

VOYLES ROAD AND OLD ELBERTON ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,517,600

Price / Acre	\$35,000
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Lot Size: 43.36 ± Acres

Lot Frontage: 2,000 ft Voyles Rd
295 ft Old Elberton Rd

Zoning: E-I - Employee Industrial

Market: Athens-Clarke County

Submarket: Athena Industrial Park

Traffic Count: 17,700 Hwy 72
2,950 Voyles Rd

PROPERTY OVERVIEW

The property is well suited for an industrial development. It's zoned Employment-Industrial which allows a variety of industrial and commercial uses. The topography is relatively flat and all utilities are available. The property is partially wooded. It has a small man made farm pond in the middle of the property which can be used for detention and there is a creek running across the north west corner as well. Phase One and Geotech available upon request. The property can be subdivided into two 20 acre tracts which will be priced at \$40,000 per acre.

LOCATION OVERVIEW

The property is located in Athena Industrial Park at the intersection of Voyles Rd and Old Elberton Rd in northeastern Athens-Clarke County. It's located minutes from downtown Athens and UGA , home to numerous large employers. 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.
- All utilities available
- Easy access to major highways.
- Relatively flat topography

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

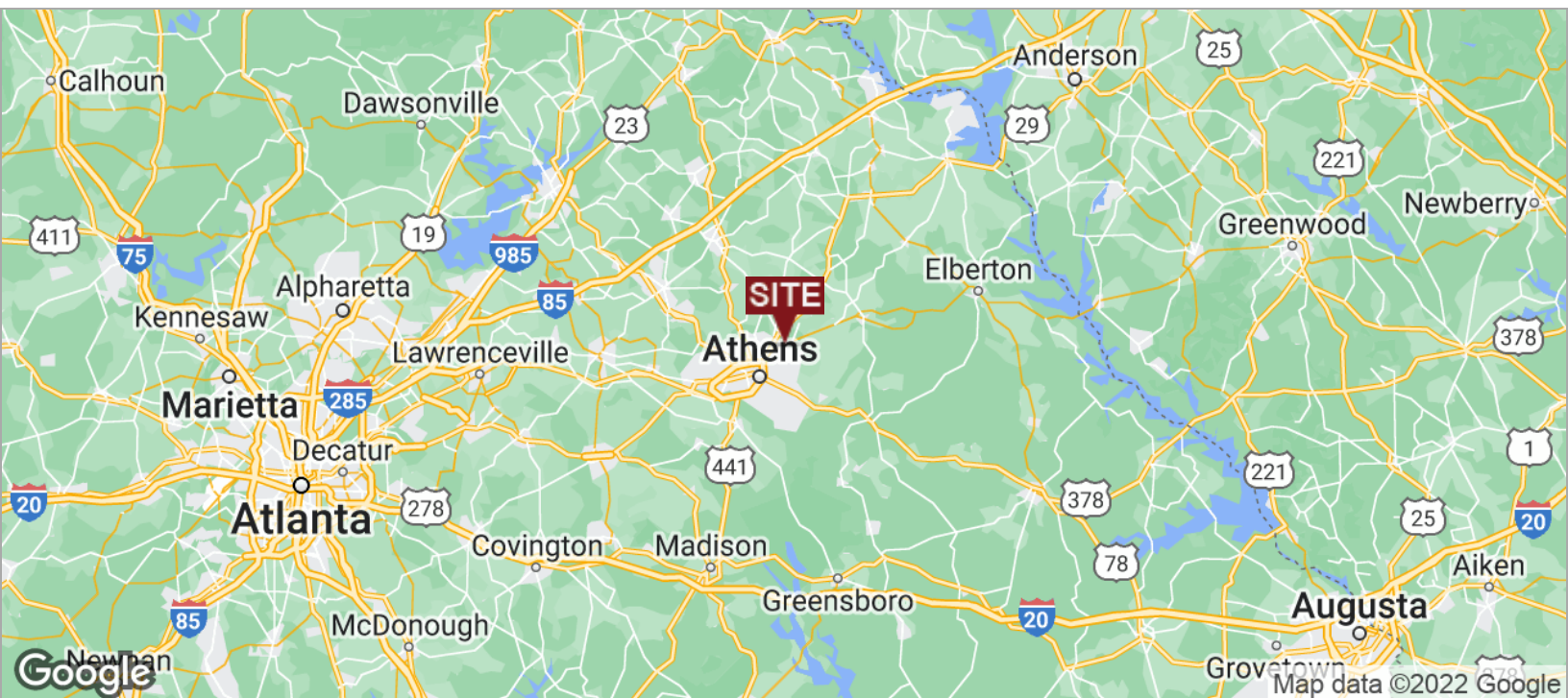
Revised: 1-20-2021

BYOPLANET INDUSTRIAL TRACT

VOYLES ROAD AND OLD ELBERTON ROAD, ATHENS, GA 30601



LOCATION MAPS



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AERIAL MAP



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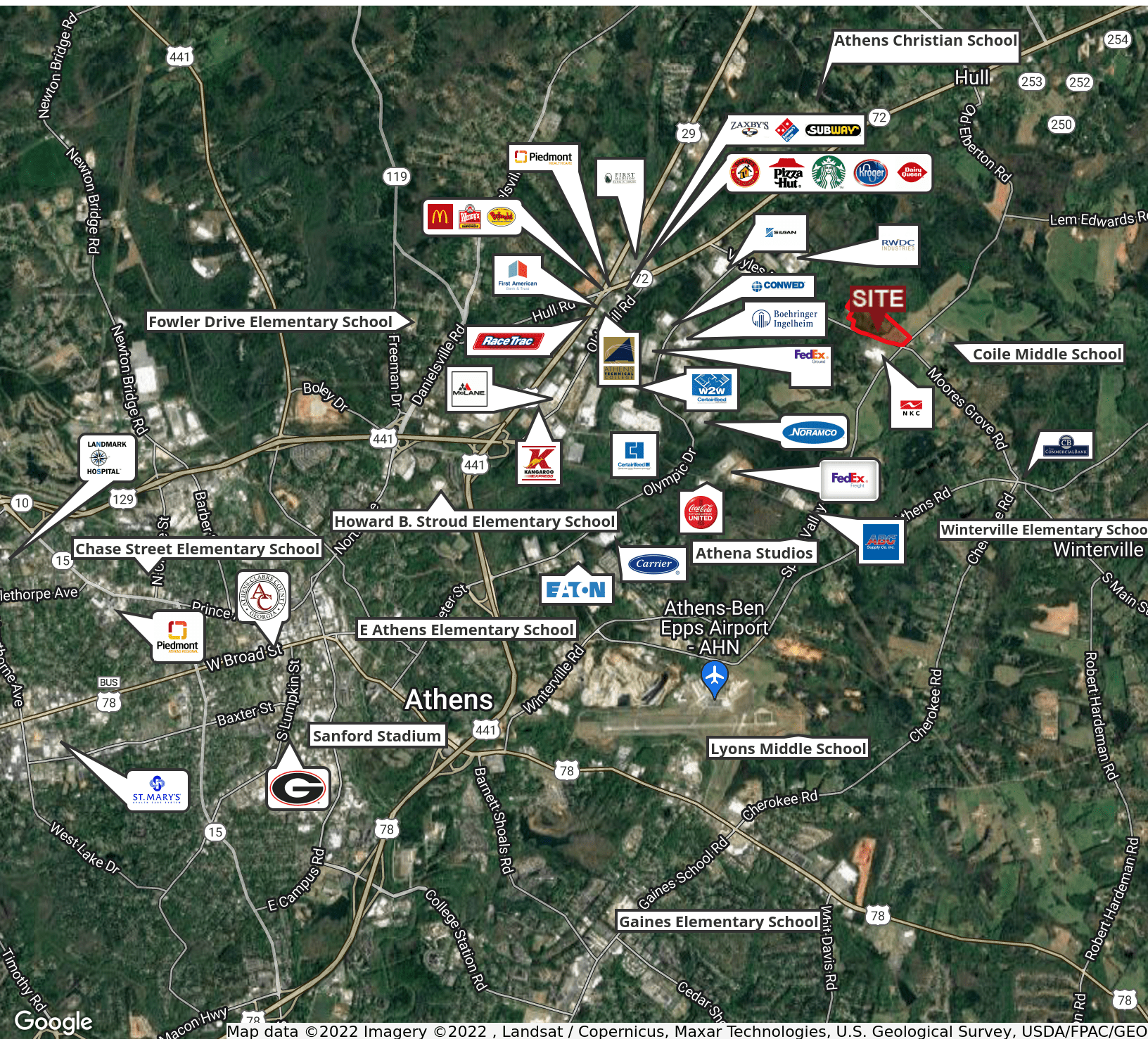
AERIAL MAP P3

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RETAILER MAP



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RETAILER MAP P4

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AREA	OFFICES (1/300SF)	12,000 SF
	ASSEMBLY PLANT (1/700SF)	103,654 SF
	TOTAL	118,654 SF
PARKING SPACES REQUIRED	1/300SF & 1/700SF	199 MIN
	MAXIMUM ALLOWED (MIN*1.5)	298 MAX
TOTAL COMPACT SPACES ALLOTTED (30%)		83
TOTAL PARKING SPACES PROPOSED		271
ADA PARKING SPACES REQUIRED/PROVIDED		7/7
SPACES IN FRONT OF FACADE (25% MAX)		58 (68 MAX)

REQUIRED LANDSCAPED AREA: 15%
EXISTING IMPERVIOUS: 00.00%
PROPOSED IMPERVIOUS: 60.71%

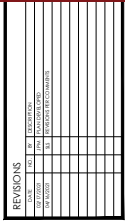
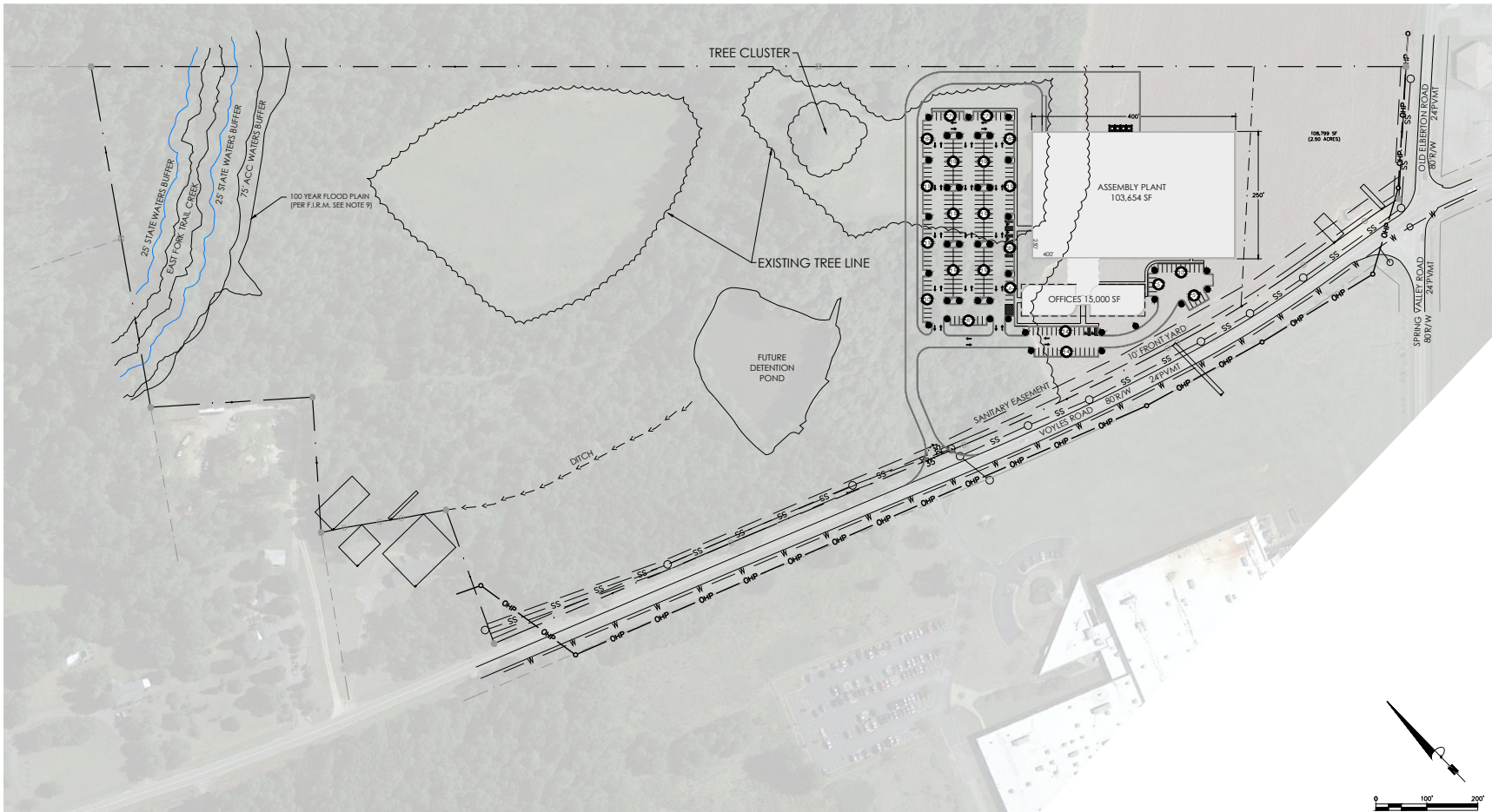
17. THE CURRENT ZONING OF THE PROPERTY QUALIFIES FOR EXEMPTION FROM REQUIRED SIDEWALK ALONG THE PUBLIC ROADWAY.

PARKING LOT & STREET TREE REQUIREMENT:

PARKING LOT TREES PROVIDED:
39 TREES PLANTED

STREET TREES REQUIRED:
1 TREE/30 FT REQUIRED
 $2173 \text{ FT} / 30 \text{ FT} = 73 \text{ TREES REQUIRED}$

STREET TREES PROVIDED:
73 TREES PLANTED



OAKBROOK CORPORATE CAMPUS
3310 RESEARCH DRIVE, SUITE A 240
ATHENS, GEORGIA, U.S.A. 30605-2760

PHONE: (706) 548.8211
FAX: (706) 548.1814
www.airelaffairs.com

amt
ENGINEERS
ARCHITECTS
PLANNERS
Armentrout • Matheny • Thurmond

00094-01
BYOPLANET RESEARCH FACILITY
VOYLES ROAD
ATHENS, GA 30601

AMTpc #20094-01

CONCEPT



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PDF WITH HEADER/FOOTER (L) *P5*

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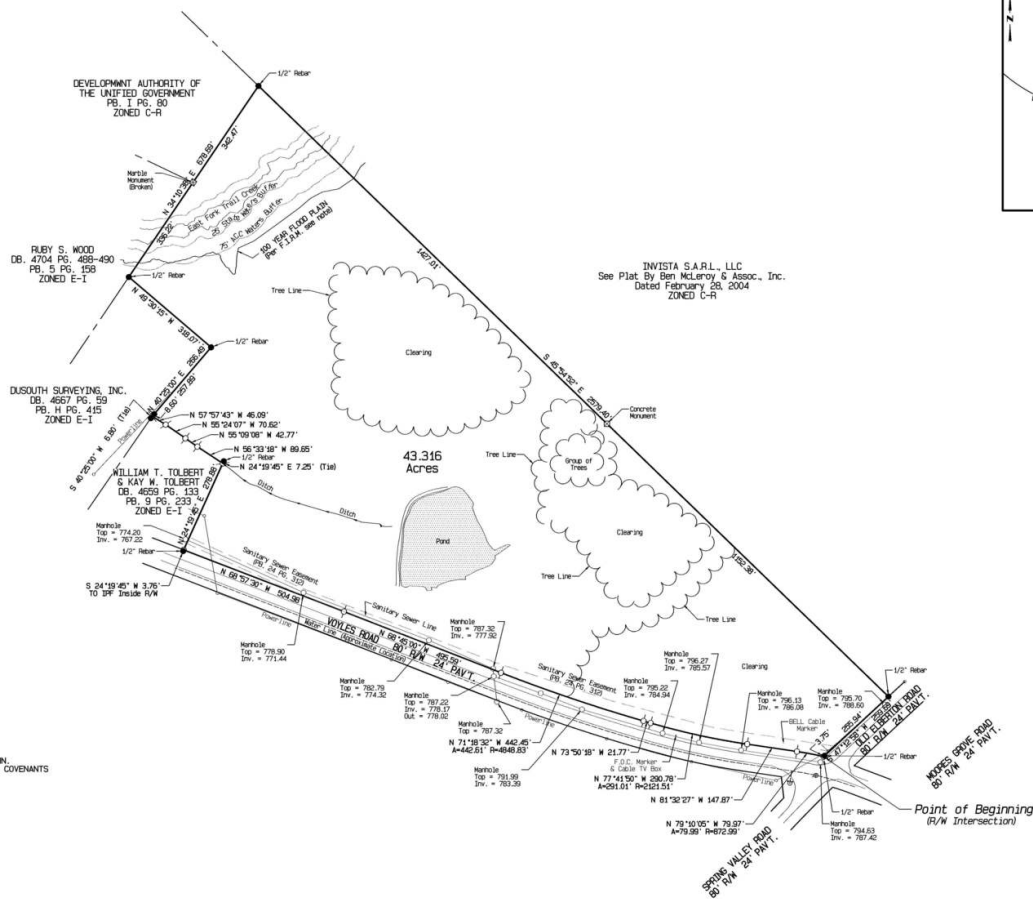


RECORDED PLAT

Plat Doc: PLAT
Recorded 10/12/2020 02:38PM

Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 00001 Pg 0476
Penalty: \$0.00
Interest: \$0.00
Participants: 6925354841

Reserved for Clerk of Court



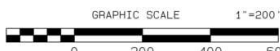
NOTES:
THIS PROPERTY IS ZONED E-1.
THIS PROPERTY REPRESENTS TAX MAP 222, PARCEL 010.
FOR PLAT, COMPANY PANEL NO. 13059C, 007C, A PORTION OF
THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN, AS SHOWN.
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, & COVENANTS
ON RECORD, SHOWN OR NOT SHOWN.

REFERENCES:
DEED BOOK 4667 PAGE 54
DEED BOOK 1614 PG. 230
SURVEY FOR ISSAC P. WOOD, ET AL.
DATED JAN. 11, 2000
BY RAY N. WOODS.

STREET ADDRESS:
VOYLES ROAD

PLAT ABBREVIATIONS

PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W. - Right of Way
F.O.C. - Fiber Optic Cable



● SPW-Iron Pin Found ○ SPW-Iron Pin Set ☒ Computed Point Only ☐ Concrete Monument

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #0049		RETROACTION BOUNDARY PLAT FOR BYOPLANET PROPERTY INVESTING, LLC			
DATE:	220	COUNTY:	Athens-Clarke	STATE:	GEORGIA
DATE:	09-23-2020	INSTRUMENT: LEICA			
DATE:	09-23-2020	PLAT CLOSURE: 1/820.068			
DATE:	09-23-2020	FIELD CLOSURE: 1/205.413			
DATE:	09-23-2020	ANGLE CLOSURE: 1\"/>			
BY: RAY N. WOODS		FOR: BASELINE SURVEYING & ENGINEERING, INC.			
DATE: 09-23-2020		P.O. BOX 260			
DATE: 09-23-2020		WATKINSVILLE, GEORGIA 30677			
DATE: 09-23-2020		WWW.BASELINE-SURVEYING.COM			
DATE: 09-23-2020		(706) 769-6510			
DATE: 09-23-2020		GMA #1100			

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

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 820.068 FEET,
AND AN ANGULAR ERROR OF 1\"/>

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 any real property boundaries. The recording information of the
documents, maps, plans or other instruments which created the parcel
or parcels are hereby affirmed.

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

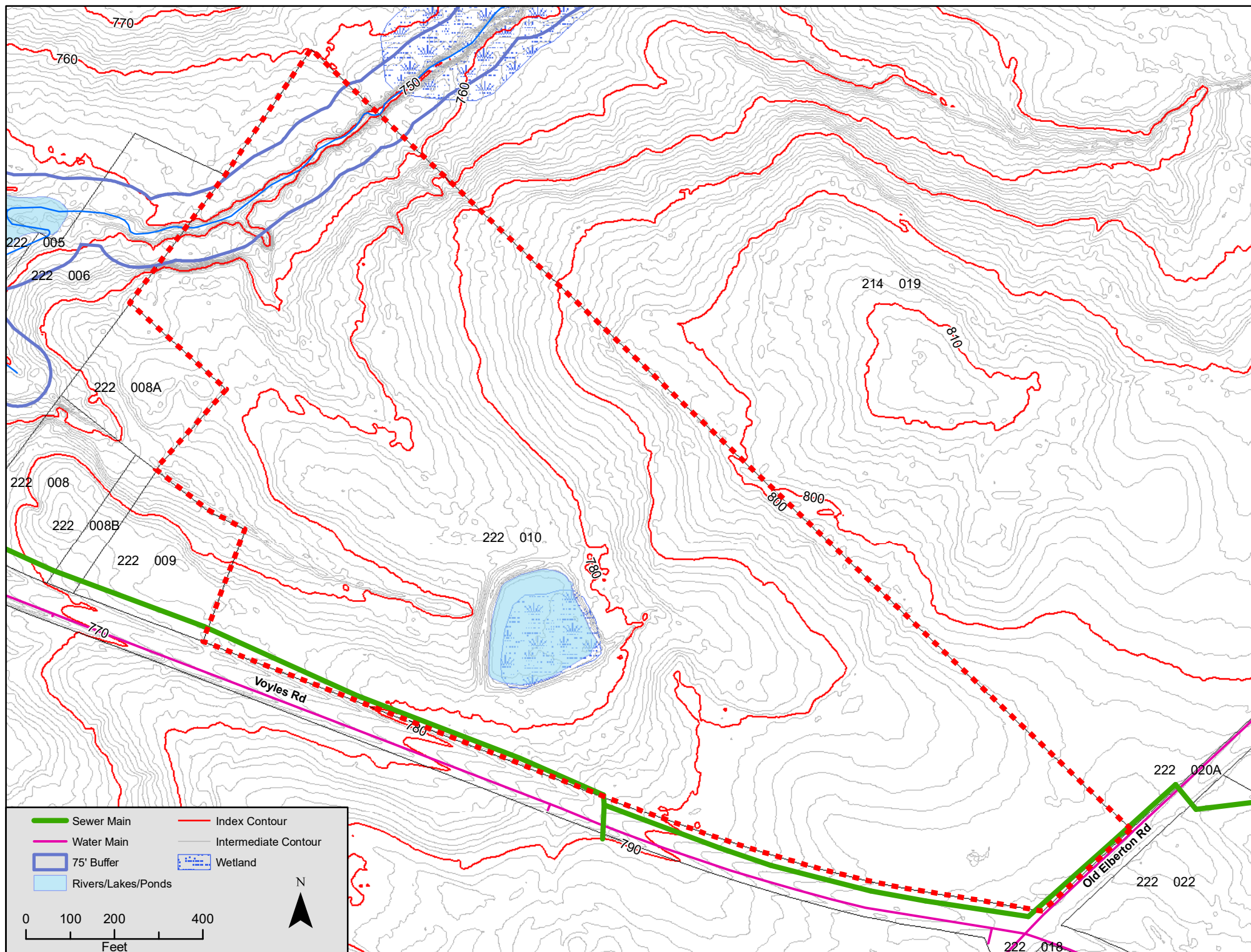
Furthermore, the undersigned land surveyor certifies that this plat
conforms with the minimum technical standards for property surveys
in Georgia as set forth in the rules and regulations of the Georgia
Board of Registration for Professional Engineers and Land Surveyors
and as set forth in O.C.G.A. Section 15-5-67.

Ray N. Woods 09-23-2020
GEORGIA REGISTERED LAND SURVEYOR NUMBER 0049 DATE

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ADDITIONAL PHOTOS P6

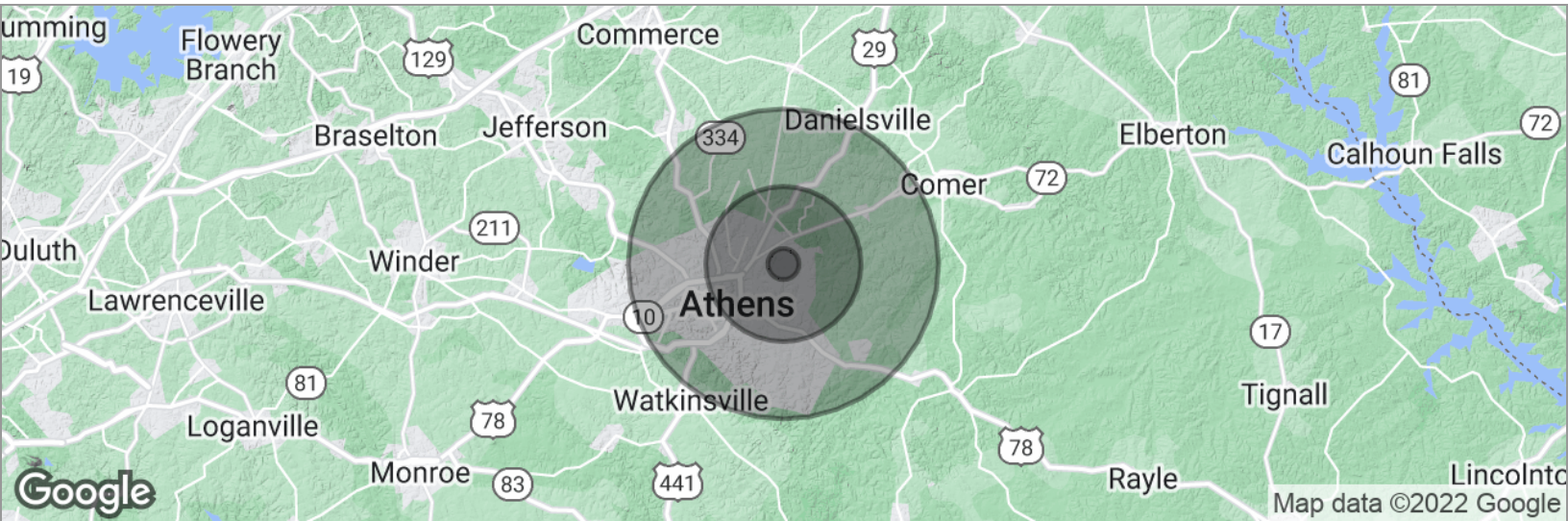


BYOPLANET INDUSTRIAL TRACT

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	996	38,020	150,758
Median age	35.4	30.3	30.0
Median age (Male)	33.8	29.5	29.4
Median age (Female)	36.8	31.1	30.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	370	14,215	53,769
# of persons per HH	2.7	2.7	2.8
Average HH income	\$53,607	\$43,581	\$50,288
Average house value	\$117,754	\$148,208	\$179,772

* Demographic data derived from 2010 US Census

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