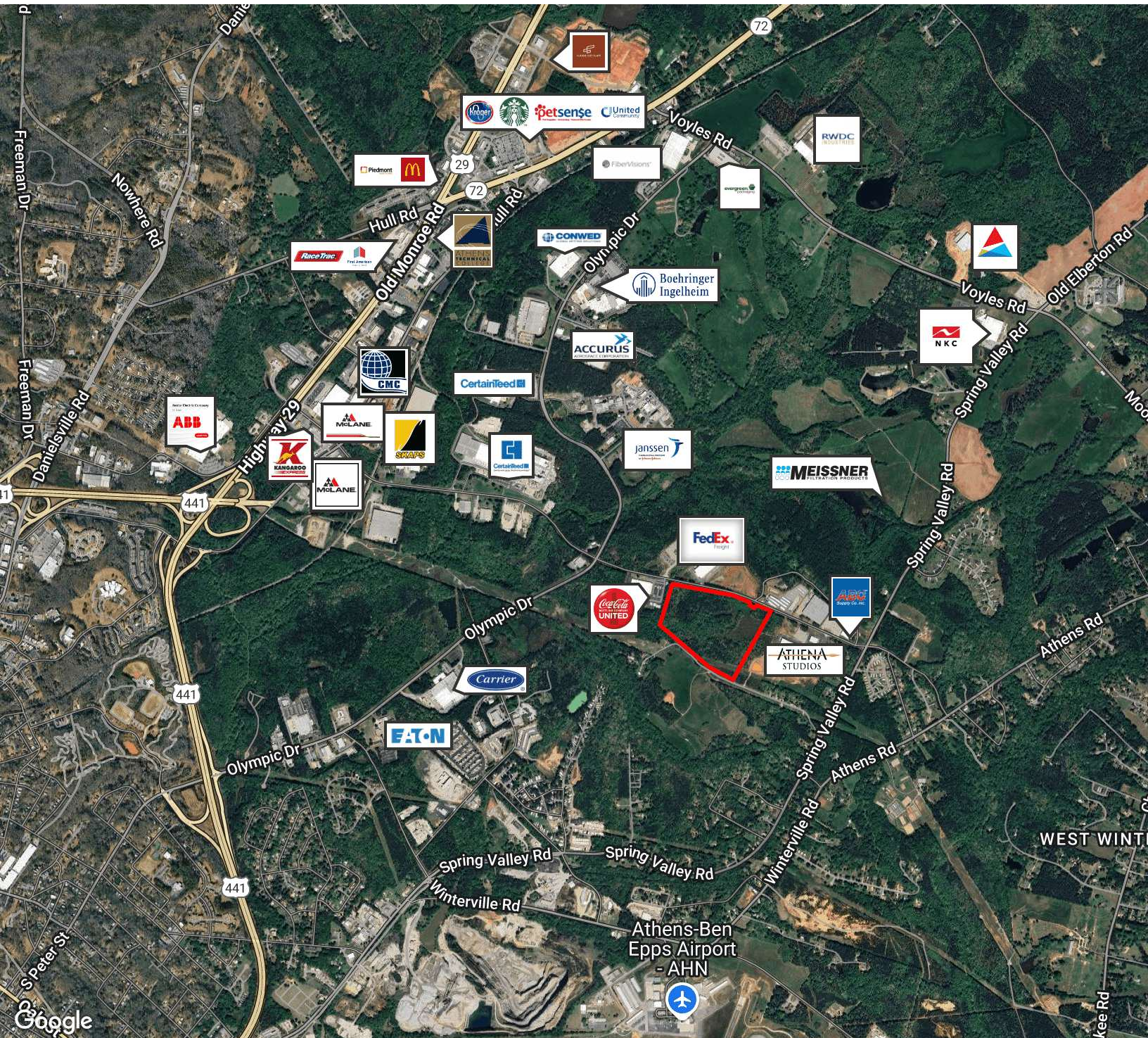
AERIAL MAP P3

ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



RETAILER MAP



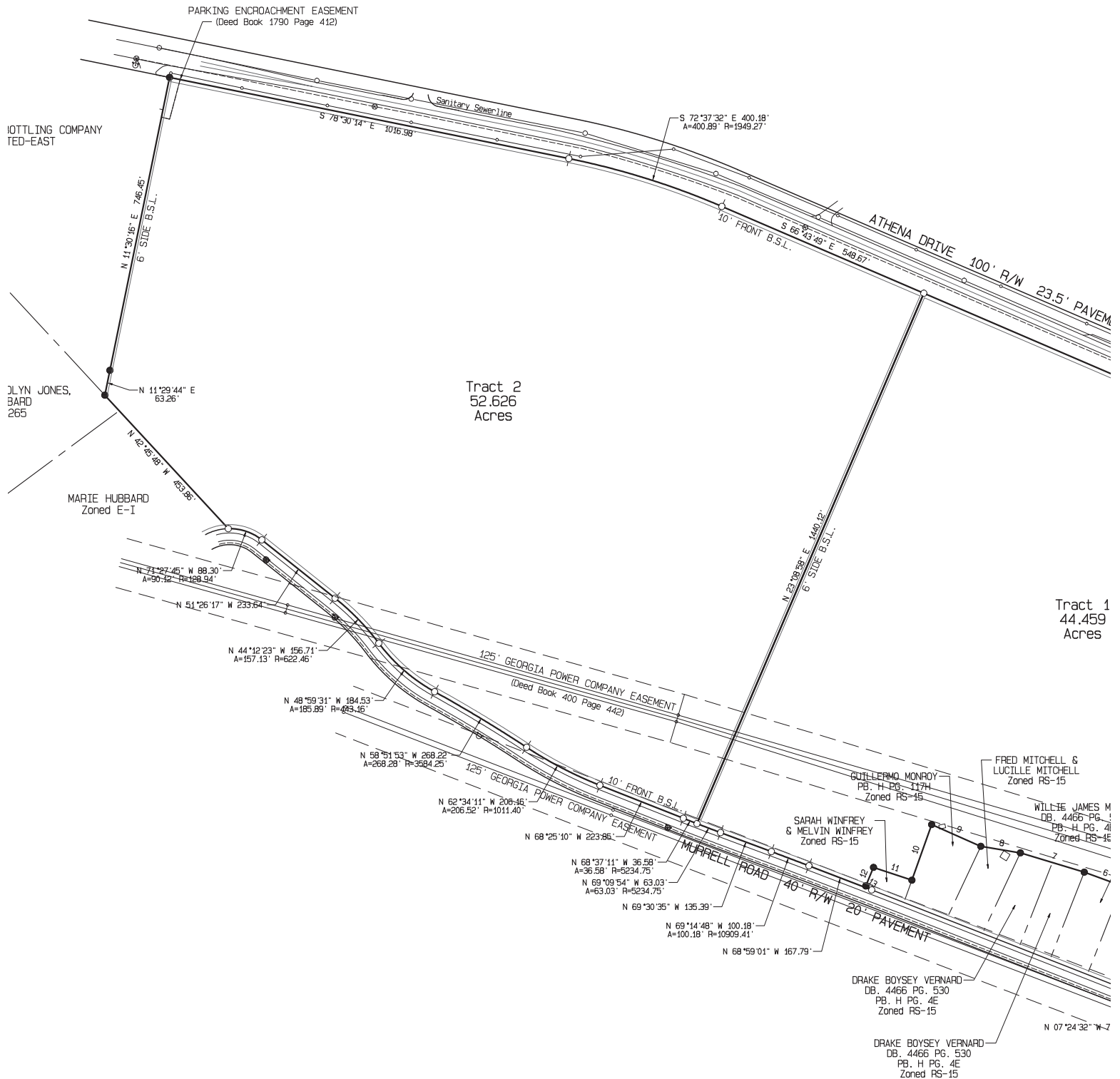
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



ate



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



W&A Engineering
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING • SURVEYING
ECONOMIC DEVELOPMENT
355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-0811
www.waengineering.com

ALL DRAWINGS SHALL BE THE PROPERTY OF W&A ENGINEERING. SUCH INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF W&A ENGINEERING. ANY REUSE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF W&A ENGINEERING IS PROHIBITED.

**ATHENA DRIVE AT
ANDERSON LANE**
INTERSECTION IMPROVEMENTS
ATHENS-CLARKE COUNTY, GEORGIA

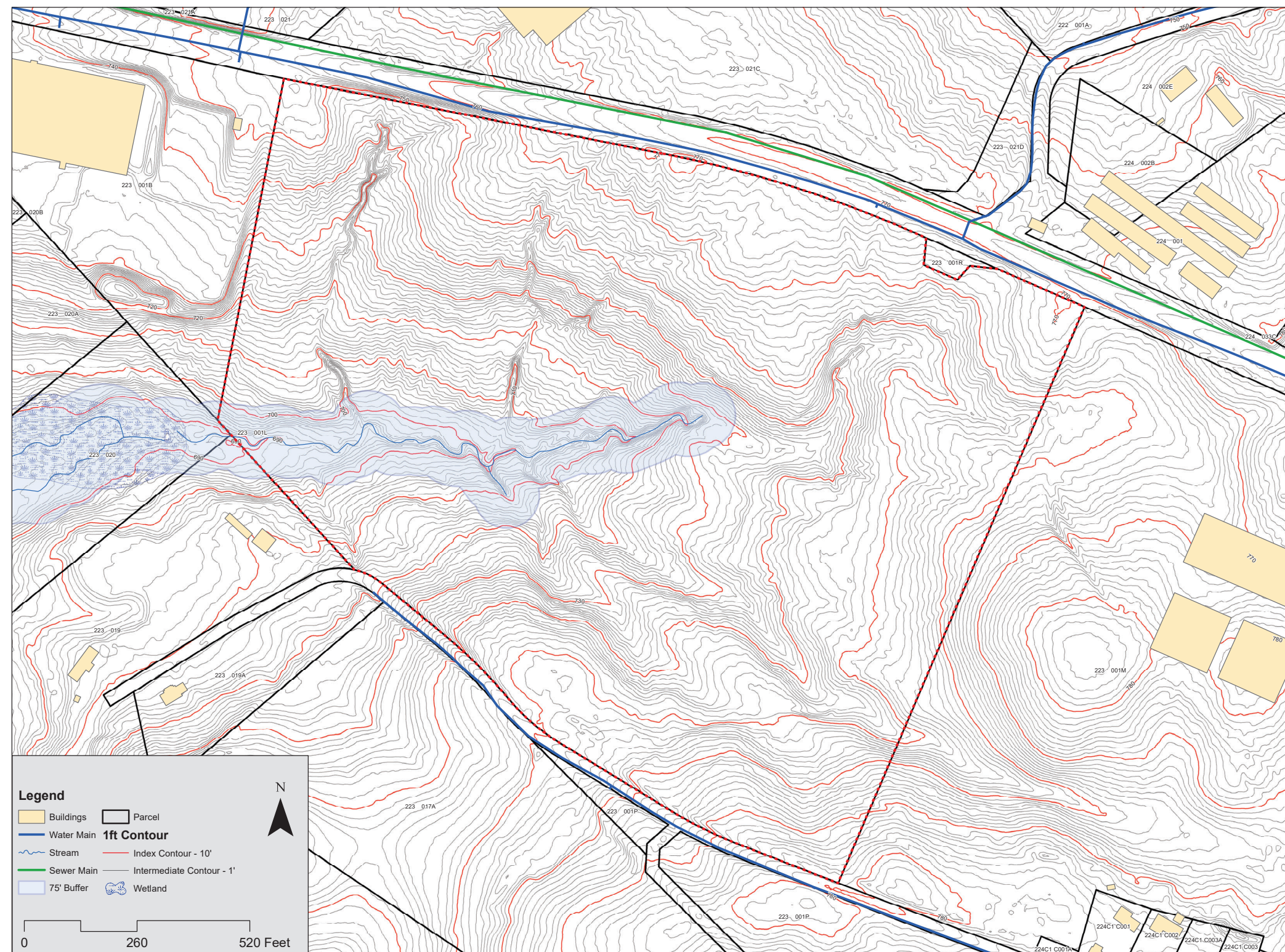
REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ____
ISSUANCE DATE: 08/28/2023

W&A PROJECT #: 220041
**OVERALL
CONCEPT PLAN 2**

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

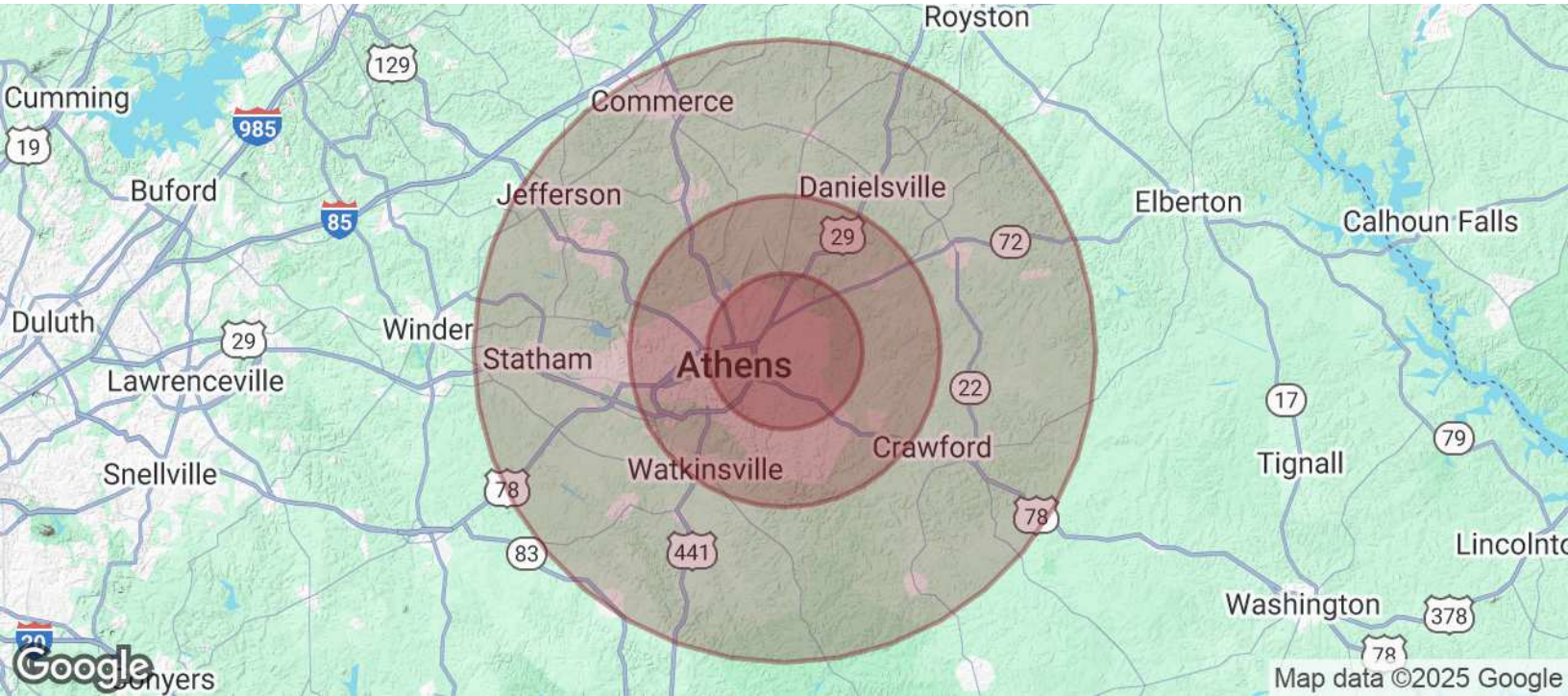


ATHENA DR INDUSTRIAL TRACT

680 ATHENA DRIVE, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	90,733	170,679	296,132
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	35,191	67,078	111,757
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$66,435	\$85,985	\$94,341
Average House Value	\$307,040	\$334,694	\$346,120

Demographics data derived from AlphaMap

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com