



**COLDWELL  
BANKER  
COMMERCIAL**

UPCHURCH REALTY

**FOR SALE**

## MADISON COUNTY INDUSTRIAL FLEX BUILDINGS

\$700,000

701 Willis Glenn Road  
Hull, GA 30646

### AVAILABLE SPACE

10,200 SF

### FEATURES

- 10 Minutes from downtown Athens, Georgia.
- Gated with exterior lights & security cameras.
- Close proximity to Elberton and Hartwell.
- Easy access for owner/operator to serve Athens-Clarke and all surrounding counties.

### AREA

Located in Hull, GA just off of Hwy 106 with only a 10 minute drive to Downtown Athens, and convenient access to Elberton & Hartwell.



### OFFICE

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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Marketing the Property](#)

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## OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	2 Acres
Year Built:	2000
Building Size:	10,200 SF
Renovated:	2015
Zoning:	RR
Price / SF:	\$68.63

## PROPERTY OVERVIEW

Great opportunity to relocate a professional service or small distribution/warehousing business on this 2 +/- acres site with two 5,000 Sq. Ft. buildings that have multiple potential uses in growing Madison County. This property is gated with exterior lights and a security system, and could be used as-is or easily renovated to add further value. Located in Hull, GA just off of Hwy 106 with only a 10 minute drive to Downtown Athens, and convenient access to Elberton & Hartwell. The property offers multiple spaces with private entrances, multiple bathrooms, kitchen areas and could be used as up to 5 individual professional spaces giving an owner operator the potential to use a portion and lease out any unused space.

Building #1 is 50' ft. x 110' ft. building with metal on 3 sides and a brick façade on the front. There is an unfinished area with a 1/2 bath, storage closet and drive-through bay doors on both sides of the building. There are also 4 offices or a 3 offices/board room configuration, and there is a second large space with a kitchen and garage doors. Lastly, there is an additional space with full bath and small kitchen.

Building #2 is a 50' ft. x 100' ft. all metal 4 bay building with fourteen foot doors. The building is deep enough to park a 45 foot RV. There is a full bath and commercial grade sink.

Both buildings are on septic tanks and there is a well on the property.

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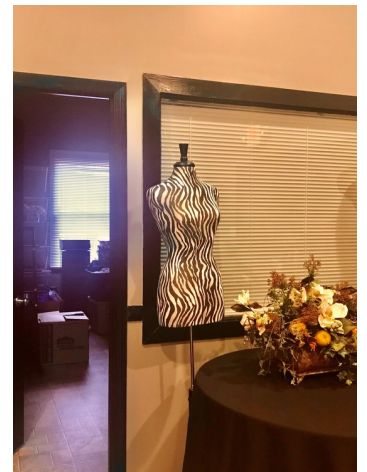
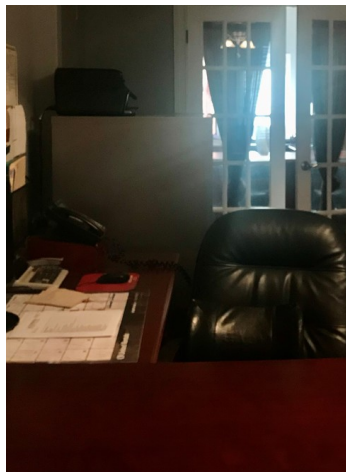
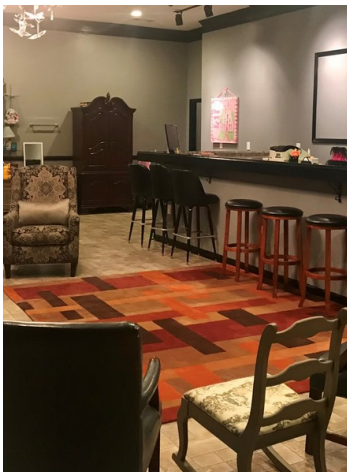
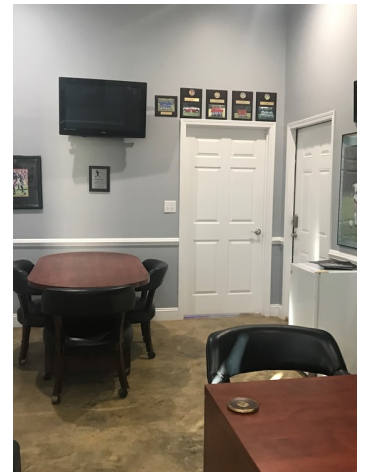




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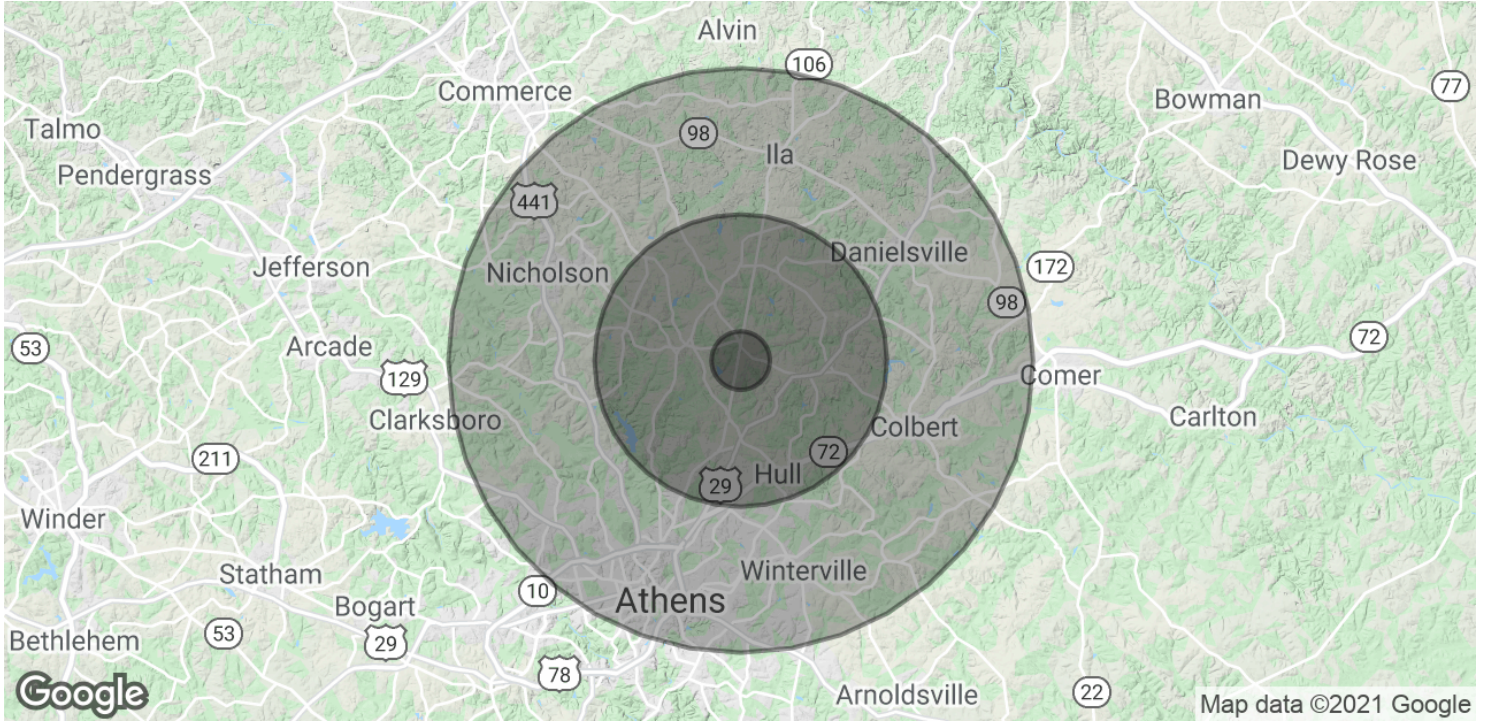
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	643	16,234	100,373
Average age	35.8	33.7	30.0
Average age (Male)	36.0	33.8	29.2
Average age (Female)	35.4	33.4	30.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	217	5,420	33,442
# of persons per HH	3.0	3.0	3.0
Average HH income	\$49,590	\$47,783	\$43,294
Average house value	\$153,751	\$143,300	\$146,800

\* Demographic data derived from 2010 US Census

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In order to maximize the value of an investment grade property, effective marketing is critical. The goal of Coldwell Banker Commercial Upchurch Realty is to package the property appropriately and distribute to as many qualified buyers and agents to create competition. In order to achieve this goal, we will successfully implement the following marketing plan:

### VALUE OF THE PROPERTY

- Compile all lease information to generate a proper rent roll
- Use rent roll to generate a financial summary page incorporating operating expenses, vacancy and reserves
- Gather market information of similar sold properties to determine market cap rate
- Analyze similar leases to determine potential areas that would effect the value of the property
- Take into consideration any other factors that could increase or decrease the value of the property

### PROFESSIONALLY PACKAGING THE PROPERTY

- These services will be provided and distributed to the market after execution of an exclusive listing representation agreement:
- Description of property with area information, photographs, tenant summary and demographics
- Use of current technology and graphics to incorporate professional aerial maps including the surrounding commercial and residential activity as applicable
- Valuation of the property with appropriate detail regarding tenant rent roll, income, expenses, debt, etc
- Comparable market lease and sale information

### STRATEGIC PROPERTY PROMOTION

- Promotion will consist of the following after execution of an exclusive listing representation agreement:
- Promotion to all qualified agents in the area with immediate exposure of property to many qualified investment real estate brokers
- Direct promotion to qualified local and out-of-state owners/buyers from our database - Such Buyers may include REIT's, national syndicates, large partnerships, local individuals and institutional clients
- High impact ads may be placed in carefully selected regional and national newspapers
- Use of Coldwell Banker Commercial network for promotion in which there are 200 affiliate offices throughout the United States including 3,000 agents

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