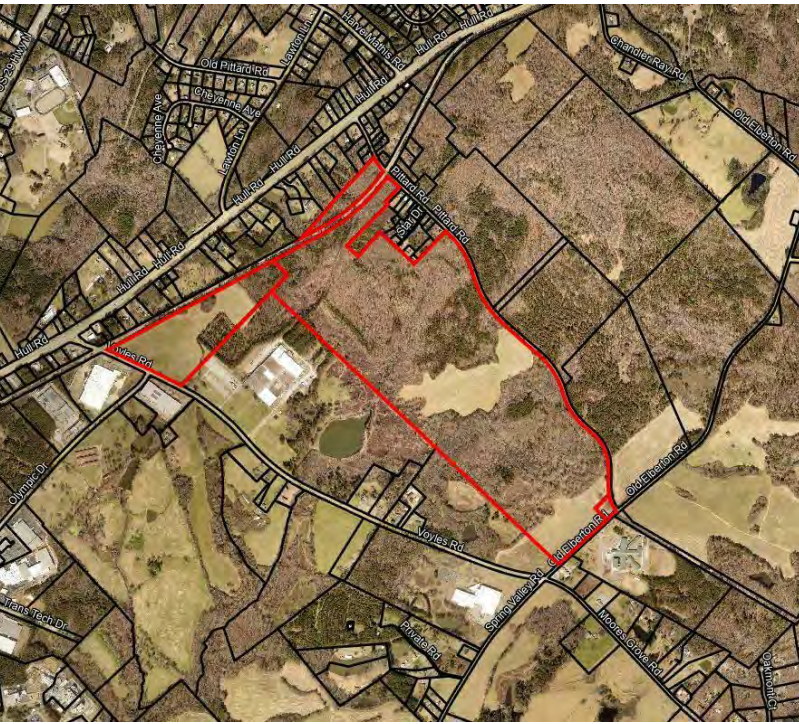


INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,674,290
Price / Acre	\$27,000
Lot Size:	321 ± Acres
Lot Frontage:	1,305 ft Voyles Rd 5,134 ft Rail Line 1,207 ft Old Elberton Rd 5,177 ft Pittard Rd
Zoning:	E-I, E-O & C-R
Market:	Athens Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,160 Voyles Rd 16,800 ft Hwy 72

PROPERTY OVERVIEW

The property lies well and can be easily developed for an industrial user. The site borders main line CSX Rail and is just off a side tract with a rail spur on the property. The property is partially wooded with several acres of open crop land. It has two creeks through the property. All utilities are available. Sewer is located in the right of way of Voyles Rd and Old Elberton Rd.

LOCATION OVERVIEW

The property is located in the Athena Industrial Park area with access off Old Elberton Road, Pittard Road and Voyles Rd. It's located in north east Athens roughly 600 ft east of Hwy 72. The tract is located directly across from the intersection of Olympic & Voyles Rd. The site is roughly ten minutes from downtown Athens and the UGA Campus with easy access to major highways in the area.

PROPERTY HIGHLIGHTS

- Prime Industrial Location
- Borders CSX Rail line with side track and spur
- Moderate topography
- 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: 6-8-2023

INVISTA INDUSTRIAL TRACT - 321 ACRES



100 VOYLES RD, ATHENS, GA 30601

LOCATION MAP



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INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



LOCATION MAP



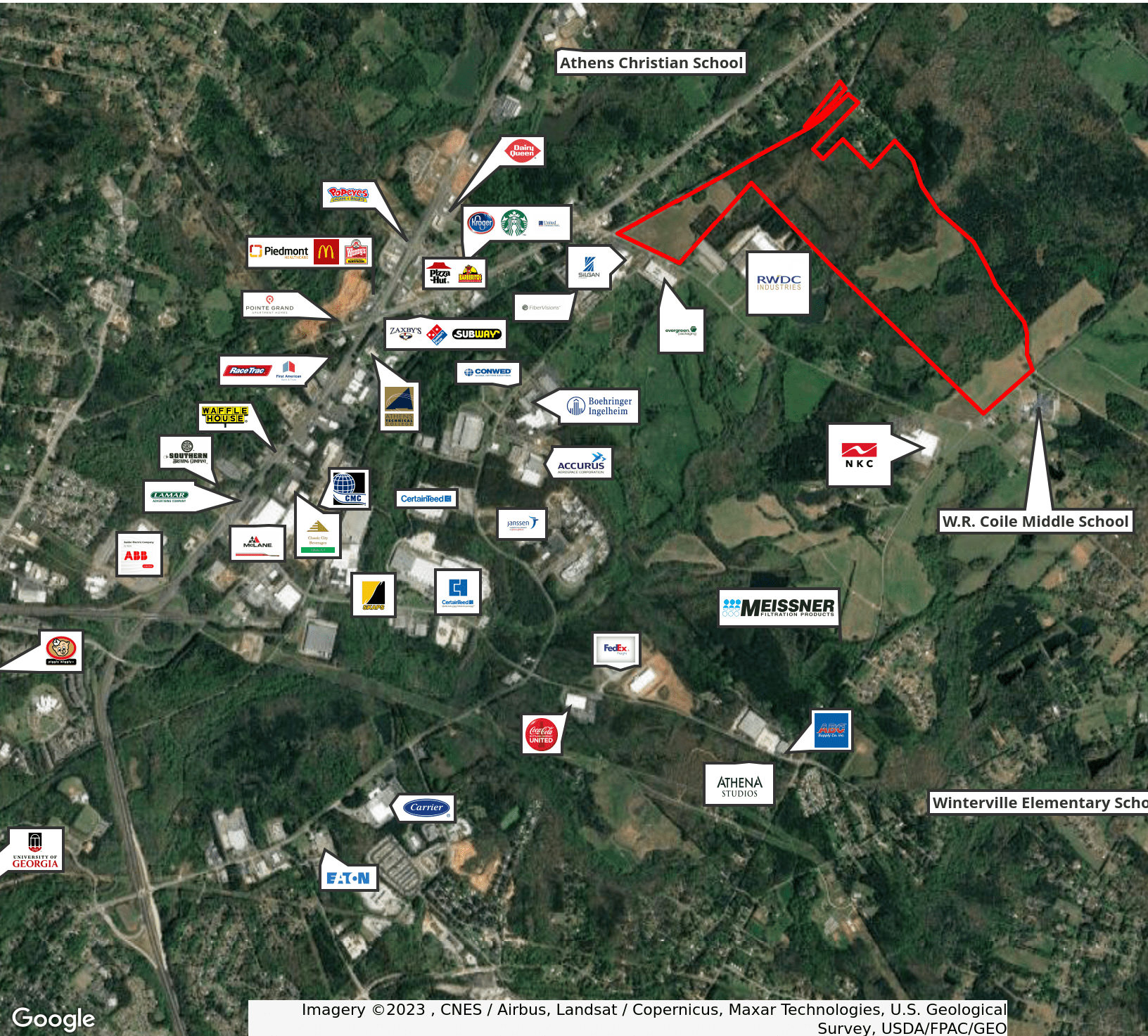
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INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601

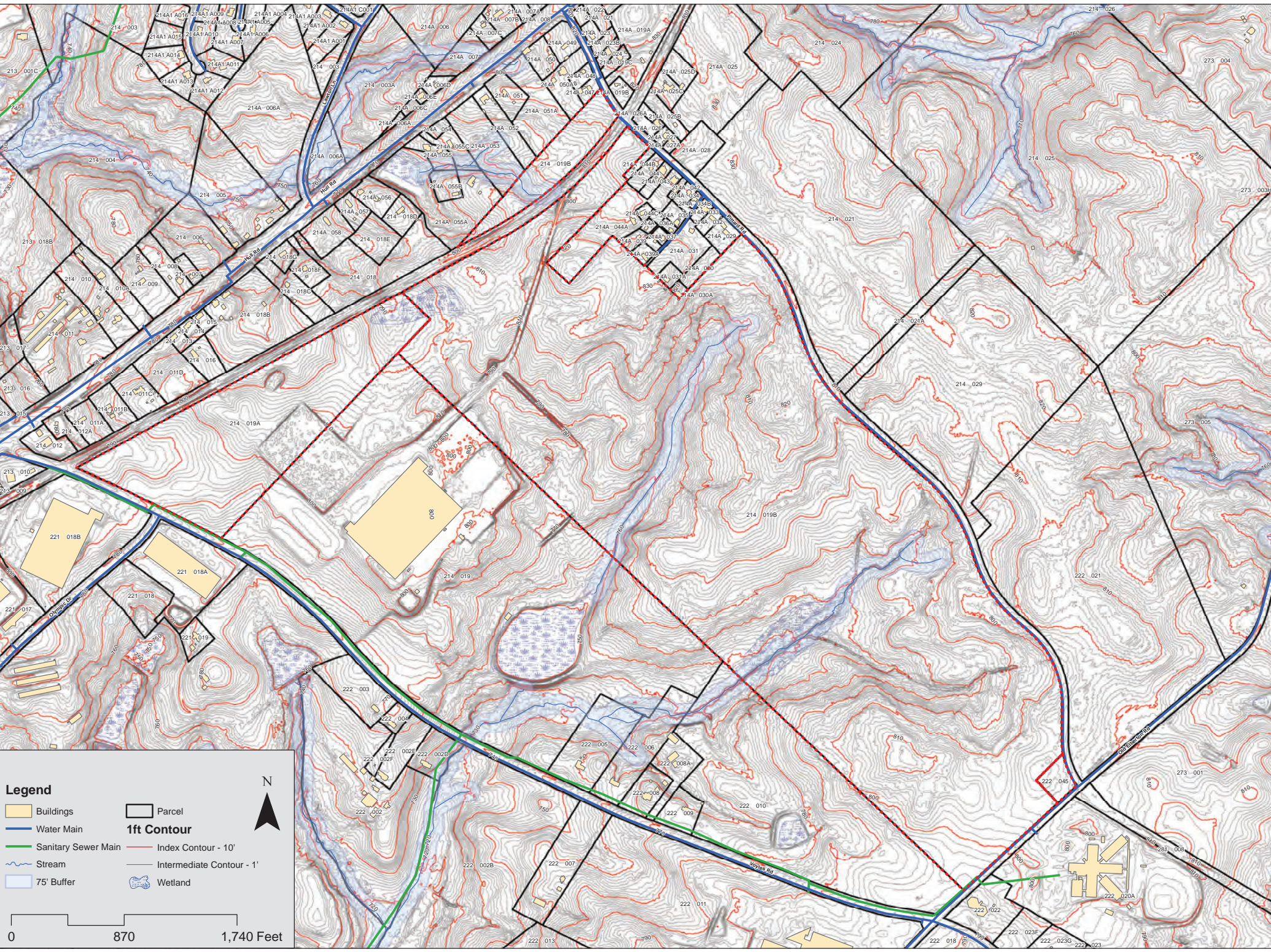


RETAILER MAP












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Legend

 Buildings	 Parcel
 Water Main	1ft Contour
 Sanitary Sewer Main	 Index Contour - 10'
 Stream	 Intermediate Contour - 1'
 75' Buffer	 Wetland

N

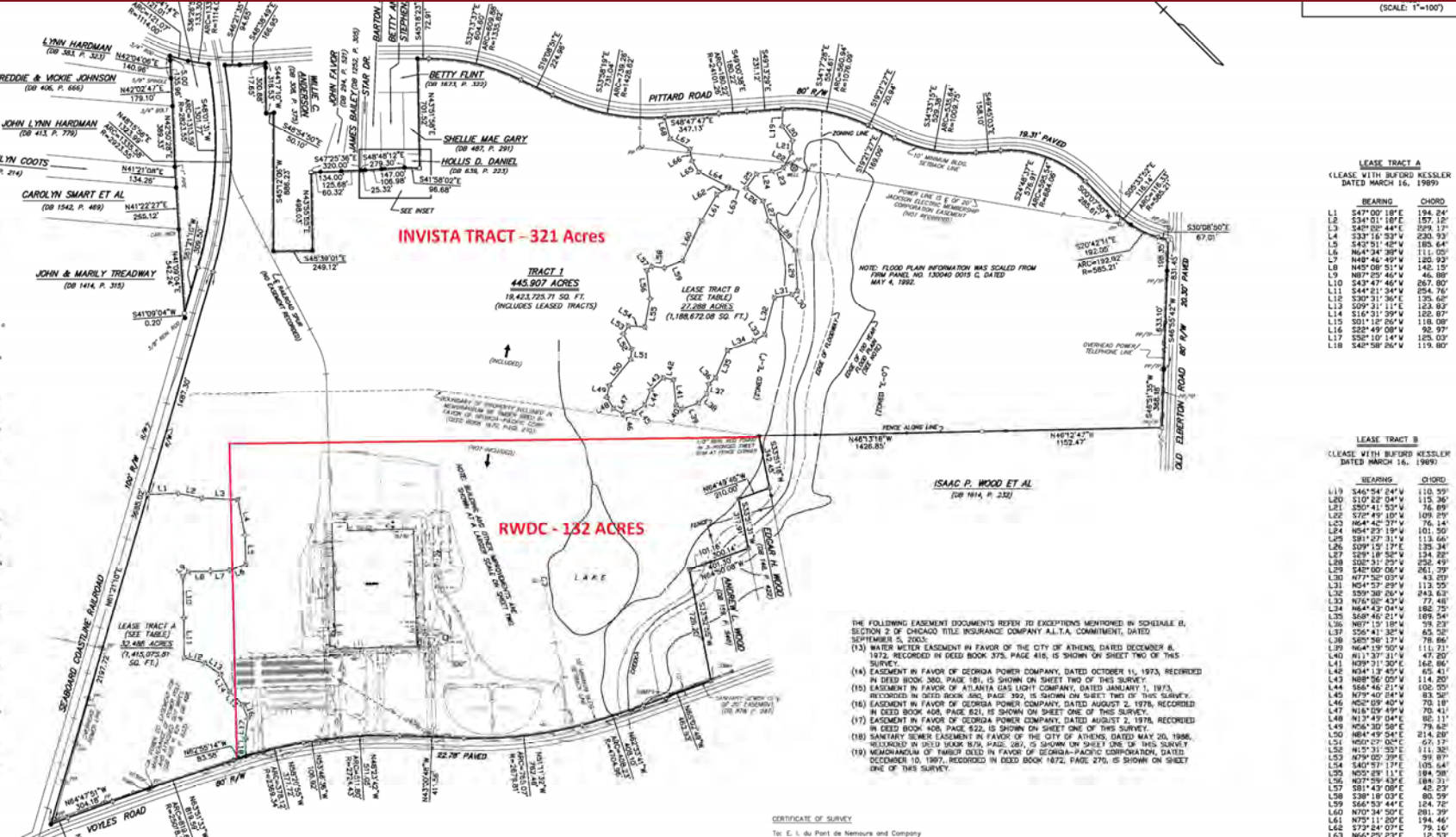
0 870 1,740 Feet

INVESTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



(SCALE: 1"=100')



BEARING	CHORD
L1 S47°00'18"E	194.24'
L2 S17°25'04"E	137.15'
L3 S40°00'44"E	209.17'
L4 N64°31'23"W	200.93'
L5 S42°51'42"W	185.64'
L6 N84°34'22"E	111.05'
L7 N49°48'49"W	125.93'
L8 N45°08'51"W	142.19'
L9 N87°01'39"W	254.76'
L10 S47°47'46"W	267.80'
L11 S49°21'39"W	254.76'
L12 S30°31'39"E	135.66'
L13 S09°21'11"E	118.89'
L14 S16°31'39"E	102.87'
L15 S01°15'25"W	118.89'
L16 S28°49'08"W	92.97'
L17 S28°10'14"W	125.00'
L18 S48°58'26"W	115.80'

BEARING	CHORD
L19 S46°54'24"W	110.39'
L20 S10°25'04"E	115.36'
L21 S20°41'53"W	76.89'
L22 S75°35'10"W	109.59'
L23 N64°44'17"E	78.14'
L24 N54°29'19"W	101.50'
L25 N87°01'39"W	134.66'
L26 S39°15'19"E	135.34'
L27 S29°19'26"W	124.76'
L28 S32°31'29"W	232.49'
L29 S45°08'08"W	261.39'
L30 N77°32'03"W	83.20'
L31 N54°37'29"W	113.20'
L32 S59°38'28"W	143.43'
L33 N74°00'47"W	77.48'
L34 N64°43'04"W	68.75'
L35 S68°46'21"W	89.54'
L36 N67°15'18"E	124.29'
L37 S56°41'38"W	65.32'
L38 S85°36'17"W	76.89'
L39 N64°10'30"W	111.21'
L40 N1°37'31"W	47.20'
L41 N87°01'39"E	162.86'
L42 S84°13'45"W	65.41'
L43 N89°36'05"W	114.20'
L44 S68°46'21"W	102.00'
L45 N77°40'24"W	83.26'
L46 N59°09'46"W	70.19'
L47 N16°00'49"W	70.41'
L48 N1°37'49"E	102.11'
L49 N58°30'59"E	79.82'
L50 N64°49'54"E	214.29'
L51 N50°47'02"E	67.17'
L52 N52°33'13"E	105.54'
L53 N73°23'39"E	89.31'
L54 S40°51'57"E	137.36'
L55 N73°29'43"E	105.54'
L56 N73°29'43"E	105.54'
L57 S81°43'00"E	42.23'
L58 S38°18'03"E	80.59'
L59 S66°41'47"E	124.72'
L60 N70°34'50"E	281.39'
L61 N75°11'20"E	194.46'
L62 S77°24'01"E	79.14'
L63 N66°25'29"E	12.53'
L64 N34°34'29"W	210.38'
L65 N14°13'36"E	84.88'
L66 N16°56'59"E	142.85'
L67 N16°56'59"E	142.85'
L68 N30°42'37"E	143.56'

NOTE: ACCESS TO THE PROPERTY IS AVAILABLE VIA THE PUBLIC RIGHTS OF WAY OF VOYLES ROAD, OLD ELBERTON ROAD, AND PITTARD ROAD. CURRENT ACCESS IS GAINED FROM VOYLES ROAD.

THE FOLLOWING ZONING RESTRICTIONS APPLY:
C-10 AND C-12 ZONES
MINIMUM FRONT YARD SETBACK - 10'
MINIMUM SIDE YARD SETBACK - NONE EXCEPT 10' ADJACENT TO STREET OR RESIDENTIAL.
MINIMUM REAR YARD SETBACK - 10'
MAXIMUM BUILDING HEIGHT - 65'
C-8 ZONE
MINIMUM FRONT YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 40' EXCEPT 10' ADJACENT TO RESIDENTIAL.
MAXIMUM BUILDING HEIGHT - 65'
TO THE KNOWLEDGE OF THIS FIRM, THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

SURVEY NOTES
(1) EQUIPMENT USED: "05" THEODOLITE AND I.D.M.
(2) ANGULAR ERROR: 01" PER SIGHT, ADJUSTED.
(3) LINEAR CLOSURE: 1/37,220, ADJUSTED BY LEAST SQUARES.
(4) MINIMUM PLAT CLOSURE: 1/723,719.

NOTE: THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CERTIFICATE OF SURVEY

To: E. du Pont de Nemours and Company
Chicago Title Insurance Company
Wilmington, VA.
KED FIRM, LLC
KED Firm, LLC and their successors and assigns.

- THE FOLLOWING EASEMENT DOCUMENTS REFER TO EXCEPTIONS MENTIONED IN SCHEDULE B, SECTION 2 OF CHICAGO TITLE INSURANCE COMPANY A.L.T.A. COMMITMENT, DATED SEPTEMBER 5, 2000:
- (12) WATER METER EASEMENT IN FAVOR OF THE CITY OF ATHENS, DATED DECEMBER 4, 1972, RECORDED IN DEED BOOK 375, PAGE 418, IS SHOWN ON SHEET TWO OF THIS SURVEY.
 - (14) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED OCTOBER 11, 1973, RECORDED IN DEED BOOK 362, PAGE 181, IS SHOWN ON SHEET TWO OF THIS SURVEY.
 - (15) EASEMENT IN FAVOR OF ATLANTA GAS LIGHT COMPANY, DATED JANUARY 1, 1973, RECORDED IN DEED BOOK 362, PAGE 392, IS SHOWN ON SHEET TWO OF THIS SURVEY.
 - (16) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 2, 1978, RECORDED IN DEED BOOK 404, PAGE 821, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 - (17) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 2, 1978, RECORDED IN DEED BOOK 405, PAGE 822, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 - (18) SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF ATHENS, DATED MAY 20, 1986, RECORDED IN DEED BOOK 978, PAGE 091, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 - (19) MEMORANDUM OF TRUST DEED IN FAVOR OF GEORGIA-PACIFIC CORPORATION, DATED DECEMBER 10, 1978, RECORDED IN DEED BOOK 1472, PAGE 276, IS SHOWN ON SHEET ONE OF THIS SURVEY.

REVISED MARCH 14, 2003 TO SHOW
ADDITIONAL EASEMENTS. NAME CHANGED
FROM DUPONT COMPANY.

REVISED MAY 29, 2003 TO CHANGE LEGAL
AND BOUNDARY OWNERS. ADDED NEW
BOUNDARY AND NOTE.

REVISED OCTOBER 31, 2003 TO SHOW
LEASE TRACTS A AND B.

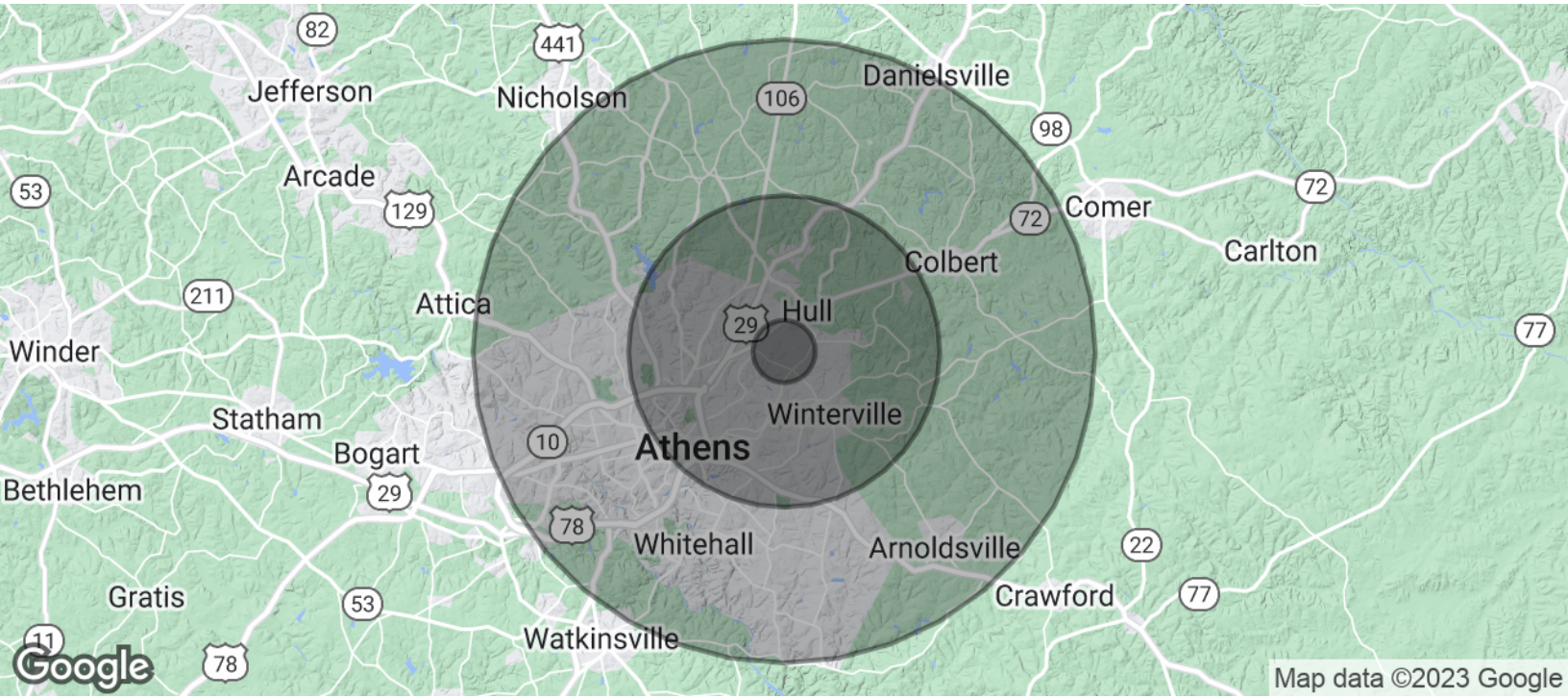
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INVISTA INDUSTRIAL TRACT - 321 ACRES

100 VOYLES RD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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