

SPRING VALLEY RD 3.33 ACRES

SPRING VALLEY ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$163,170
Price / Acre	\$49,000
Lot Size:	3.33 ± Acres
Lot Frontage:	590.7 ft Spring Valley Rd 310 ft Murrell Rd
Zoning:	E-I Employment Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	5,450 Athena Dr 1,840 Spring Valley Rd

PROPERTY OVERVIEW

The property consists of 3.33 acres zoned Employment Industrial which allows a variety of industrial and commercial uses. The site is mostly wooded and there are two powerline easements running across the property. It has relatively flat topography and all utilities are available, except sewer. The property has roughly 590 ft of frontage on Spring Valley Rd and 310 ft frontage on Murrell Rd.

LOCATION OVERVIEW

The property located on Spring Valley Rd at the intersection with Murrell Rd in Athena Industrial Park. It's roughly 3 miles east of the interchange on Loop 10 (Hwy 441) and Olympic Dr, 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. 26 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

- Located in Athena Industrial Park adjacent to Athena Studios
- Easy access to major Highways
- All utilities available, except sewer

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

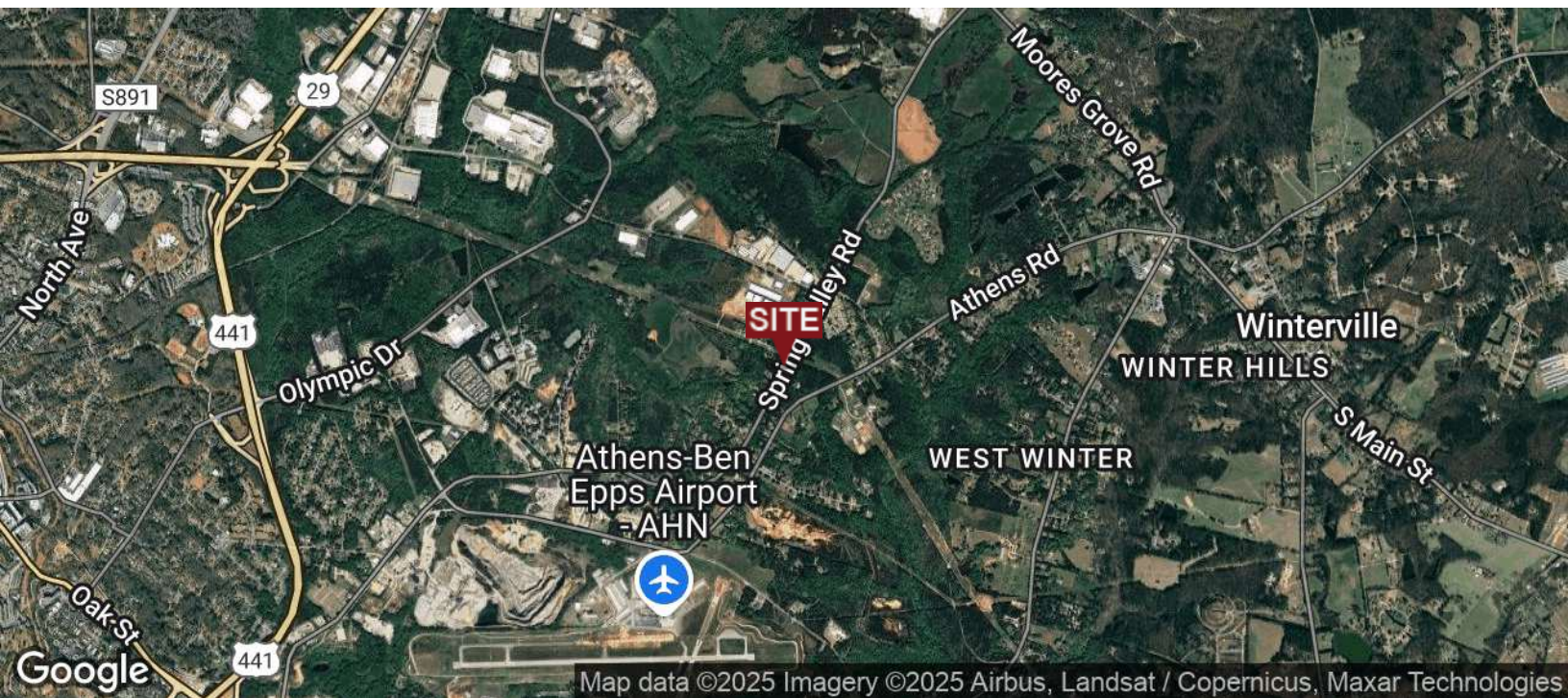
Revised 5-8-2025

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LOCATION MAP



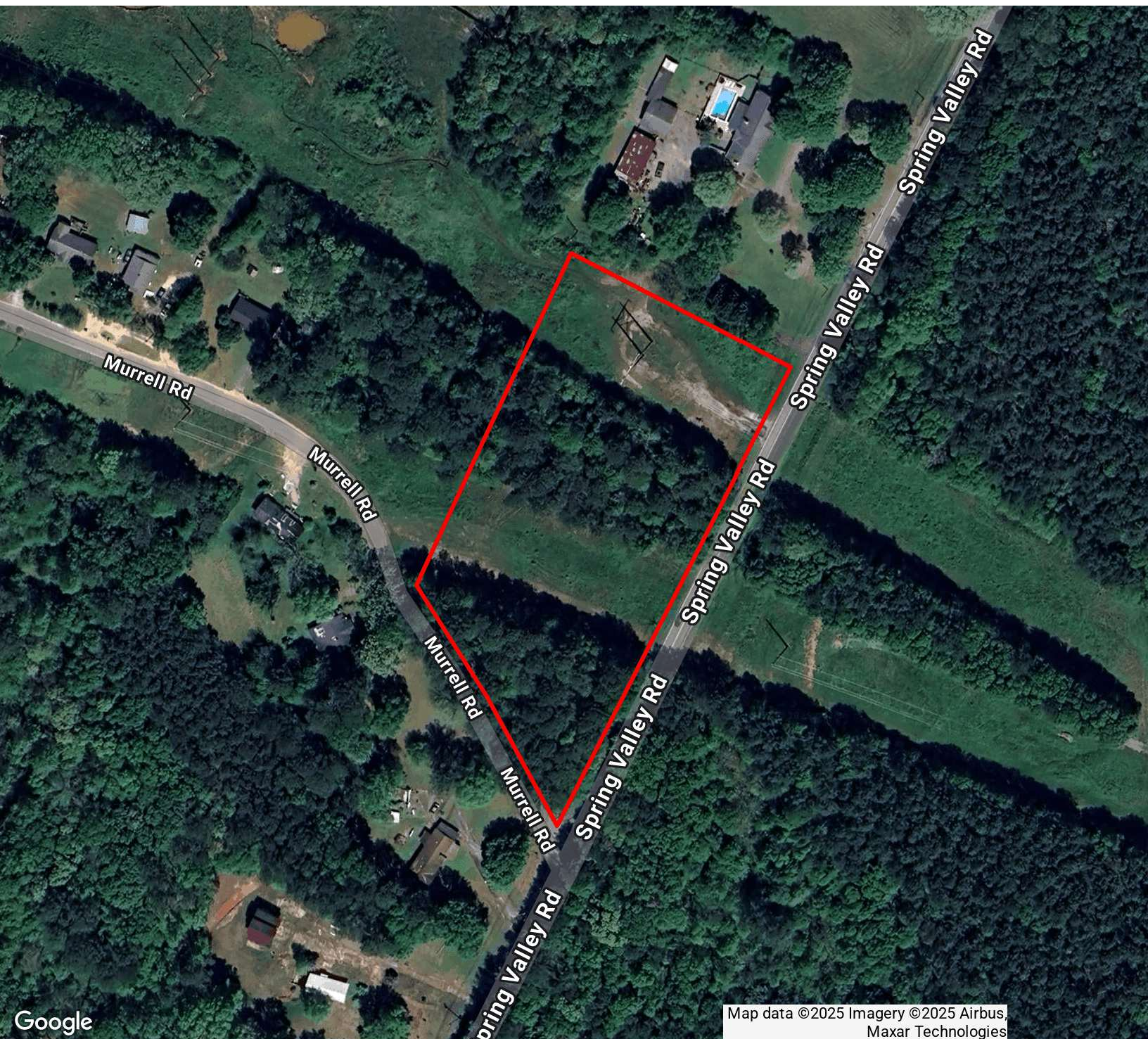
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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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RETAILER MAP **P3**

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RETAILER MAP

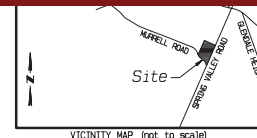


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grantwhitworth@gmail.com

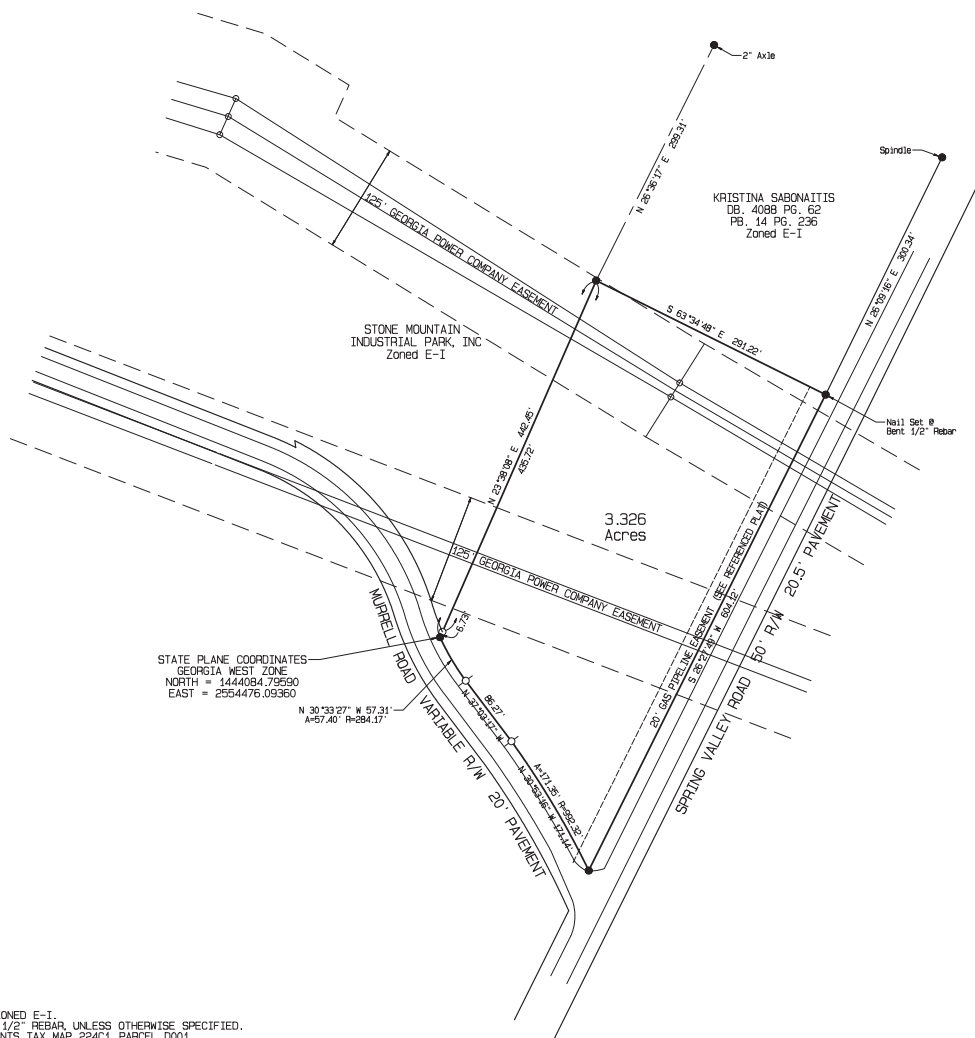
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AERIAL MAP P4

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Reserved for Clerk of Court



NOTE:

SUBJECT PROPERTY IS ZONED E-1.
PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE SPECIFIED.
THIS PROPERTY REPRESENTS TAX MAP 224C1, PARCEL D001
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAYS, DEED
RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN.
THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
THE E-1 ZONING MAP 133C1, MAP 133C1, EFFECTIVE DATE, SEPT. 30, 2016 NO PORTION OF THIS PROPERTY
IS LOCATED IN A 100 YEAR FLOOD PLAIN.
PER A.C.C. ONLINE TAX MAPS, THERE ARE NO ENVIRONMENTAL AREAS ON THIS PROPERTY.

REFERENCE:
SURVEY FOR STONE MOUNTAIN INDUSTRIAL PARK, INC.
BY BEN McLEROY & ASSOCIATES, INC.
DATED NOVEMBER 2, 1991.

STREET ADDRESSES:
SPRING VALLEY ROAD AT MURRELL ROAD

PLAT ABBREVIATIONS

PB.	-	Plat Book
DB.	-	Deed Book
PG.	-	Page
R/W	-	Right of Way

PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
295.849 FEET

FIELD CLOSURE STATEMENT

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 46,700 FEET,
AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION, MODEL GPT 990513.



● IPF—Iron Pin Found

○ IPS-Iron Pin Set

⊘ Computed Point Only

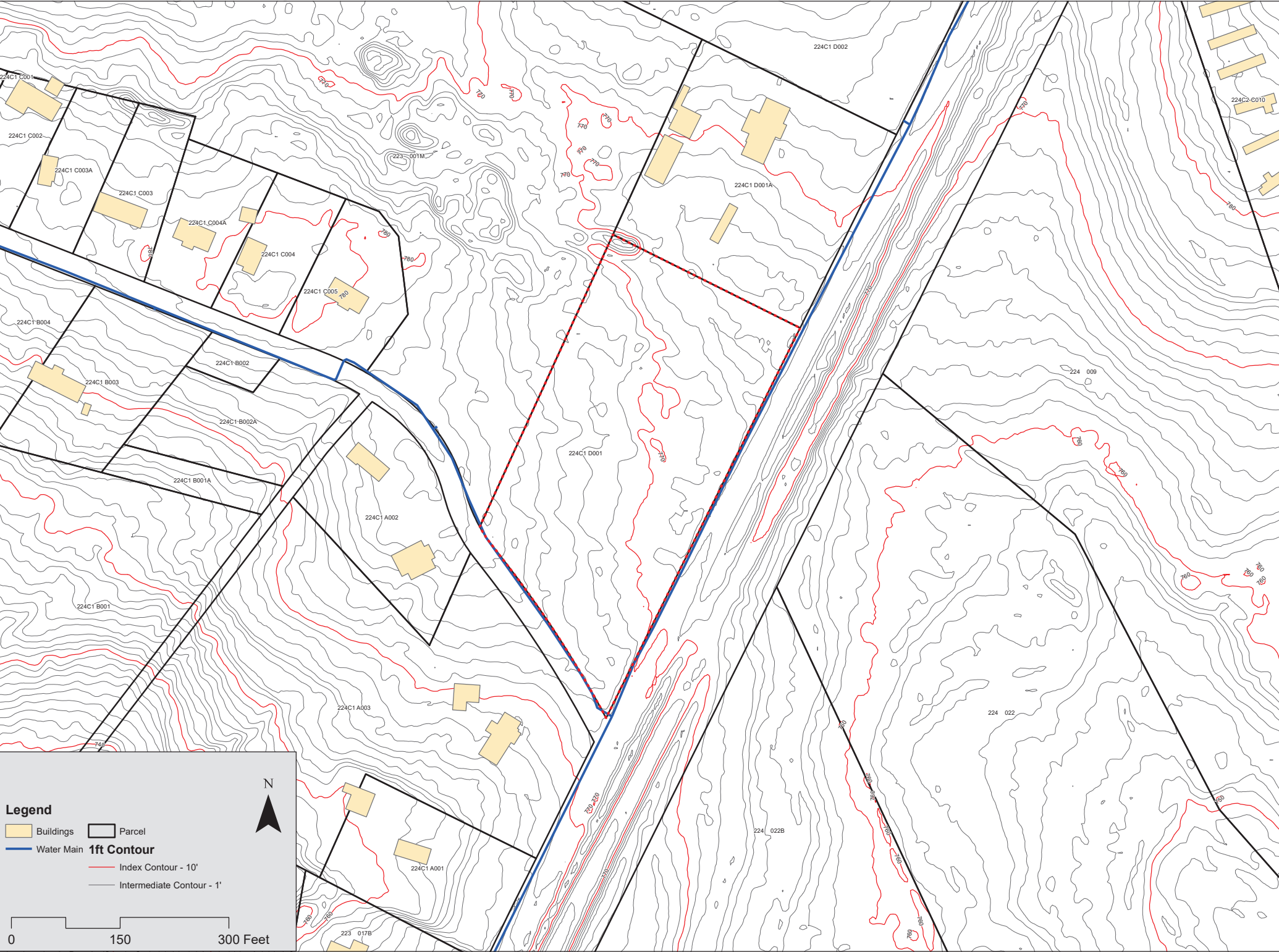
☒ Concrete Monument

RAY N. WOODS

RETRACEMENT BOUNDARY PLAT FOR

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to the real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION'S AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

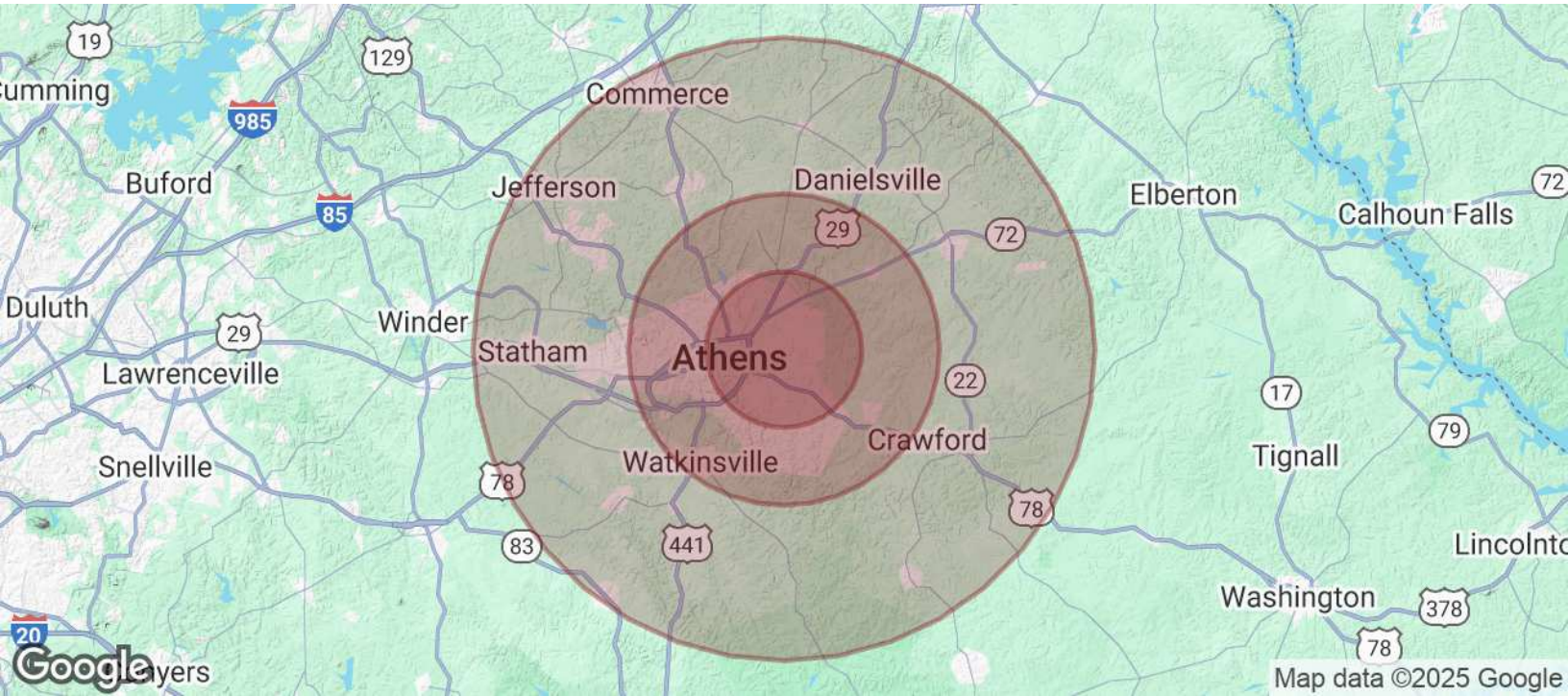


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	81,124	159,777	291,109
Average Age	33	36	38
Average Age (Male)	33	35	37
Average Age (Female)	34	37	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	31,334	62,841	110,024
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$63,314	\$82,441	\$94,352
Average House Value	\$281,001	\$327,645	\$346,825

Demographics data derived from AlphaMap

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