

FOR SALE



350-380 WILL HUNTER RD. ATHENS, GA 30606
IN-TOWN OUTDOOR MATERIALS STORAGE SITE

31.76 ACRES

\$1,650,000





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This offering memorandum has been prepared to provide a summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Real Estate Advisors has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business or intentions to continue its occupancy of the subject property or tenants' plans.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Atlas Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has Atlas Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for the costs and expenses of investigating the subject property.

FAST FAQs



\$1,650,000



31.76 ACRES



4 PARCELS



INVESTMENT OR
OWNER-USER

EXECUTIVE SUMMARY

This 31.76-acre package, situated adjacent to the Middle Oconee Water Reclamation Facility in Clarke County, GA, was an income-generating storage facility for dirt, rock and asphalt (pending their re-use in new construction projects) from the late 80's until early 2020. Prior tax returns indicated an estimated income of close to \$400,000/year, excluding the rental income from existing lease of a warehouse on the property.

The property has undergone a successful rezone from R-3 to **Industrial** to align the property with current ACC zoning regulations, and the Future Development designation has been changed from Other Parks & Open Space to **Employment** (documents on file).

As such site use is limited to **ONLY** the following uses:

- Outdoor Storage of Materials (storage and removal for reuse)
- Commercial Outdoor Recreation (with no accommodations)
- Basic Utilities
- Parks and Open Areas
- Telecommunications Towers

Construction and demolition debris recycling is one of the fastest-growing markets in the United States. It is an excellent example of the benefits of circular economy in action, as it helps to divert significant levels of waste away from landfill, mitigating the need to extract new raw materials from the earth.

Once operations resume, this would be the **only** facility accepting concrete, rock and asphalt for close to 50 miles, and is easily accessible via Athens Perimeter Hwy.

PLAT

31.76 ACRES TOTAL

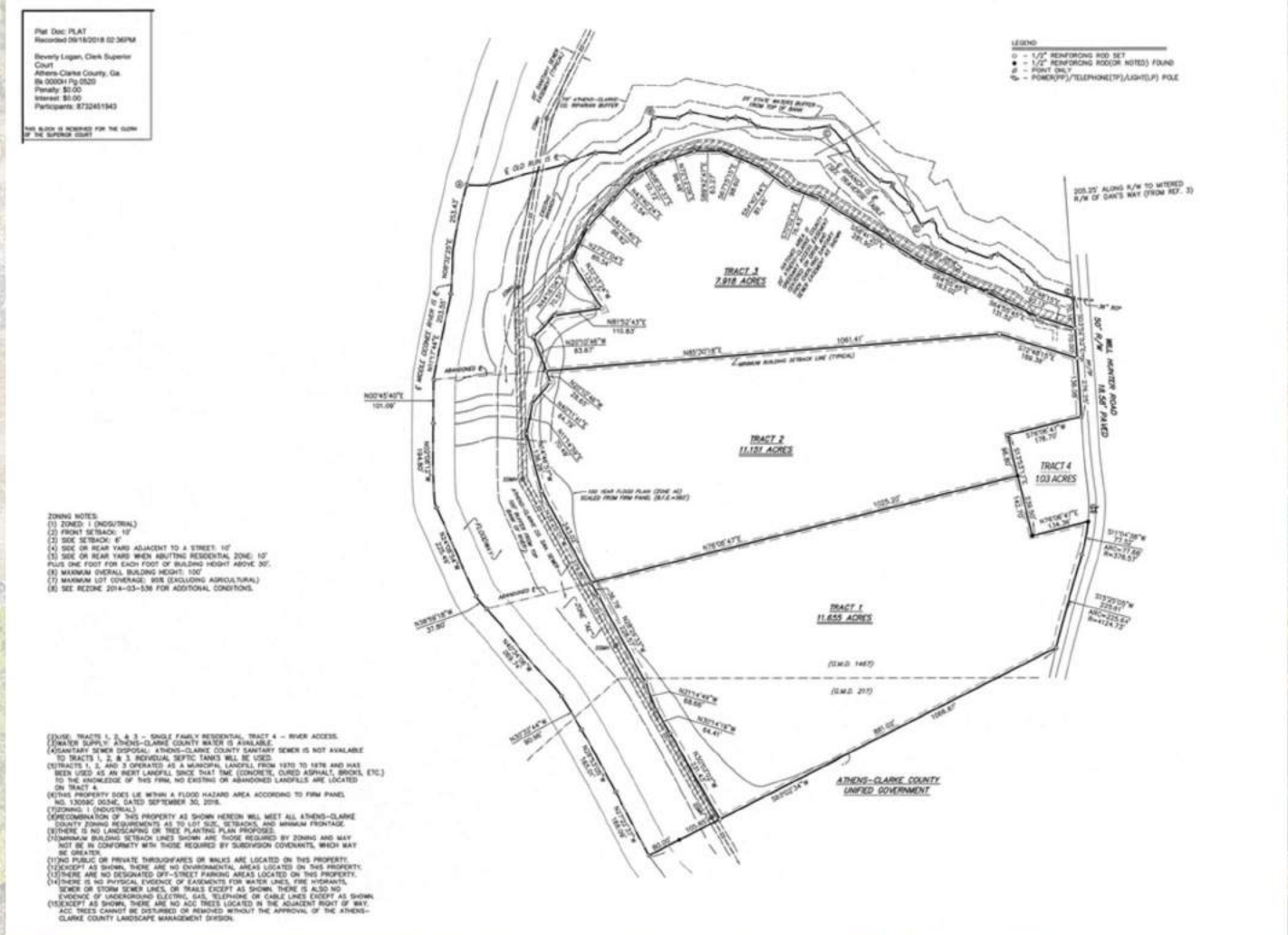
TAX ID ACRES

132 049A 11.66 ACRES

132 049B 11.15 ACRES

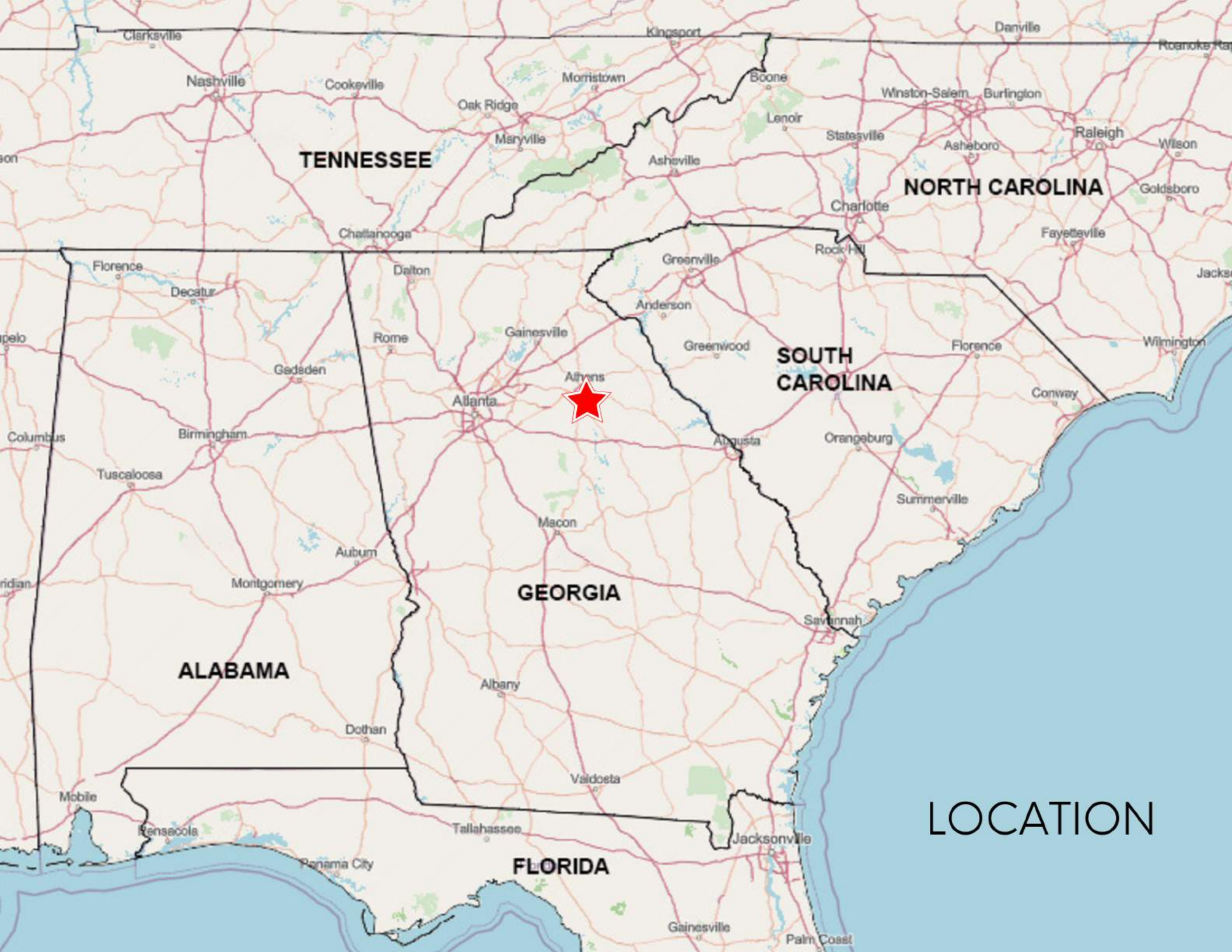
132 049C 7.92 ACRES

132 049D 1.03 ACRES*
Currently Leased \$750.00/month



GALLERY





TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

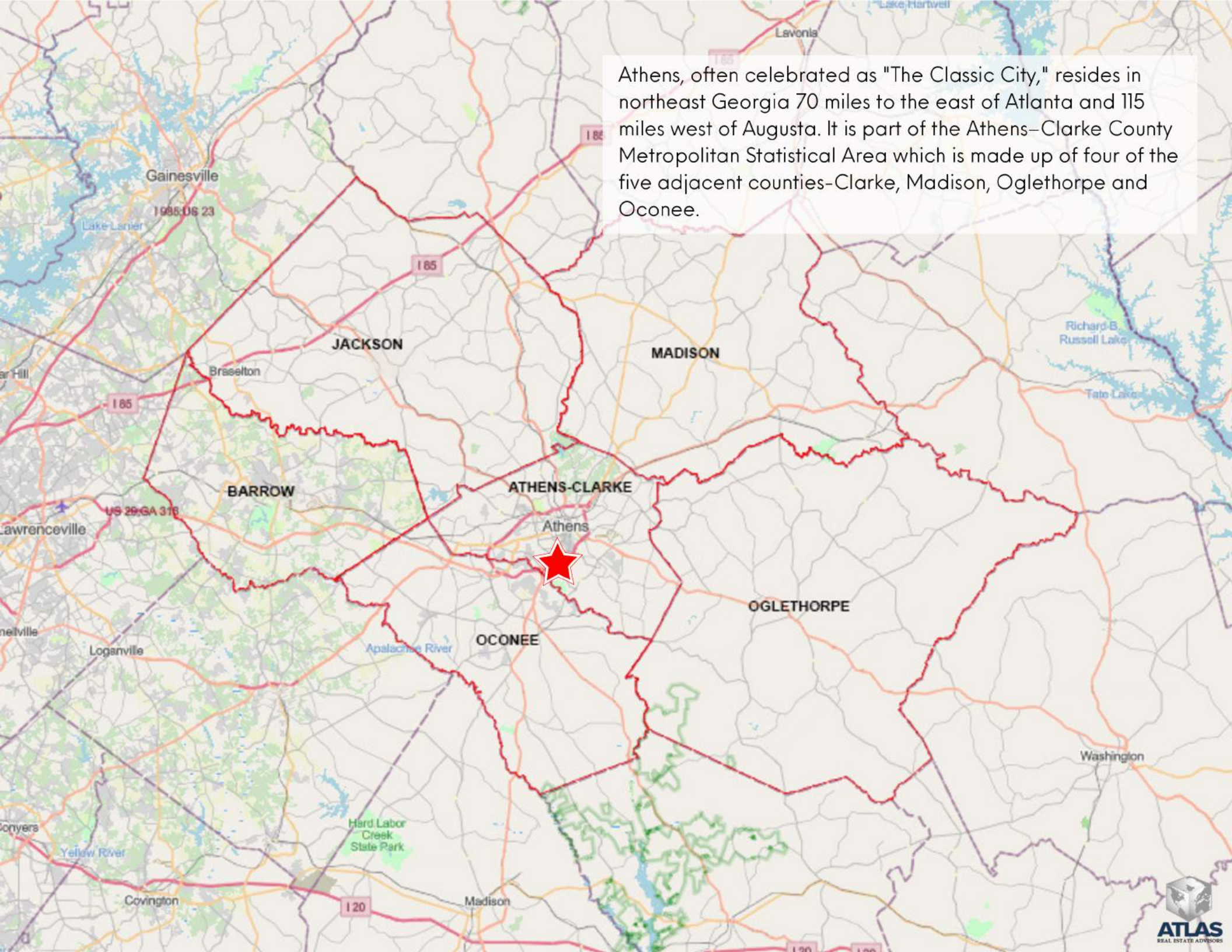
GEORGIA

ALABAMA

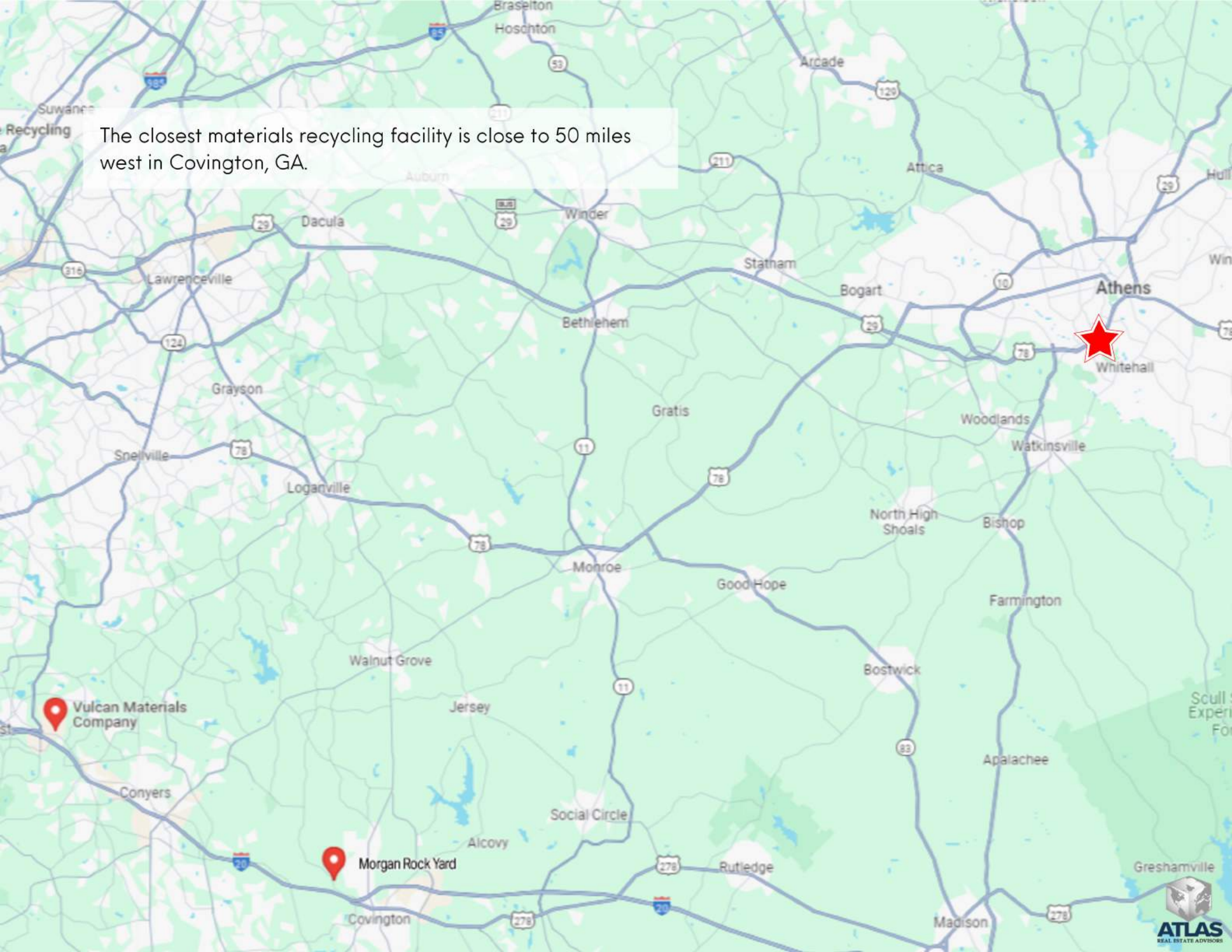
FLORIDA

LOCATION

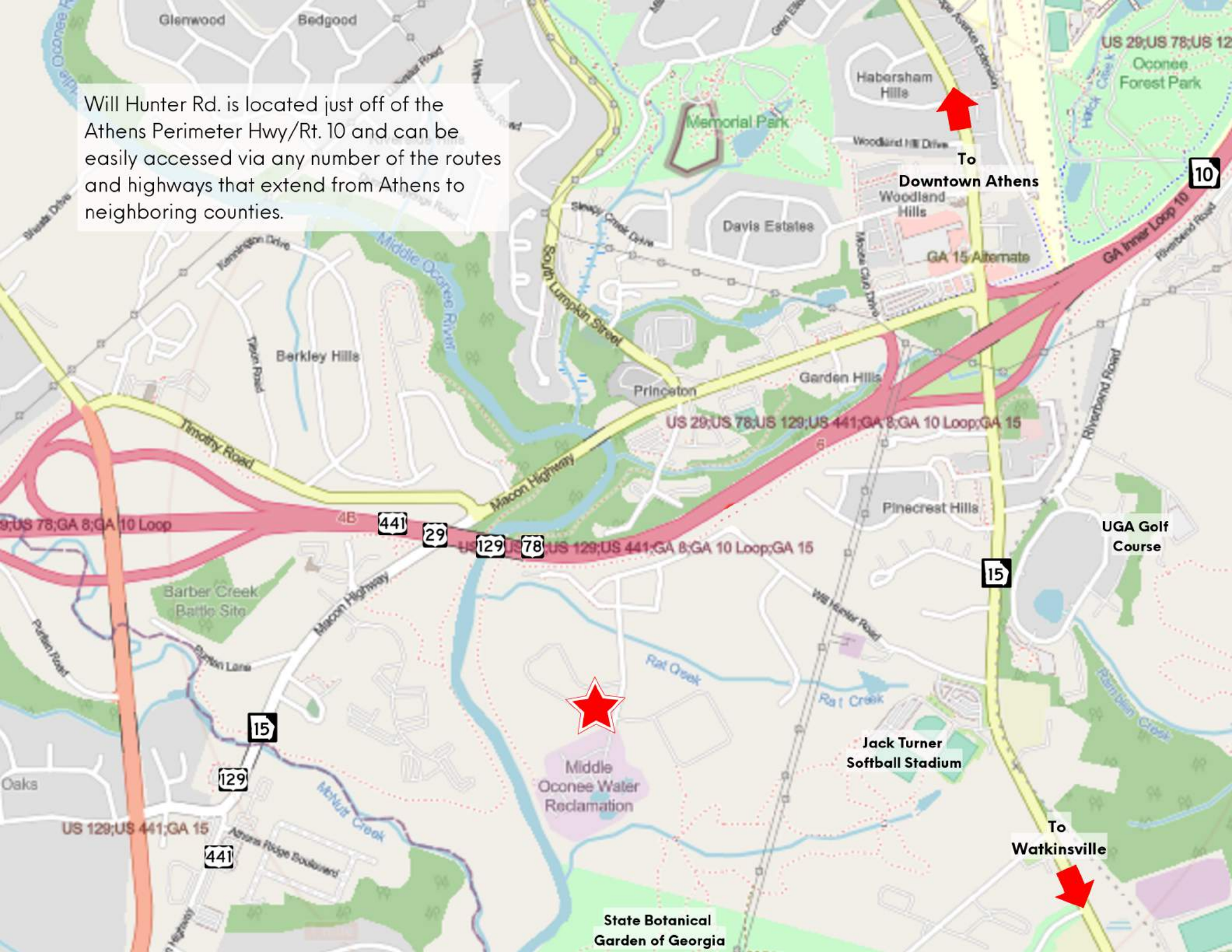
Athens, often celebrated as "The Classic City," resides in northeast Georgia 70 miles to the east of Atlanta and 115 miles west of Augusta. It is part of the Athens–Clarke County Metropolitan Statistical Area which is made up of four of the five adjacent counties—Clarke, Madison, Oglethorpe and Oconee.



The closest materials recycling facility is close to 50 miles west in Covington, GA.



Will Hunter Rd. is located just off of the Athens Perimeter Hwy/Rt. 10 and can be easily accessed via any number of the routes and highways that extend from Athens to neighboring counties.



To
Downtown Athens



To
Watkinsville



350-380 Will Hunter Rd. is adjacent to the Middle Oconee Water Reclamation Facility, and across from the UGA Laboratory Chemical and Supply Facility.



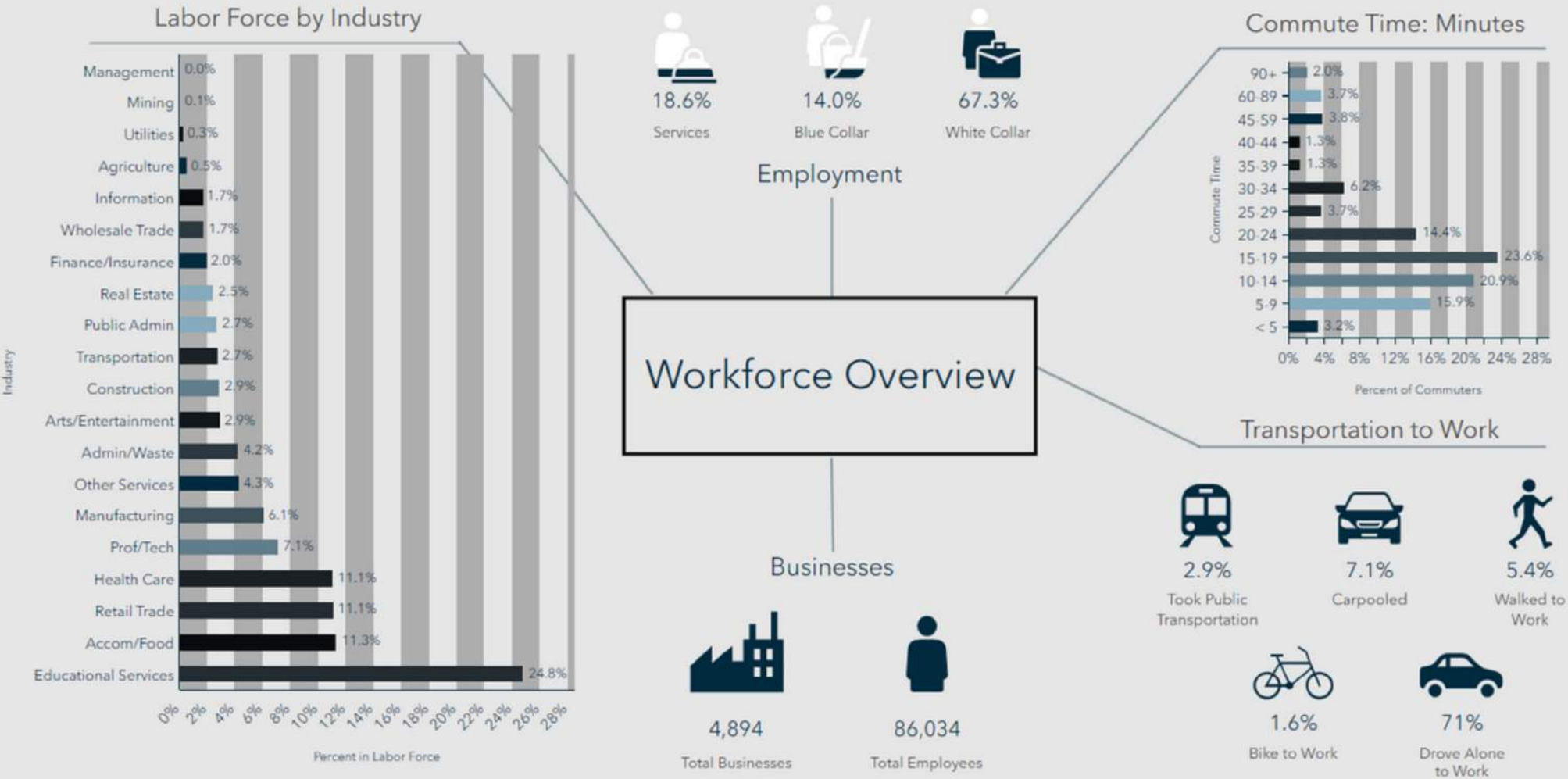
Middle Oconee River

Athens-Clarke County
UNIFIED GOVERNMENT

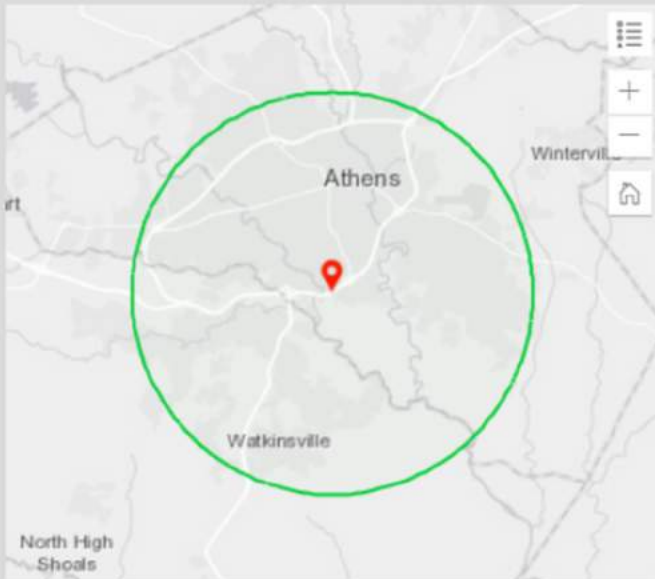
Economic Development Profile

360 Will Hunter Rd, Athens, Georgia, 30606

Ring of 5 miles



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).



POPULATION TRENDS AND KEY INDICATORS

360 Will Hunter Rd, Athens, Georgia, 30606

115,149 2023 Total Population (Esri)
 46,398 Households
 2.27 Avg Size Household

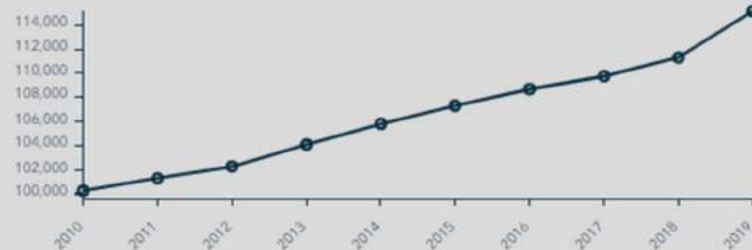
27.4 Median Age
 \$52,179 Median Household Income
 \$270,297 Median Home Value

MORTGAGE INDICATORS

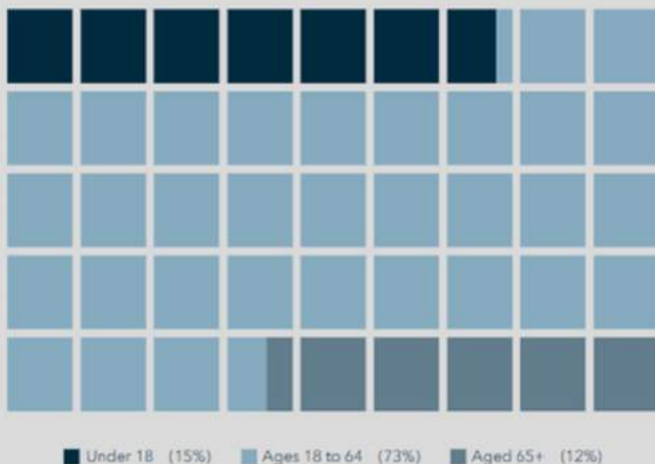
\$7,811
 Avg Spent on Mortgage & Basics

31.1%
 Percent of Income for Mortgage

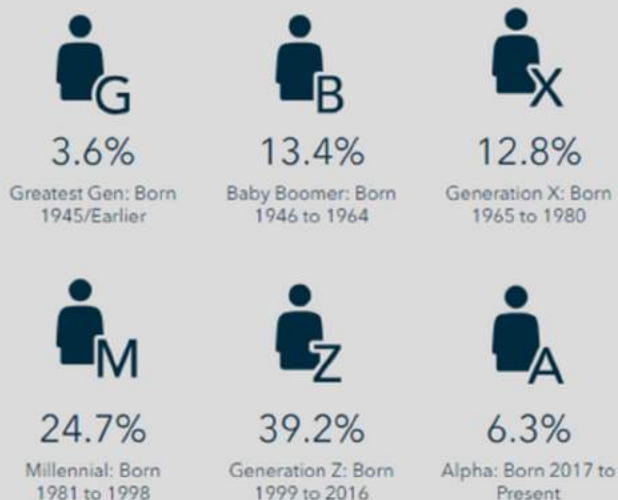
Historical Trends: Population



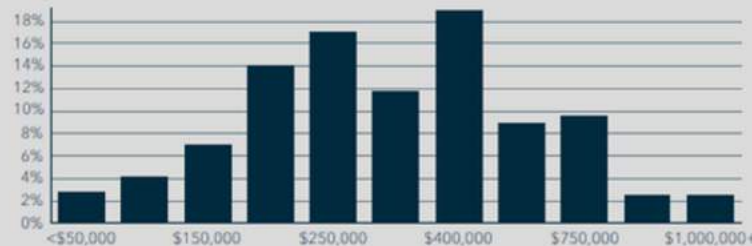
POPULATION BY AGE



POPULATION BY GENERATION



Home Value



ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

STEP 1

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.



MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.

ATLAS

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



AtlasREA.com
(706)534-0385