

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,355,825
Price / Acre	\$50,000
Lot Size:	27.1165 Acres
Lot Frontage:	907.8ft Old Hull Rd
Zoning:	E-I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	8,710 Old Hull Rd & 6,950 Athena Dr

PROPERTY OVERVIEW

The property is zoned for E-I (Employment Industrial) flexible uses can range from industrial to commercial with up to 10,000 sq ft facility for retail. The property has excellent access to Hwy 29 and the Athens Perimeter. The back of the property borders the CSX rail line. The property is mostly wooded and there is a creek along the southwest property line.

LOCATION OVERVIEW

The property is located at the intersection of Loop 10 & US Hwy 29 on Old Hull Road in Athena Industrial Park.

PROPERTY HIGHLIGHTS

- In Athena Industrial Park.
- CSX rail line runs along the rear of the property
- Easy access to major highways
- All utilities available.
- Phase 1 & wetlands delineation available.

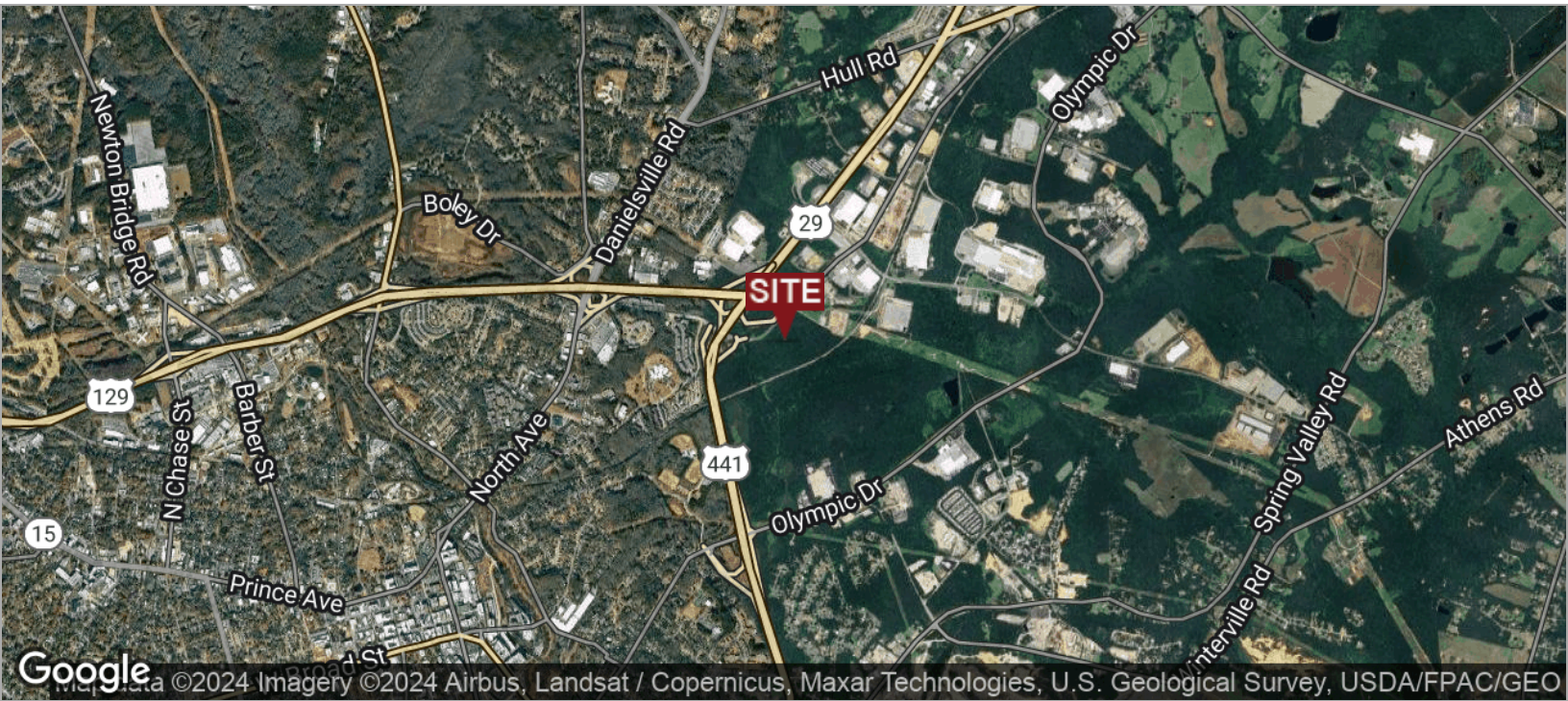
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



AERIAL MAP



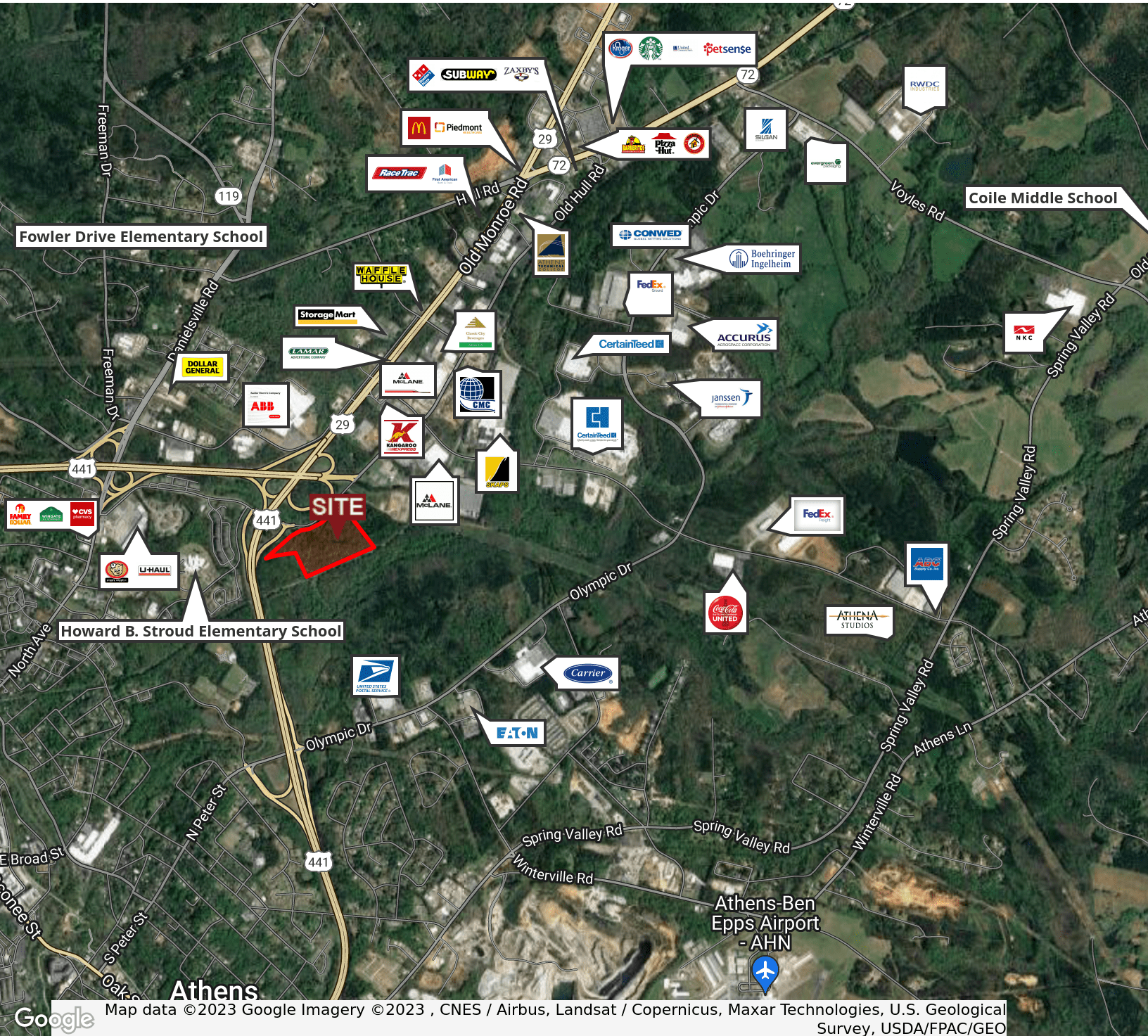
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



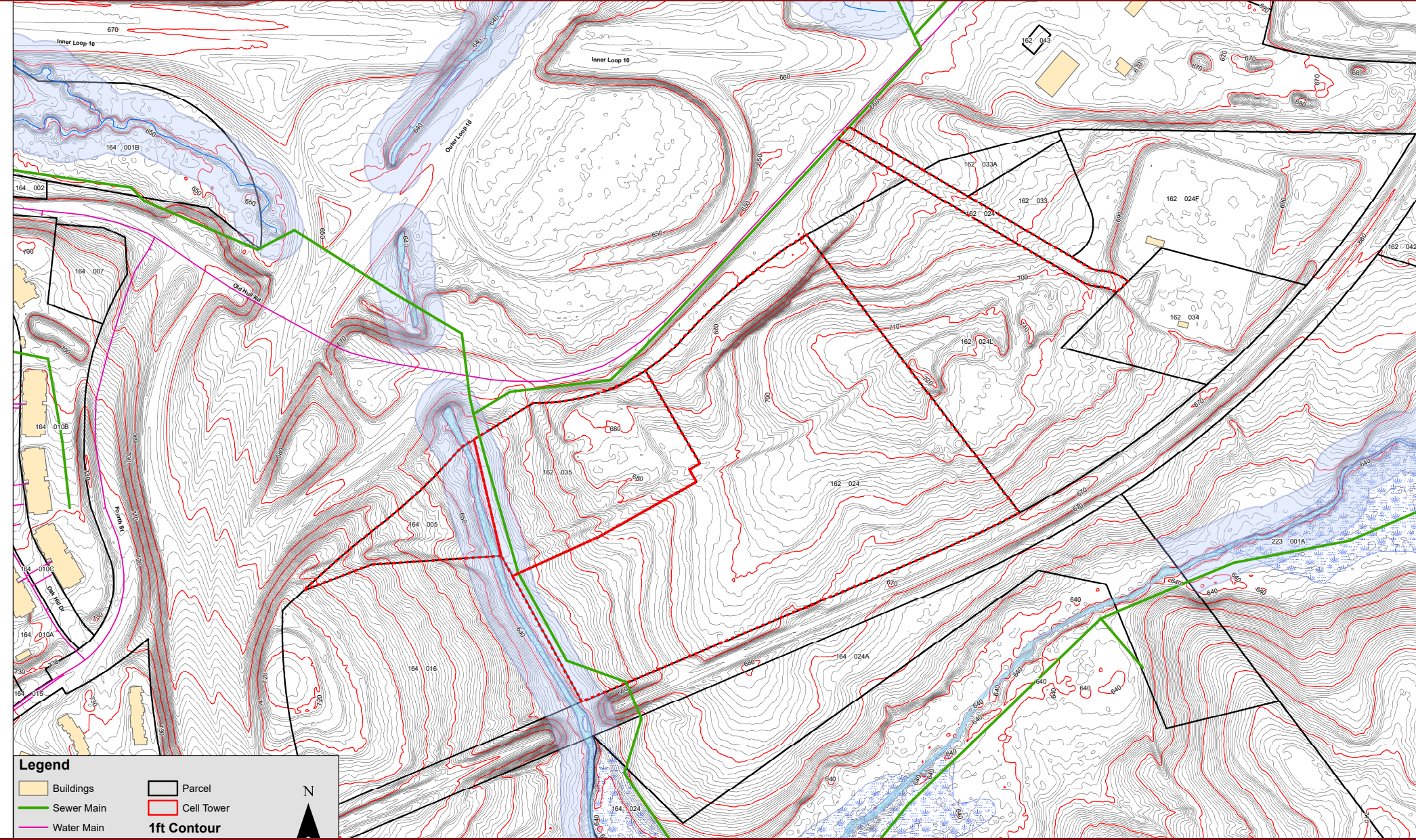
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



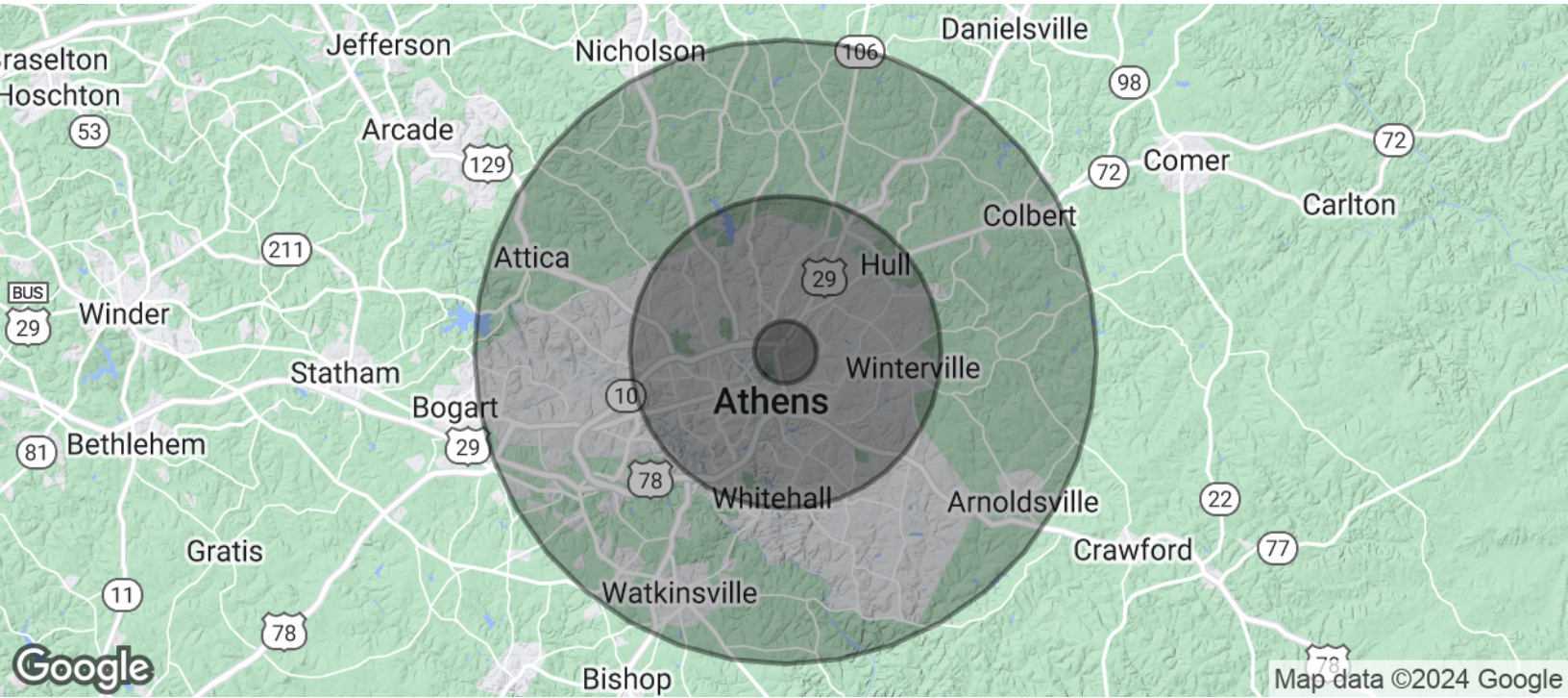
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,200	61,009	162,491
Average Age	29.8	27.0	30.2
Average Age (Male)	29.9	26.4	29.4
Average Age (Female)	29.8	27.6	30.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	361	19	58
# of Persons per HH	3.3	3.1	2.8
Average HH Income	\$39,714	\$38,912	\$53,040
Average House Value	\$111,409	\$141,529	\$183,008

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com