

INVISTA TRACT

110 VOYLES ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,000,000
Price / Acre	\$25,000
Lot Size:	280.0 ± Acres
Lot Frontage:	6,714 ft Pittard Rd 1,218 ft Old Elberton Rd
Zoning:	E-I & E-O
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	14,700 Hwy 72

PROPERTY OVERVIEW

The property lies well and can be easily developed for an industrial user. The site borders main line CSX Rail and is just off a side tract with a switch and rail spur on the property. The property is mostly wooded, and has two creeks running on it. The adjacent 132 acres to the south where the 400,000 SF Invista plant is located was recently purchased by RWDC Industries. There is an additional 41 acres that fronts on Voyles Rd which is also available.

LOCATION OVERVIEW

The property is located in the Athena Industrial Park area with access off Old Elberton Road and Pittard Road. It's located in north east Athens roughly 600 ft east of Hwy 72 on Pittard Road. The site is roughly ten minutes from downtown Athens and the UGA Campus with easy access to major highways in the area.

PROPERTY HIGHLIGHTS

- Prime Industrial Location.
- Borders CSX Rail line with active switch
- Relatively flat topography
- Easy access to major highways

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: 4-12-2022

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A satellite map of the study area in Hull, Georgia. A red pin labeled "SITE" is located in a forested area. Major roads shown include US-29, US-72, Danielsville Rd, Hull Rd, Old Hull Rd, Olympic Dr, Voyles Rd, Old Elberton Rd, Lem Edwards Rd, Moores Grove Rd, and Smithonia Rd. The map is sourced from Google Maps, with data from 2023.



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AERIAL MAP



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AERIAL MAP P3

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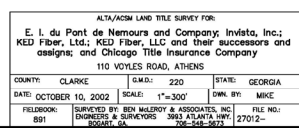
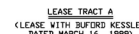
RETAILER MAP

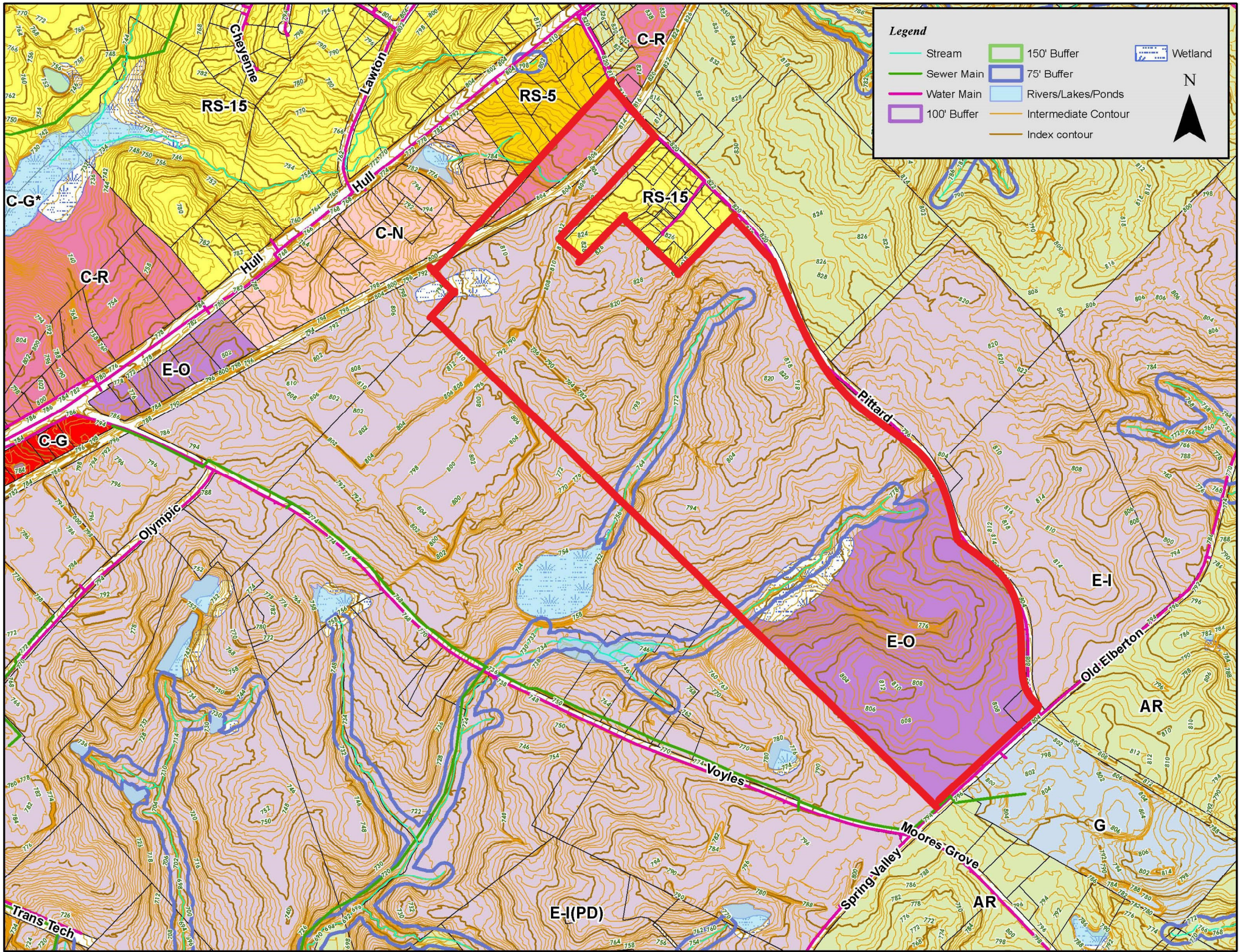


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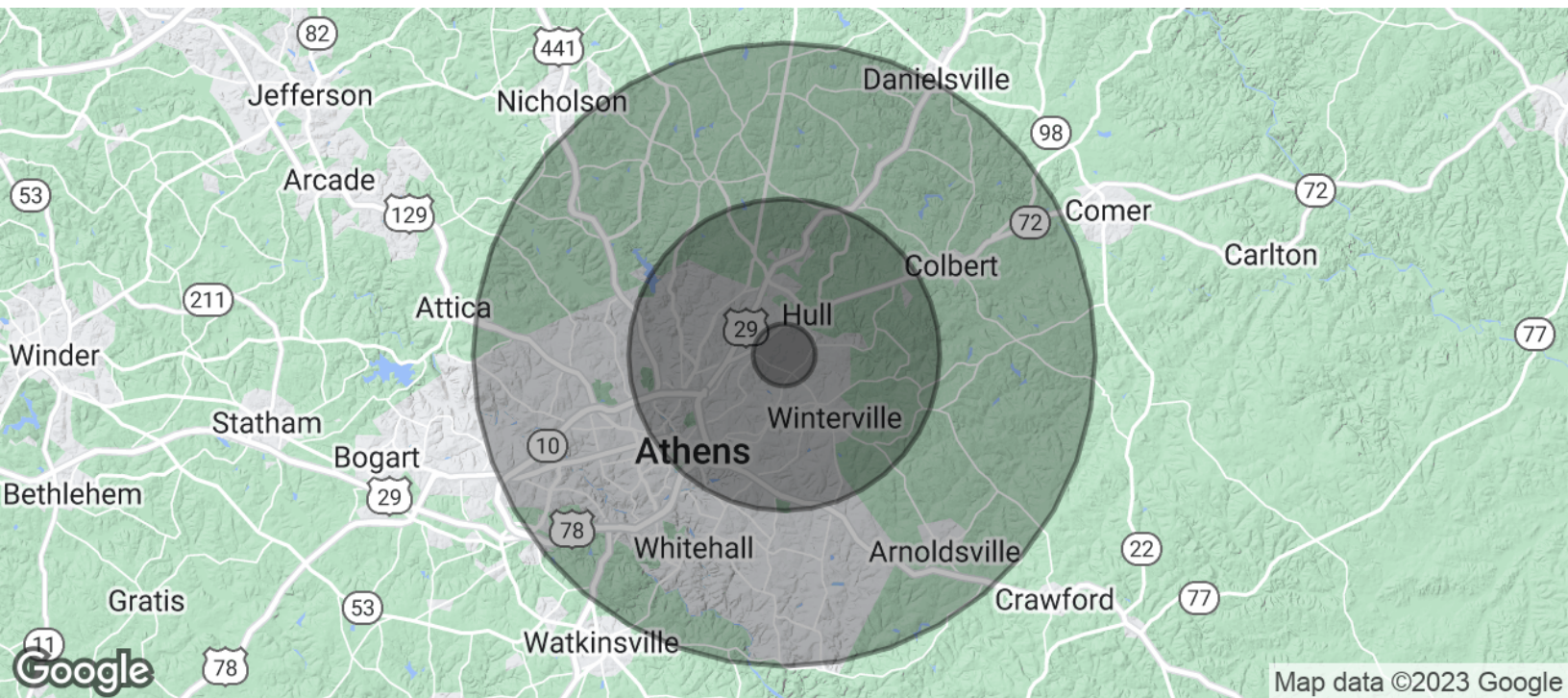
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RETAILER MAP P4





DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	853	46,290	156,730
Average Age	33.2	28.8	30.1
Average Age (Male)	32.9	28.1	29.4
Average Age (Female)	33.5	29.5	30.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	274	16,341	56,125
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$40,704	\$40,721	\$51,665
Average House Value	\$115,803	\$144,354	\$181,115

* Demographic data derived from 2020 ACS - US Census