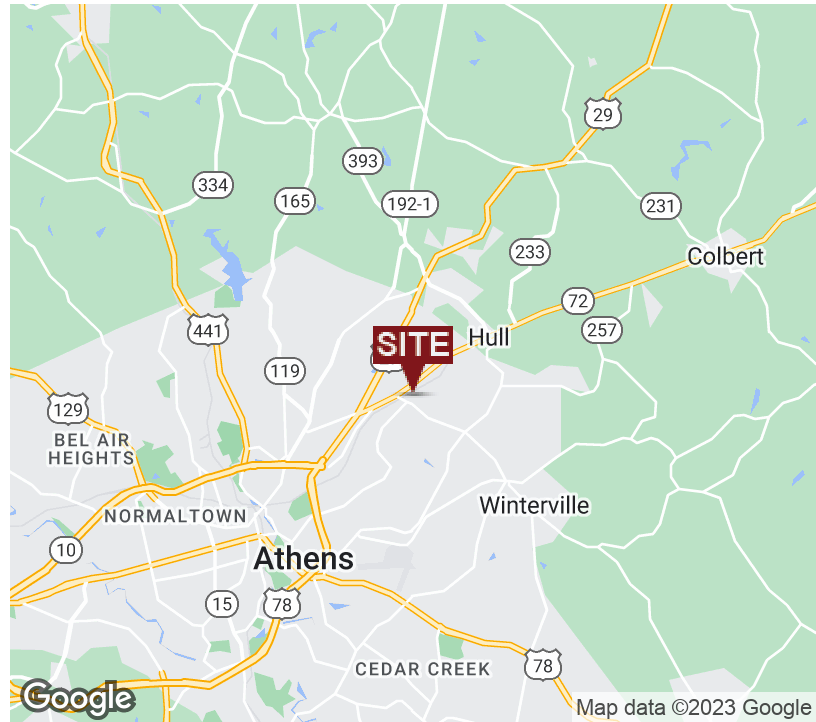
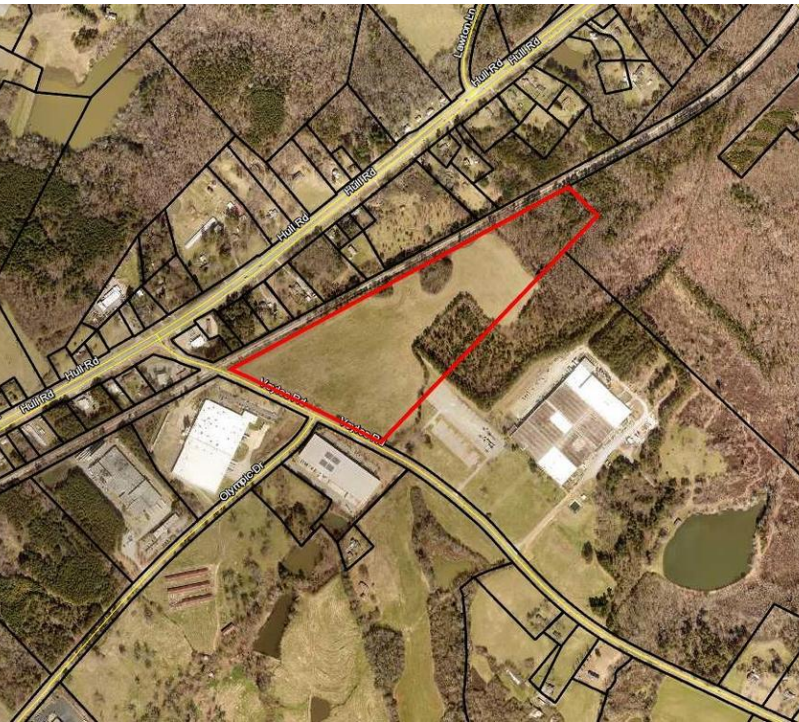


VOYLES INDUSTRIAL RAIL TRACT

VOYLES RD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,566,375
Price / Acre	\$37,500
Lot Size:	41.77 ± Acres
Lot Frontage:	1,226 ft Voyles Rd
Zoning:	E-I (Employment-Industrial)
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	2,950 Voyles Rd 17,700 Hwy 72

PROPERTY OVERVIEW

The property lies well suited and can be easily developed for an industrial user. The site borders CSX Rail and is just off a side tract which could possibly be extended to serve the property. The property is partially wooded with roughly 31 acres of open row crop land. There is a small area of wetlands in the rear of the property which is ideally suited for detention. There is an additional 280 acre parcel located to the rear of this site which is also available.

LOCATION OVERVIEW

Property is located on the north side of Voyles Road roughly 500 ft east of the light at Hwy 72. It is directly across from the intersection Olympic Drive and Voyles Road in Athena Industrial Park with easy access to major highways.

PROPERTY HIGHLIGHTS

- Great Industrial Site
- Frontage along mainline CSX
- Relatively flat topography
- All utilities available
- 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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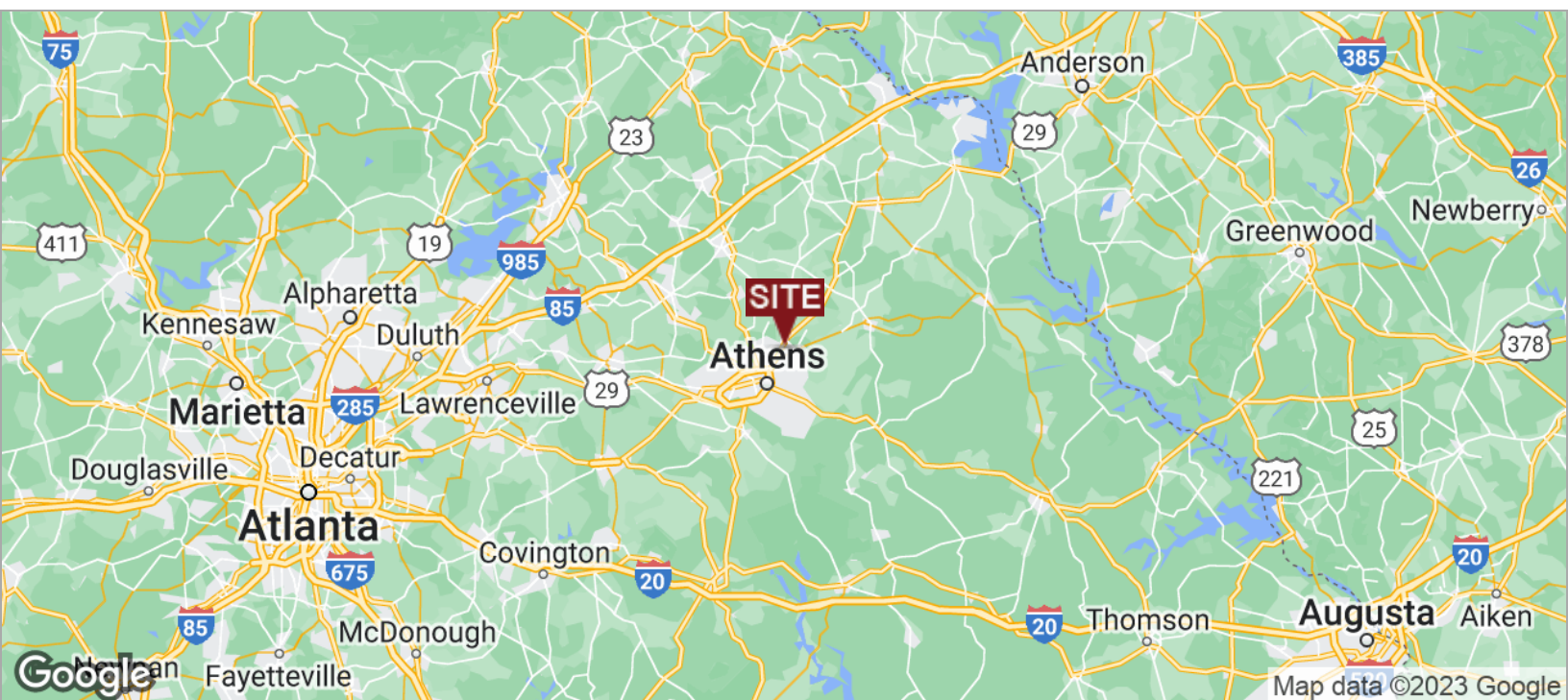
Revised 3-20-2023

VOYLES INDUSTRIAL RAIL TRACT

VOYLES RD, ATHENS, GA 30601



LOCATION MAPS



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VOYLES INDUSTRIAL RAIL TRACT

VOYLES RD, ATHENS, GA 30601



AERIAL MAP



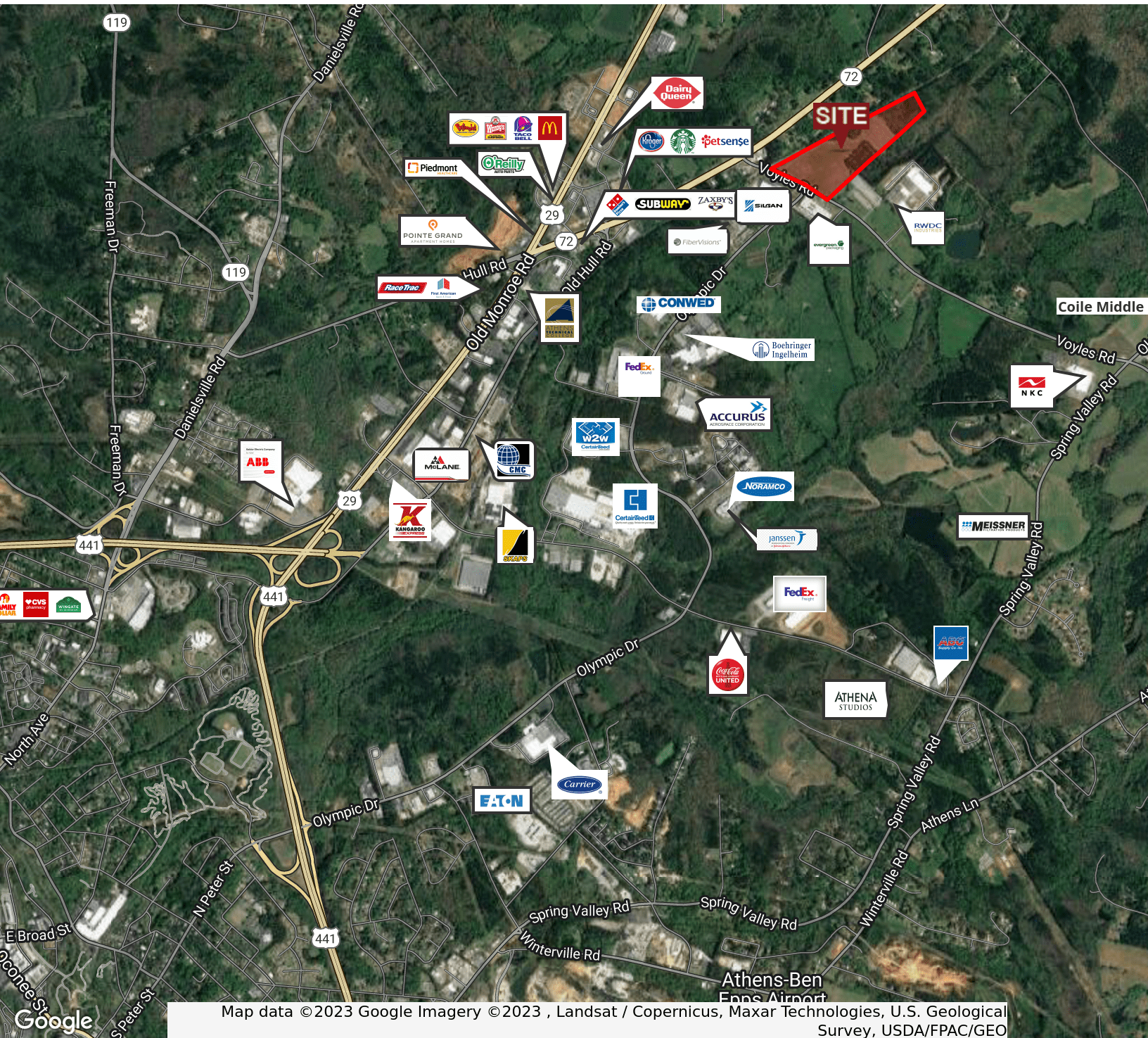
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VOYLES INDUSTRIAL RAIL TRACT

VOYLES RD, ATHENS, GA 30601



RETAILER MAP



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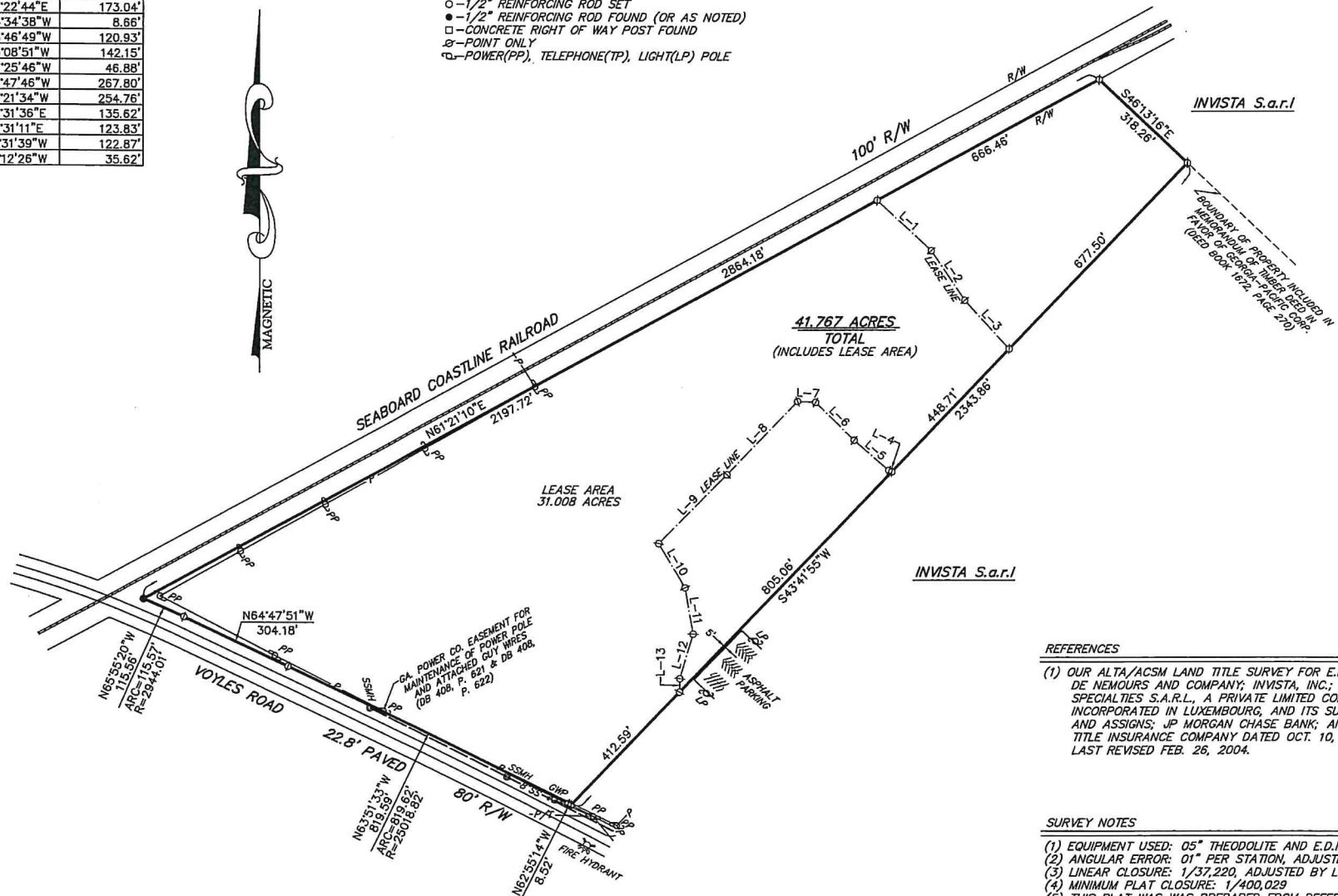
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RETAILER MAP P4

LINE TABLE		
COURSE	BEARING	LENGTH
L-1	S47°00'18"E	194.24'
L-2	S34°01'18"E	157.12'
L-3	S42°22'44"E	173.04'
L-4	N84°34'38"W	8.66'
L-5	N48°46'49"W	120.93'
L-6	N45°08'51"W	142.15'
L-7	N87°25'46"W	46.88'
L-8	S43°47'46"W	267.80'
L-9	S44°21'34"W	254.76'
L-10	S30°31'36"E	135.62'
L-11	S09°31'11"E	123.83'
L-12	S16°31'39"W	122.87'
L-13	S01°12'26"W	35.62'

LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- - CONCRETE RIGHT OF WAY POST FOUND
- ⋈ - POINT ONLY
- POWER (PP), TELEPHONE (TP), LIGHT (LP) POLE

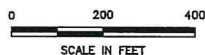


REFERENCES

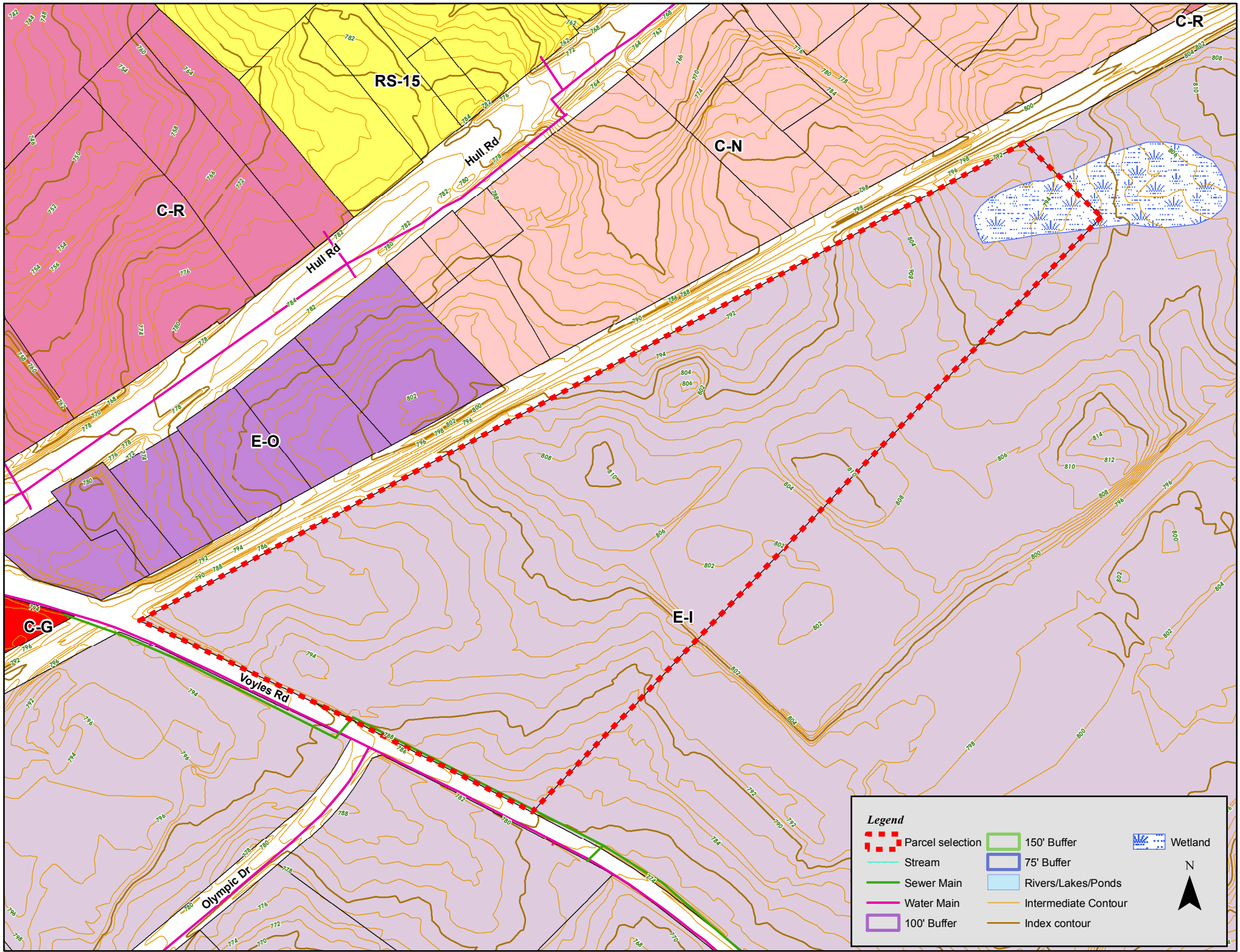
- (1) OUR ALTA/ACSM LAND TITLE SURVEY FOR E.I DUPONT DE NEMOURS AND COMPANY; INVISTA, INC.; ARTEVA SPECIALTIES S.A.R.L., A PRIVATE LIMITED COMPANY INCORPORATED IN LUXEMBOURG, AND ITS SUCCESSORS AND ASSIGNS; JP MORGAN CHASE BANK; AND CHICAGO TITLE INSURANCE COMPANY DATED OCT. 10, 2002 AND LAST REVISED FEB. 26, 2004.

SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/37,220, ADJUSTED BY LEAST SQUARES
- (4) MINIMUM PLAT CLOSURE: 1/400,029
- (5) THIS PLAT WAS PREPARED FROM REFERENCE 1 ABOVE WITHOUT ANY ADDITIONAL FIELD WORK OR INSPECTION ON THIS DATE.



SURVEY FOR:		
INVISTA S.a.r.l		
COUNTY: CLARKE	G.M.D.: 220	STATE: GEORGIA
DATE: AUGUST 1, 2008	SCALE: 1"=200'	DWN. BY: STEPHEN
FIELDBOOK:	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD. BOGART, GA.	FILE NO.: 31571-JC <i>di</i>

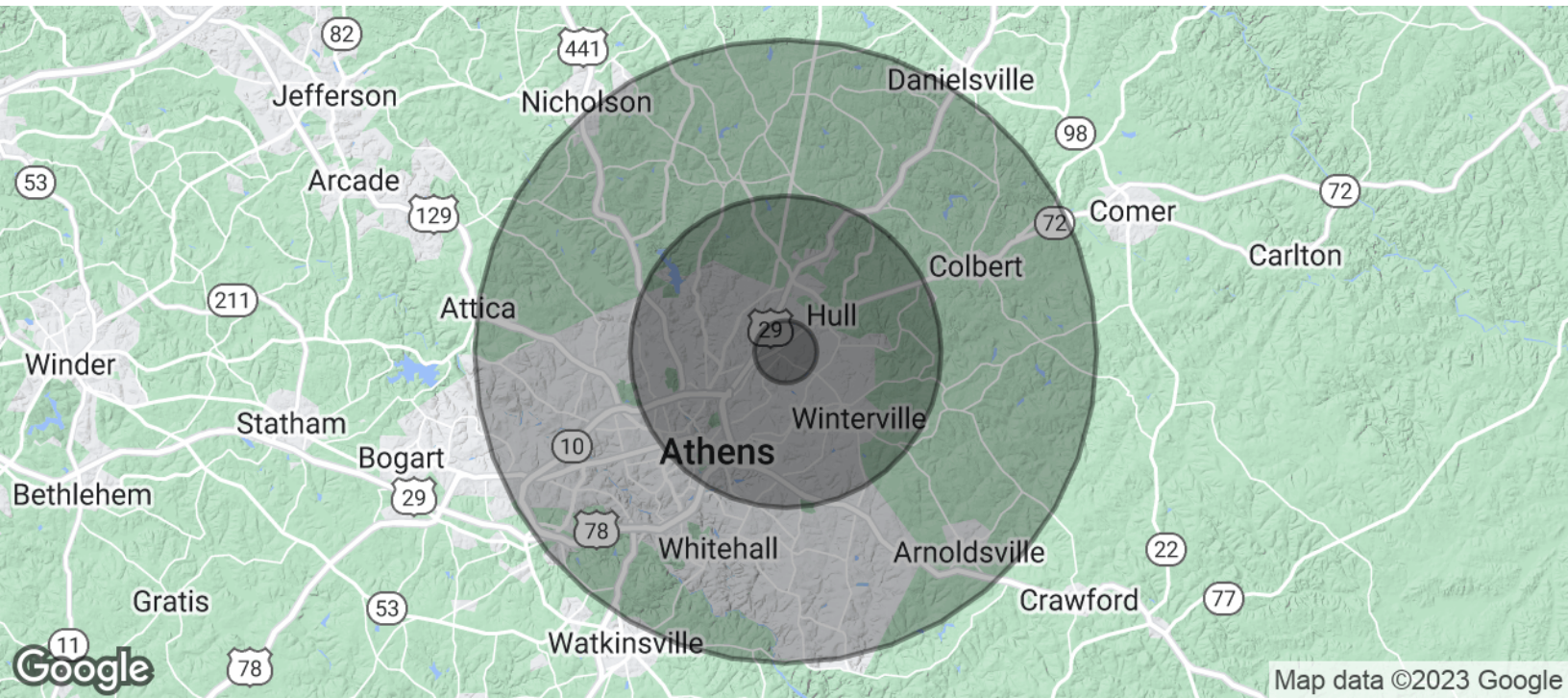


VOYLES INDUSTRIAL RAIL TRACT

VOYLES RD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	934	47,386	157,632
Average Age	31.9	28.6	30.1
Average Age (Male)	31.8	27.9	29.4
Average Age (Female)	32.0	29.3	30.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	290	16,525	56,473
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$39,257	\$40,280	\$51,732
Average House Value	\$114,538	\$142,816	\$181,122

* Demographic data derived from 2020 ACS - US Census

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