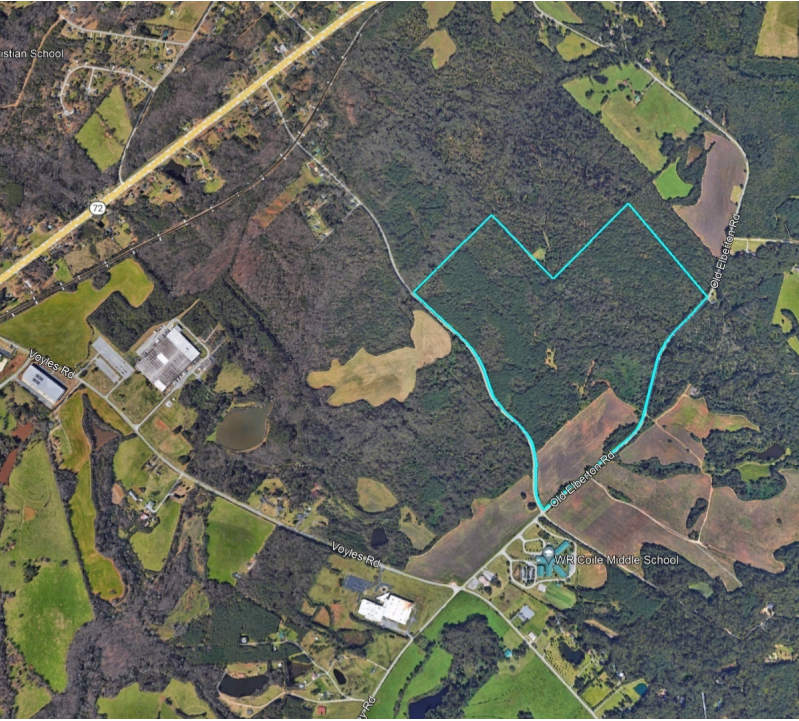


# PITTARD RD IND TRACT 186 ACRES

455 PITTARD RD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,730,000
Price / Acre	\$20,000
Lot Size:	186.5 ± Acres
Lot Frontage:	3,868 ft Old Elberton Rd 3,616 ft Pittard Rd
Zoning:	E-I Employee Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park

### PROPERTY OVERVIEW

Great location in Athena Industrial Park. Can be assembled with adjoining tracts or a larger site. Also, can be subdivided. Pittard Road and Old Elberton Road border subject tract with access to major arteries: Hwy 441, Hwy 29, Hwy 129, Hwy 316, Hwy 78, and Hwy 72. The property is mostly wooded with roughly 25 acres in row crop open land. Sewer is located roughly 1100 ft south of the subject in the right of way of Old Elberton Rd.

### LOCATION OVERVIEW

Property is located at the intersection of Pittard Road and Old Elberton Road in Athena Industrial Park.

### PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Easy access to major highways.
- Can be subdivided

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.

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Revised: 1-29-2024

# PITTARD RD IND TRACT 186 ACRES

455 PITTARD RD, ATHENS, GA 30601



## LOCATION MAP



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# PITTARD RD IND TRACT 186 ACRES

455 PITTARD RD, ATHENS, GA 30601



## AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

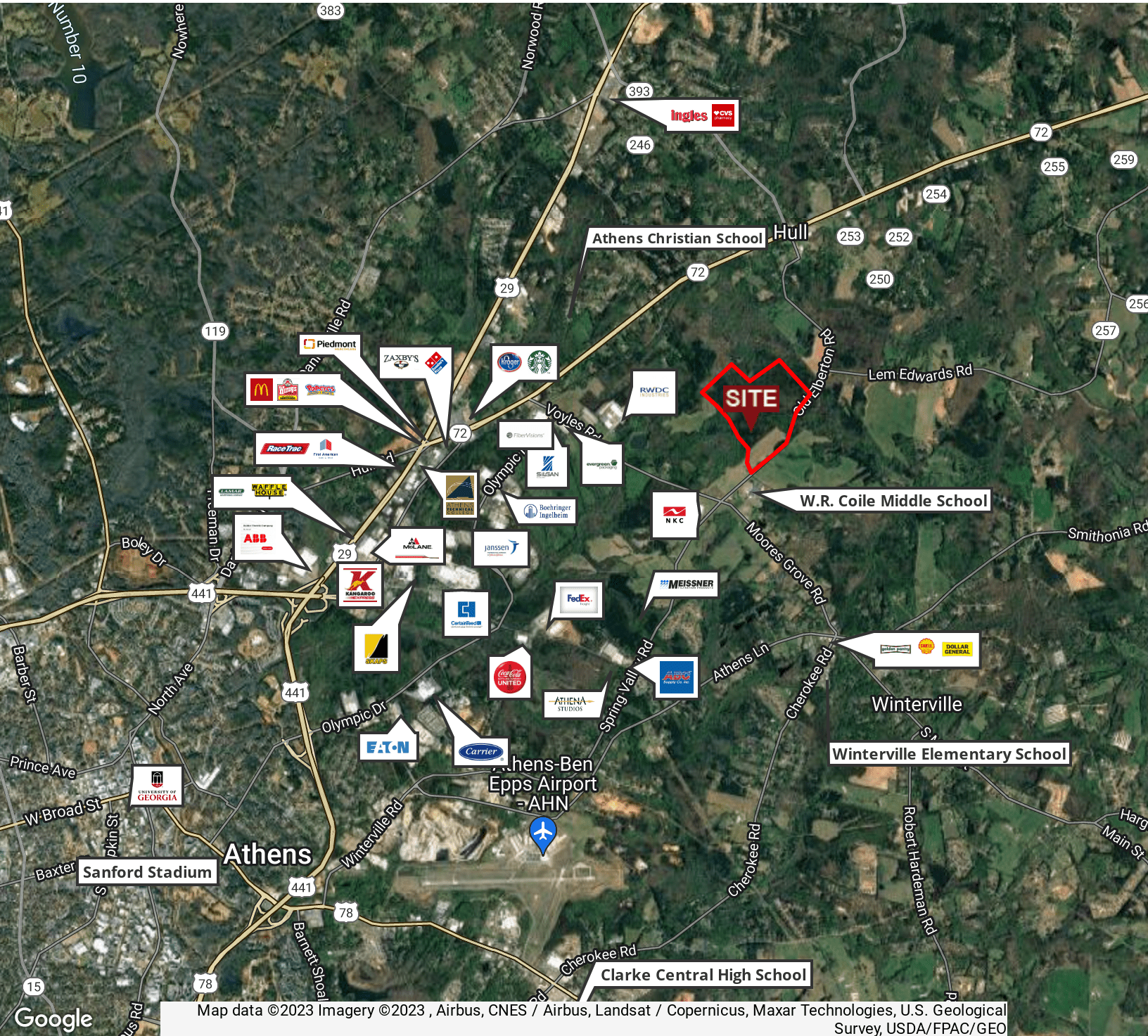
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# PITTARD RD IND TRACT 186 ACRES

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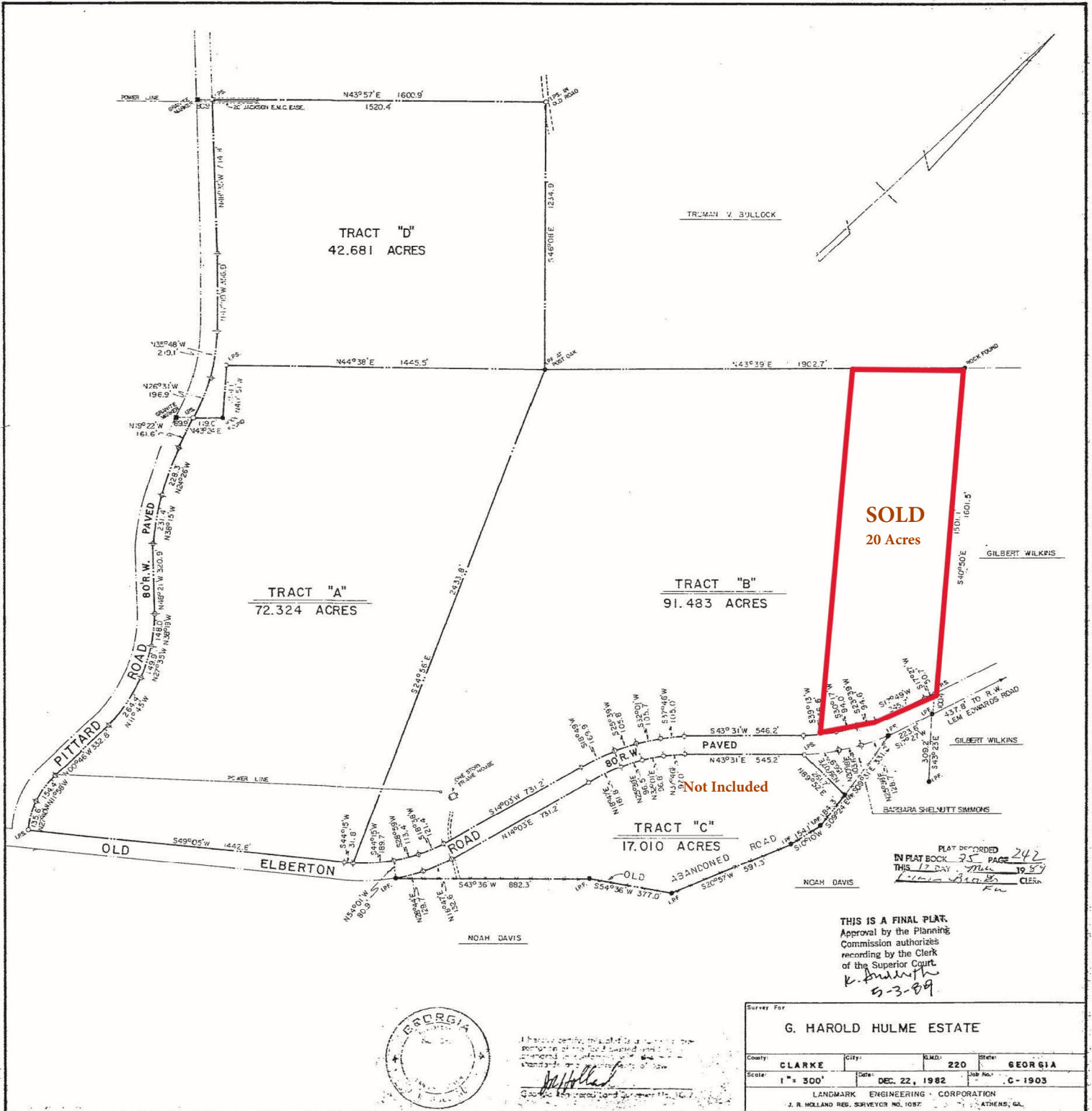
## RETAILER MAP



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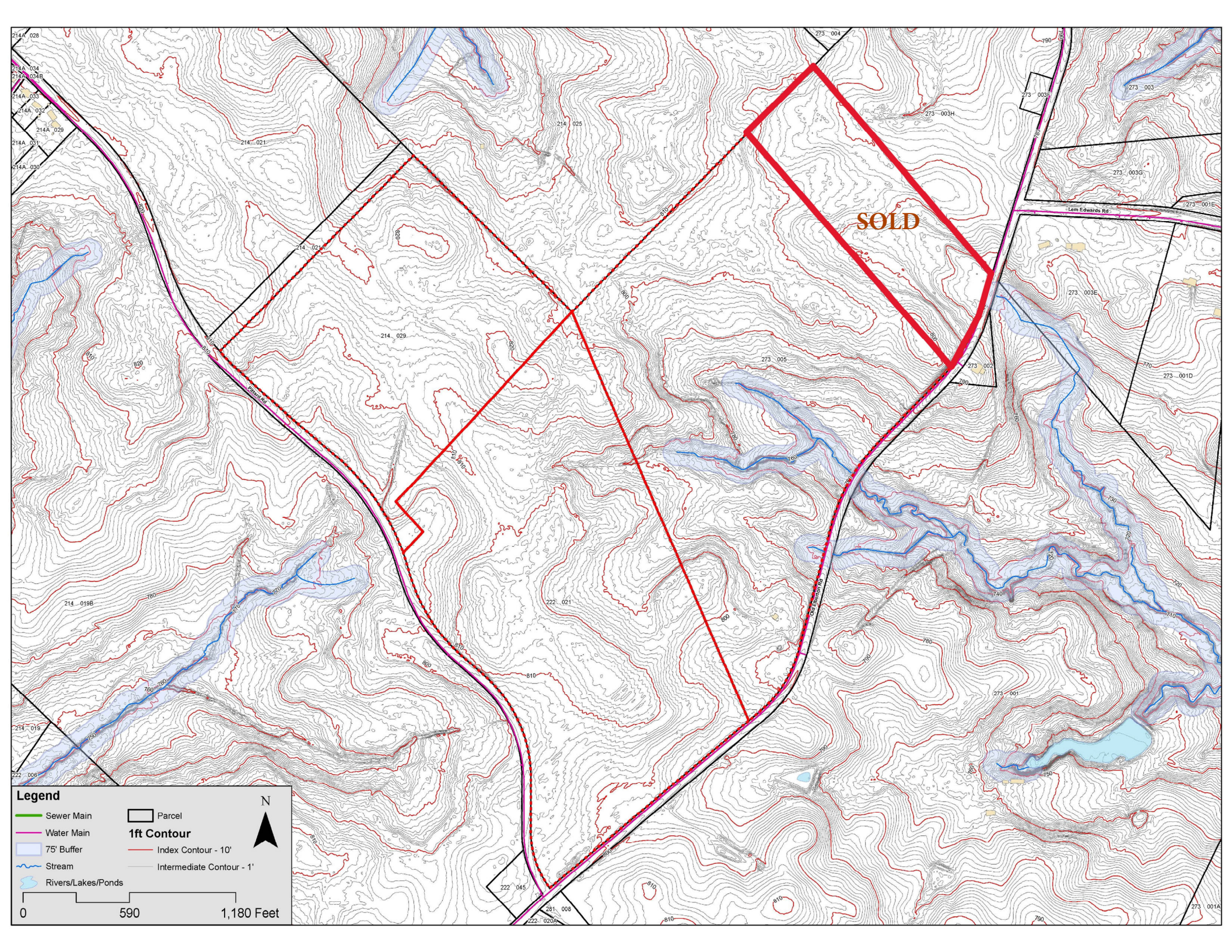
# PITTARD RD IND TRACT 186 ACRES

455 PITTARD RD, ATHENS, GA 30601



6-23

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SOLD

**Legend**

Sewer Main	Parcel
Water Main	<b>1ft Contour</b>
75' Buffer	Index Contour - 10'
Stream	Intermediate Contour - 1'
Rivers/Lakes/Ponds	

0 590 1,180 Feet

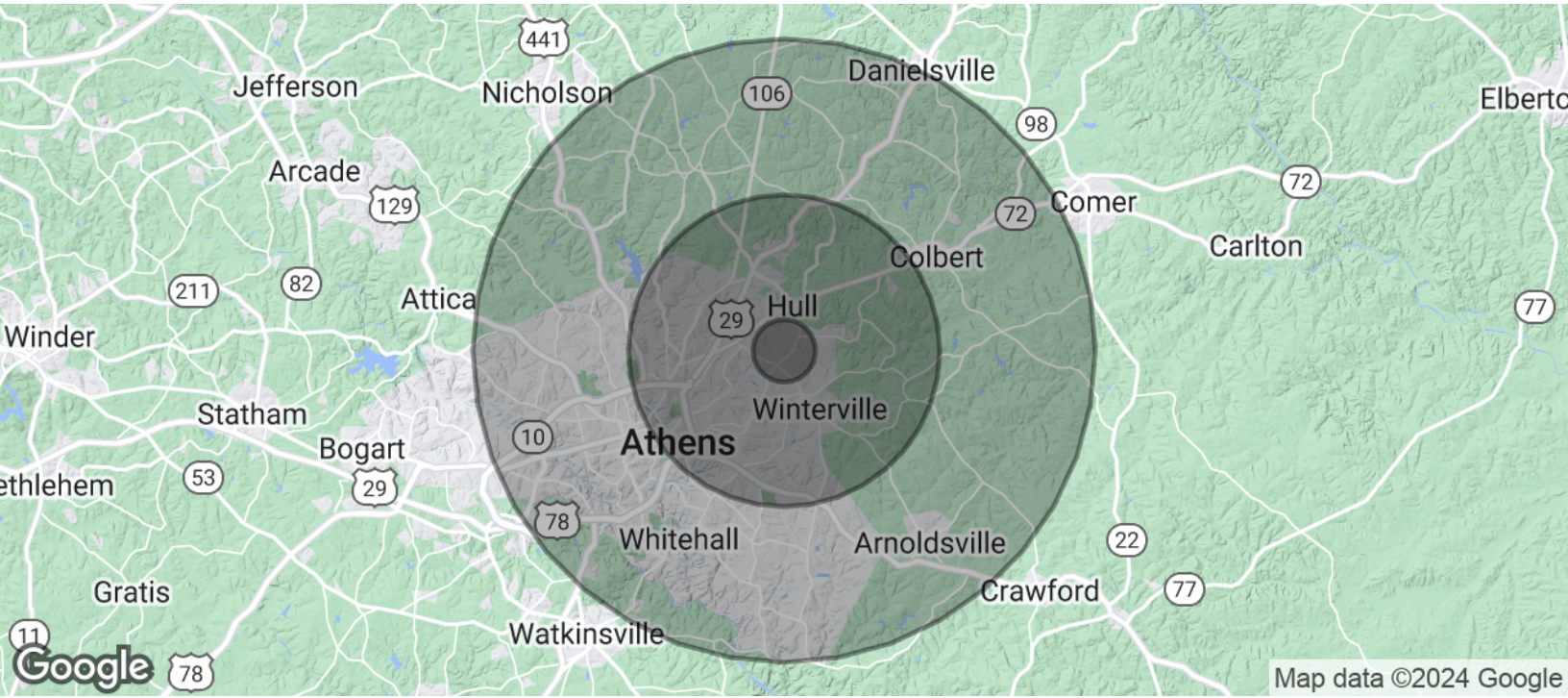
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# PITTARD RD IND TRACT 186 ACRES

455 PITTARD RD, ATHENS, GA 30601



## DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

\* Demographic data derived from 2020 ACS - US Census

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