

TRAIL CREEK STORAGE TRACT

515 OLYMPIC DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	16.64 Acres
Lot Frontage:	352 ft Olympic Dr
Zoning:	E-O and I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	9,360 Olympic Dr 32,100 Loop 10

PROPERTY OVERVIEW

The property is fully engineered for a 213,585 SF self storage facility. The site is partially wooded and a portion was clearer and rough graded by the previous owner. All utilities are available. The site has relatively flat topography and Trail Creek runs along the north east property line. All due diligence items are available upon request including Phase one, geotech, surveys, topo, construction plans and architectural plans.

LOCATION OVERVIEW

The property is located at 515 Olympic Drive on the East side of Athens just east of the newly constructed interchange on the Athens Loop 10. The site is located minutes from downtown Athens and UGA in Athena Industrial Park which is home to numerous large employers.

PROPERTY HIGHLIGHTS

- Shovel ready, fully engineered self storage development
- Located at interchange on Loop 10 for easy access
- All due diligence materials available upon request
- Located within close proximity to downtown Athens and UGA

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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

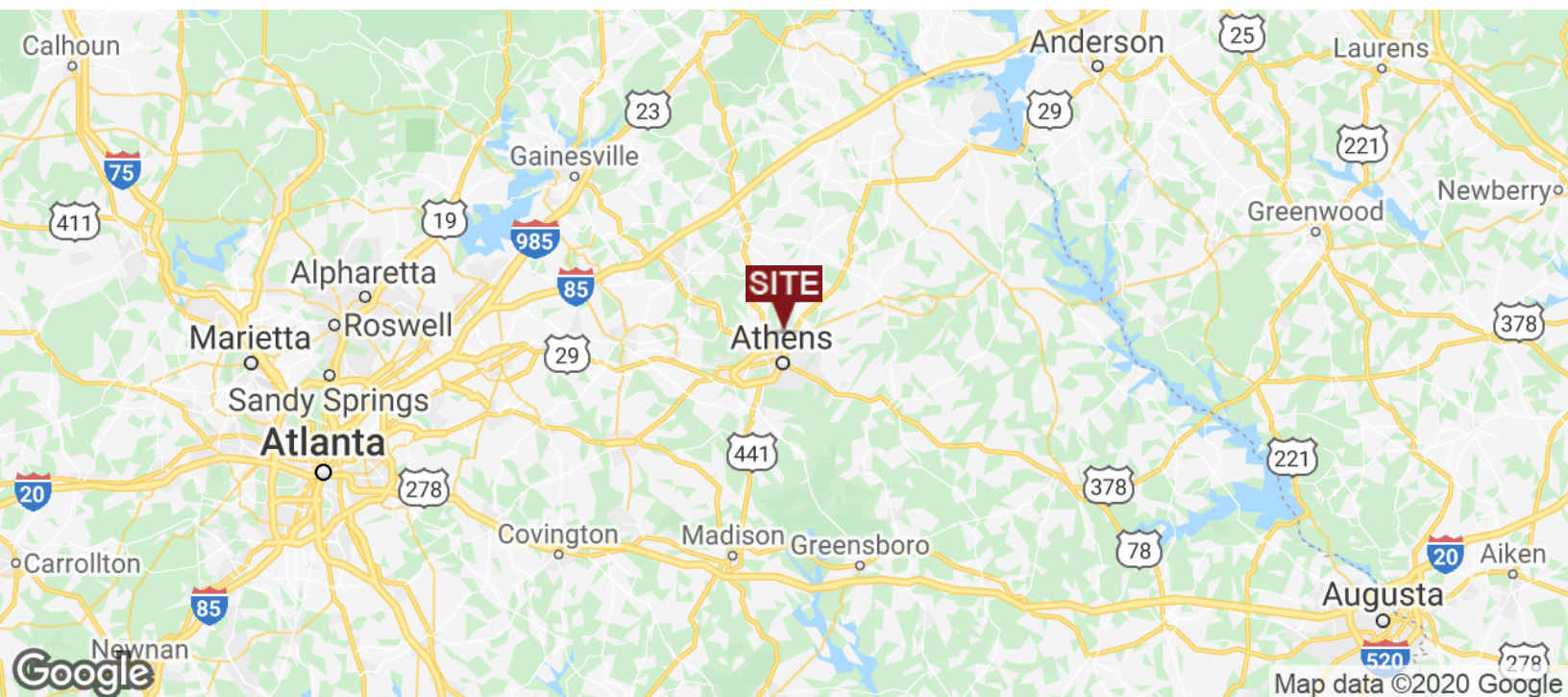
Revised: 9-30-2020

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LOCATION MAPS



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AERIAL MAPS



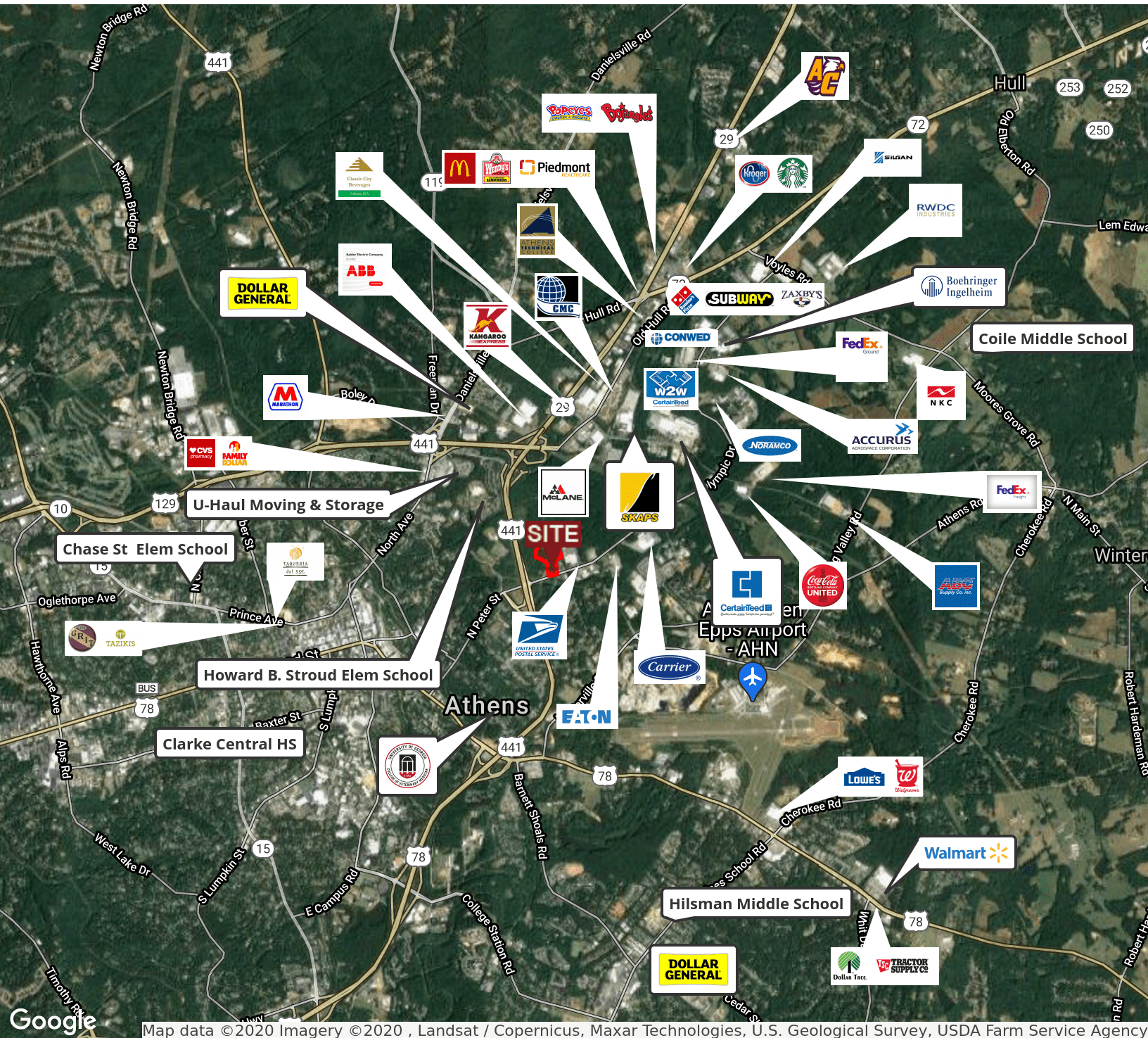
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RETAILER MAP



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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2070 Pacific Ridge Road, Suite 101
Alhambra, CA 91806
Ph: 714 318-0400 • Fx: 714 318-0411
www.glenridge.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

**OLYMPIC DRIVE
STORAGE**
ATHENS-CLARKE COUNTY, GEORGIA
505 OLYMPIC DRIVE - 14.96 ACRES

DATE: 09.18.2018

REVISIONS

[illegible]

FOR REVIEW ONLY

18148

CONCEPT PLAN

VICINITY MAP
NTS

PROJECT DATA

PROPERTY OWNER:
SFI LAND LLC
1785 OAK ROAD
SMELLVILLE, GEORGIA 30078

DEVELOPER: WOLLMOR PROPERTIES, LLC
2220 GILLMANVILLE ROAD
ALBANY, GEORGIA 31707
ATTN: DUNCAN MOORE, JR.
229.349.3280

AUTHORIZED AGENT:

AUTHORIZED AGENT: W&A ENGINEERING
2470 DANIELLS BRIDGE RD. SUITE 141
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 505 OLYMPIC DRIVE

TAX PARCEL: 164 024H

GND: 216 & 220

TOTAL PROJECT ACREAGE: 14.96 ACRES (648,888 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY WBA ENGINEERING DATED
MM/DD/YYYY

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A WMM ENGINEERING

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A MGA ENGINEERING
TOPOGRAPHIC SURVEY FOR ----, DATED MM/DD/YYYY.

EXISTING ZONING: E-0 AND I

EXISTING USE: UNDEVELOPED

PROPOSED USE: SELF-STORAGE FACILITY

FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN
ACCORDING TO FLOOD INSURANCE RATE MAP 13059C0026D DATED 4/2/

THERE ARE STATE WATERS ONSITE, AND WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE

ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.

WATER SUPPLY: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT

SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

STORM WATER MANAGEMENT FACILITY.

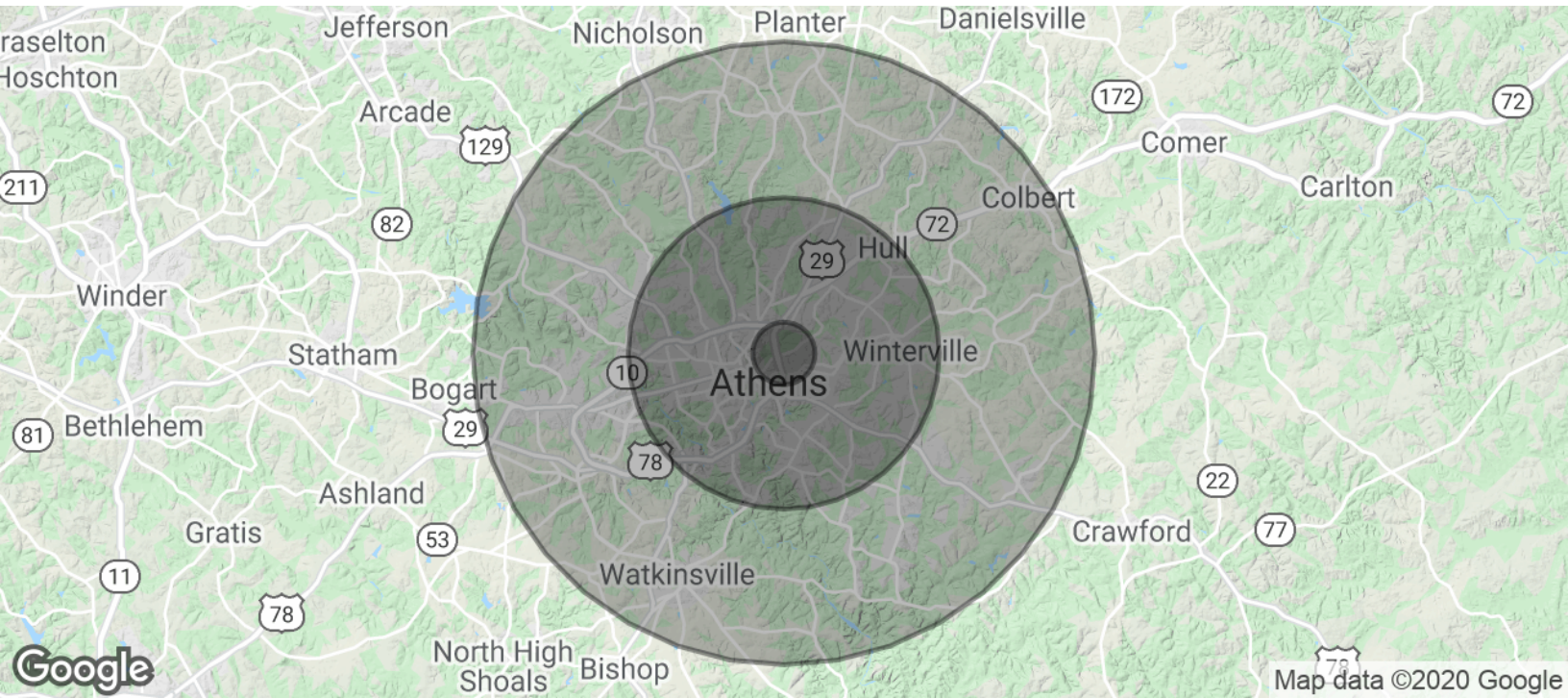
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,890	96,198	170,518
Average age	27.7	27.1	30.4
Average age (Male)	24.8	26.6	29.6
Average age (Female)	30.9	27.7	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,787	33,866	61,471
# of persons per HH	2.7	2.8	2.8
Average HH income	\$27,279	\$43,228	\$56,018
Average house value	\$118,099	\$179,743	\$191,618

* Demographic data derived from 2010 US Census

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