



FOR SALE
5 ACRE INDUSTRIAL PACKAGE
ATHENS, GA 30605
\$850,000

EXECUTIVE OVERVIEW

Prime industrial opportunity along Winterville Rd in Athens, GA.

6-parcel, ~5-acre assemblage with utilities to site and proximity to major hubs like Athens Ben Epps Airport, UGA, and downtown Athens. This Tier 2 Job Tax Credit location is Ideal for a wide range of uses and offers both convenience and potential.

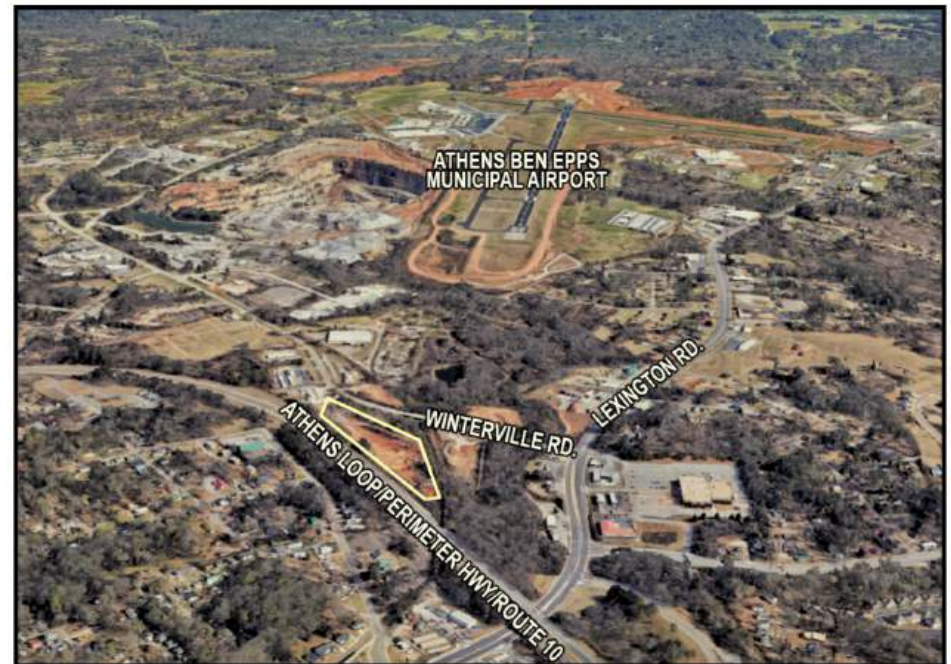
Property Highlights:

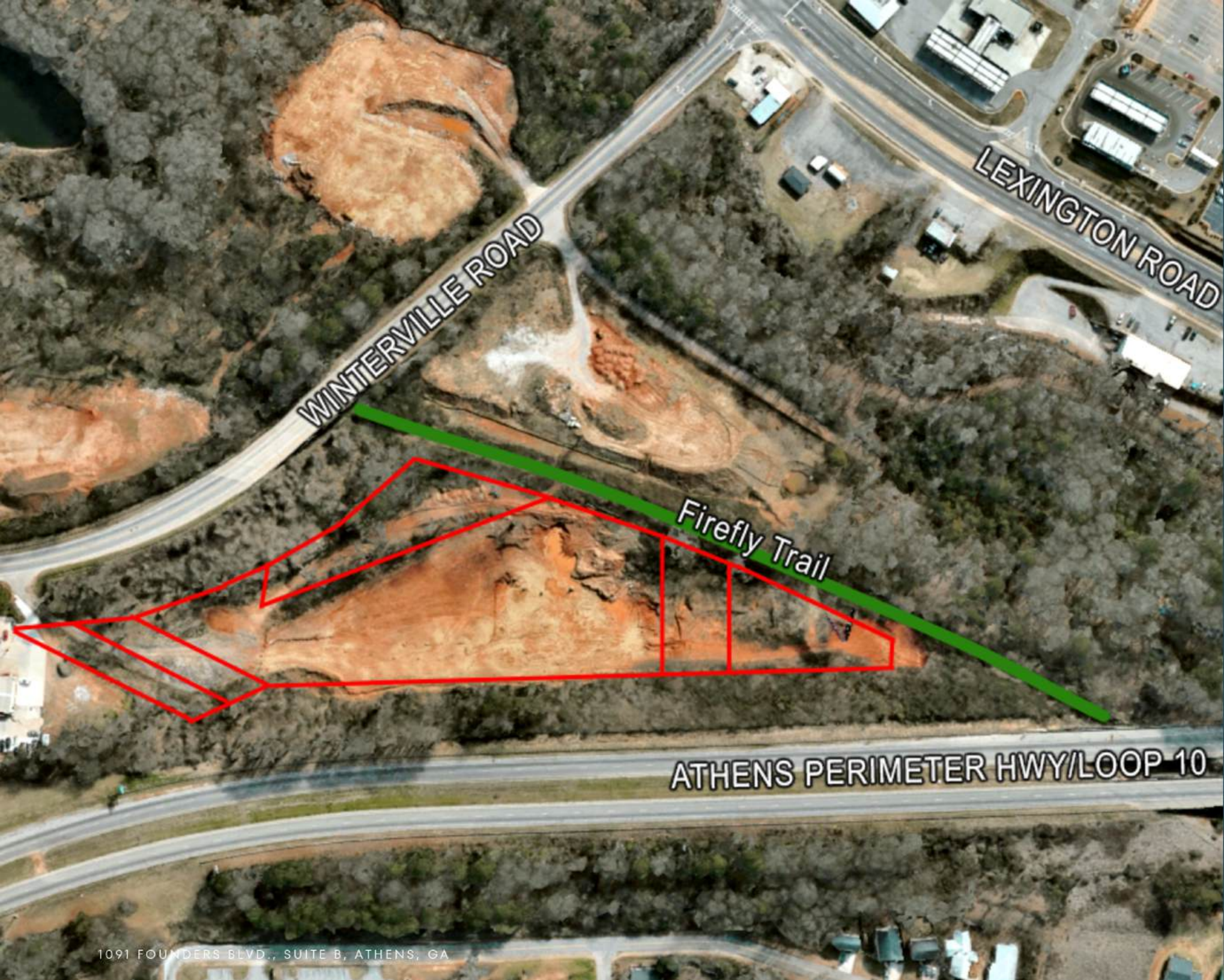
- **Size:** 6-parcel assemblage totaling ~5 acres.
- **Utilities:** 20" & 30" water lines, 8" gravity sewer.
- **Prime Location:**
 - 1.8 miles to Athens Ben Epps Airport.
 - 2 miles to UGA campus and downtown Athens.
 - 0.5 miles to Athens Perimeter/Route 10.
 - 4.4 miles to the nearest fire station.
 - Located in a Tier 2 Job Tax Credit area.
 - Borders the scenic Firefly Trail

Industrial Zoning allows for manufacturing, distribution, outdoor storage, wholesale operations, self-service storage, construction material sales, commercial parking, and more.

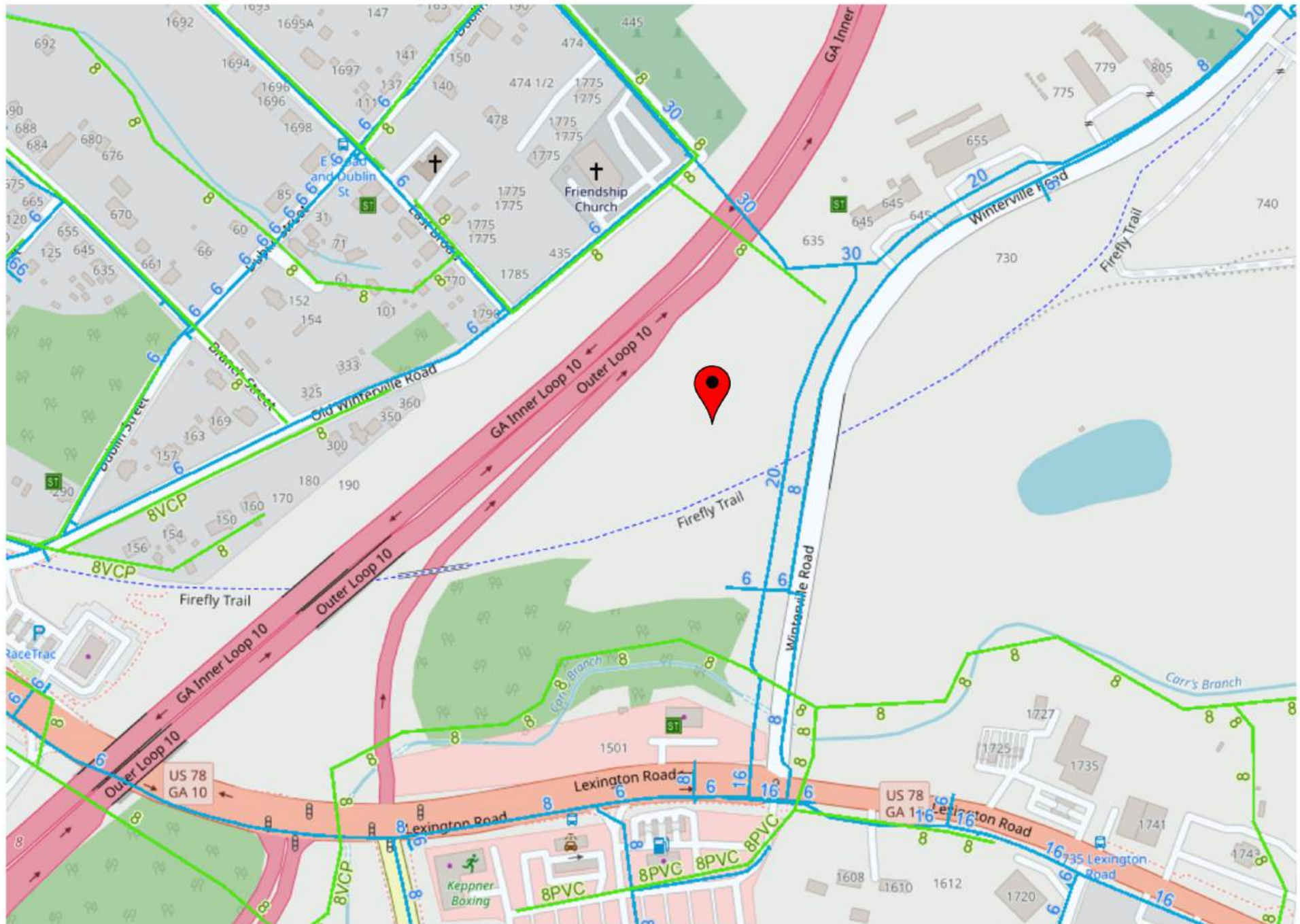
Addresses included in this package are:

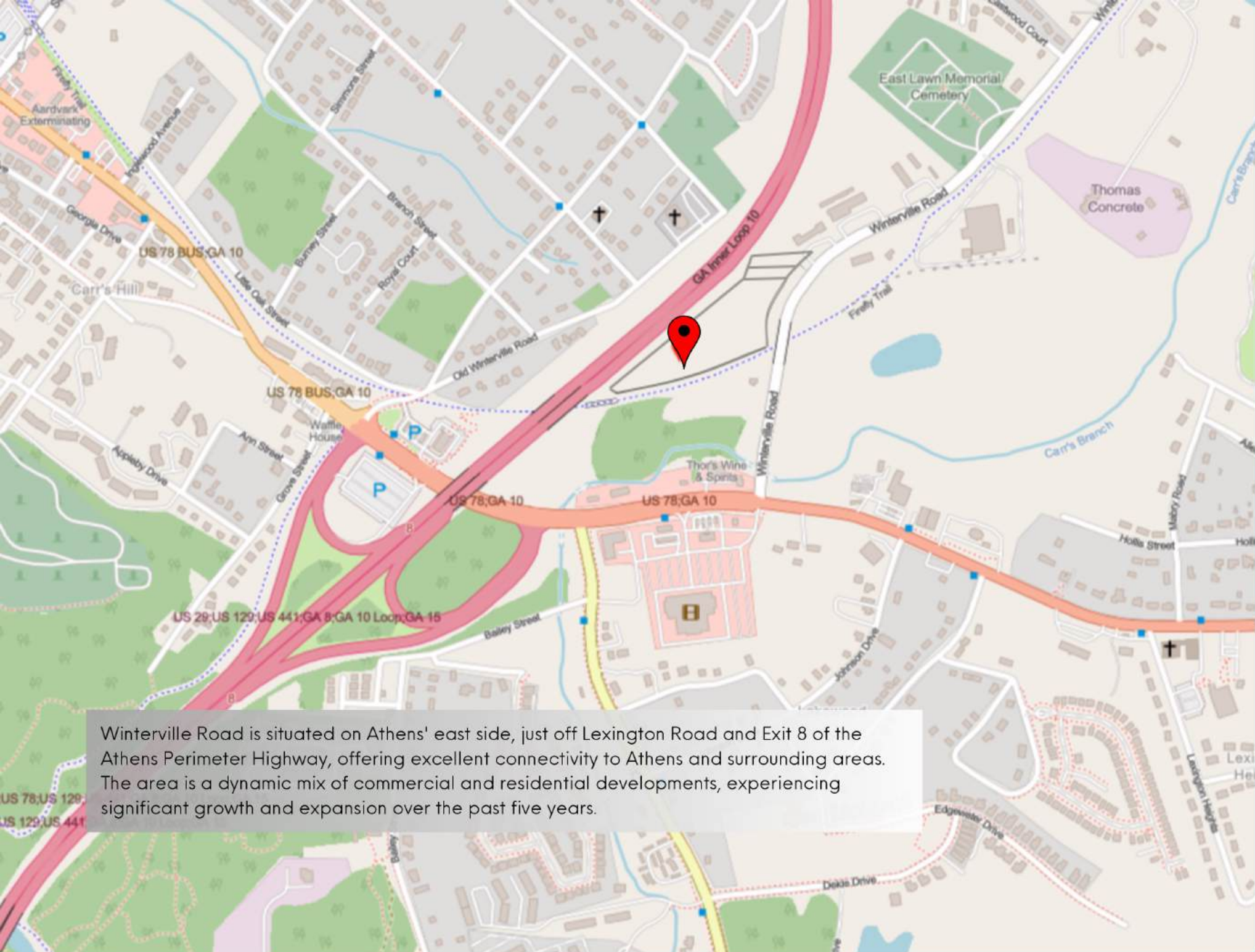
437 Winterville Rd.
435 Winterville Rd.
425 Winterville Rd.
405 Winterville Rd.
565 Winterville Rd.
555 Winterville Rd.



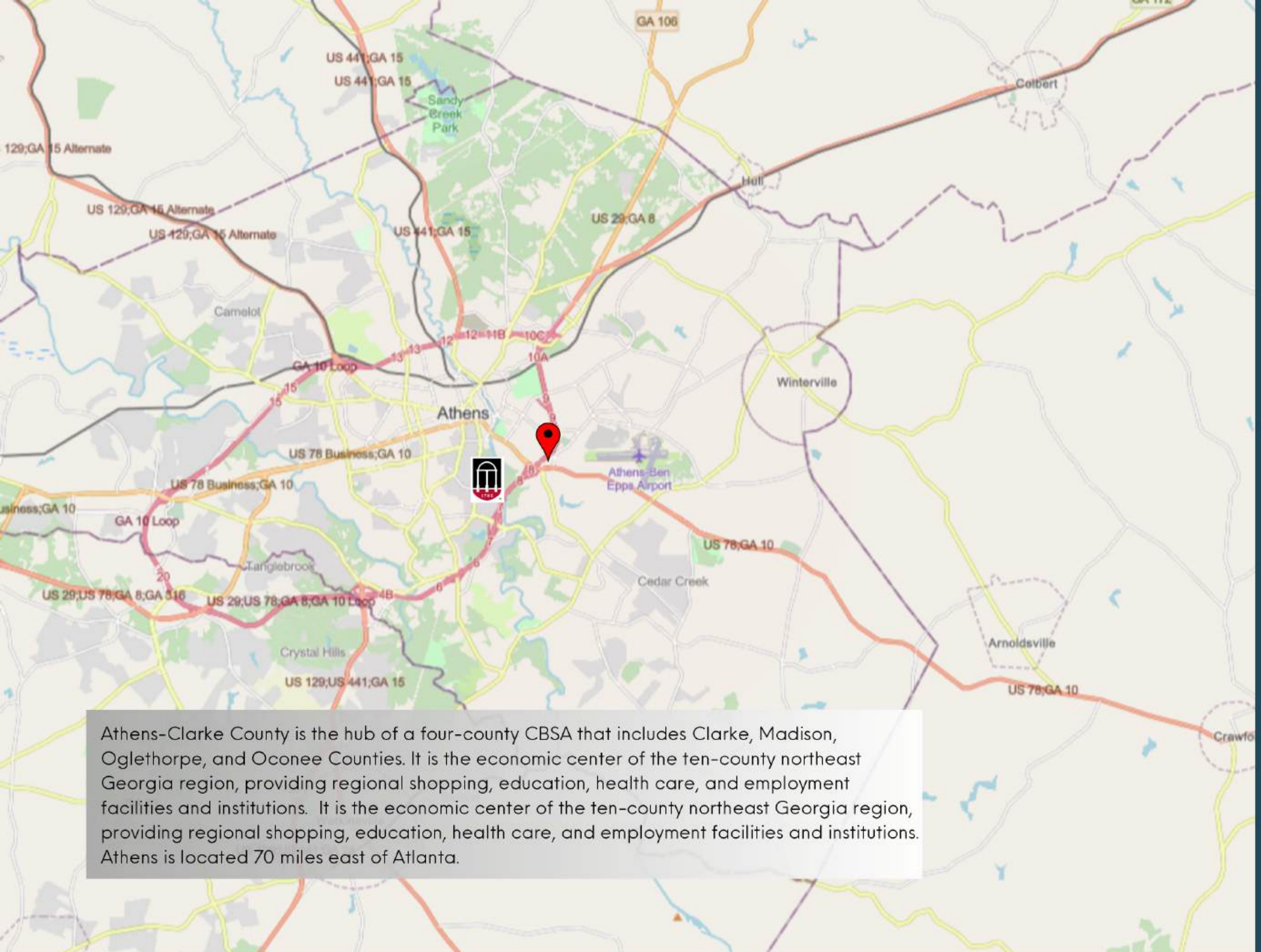


UTILITY MAP

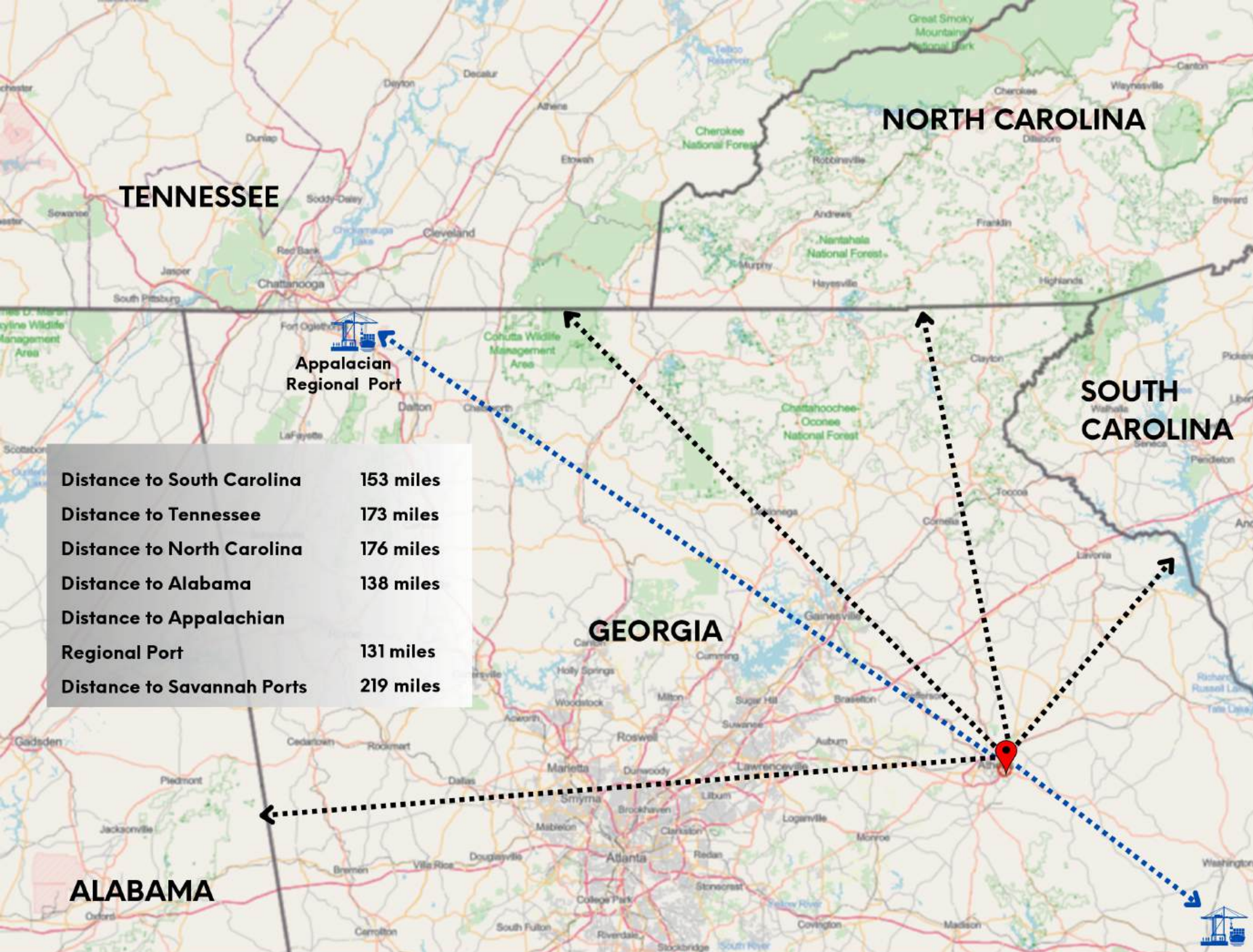




Winterville Road is situated on Athens' east side, just off Lexington Road and Exit 8 of the Athens Perimeter Highway, offering excellent connectivity to Athens and surrounding areas. The area is a dynamic mix of commercial and residential developments, experiencing significant growth and expansion over the past five years.

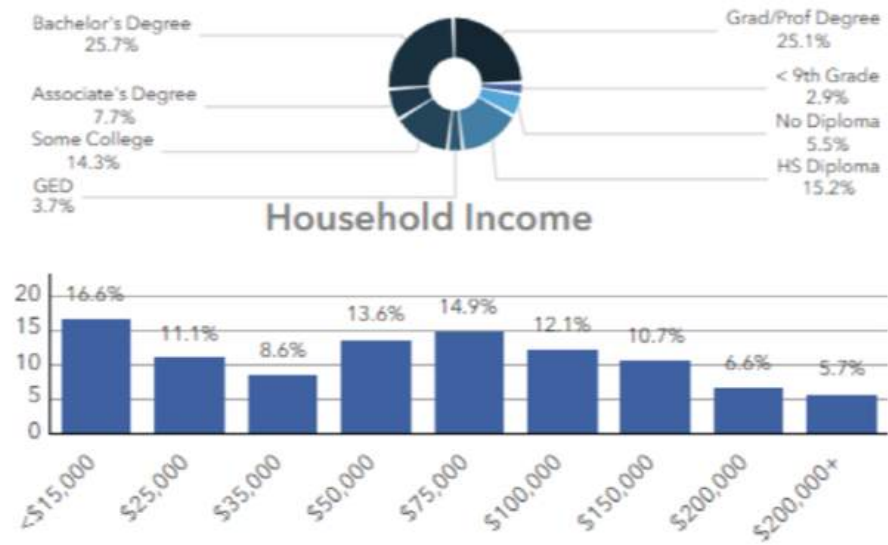


Athens-Clarke County is the hub of a four-county CBSA that includes Clarke, Madison, Oglethorpe, and Oconee Counties. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions. Athens is located 70 miles east of Atlanta.



Community Overview

Educational Attainment



Key Facts



Tapestry segments

 14C	Dorms to Diplomas 10,206 households	23.2% of Households	▼
 14B	College Towns 8,326 households	19.0% of Households	▼
 11E	City Commons 2,389 households	5.4% of Households	▼

Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), Esri-U.S. BLS (2024), Esri-Data Axle (2024).

Employment Overview

435 Winterville Rd, Athens, Georgia, 30605

Ring band of 0 - 5 miles

INCOME



\$50,029
Median Household
Income



\$31,443
Per Capita Income



\$22,291
Median Net Worth

BUSINESS



4,293
Total Businesses



73,152
Total Employees



EDUCATION



8.4%
No High School Diploma



15.2%
High School Diploma



21.9%
Some College/Associate's Degree



50.8%
Bachelor's/Grad/Prof Degree

KEY FACTS



108,980
Population



27.6
Median Age



43,926
Households



\$41,552
Median Disposable Income

COMMUTERS



16.1%
Spend 7+ hours commuting to
and from work per week



69.3%
Drive Alone to Work

EMPLOYMENT



64.1%
White Collar



16.0%
Blue Collar



19.9%
Services



4.7%
Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029), Esri Data Axle (2024), Esri-MRI Simmons (2024), ACS (2018-2022).

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Data for all businesses in area**0 - 5 miles**

Total Businesses:	4,293
Total Employees:	73,152
Total Residential Population	108,980

Business by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	14	0%	108	0%
Mining	2	0%	15	0%
Utilities	2	0%	30	0%
Construction	189	4%	1,136	2%
Manufacturing	105	2%	3,348	5%
Wholesale Trade	99	2%	2,301	3%
Retail Trade	481	11%	4,054	6%
Motor Vehicle & Parts Dealers	41	1%	281	0%
Furniture & Home Furnishings Stores	19	0%	100	0%
Electronics & Appliance Stores	12	0%	64	0%
Bldg Material & Garden Equipment & Supplies Dealers	26	1%	401	1%
Food & Beverage Stores	90	2%	926	1%
Health & Personal Care Stores	63	1%	371	1%
Gasoline Stations	26	1%	110	0%
Clothing & Clothing Accessories Stores	68	2%	351	0%
Sport Gpds, Hobby, Book, & Music Stores	87	2%	480	1%
General Merchandise Stores	48	1%	970	1%
Miscellaneous Store Retailers	N/A	N/A	N/A	N/A
Nonstore Retailers	N/A	N/A	N/A	N/A
Transportation & Warehousing	66	2%	1,195	2%
Information	93	2%	1,454	2%
Finance & Insurance	173	4%	1,058	1%
Central Bank/Credit Intermediation & Related Activities	71	2%	484	1%
Securities, Commodity Contracts & Other Financial	45	1%	334	0%
Insurance Carriers & Related Activities; Funds, Trusts, Other	57	1%	240	0%
Real Estate, Rental & Leasing	252	6%	1,523	2%
Professional, Scientific, and Tech Services	392	9%	4,443	6%
Legal Services	90	2%	433	1%
Management of Companies & Enterprises	9	0%	114	0%
Administrative & Support & Waste Management & Remediation	153	4%	2,102	3%
Educational Services	243	6%	18,520	25%
Health Care & Social Assistance	618	14%	14,479	20%
Arts, Entertainment & Recreation	93	2%	1,018	1%
Accommodation & Food Services	383	9%	7,173	10%
Accommodation	36	1%	772	1%
Food Services & Drinking Places	347	8%	6,401	9%
Other Services (except Public Administration)	589	14%	4,397	6%
Automotive Repair & Maintenance	73	2%	356	0%
Public Administration	213	5%	4,632	6%
Unclassified Establishments	127	3%	51	0%
Total	4,293	100%	73,152	100%

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

