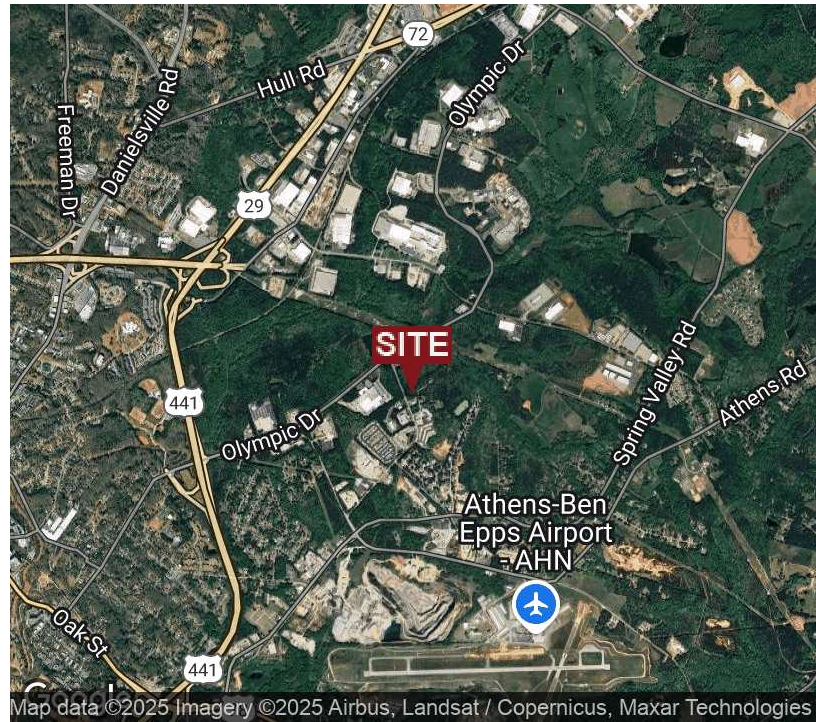


# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                         |
|----------------|-----------------------------------------|
| Sale Price:    | \$197,500                               |
| Lot Size:      | 1.67 Acres                              |
| Lot Frontage:  | 167.83 ft<br>Hancock Industrial Way     |
| Zoning:        | E-I<br>Employment-Industrial            |
| Market:        | Athens-Clarke County                    |
| Submarket:     | Athena Industrial Park                  |
| Traffic Count: | 2,090 Olympic Dr<br>610 Hancock Ind Way |

### PROPERTY OVERVIEW

The property is 1.67 acres, zoned E-I, Employment Industrial, which allows a variety of uses. It's fully engineered for a 9,600 sq ft Office/Warehouse building. The site is currently wooded with moderate topography. It has 168 ft of frontage on Hancock Industrial Way, and all utilities are available. There is a private access drive that runs along the rear portion of the property. Plans and additional due diligence information available upon request.

### LOCATION OVERVIEW

The property located at 720 Hancock Industrial Way in Athena Industrial Park. It's roughly 1.25 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

- Fully engineered for a 9,600 SF Office/Warehouse building
- All utilities available
- Easy access to major highways and close proximity downtown Athens

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

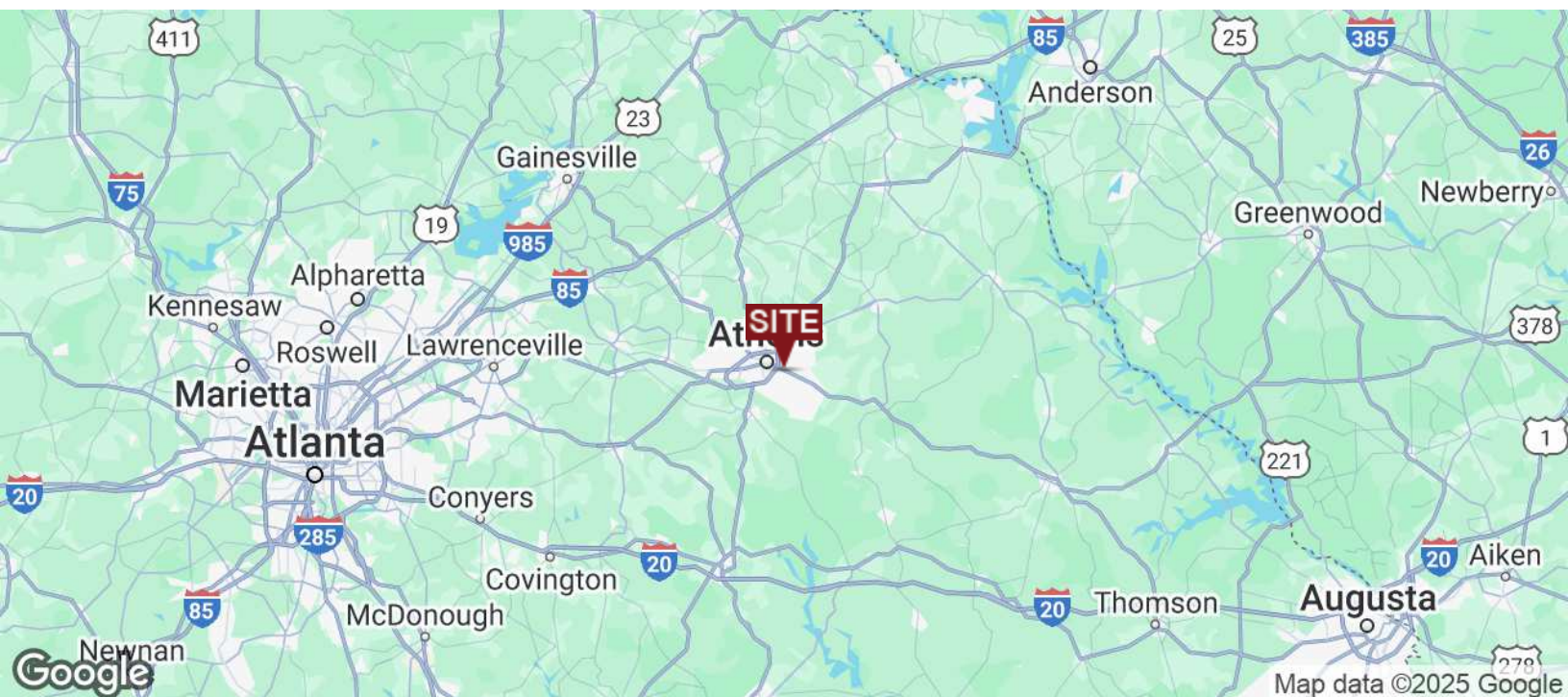
Revised: 4-7-2025

# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



## LOCATION MAP



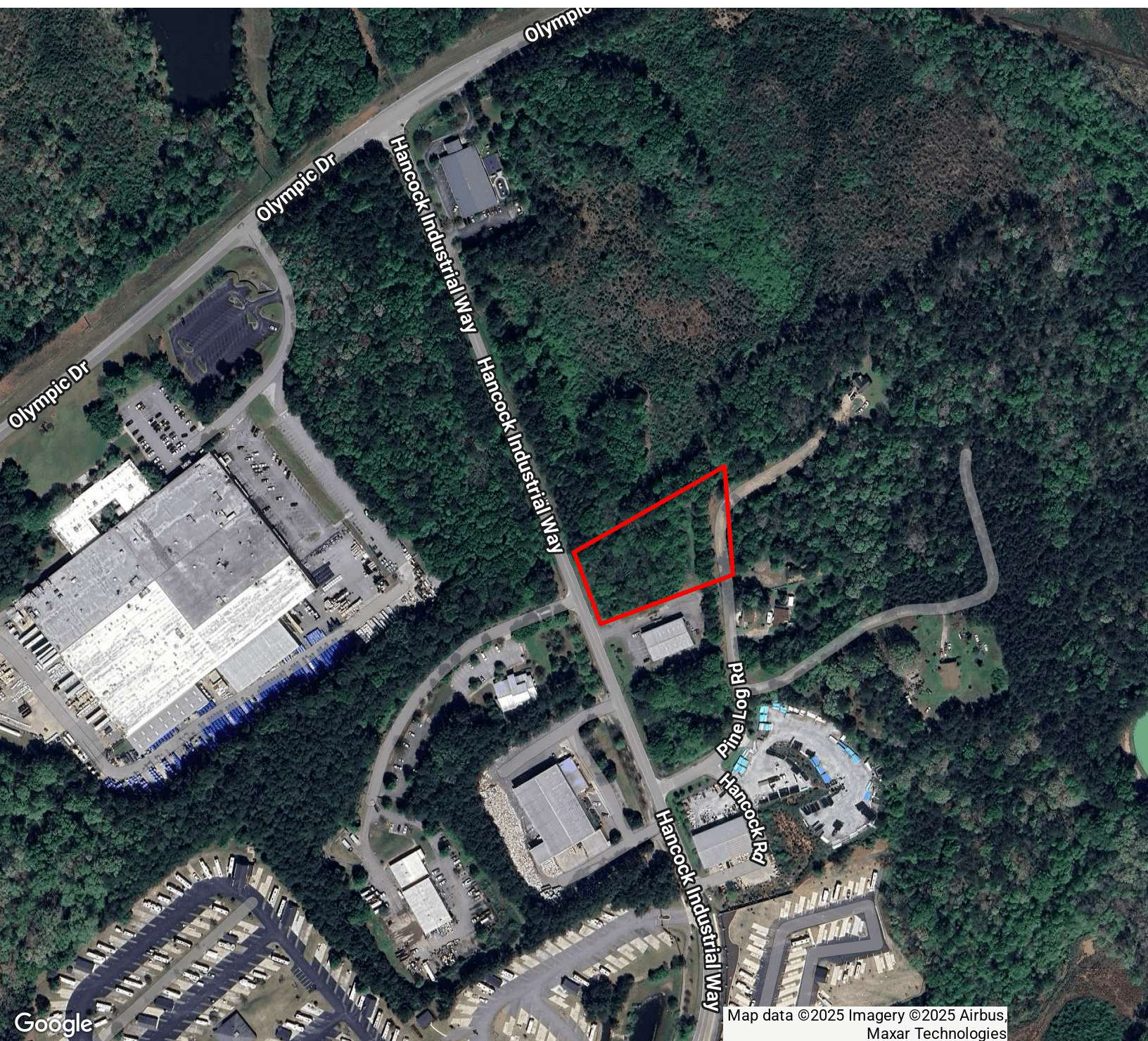
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# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



## AERIAL MAP



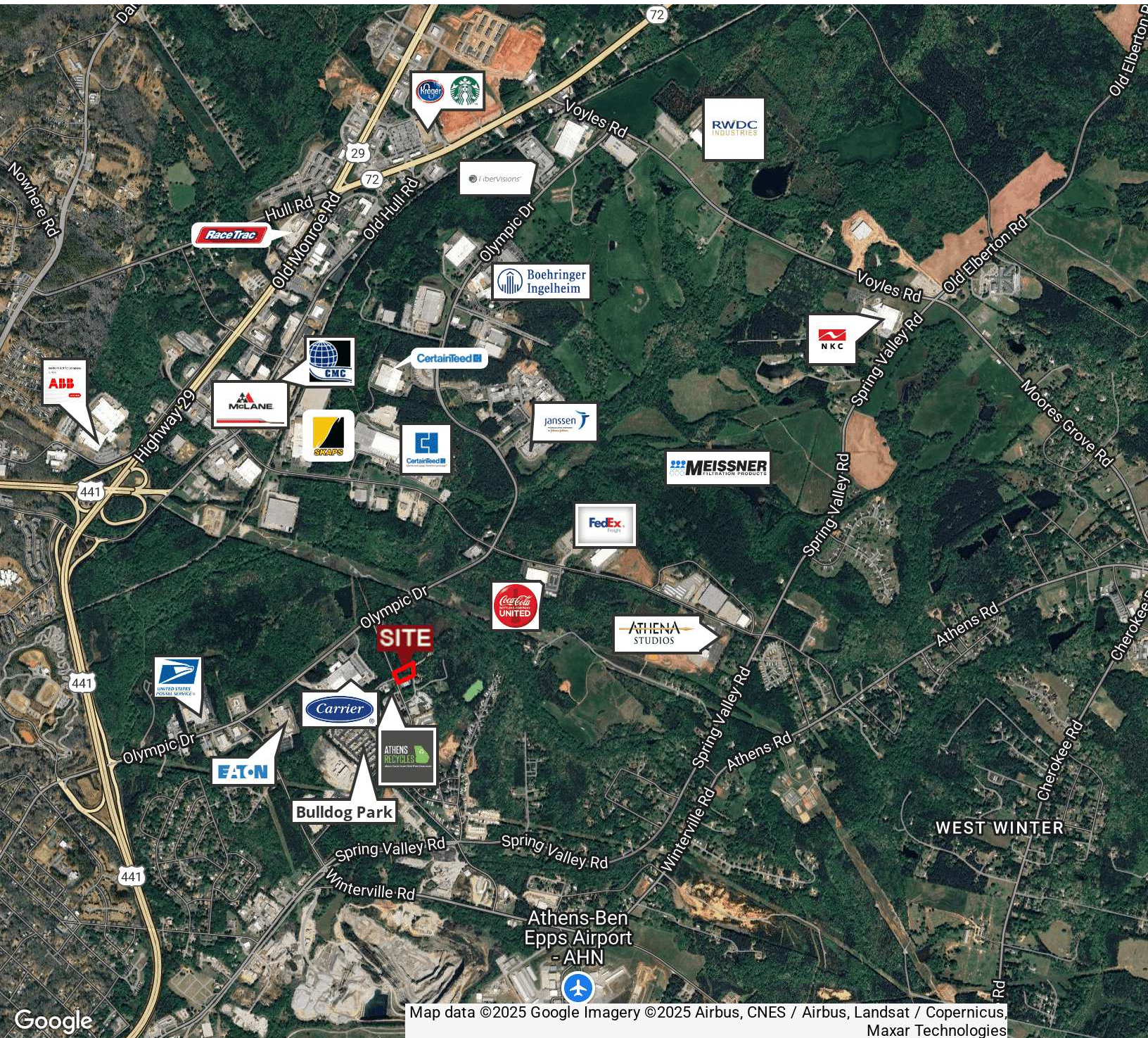
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# 720 HANCOCK INDUSTRIAL WAY

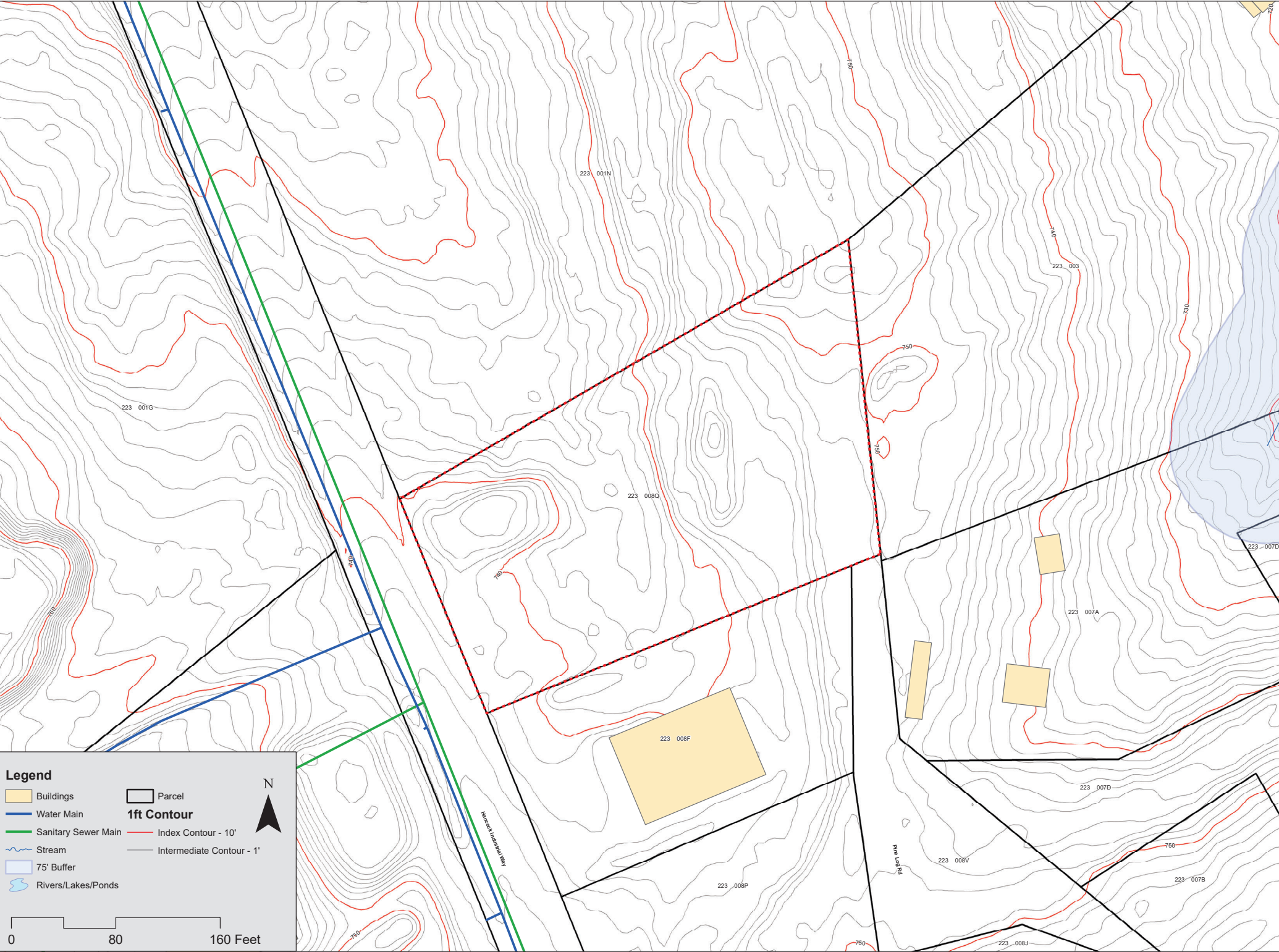
720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



## RETAILER MAP



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# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



|     |              |              |         |          |
|-----|--------------|--------------|---------|----------|
| 12  | 1444488.4123 | 2548717.8714 | 744.968 | MHS      |
| 21  | 1444630.0380 | 2548727.9579 | 740.416 | MHS      |
| 13  | 1444667.8569 | 2549021.5217 | 747.124 | MHS      |
| 103 | 1444670.2949 | 2548824.0771 | 737.023 | MHS      |
| 15  | 1444648.8977 | 2548979.2031 | 742.755 | MHS      |
| 19  | 1444798.0322 | 2548608.2578 | 736.673 | MHS-GPS2 |
| 102 | 1444889.6104 | 2548870.2002 | 735.098 | MHS      |
| 104 | 1444851.0163 | 2548777.9531 | 739.642 | MHS      |
| 105 | 1444503.7380 | 2548783.5770 | 742.110 | MHS-GPS1 |
| 133 | 1444800.1766 | 2548820.5968 | 734.189 | MHS      |
| 156 | 1444914.1330 | 2549005.1851 | 751.511 | MHS      |
| 212 | 1444822.7389 | 2548949.4853 | 745.266 | MHS      |

- U-1/2" REINFORCING ROD SET
- 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- CONCRETE RIGHT OF WAY POST FOUND
- PP-POINT ONLY
- PP-POWER(PP), TELEPHONE(TP), LIGHT(LP) POLE
- PP-FIRE HYDRANT
- PP-WATER VALVE
- CO-CLEAN OUT
- W-UNDERGROUND WATER LINE
- SS-UNDERGROUND SANITARY SEWER LINE
- G-UNDERGROUND GAS LINE
- PT-OVERHEAD POWER AND TELEPHONE LINE

- NOTES:
- (1) ALL UNDERGROUND UTILITIES ARE APPROXIMATE
  - (2) CALL UTILITY PROTECTION CENTER AT 811 BEFORE DIGGING



## REFERENCES

- (1) PLAT BOOK 32 PAGE 347
- (2) PLAT BOOK 6 PAGE 738
- (3) PLAT BOOK 6 PAGE 1550
- (4) PLAT BOOK 1 PAGE 64
- (5) BEN McLEROY SURVEY FOR STONE MOUNTAIN INDUSTRIAL PARK, INC. DATED NOV. 2, 1991.
- (6) BEN McLEROY SURVEY FOR JOHN LEE ANDERSON DATED JAN. 4, 1982.

## SURVEY NOTES

- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 02" PER STATION ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000+ BALANCED ARBITRARILY
- (4) MINIMUM PLAT CLOSURE: 1/333,443

SURVEY FOR:

BRYAN AUSTIN

720 HANCOCK INDUSTRIAL WAY

COUNTY: CLARKE G.M.D.: 220 STATE: GEORGIA  
DATE: DEC. 16, 2021 SCALE: 1"=20' DWN. BY: STEPHEN

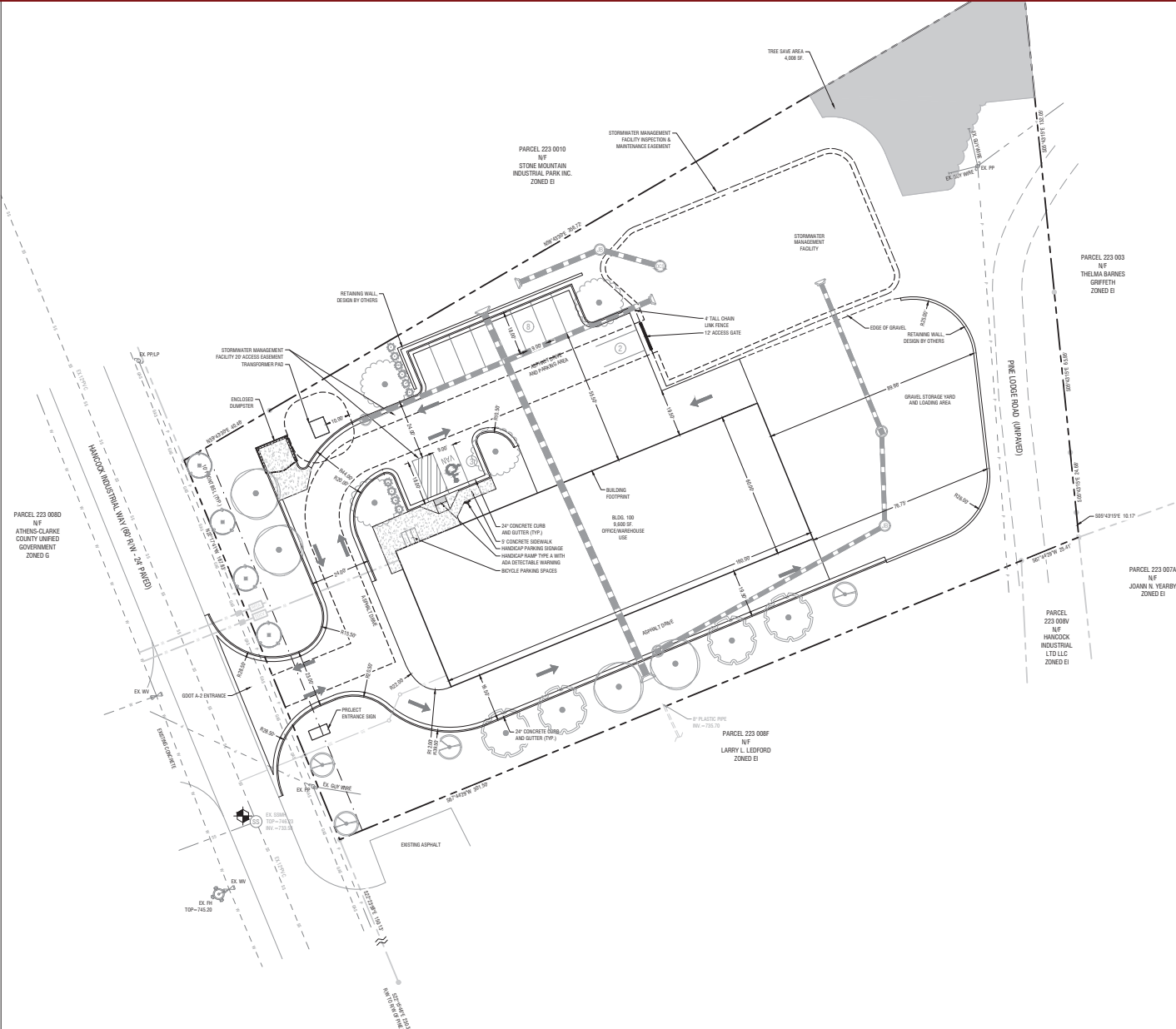
GRANT WHITWORTH  
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SURVEY & TOPO P6

# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



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| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |

**PITTMAN ENGINEERING PC**  
PO BOX 1023  
WATKINSVILLE GA 30677  
P. 706-340-5599  
WWW.PITTMANENGINEER.COM

**GEORGIA**  
REGISTERED PROFESSIONAL ENGINEER  
FRANK PITTMAN  
ISSUE PURPOSE  
FOR REVIEW ONLY

**HANCOCK INDUSTRIAL WAREHOUSE**  
1.5963 AC. - 720 HANCOCK INDUSTRIAL WAY  
ATHENS-CLARKE COUNTY, GEORGIA

**811**  
SCALE 1" = 20'  
PROJECT NUMBER  
2022-008  
DATE  
04.29.2022  
SITE PLAN

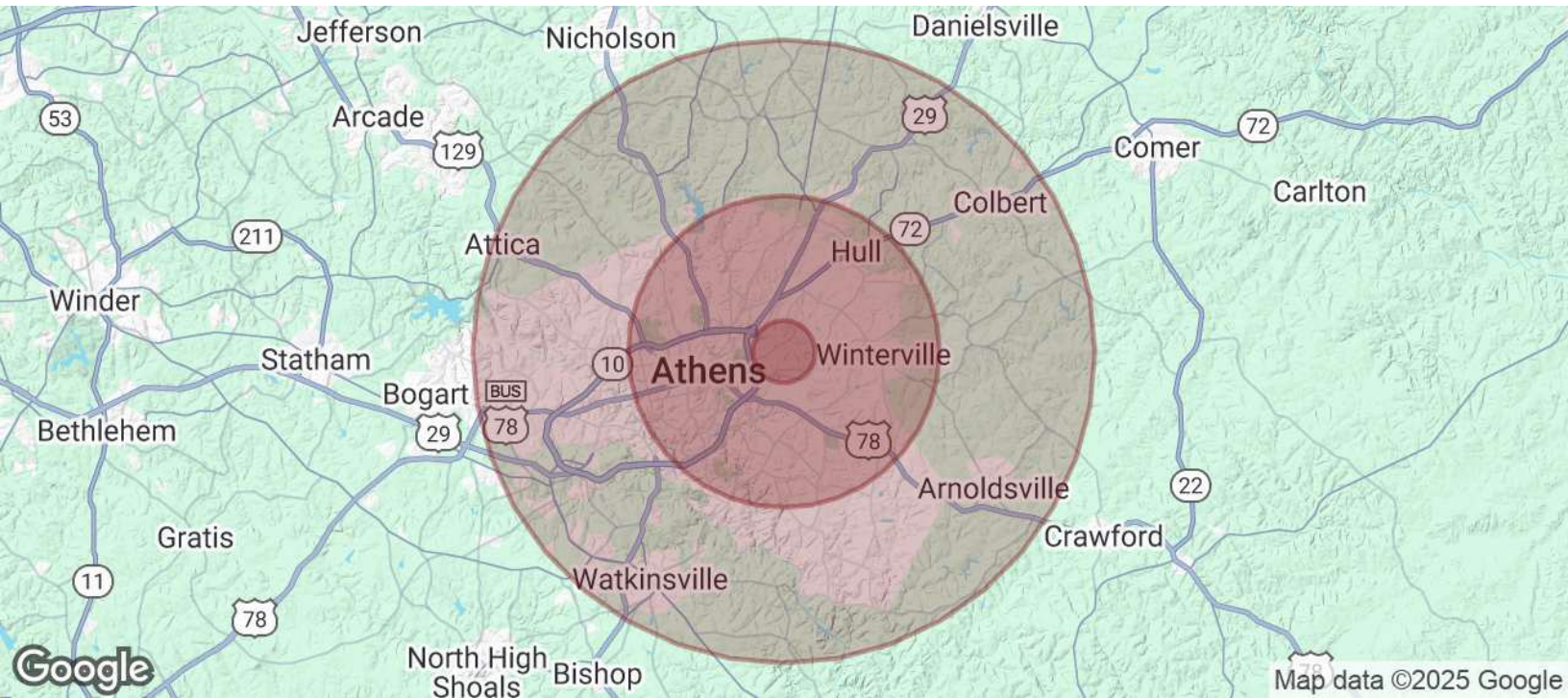
2023 Hancock Industrial - J:\2023 Hancock Industrial\2023 Hancock Industrial.dwg 5-02-23 10:08:03 PM UPT

# 720 HANCOCK INDUSTRIAL WAY

720 HANCOCK INDUSTRIAL WAY, ATHENS, GA 30605



## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,600  | 94,764  | 174,670  |
| Average Age          | 36     | 33      | 37       |
| Average Age (Male)   | 35     | 33      | 36       |
| Average Age (Female) | 37     | 34      | 37       |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 564       | 37,245    | 68,767    |
| # of Persons per HH | 2.8       | 2.5       | 2.5       |
| Average HH Income   | \$44,770  | \$66,655  | \$86,251  |
| Average House Value | \$168,665 | \$307,511 | \$334,726 |

Demographics data derived from AlphaMap

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