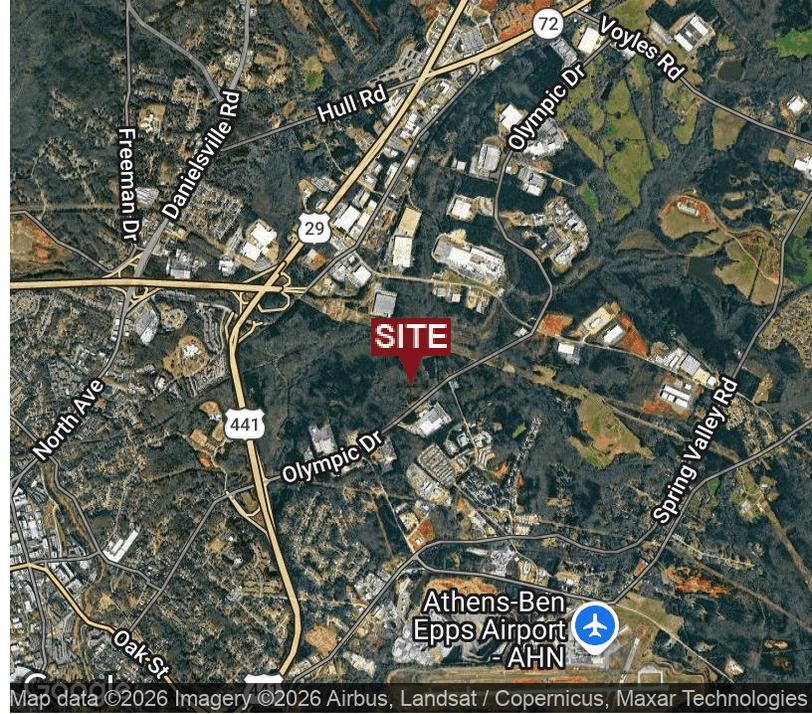
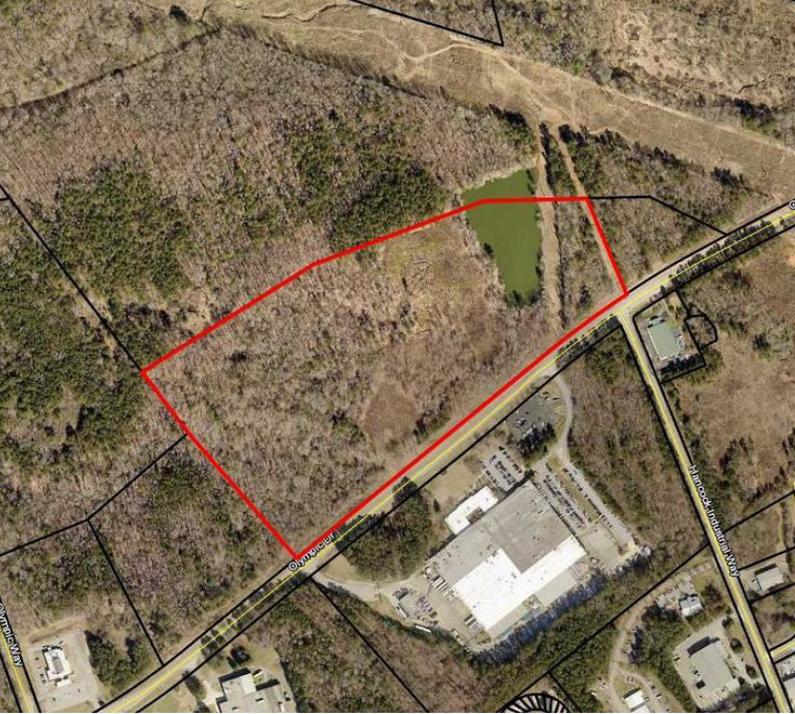


OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,890,000
Price / Acre	\$50,000
Lot Size:	37.8 ± acres
Lot Frontage:	1,843 ft Olympic Dr
Zoning:	I - Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	3,490 Olympic Dr

PROPERTY OVERVIEW

The property is zoned I (industrial) which is the heavset industrial zoning allowed in Athens-Clarke County. The site is mostly wooded and it has a small pond on the north east section. All utilities are available.

LOCATION OVERVIEW

The property is located on the north side of Olympic Drive roughly .7 miles east of the interchange on Loop 10 (Hwy 441), 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. 25 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

- Heavy Industrial Zoning
- Located in Athena Industrial Park
- Easy access to major highways
- All utilities available

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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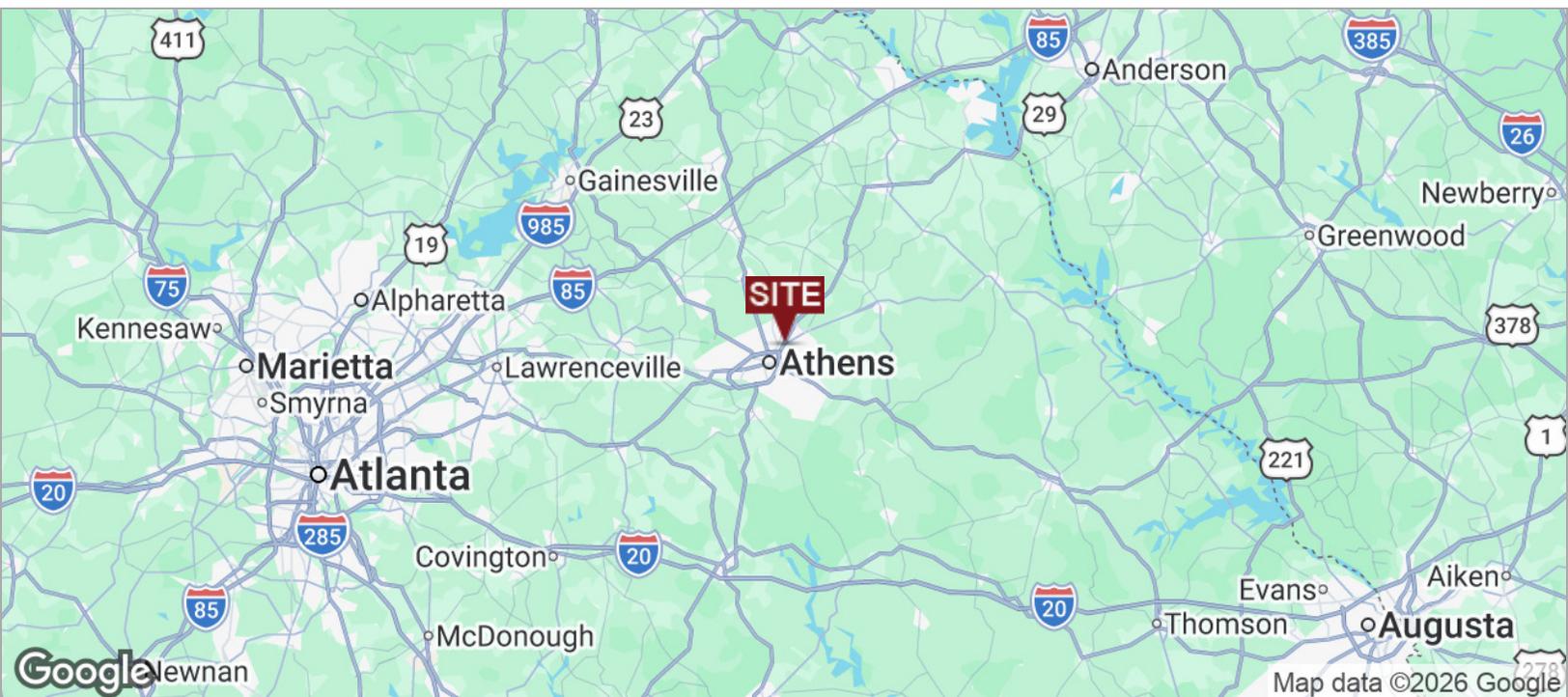
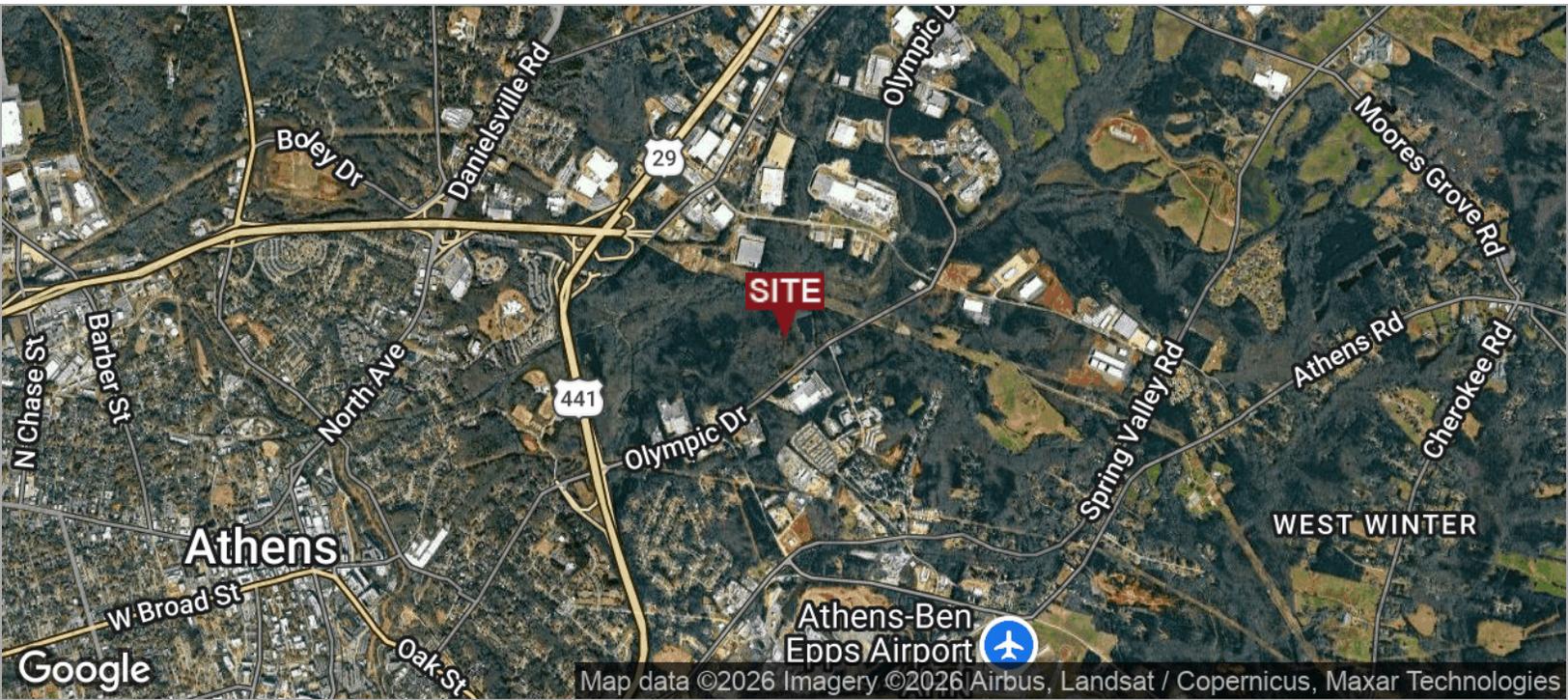
Revised: 11-6-2025

OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



LOCATION MAPS



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OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



AERIAL MAP



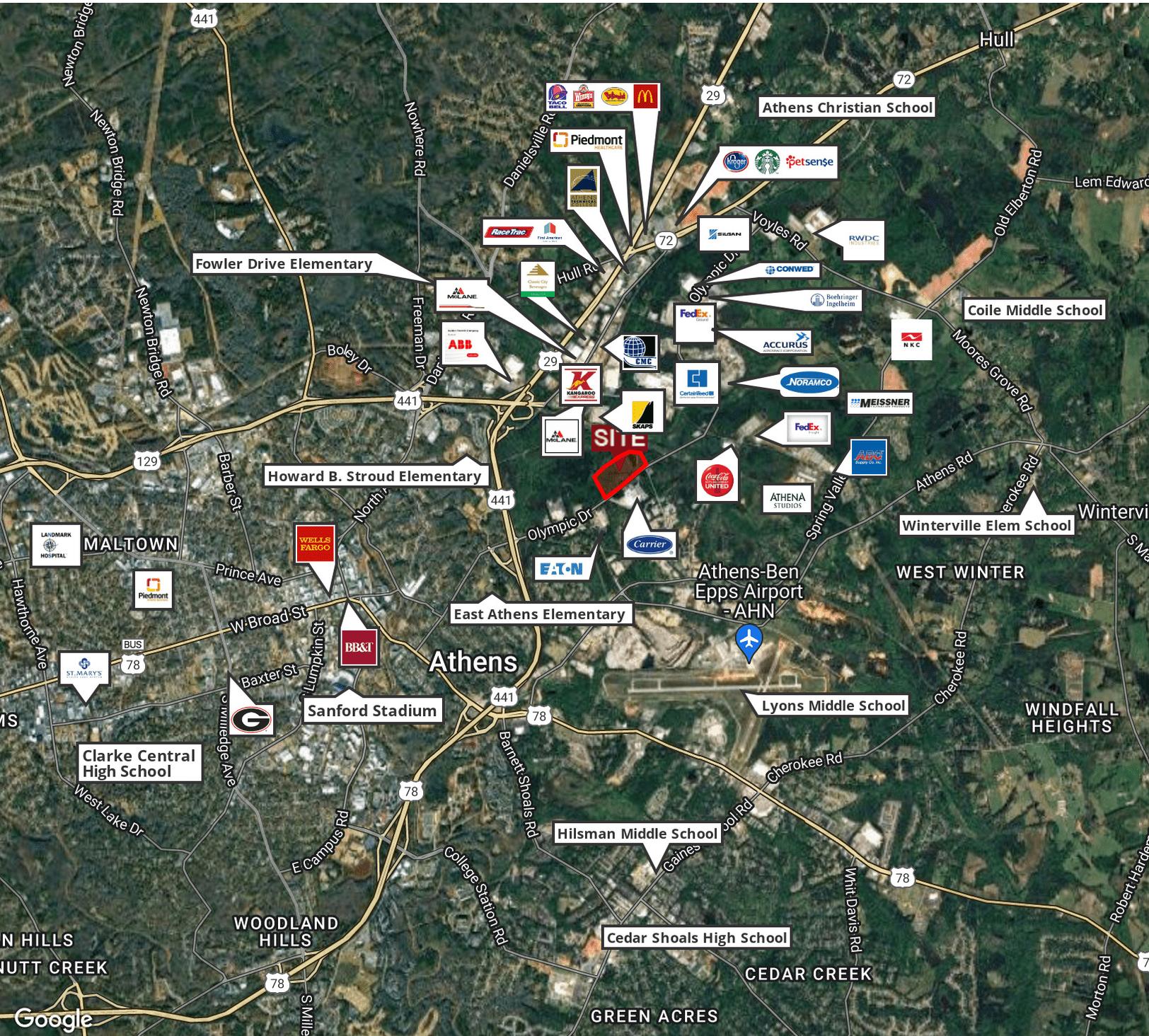
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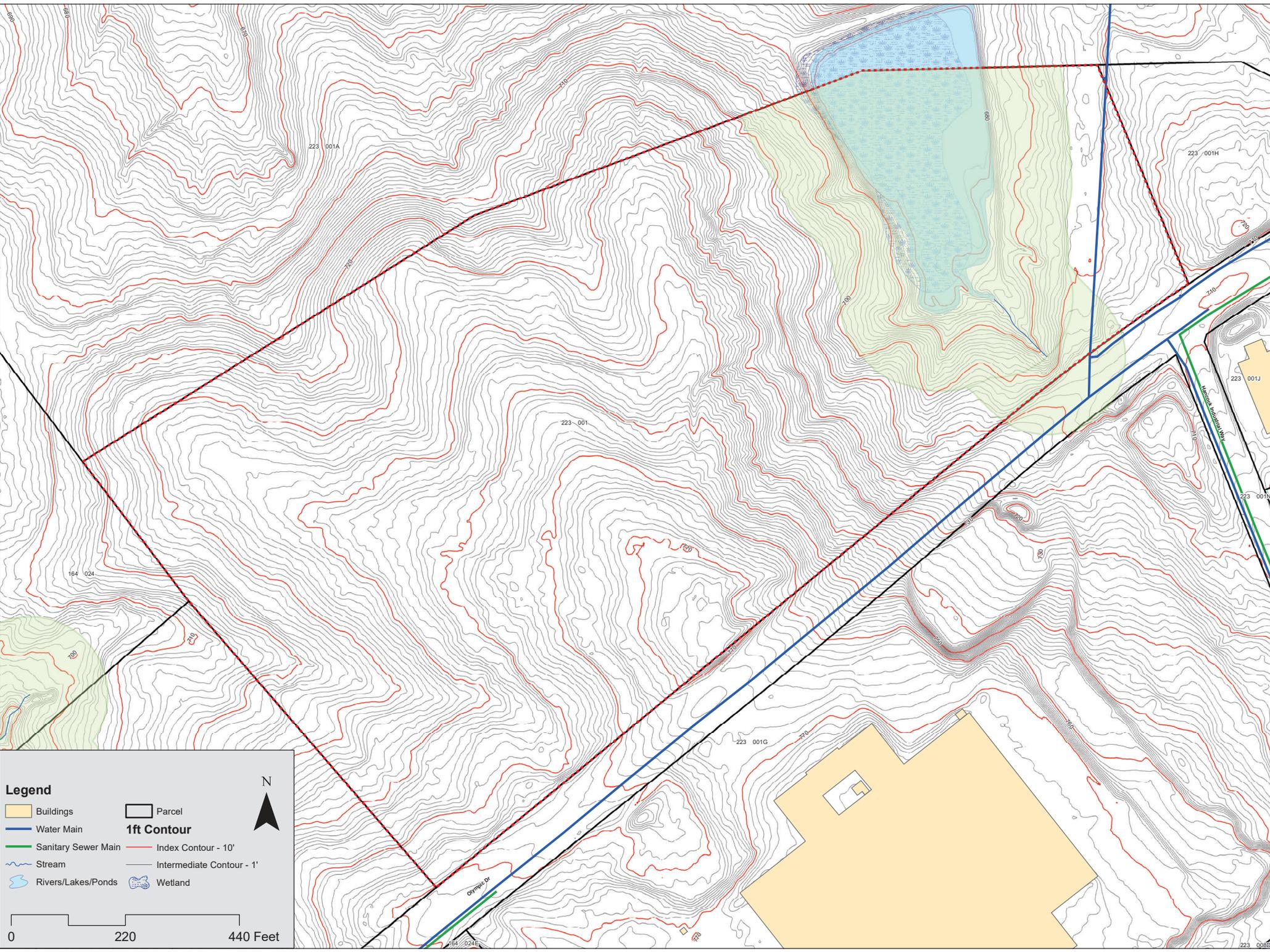
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RETAILER MAP



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Legend

Buildings	Parcel
Water Main	1ft Contour
Sanitary Sewer Main	Index Contour - 10'
Stream	Intermediate Contour - 1'
Rivers/Lakes/Ponds	Wetland

0 220 440 Feet

N

OLYMPIC INDUSTRIAL TRACT

Athens-Clarke County | Conceptual Site Layout



Date Created: 10/2/2022 Note: This information is for discussion purposes only.
All information provided by GEMC GIS, Communities, and published sources.

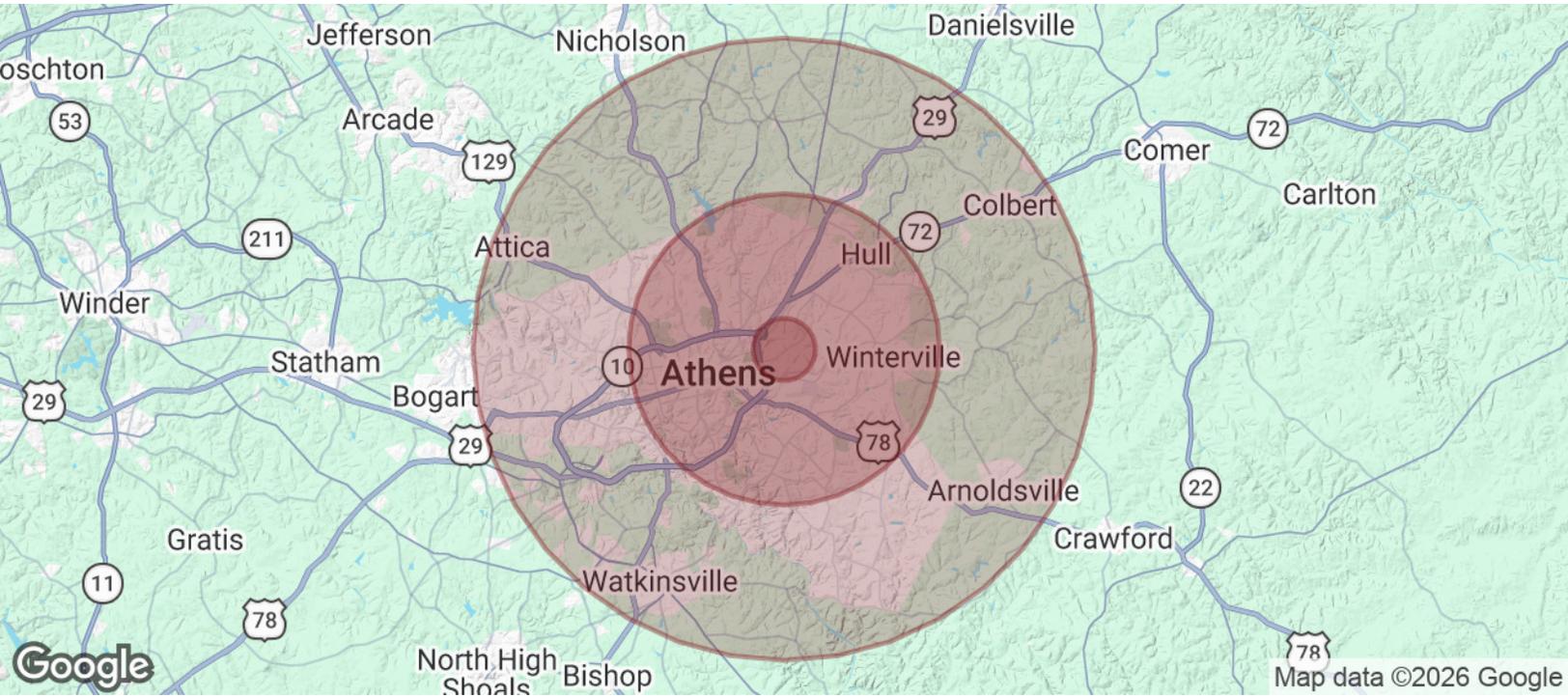
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OLYMPIC INDUSTRIAL TRACT

775 OLYMPIC DRIVE, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,820	92,984	165,160
Average Age	34.0	30.9	34.2
Average Age (Male)	27.3	29.9	32.6
Average Age (Female)	34.9	32.4	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	863	39,090	68,547
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$27,127	\$52,480	\$66,638
Average House Value	\$78,032	\$167,557	\$189,208

2020 American Community Survey (ACS)

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