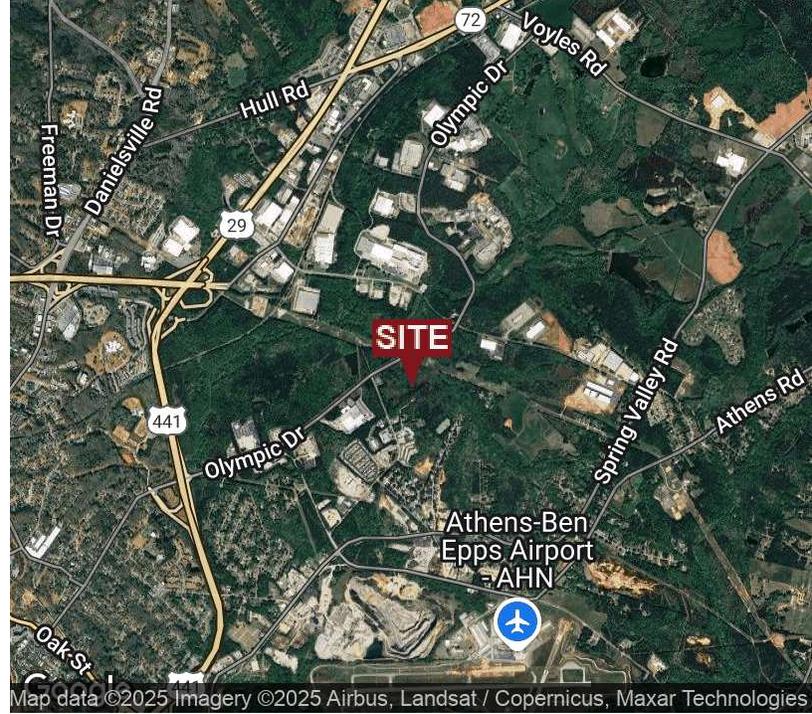


HANCOCK INDUSTRIAL TRACT

OLYMPIC DR & HANCOCK INDUSTRIAL WAY, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,084,000
Price / Acre	\$50,000
Lot Size:	41.68 ± Acres
Lot Frontage:	1904 ft Olympic Dr 721 ft Hancock Ind Way
Zoning:	E-I Employment-Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,470 Olympic Dr 860 Hancock Ind Way

PROPERTY OVERVIEW

Property is within Athena Industrial Park. It is zoned E-I (Employment-Industrial). It is partially wooded with a small creek running through the north portion of the property. There is a roughly 12.5 acre site north of the creek/wetlands, and roughly 29 acres to the south. All utilities are available.

LOCATION OVERVIEW

Located in Athena Industrial Park at the intersection of Olympic Drive & Hancock Industrial Way. It is roughly 1 mile east of the new interchange on Loop 10 (Hwy 441).

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park
- Can be subdivided.
- All utilities available.
- Easy access to major hways.

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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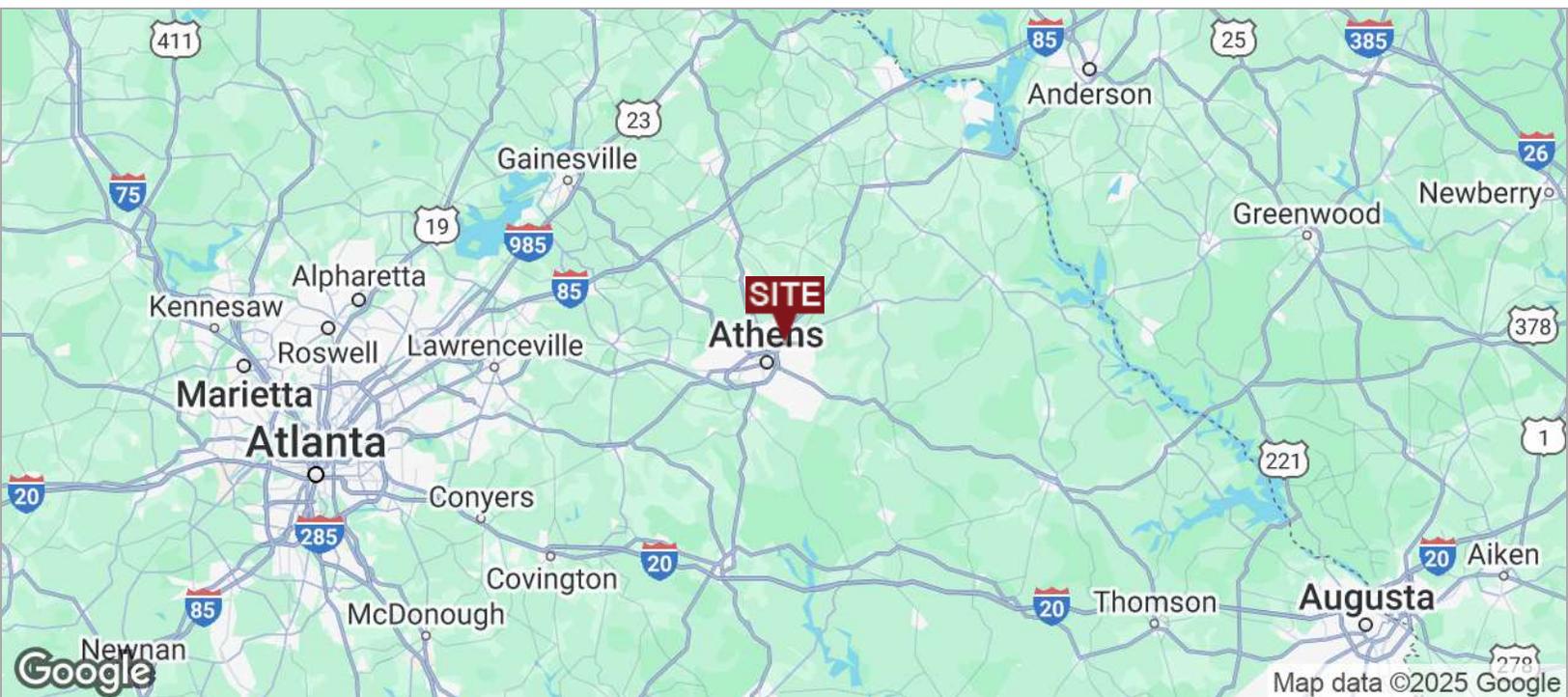
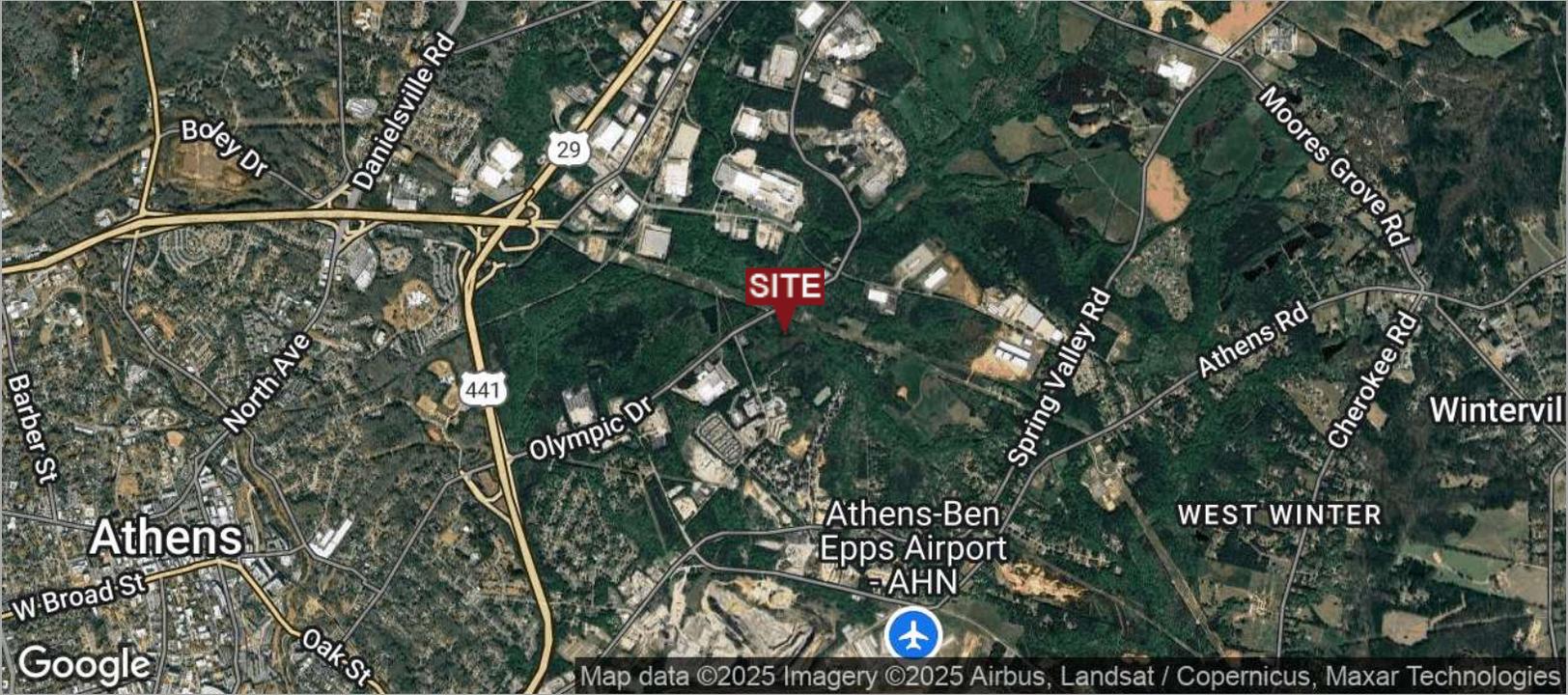
Revised: 1-25-2023

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LOCATION MAPS



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HANCOCK INDUSTRIAL TRACT

OLYMPIC DR & HANCOCK INDUSTRIAL WAY, ATHENS, GA 30601



AERIAL MAP



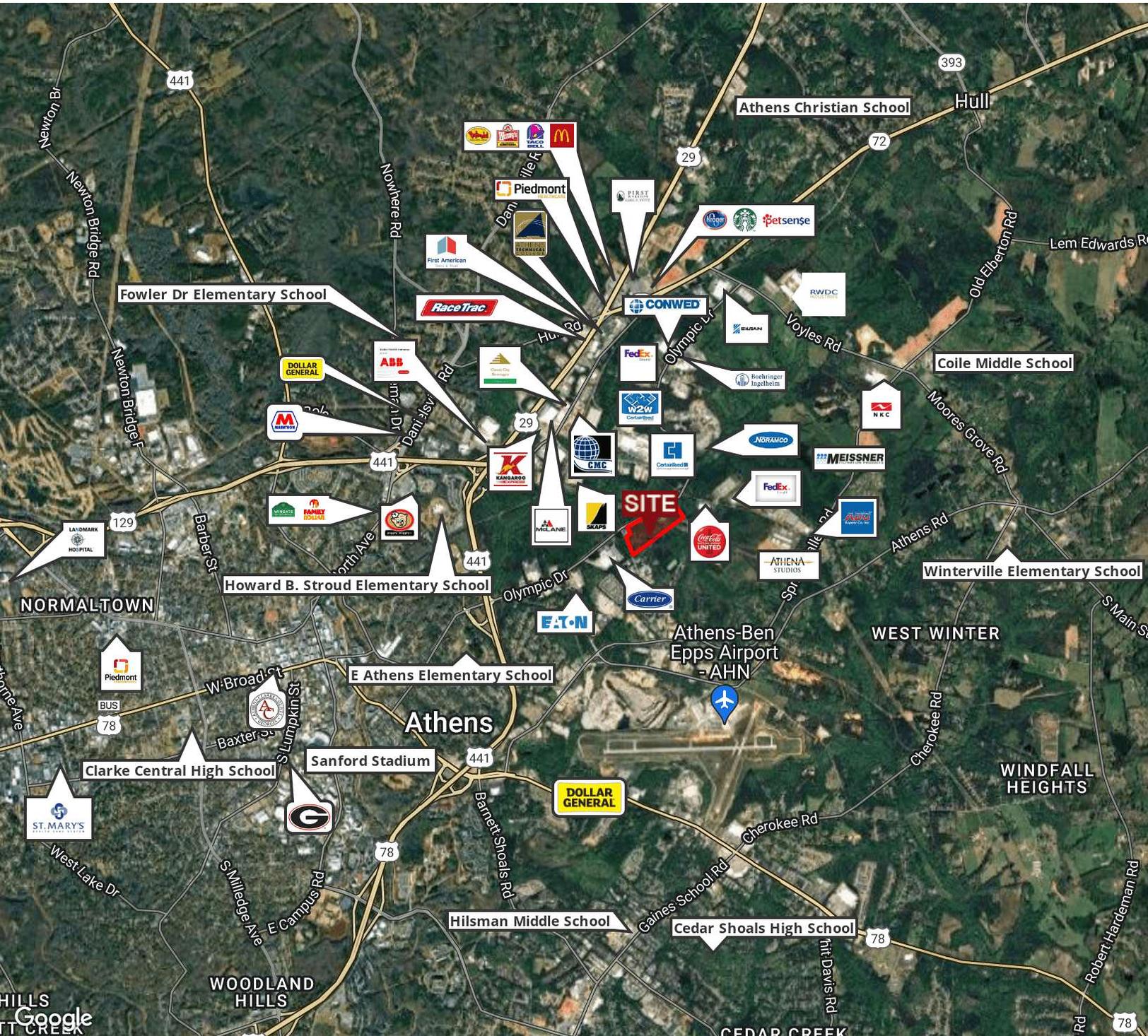
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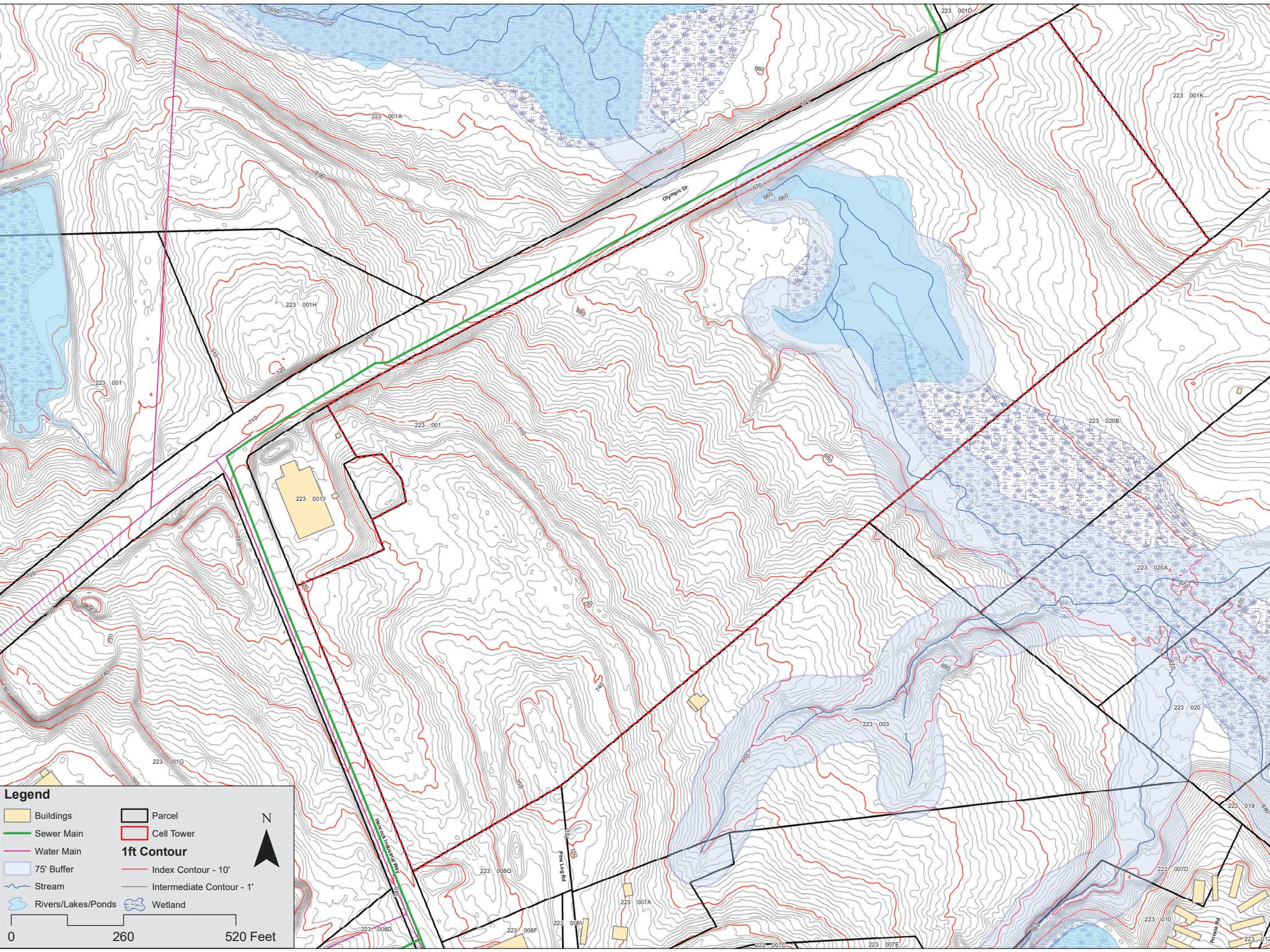
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RETAILER MAP



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Legend

Buildings	Parcel
Sewer Main	Cell Tower
Water Main	1ft Contour
75' Buffer	Index Contour - 10'
Stream	Intermediate Contour - 1'
Rivers/Lakes/Ponds	Wetland

N

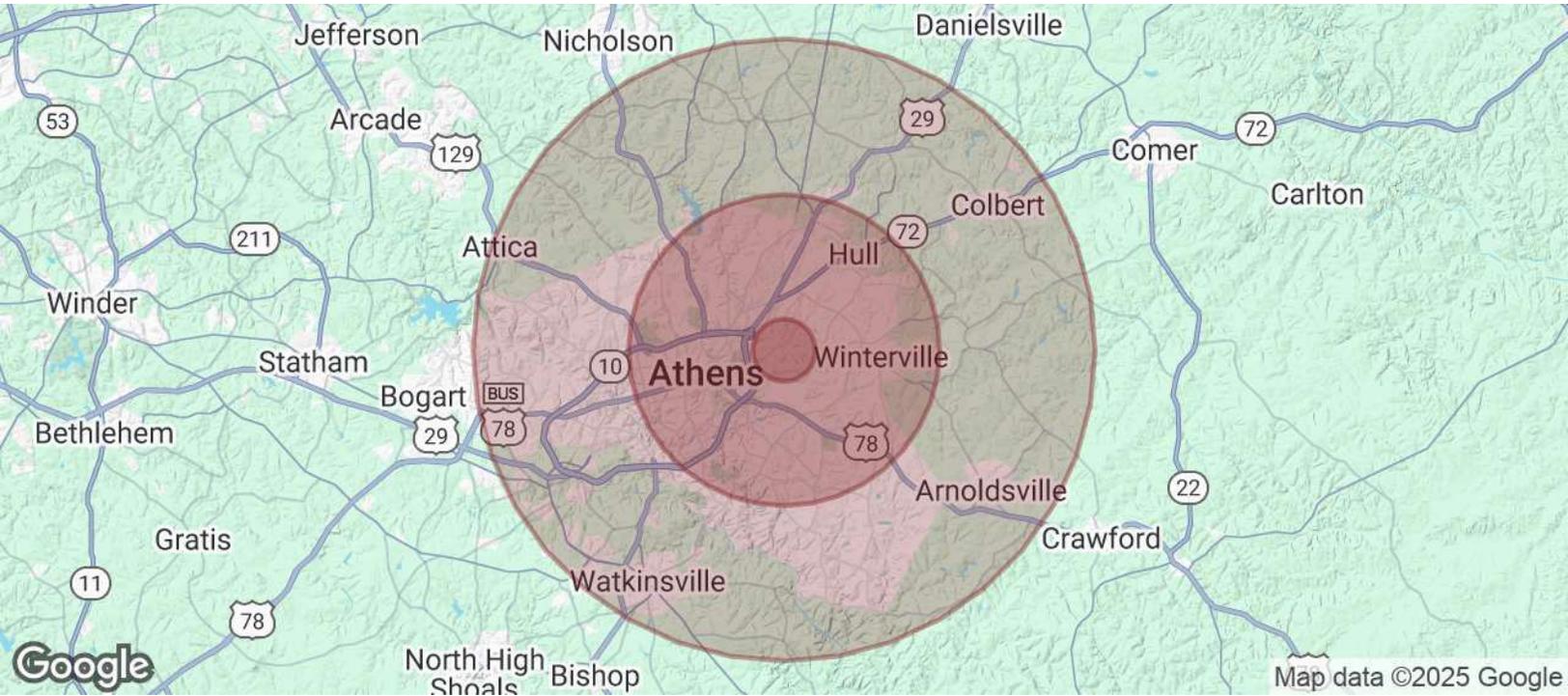
0 260 520 Feet

HANCOCK INDUSTRIAL TRACT

OLYMPIC DR & HANCOCK INDUSTRIAL WAY, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,171	86,523	168,011
Average Age	32.5	26.7	30.4
Average Age (Male)	30.4	26.3	29.6
Average Age (Female)	34.8	27.2	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	396	30,104	60,443
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$32,467	\$41,481	\$55,206
Average House Value	\$116,521	\$163,142	\$188,542

* Demographic data derived from 2020 ACS - US Census

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