

320 OLD HULL ROAD - 27 ACRES

320 OLD HULL ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,360,000

Price / Acre \$50,000

Lot Size: 27.2 ± Acres

Lot Frontage: 907.8 ft Old Hull Rd

Zoning: E-I

Market: Athens-Clarke County

Submarket: Athena Industrial Park.

Traffic Count: 8,710 Old Hull Rd &
6,950 Athena Dr

PROPERTY OVERVIEW

The property is zoned E-I (Employment Industrial), which allows a variety of industrial and commercial uses. The property has excellent access to Hwy 29 and the Athens Perimeter. The back of the property borders the CSX rail line. It's mostly wooded and there is a creek along the southwest property line. All utilities are available. Water and Sewer are provided by Athens-Clarke County.

LOCATION OVERVIEW

The property is located at the intersection of Loop 10 & US Hwy 29 on Old Hull Road in Athena Industrial Park, 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

- In Athena Industrial Park.
- CSX rail line runs along the rear of the property
- 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.

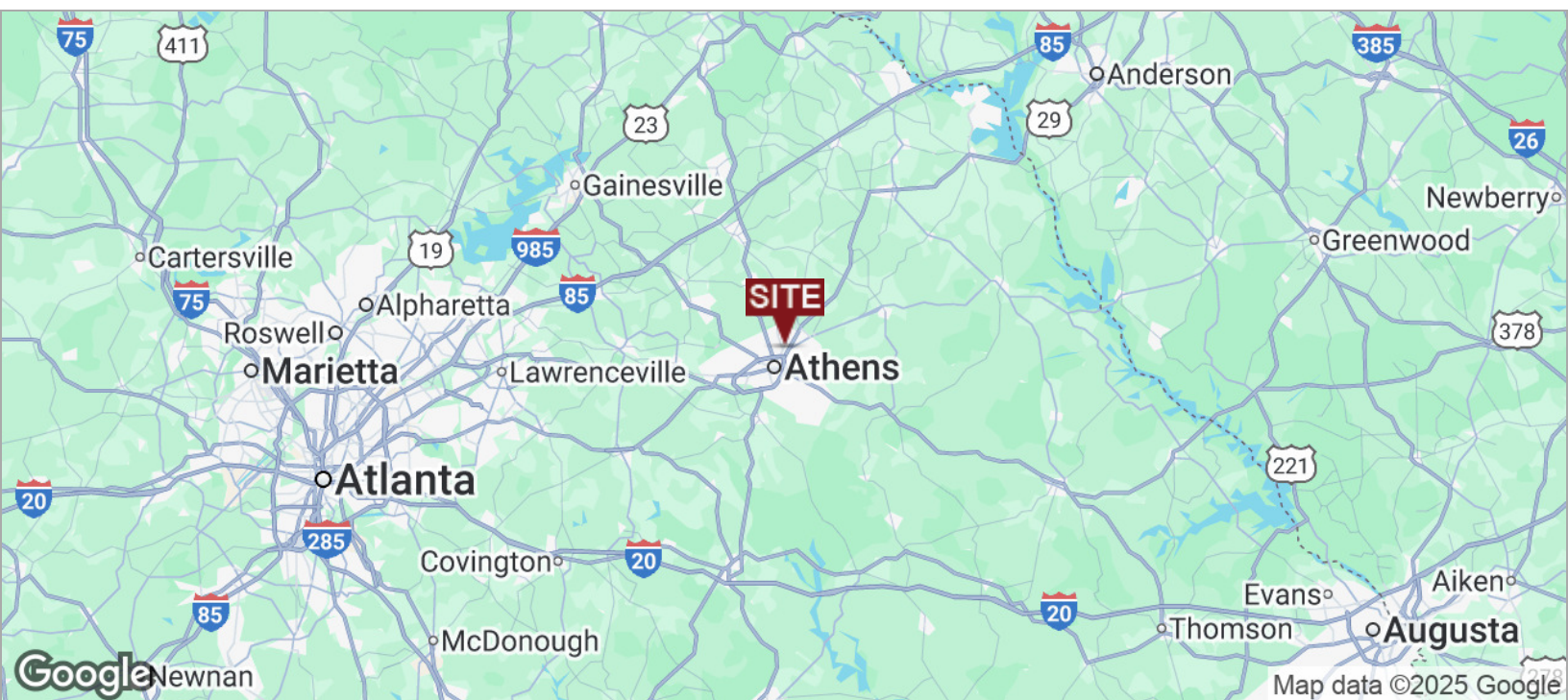
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Revised: 11-3-2025

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A satellite map of Athens, Georgia, showing the location of the SITE. The map includes major roads like I-77, I-85, and I-20, and local streets such as North Ave, Olympic Dr, and Spring Valley Rd. A red pin marks the SITE location near the intersection of North Ave and Olympic Dr.



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AERIAL MAP



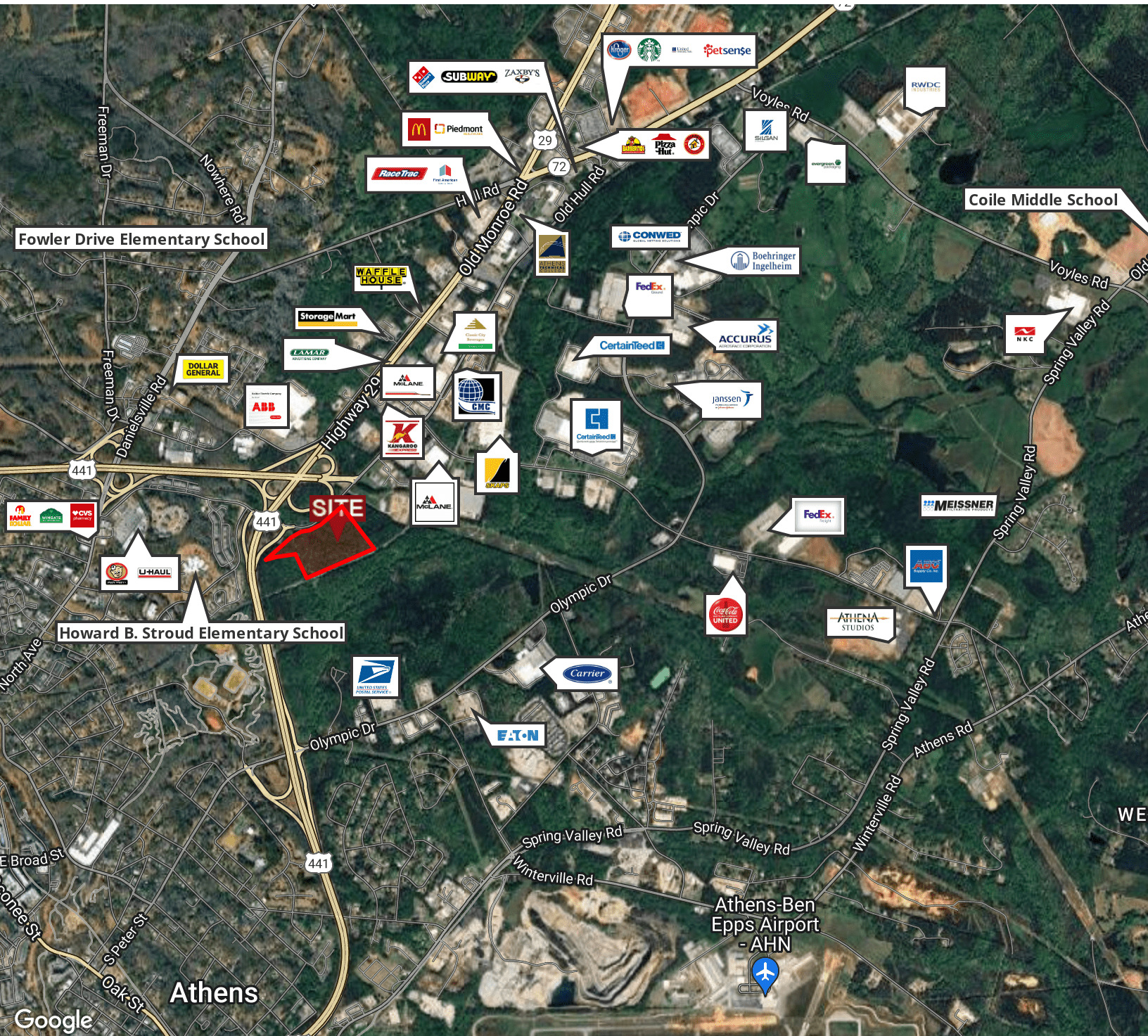
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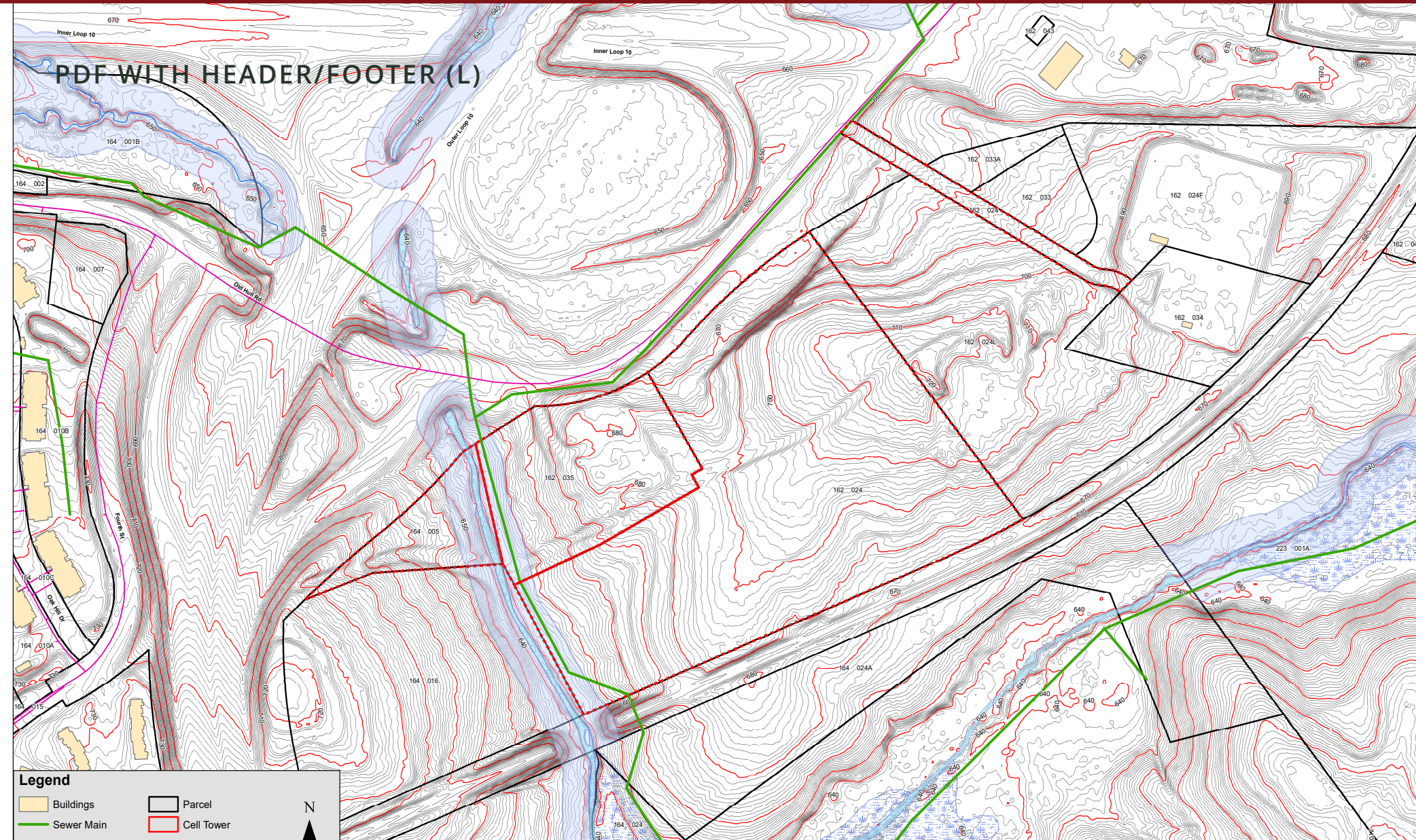
RETAILER MAP



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PRELIMINARY - FOR REVIEW

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COMBINATION PLAT FOR:
STONE MOUNTAIN INDUSTRIAL PARK INC

OLD HULL ROAD
ATHENS, GEORGIA 30622
ATHENS CLARKE COUNTY COUNTY
220TH GEORGIA MILITIA DISTRICT

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

[illegible]

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN
ZONE "AE" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER
0016E. MAP NUMBER 13059C0016E. DATED SEPTEMBER 30, 2016

DATE PREPARED:

8-27-2025

PROJECT #1:

250025AIR

DRAWN BY: MAF

GRAPHIC SCALE

RESULTS

SURVEY

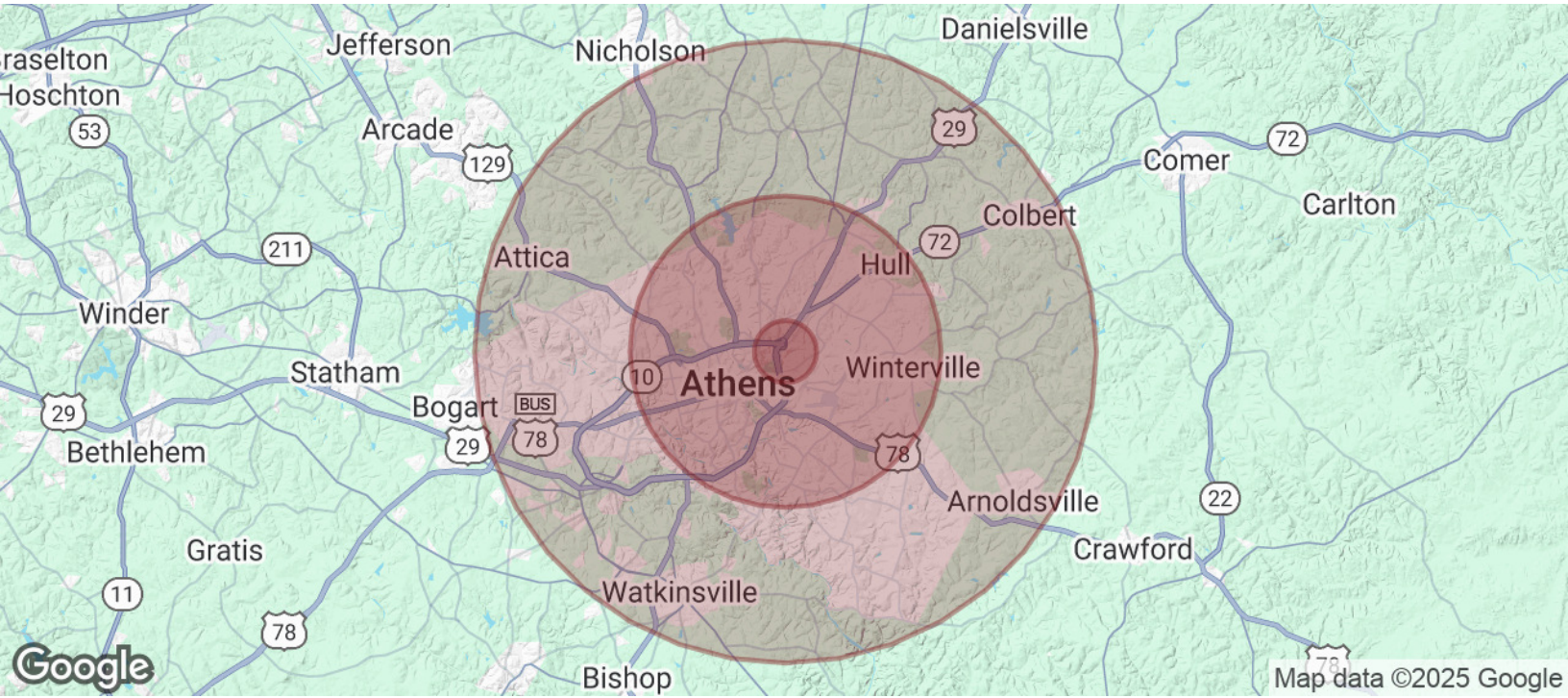
SURVEY *P6*

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,200	61,009	162,491
Average Age	29.8	27.0	30.2
Average Age (Male)	29.9	26.4	29.4
Average Age (Female)	29.8	27.6	30.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	361	19	58
# of Persons per HH	3.3	3.1	2.8
Average HH Income	\$39,714	\$38,912	\$53,040
Average House Value	\$111,409	\$141,529	\$183,008

* Demographic data derived from 2020 ACS - US Census

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