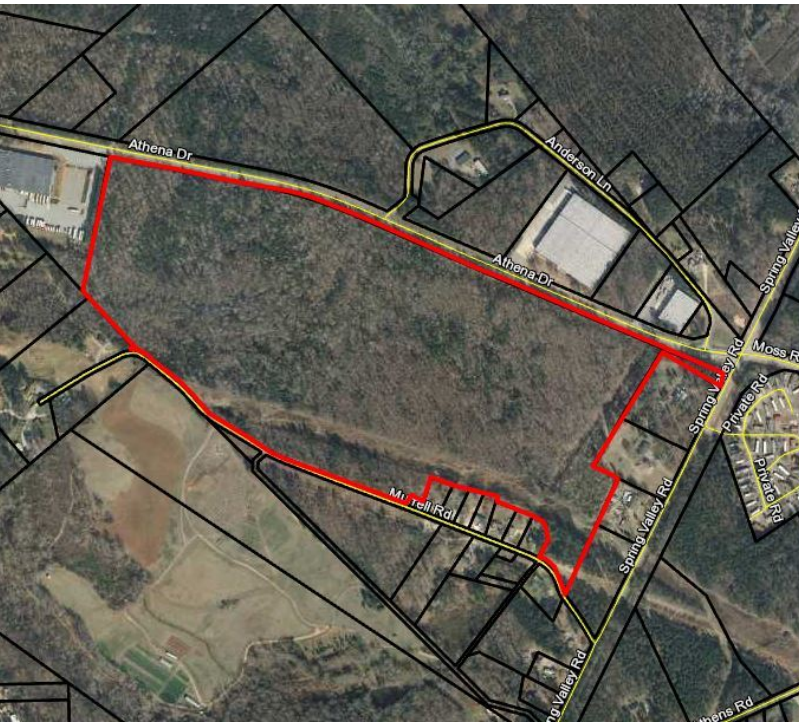


900 ATHENA DRIVE

900 ATHENA DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,370,500
Price / Acre	\$35,000
Lot Size:	96.3 Acres
Lot Frontage:	3818 ft Athena Dr
Zoning:	E-I
Market:	Athens-Clarke County
Submarket:	Athens Industrial Park.

PROPERTY OVERVIEW

Property is within Athena Industrial Park. Property is wooded and has a creek that runs through the west section. This tract can be subdivided and has proposed building sites of 140,000 sq ft to 385,000 sq ft.

LOCATION OVERVIEW

Located at the intersection of Athena Drive and Spring Valley Road in Athena Industrial Park.

PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Easy access to major Hwys.
- Can be subdivided.
- Phase 1 & wetland delineation available.
- 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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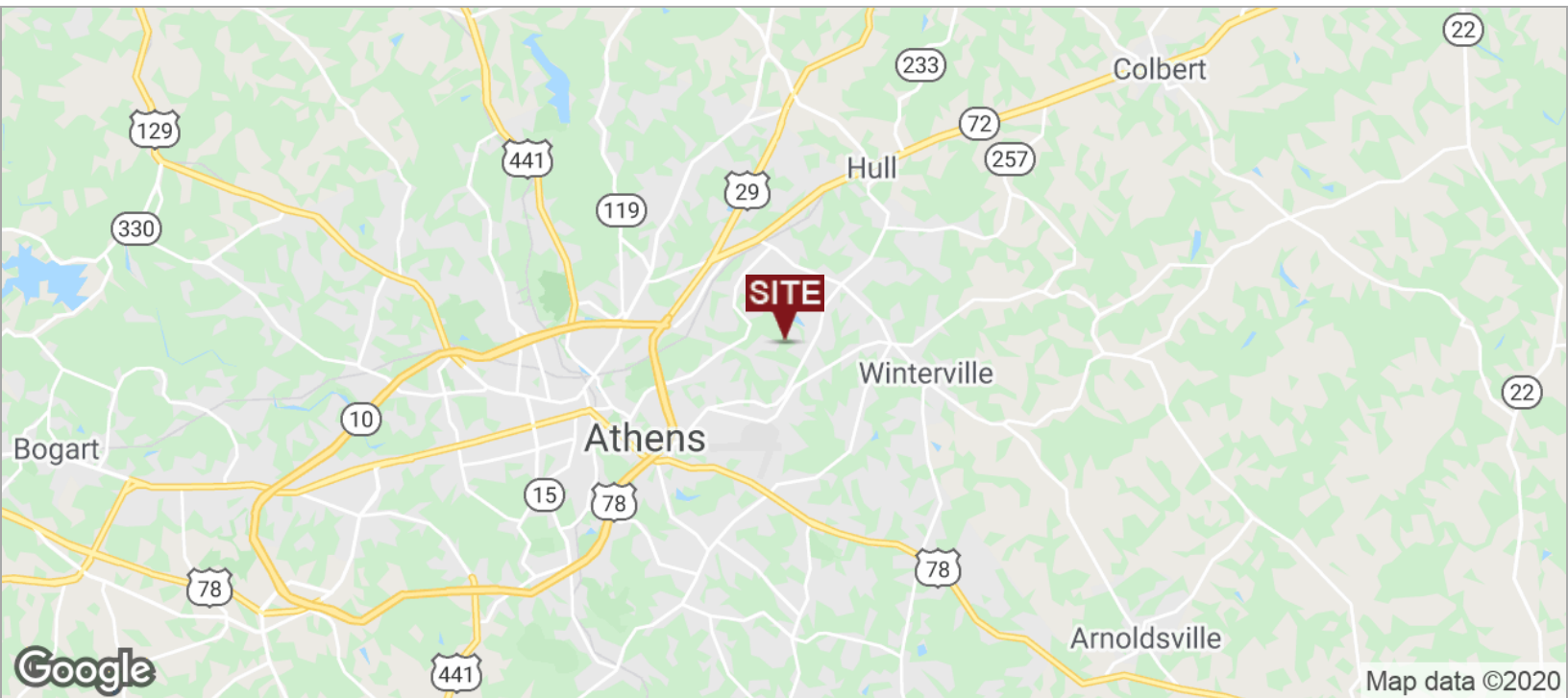
Revised: 3-6-2020

900 ATHENA DRIVE

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LOCATION MAPS



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900 ATHENA DRIVE

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AERIAL MAP



Google

Map data © 2019 Google Imagery © 2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

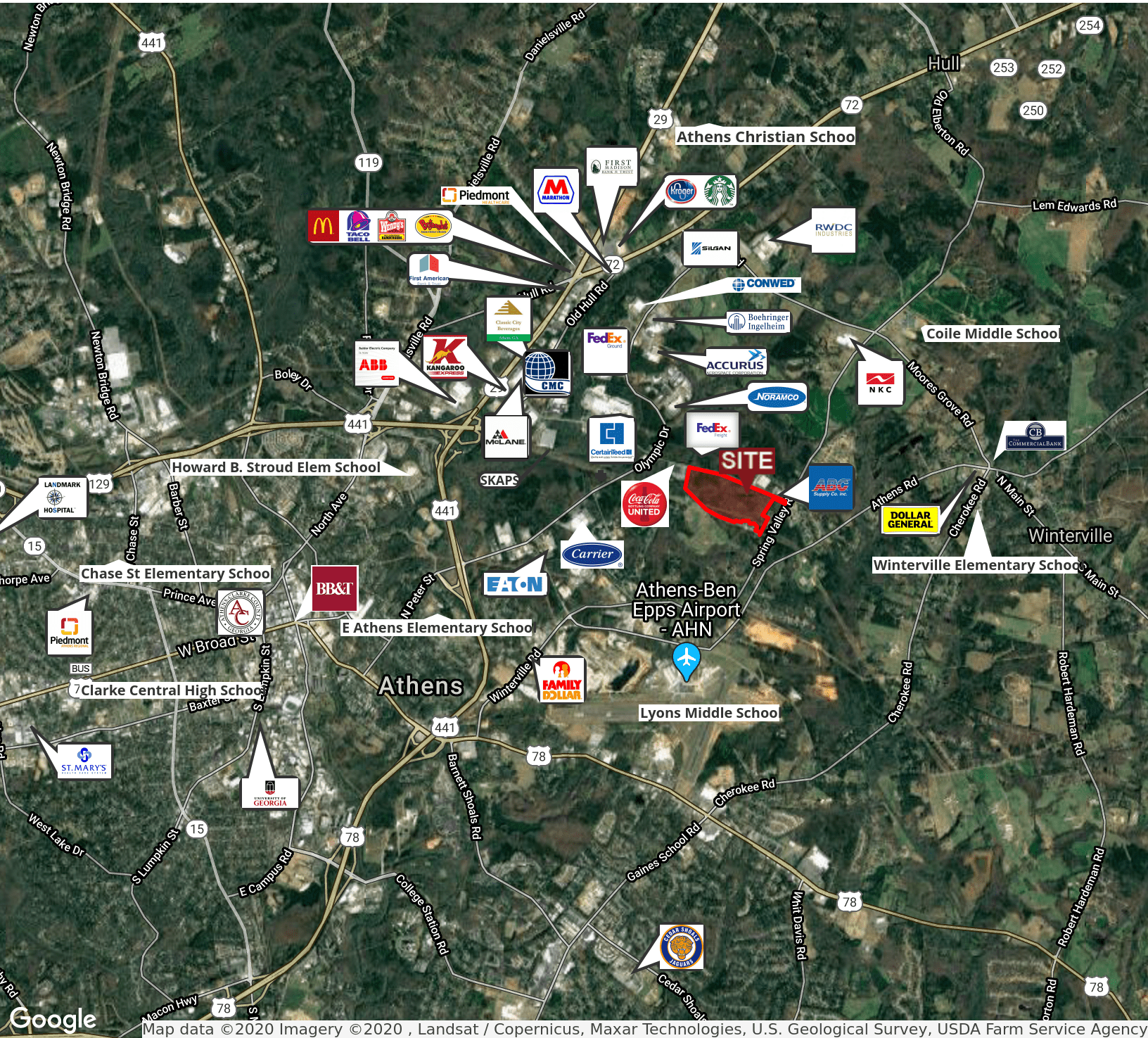
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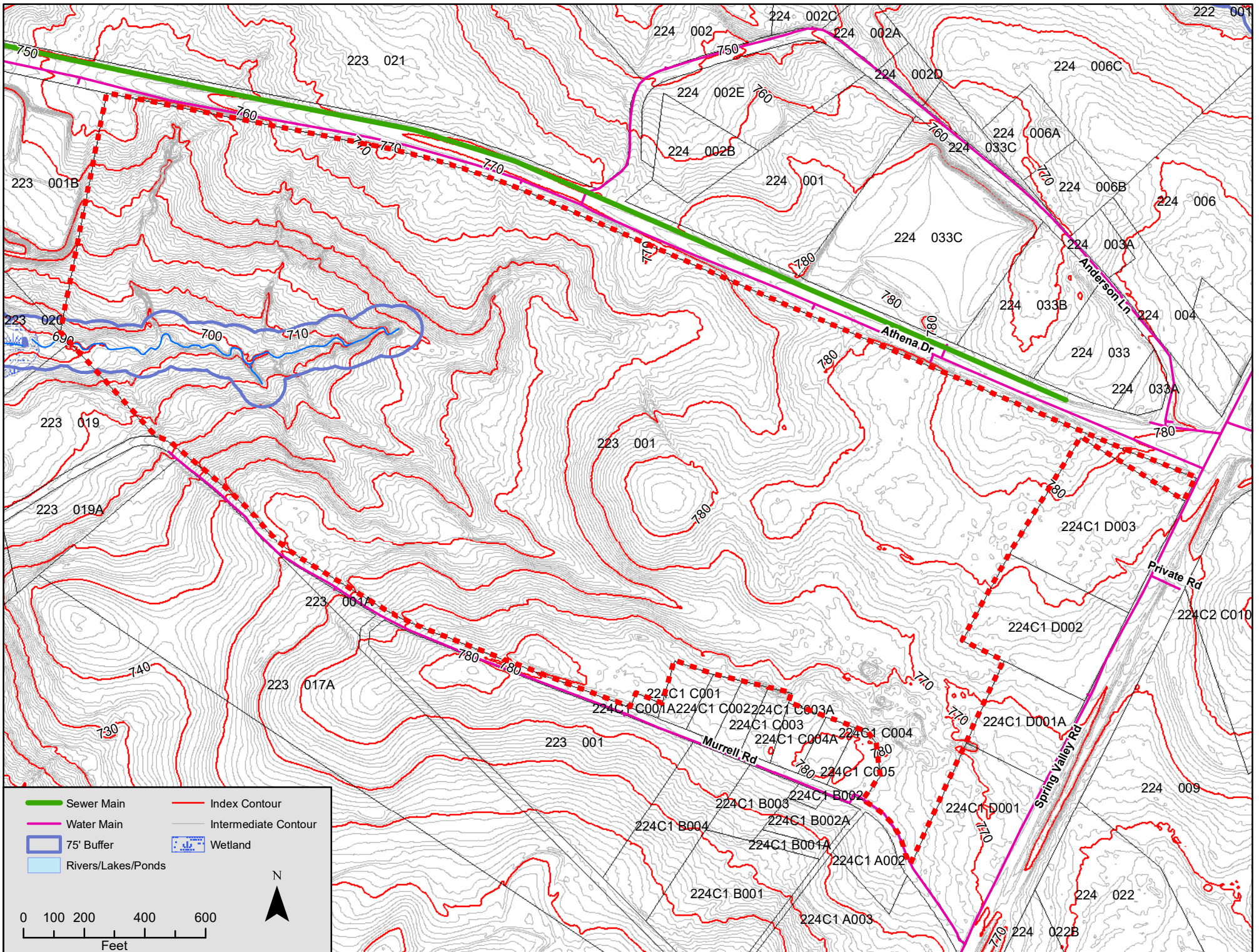
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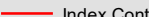







RETAILER MAP



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	Sewer Main		Index Contour
	Water Main		Intermediate Contour
	75' Buffer		Wetland
	Rivers/Lakes/Ponds		

N
▲

0 100 200 400 600
Feet

900 ATHENA DRIVE

900 ATHENA DRIVE, ATHENS, GA 30601



PROPERTY DETAILS

Sale Price	\$35,000 / ACRE
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
lot Frontage	3,818 ft
Lot Depth	1,464 ft
Power	Yes
Topography	Flat to gently sloping

LOCATION INFORMATION

Building Name	900 ATHENA DRIVE
Street Address	900 Athena Drive
City, State, Zip	Athens, GA 30601
County	Clarke
Market	Athens-Clarke County
Sub-market	Athena Industrial Park.
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 78 & Hwy 29
Nearest Airport	Athens-Ben Epps Airport

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes

BUILDING INFORMATION

Number of Lots	1
Best Use	Industrial

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