

# PITTARD RD INDUSTRIAL TRACT

505 PITTARD RD, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$4,130,000
Price / Acre	\$20,000
Lot Size:	206.5 ± Acres
Lot Frontage:	3616 ft Pittard Rd 4387 ft Old Elberton Rd
Zoning:	E-I - Employee Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.

### PROPERTY OVERVIEW

Great location in Athena Industrial Park. Can be assembled with adjoining tracts for a larger site. Also, can be subdivided. Pittard Road and Old Elberton Road border subject tract with access to major arteries: Hwy 441, Hwy 29, Hwy 129, Hwy 316, Hwy 78, and Hwy 72. The property is mostly wooded with roughly 25 acres in row crop open land. Sewer is located roughly 1100 ft south of the subject in the right of way of Old Elberton Rd.

### LOCATION OVERVIEW

Property is located at the intersection of Pittard Road and Old Elberton Road in Athena Industrial Park.

### PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- Easy access to major highways.
- Can be subdivided

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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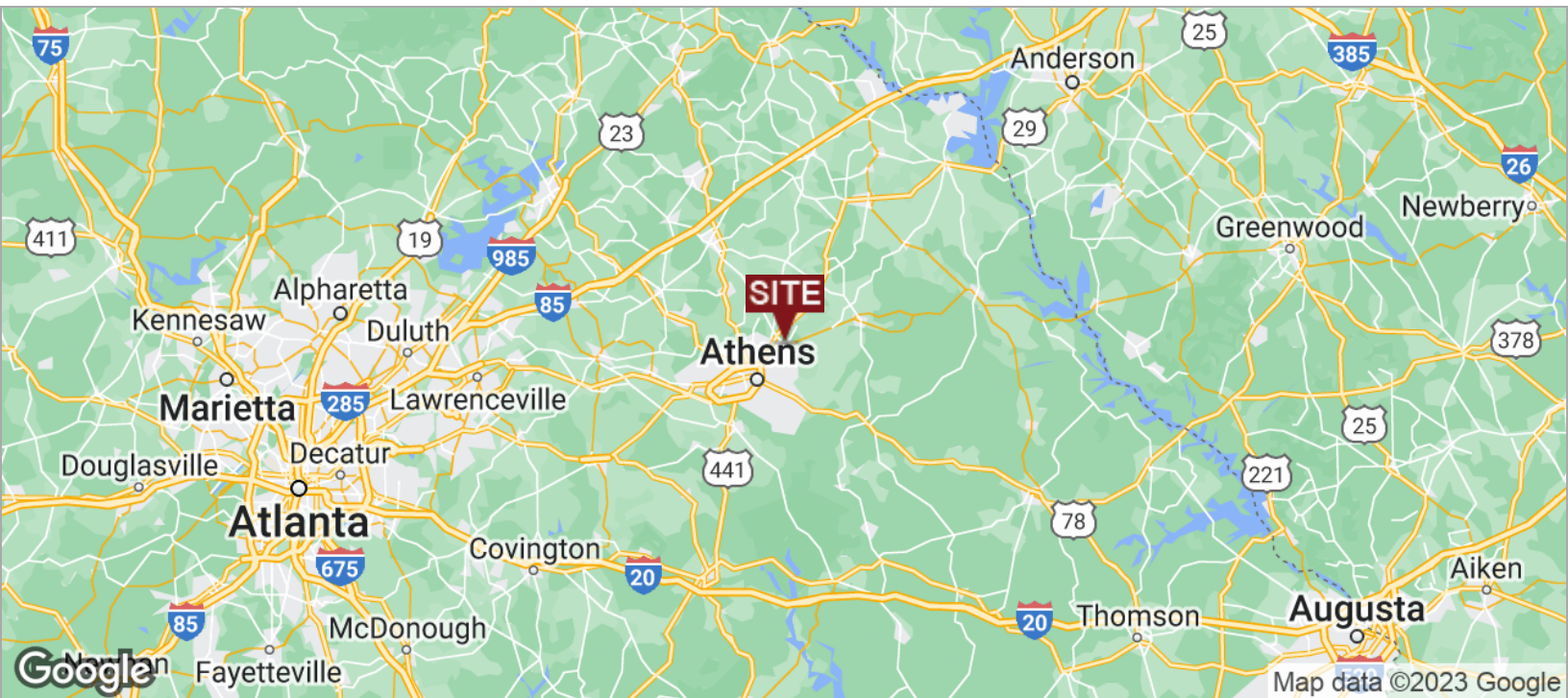
Revised: 3-15-2023

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## LOCATION MAPS



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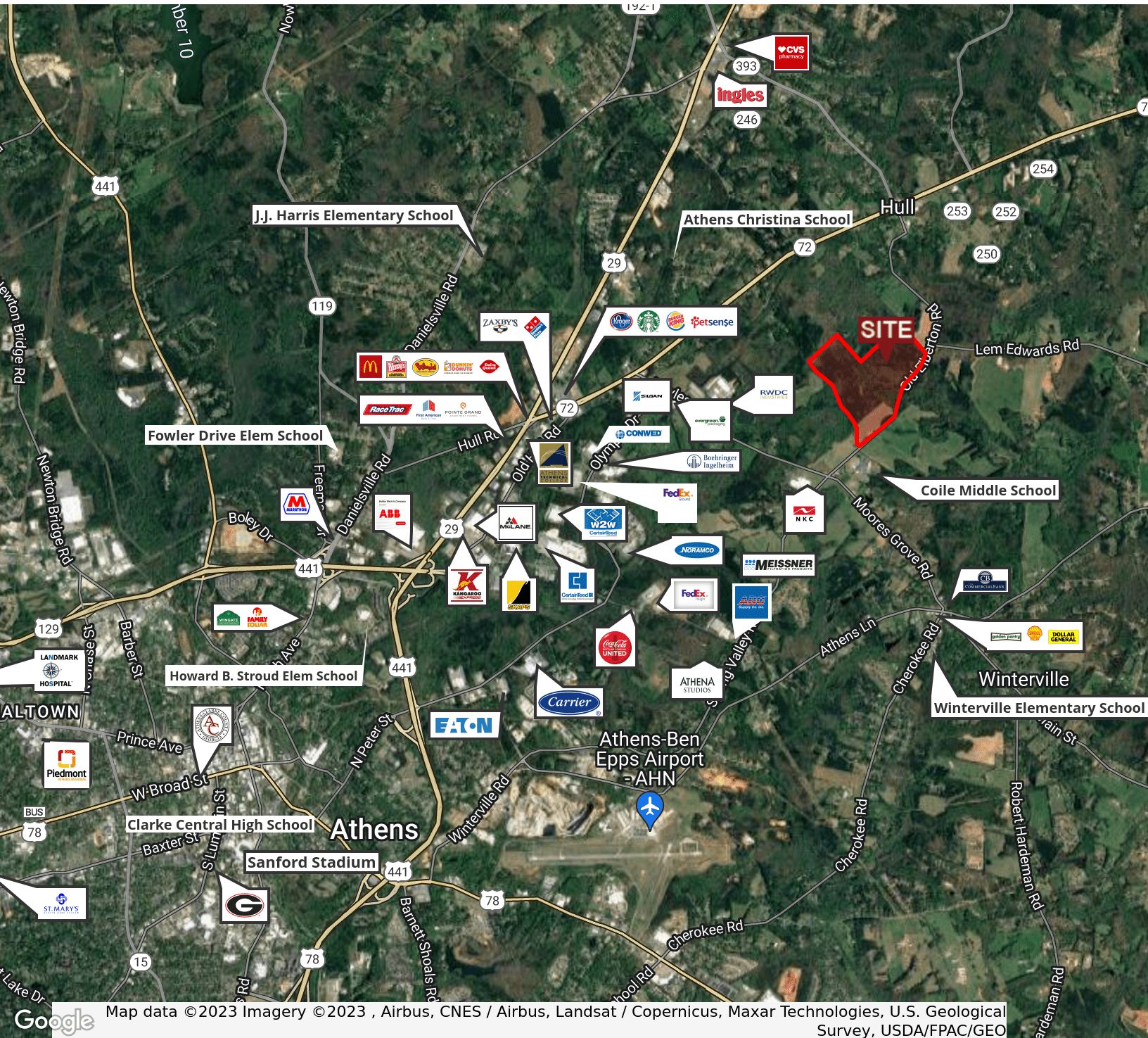


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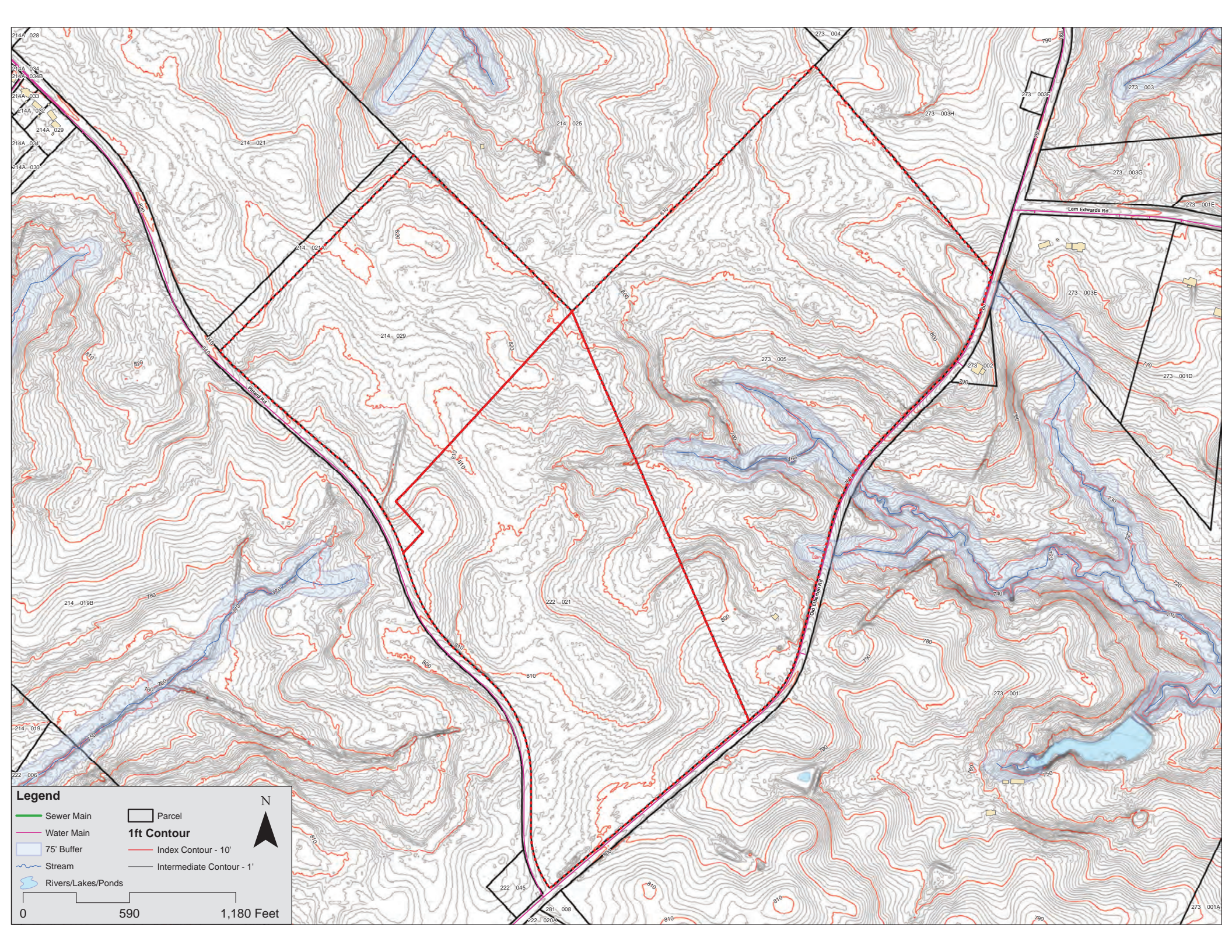
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## RETAILER MAP



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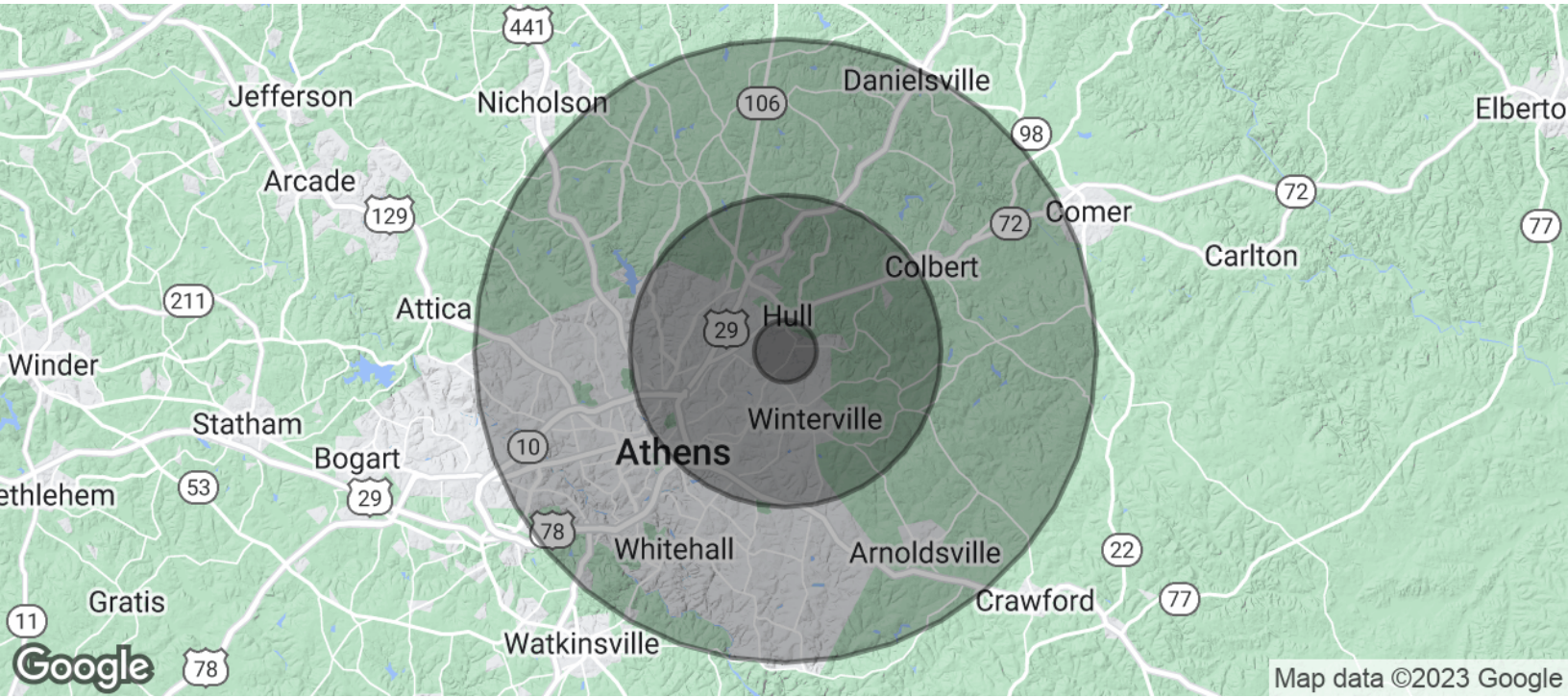


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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	433	34,700	147,035
Average Age	41.8	34.9	33.7
Average Age (Male)	39.7	32.8	32.2
Average Age (Female)	46.5	38.4	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	197	15,350	61,560
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$44,171	\$44,775	\$61,902
Average House Value	\$143,266	\$109,716	\$176,016

\* Demographic data derived from 2020 ACS - US Census

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