

TRAIL CREEK INDUSTRIAL TRACT

515 OLYMPIC DRIVE, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	16.64 ± Acres
Lot Frontage:	352 ft Olympic Dr
Zoning:	E-I and I
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	9,360 Olympic Dr 32,100 Loop 10

PROPERTY OVERVIEW

The property is fully engineered for a 213,585 SF self storage facility. The site is partially wooded and a portion was cleared and rough graded by the previous owner. All utilities are available. The site has moderate topography and Trail Creek runs along the north east property line. All due diligence items are available upon request including Phase one, geotech, surveys, topo, construction plans and architectural plans.

LOCATION OVERVIEW

The property is located at 515 Olympic Drive on the East side of Athens just east of the newly constructed interchange on the Athens Loop 10. The site is located minutes from downtown Athens and UGA, in Athena Industrial Park which is home to numerous large employers.

PROPERTY HIGHLIGHTS

- Fully engineered self storage development
- Located at interchange on Loop 10 for easy access
- All due diligence materials available upon request
- Located within close proximity to downtown Athens and UGA

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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grantwhitworth@gmail.com

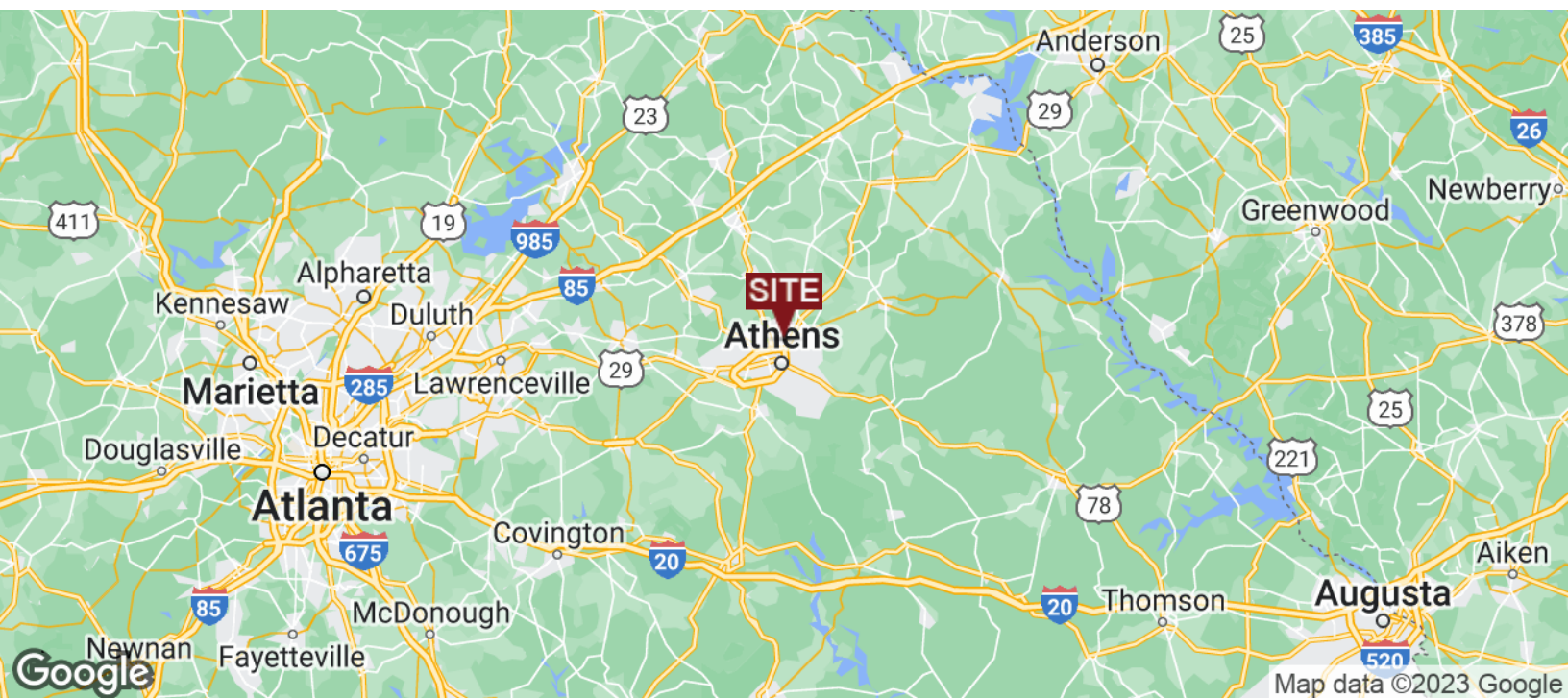
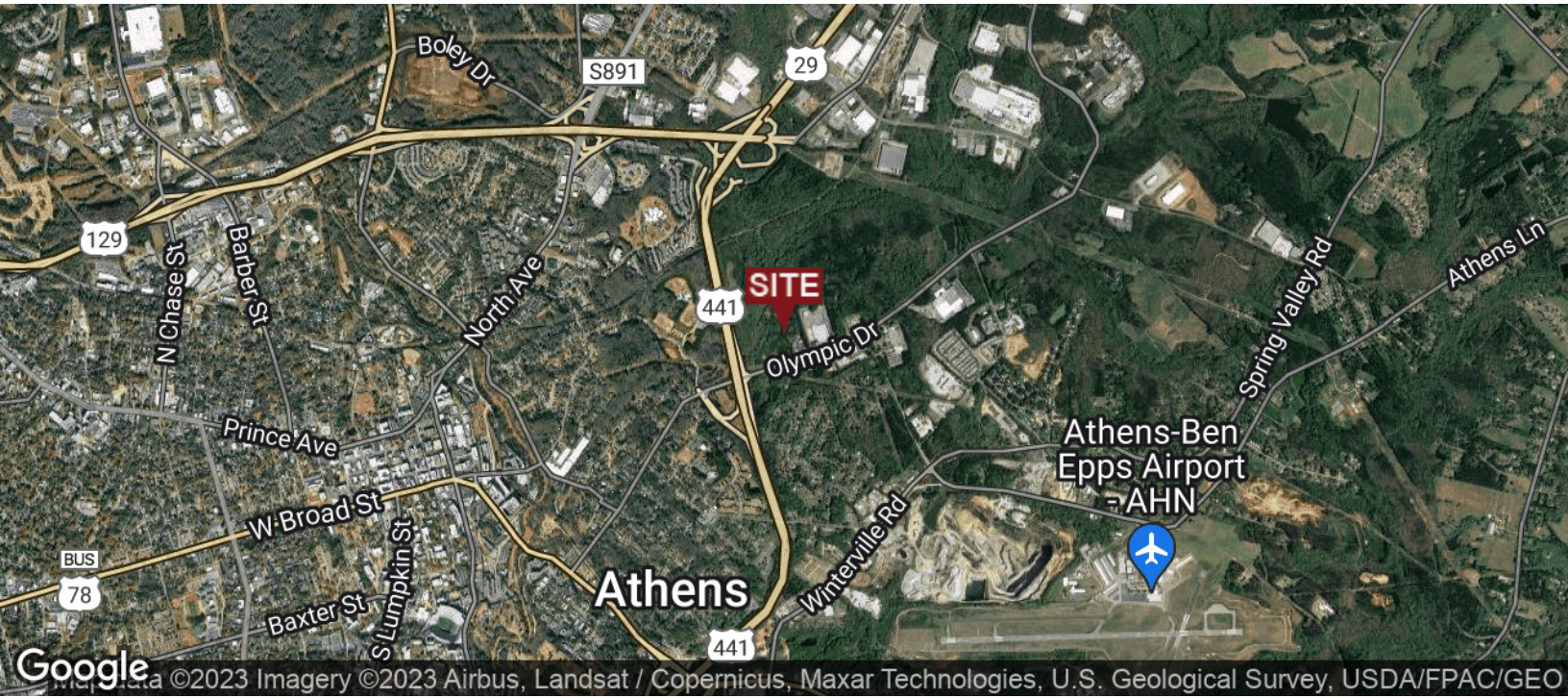
Revised: 7-17-2023

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LOCATION MAPS



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AERIAL MAPS



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

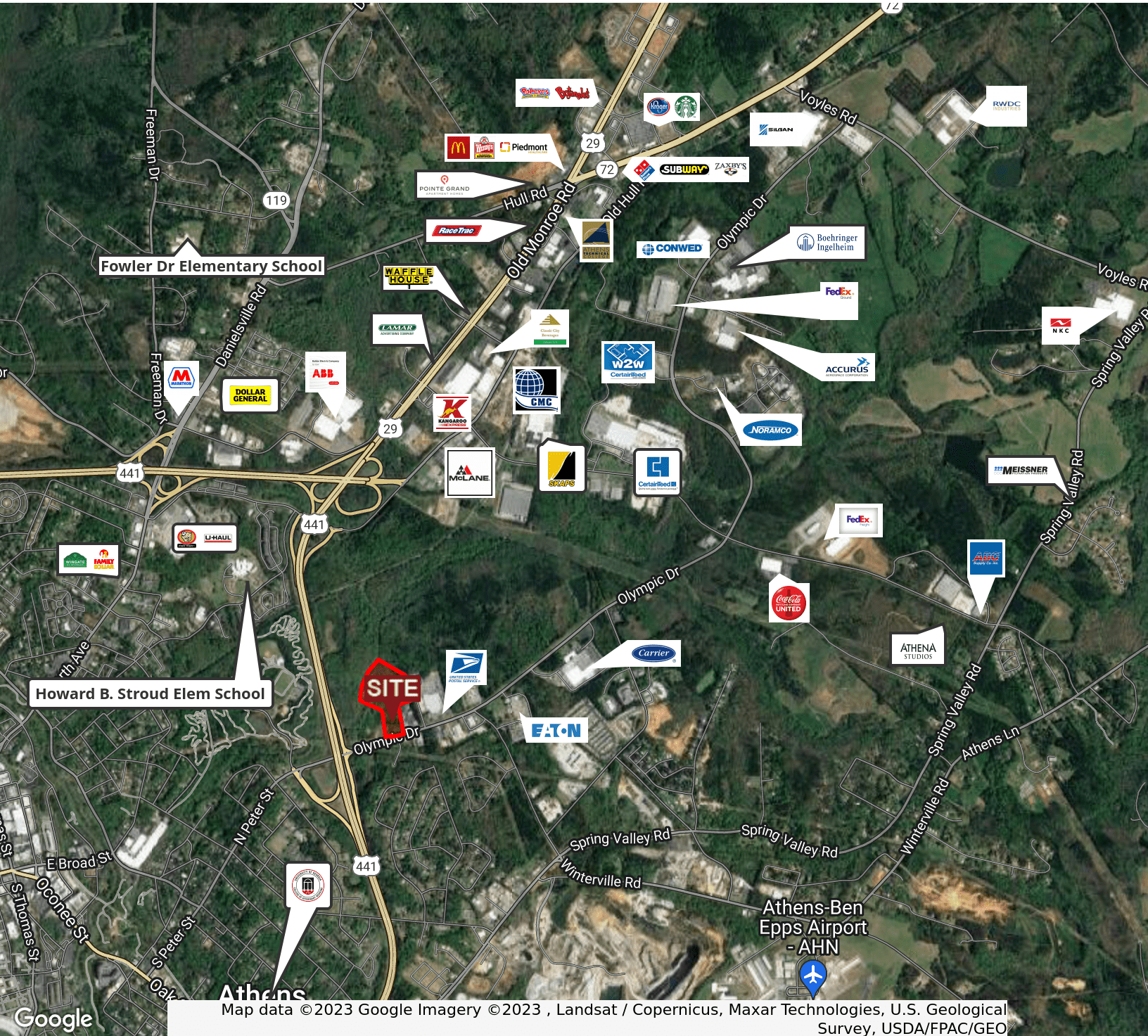
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RETAILER MAP

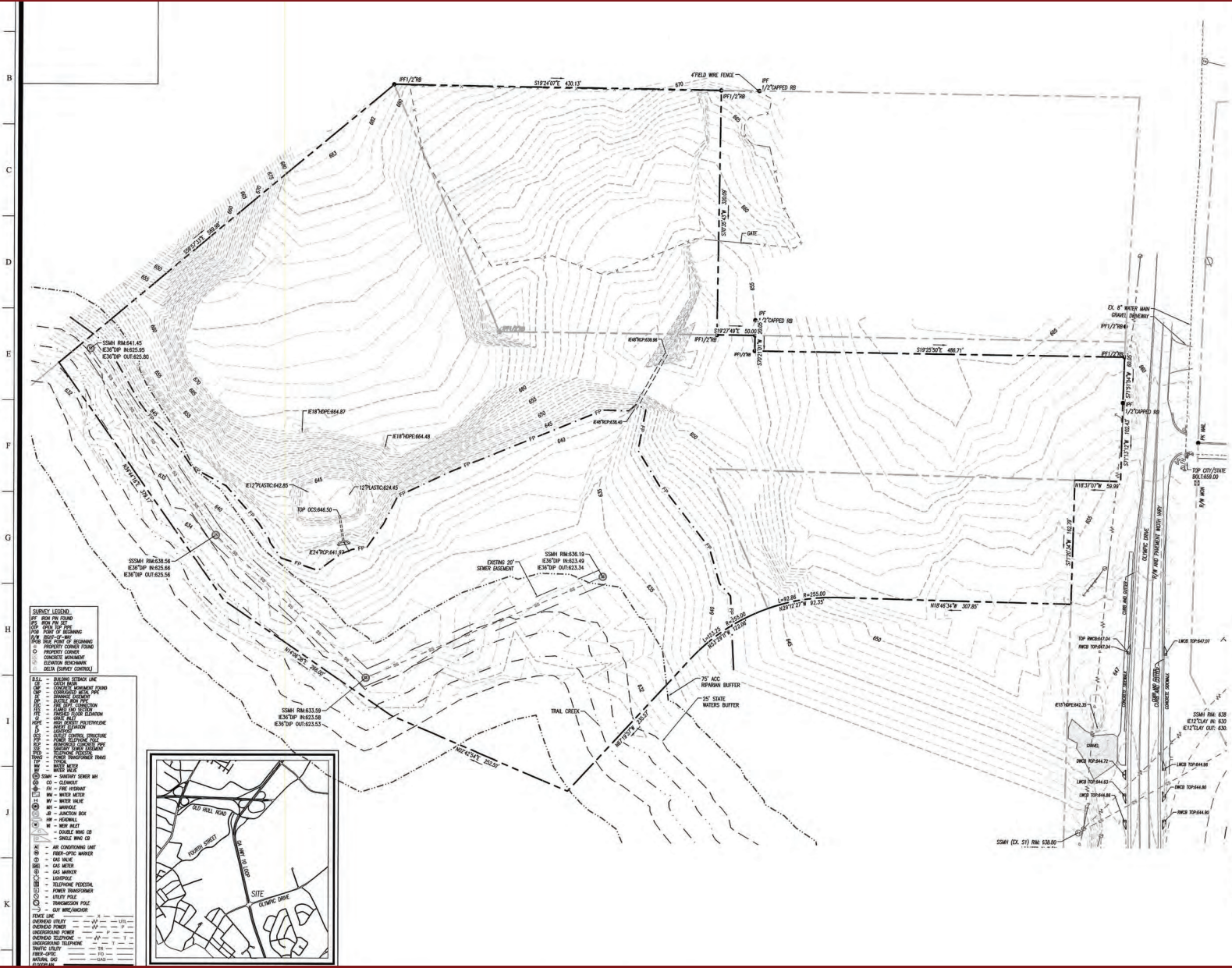


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DEVELOPER: WILLOW PROPERTIES, LLC
2323 DUNWELLS ROAD
ALBANY, GEORGIA 31707
ATTN: SCOTT WILLIAM
228.88.3280

AUTHORIZED AGENT: W&A ENGINEERING
2470 DANIELS BRIDGE RD. SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 505 OLYMPIC DRIVE
TAX PARCEL: 164 0241
GRID: 220

TOTAL PROJECT ACREAGE: 16.641 ACRES (724,864.81 SF)

CONTOUR INTERVAL: 2' FIELD RAN TOPO BY W&A ENGINEERING DATED 10/24/2014.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR ---, DATED 10/24/2014.

EXISTING ZONING: E-O AND I
EXISTING USE: UNDEVELOPED

PROPOSED USE: SELF-STORAGE FACILITY

FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FLOOD RESOURCES MAP MAP 130500000 DATED 4/2/2007.

THOSE ARE STATE WATERS CHUTE, AND WITHIN 200' OF THE SITE.

THOSE ARE WETLANDS RELEASED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/10/14.

WATER SUPPLY: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT
SEWERAGE DISPOSAL: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT
SOILS: WASTE BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, TELEPHONE, CABLE TV

SITE ORNANCE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DRAIN SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

EXISTING UTILITIES NOTE

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING INCLUDING GAS, ELECTRIC AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. W&A ENGINEERING SHALL BE NOTICED OF ANY DISCREPANCIES IMMEDIATELY.

GENERAL NOTES

1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ATHENS-CLARKE CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY CODES AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.



OLYMPIC DRIVE STORAGE
ATHENS-CLARKE COUNTY, GEORGIA
505 OLYMPIC DRIVE - 16.641 ACRES

DATE: 12/21/2018

REVISIONS	
DATE	COMMENT

Know what's below. Call before you dig.

811

Know what's below. Call before you dig.

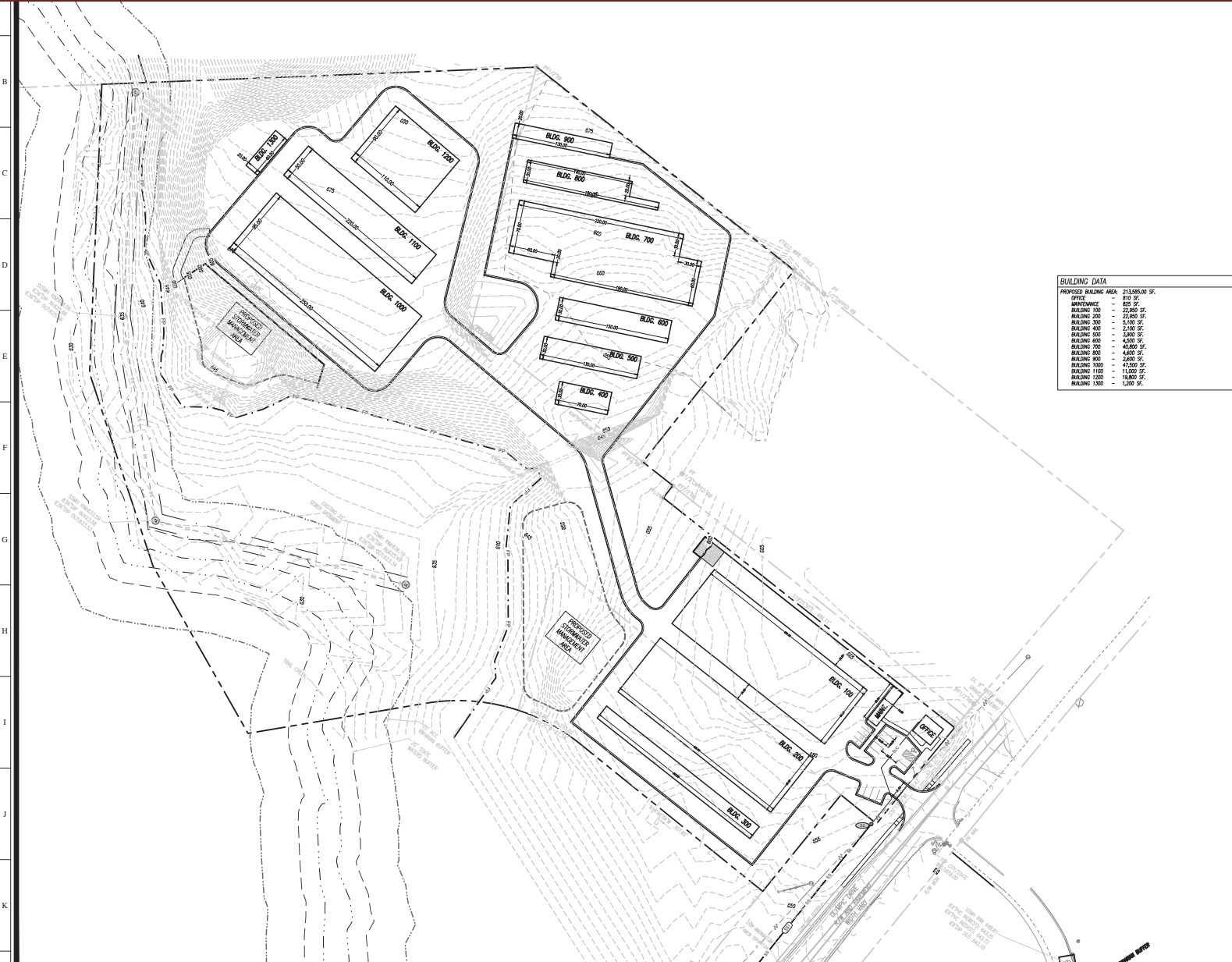
Geographic Information System

18148
SURVEY (EXISTING CONDITIONS)

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BUILDING DATA

PROPOSED BUILDING AREA:	211,550.00 SF.
OFFICE:	810 SF.
WAREHOUSE:	825 SF.
BUILDING 100:	22,800 SF.
BUILDING 200:	22,800 SF.
BUILDING 300:	5,100 SF.
BUILDING 400:	2,100 SF.
BUILDING 500:	3,900 SF.
BUILDING 600:	4,500 SF.
BUILDING 700:	45,800 SF.
BUILDING 800:	4,800 SF.
BUILDING 900:	2,600 SF.
BUILDING 1000:	47,200 SF.
BUILDING 1100:	11,200 SF.
BUILDING 1200:	19,800 SF.
BUILDING 1300:	1,300 SF.

PROJECT DATA

PROPERTY OWNER: ST LAND, LLC
1785 ONE ROAD
SMELLEN, GEORGIA 30078

DEVELOPER: WILLOW PROPERTIES, LLC
2220 GLENVILLE ROAD
ATHENS, GEORGIA 30608
229.249.3200

AUTHORIZED AGENT: W&A ENGINEERING
2475 SIMPSON BRIDGE RD. SUITE 101
ATHENS, GA 30608
706.525.0240

PHYSICAL ADDRESS: 505 OLYMPIC DRIVE
C&D PARCEL: 164 0241
C&D: 216 & 220

TOTAL PROJECT ACRES: 14.96 ACRES (1441 SF.)
CONTOUR INTERVAL: 2' FIELD PLAN TOPO BY W&A ENGINEERING DATED 04/02/2017.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR ---, DATED 04/02/2017.

EXISTING ZONING: E-1 AND I

EXISTING USE: UNDEVELOPED

PROPOSED USE: SELF-STORAGE FACILITY

FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 13050C0020 DATED 4/2/2007. THERE ARE STATE MARKERS ONSITE, AND WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/20/04.

WATER SUPPLY: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT
SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT
SOLID WASTE: BY PRIVATE CONTRACT
UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DRAIN SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.



OLYMPIC DRIVE STORAGE
ATHENS-CLARKE COUNTY, GEORGIA
505 OLYMPIC DRIVE - 14.96 ACRES

DATE: 09.18.2018

REVISIONS

DATE	COMMENT



FOR REVIEW ONLY

18148

CONCEPT PLAN

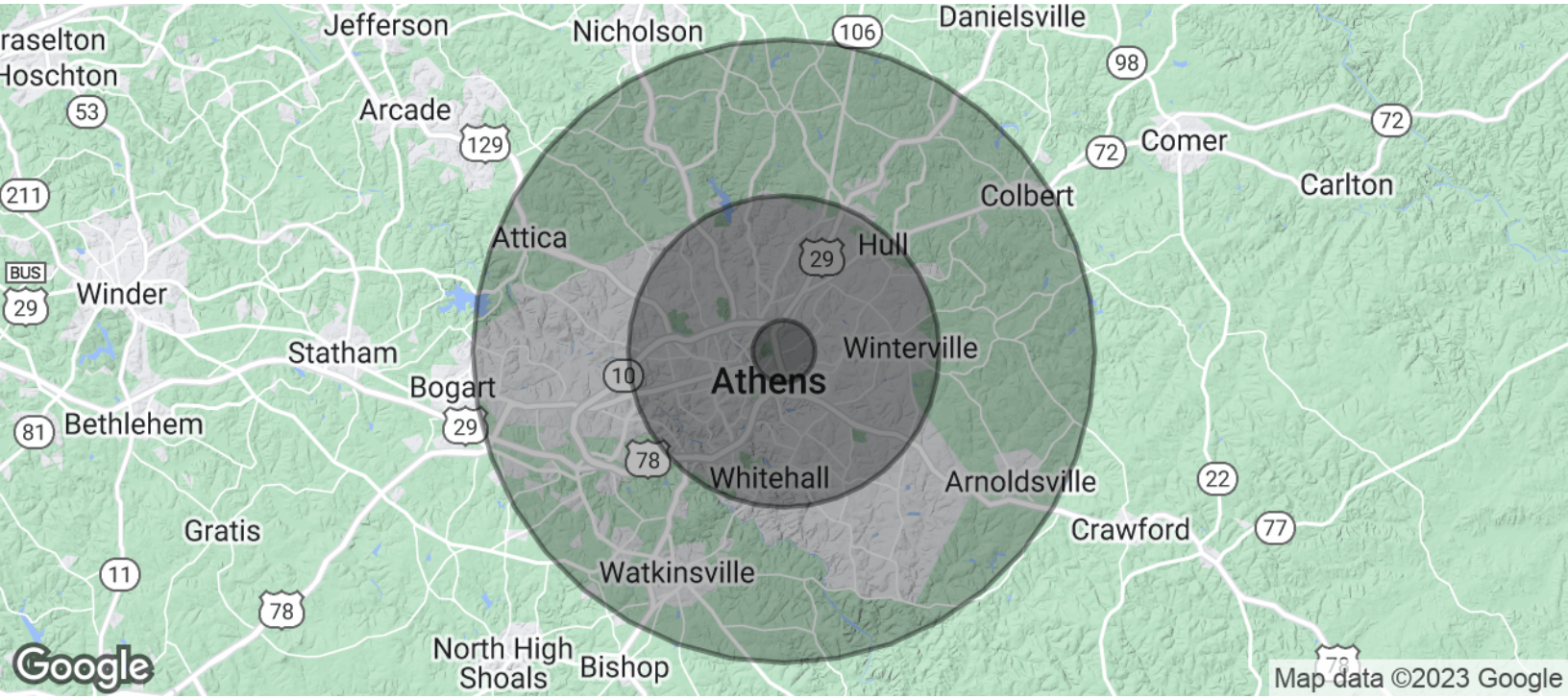
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,890	96,198	170,518
Average age	27.7	27.1	30.4
Average age (Male)	24.8	26.6	29.6
Average age (Female)	30.9	27.7	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,787	33,866	61,471
# of persons per HH	2.7	2.8	2.8
Average HH income	\$27,279	\$43,228	\$56,018
Average house value	\$118,099	\$179,743	\$191,618

* Demographic data derived from 2020 ACS - US Census

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