

GEMA COMMERCIAL TRACT - 5.5 ACRES

1107 HULL RD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	5.503 ± Acres
Lot Frontage:	515.6 ft Hwy 72
Zoning:	C-R, Commercial -Rural
Market:	Athens-Clarke County
Traffic Count:	17,700 Hwy 72

PROPERTY OVERVIEW

The property consists of 5.5 acres in several parcels. There is an existing auto body shop located on the rear lot, and a single family home is located on the north lot fronting Hull Rd. The topography is moderate to rolling, and all utilities are available. The CR zoning allows a variety of uses including self storage. The county is requiring that the developer connect Talley Xing to the light at Voyles Rd, which will provide access to Hwy 29 from Voyles Rd and Athena Industrial Park, where 3000 new jobs are being created, including Meissner, Boehringer Ingelheim, Johnson & Johnson and others. The owner will subdivide the property and sell the property south of the proposed new road.

LOCATION OVERVIEW

The property is located at 1105 Hull Rd (Hwy 72) at the signalized intersection of Hwy 72 and Voyles Rd. The county is requiring that the developer connect Talley Xing to the light at Voyles Rd, which will open up access to Hwy 29, roughly 800 new multifamily units, and numerous other retail users.

PROPERTY HIGHLIGHTS

- Close to Athens Tech, UGA, new retail and over 1,000 new residential units
- Rapidly growing area with high traffic counts
- Located across from Athena Industrial Park with 3,000 new jobs are coming

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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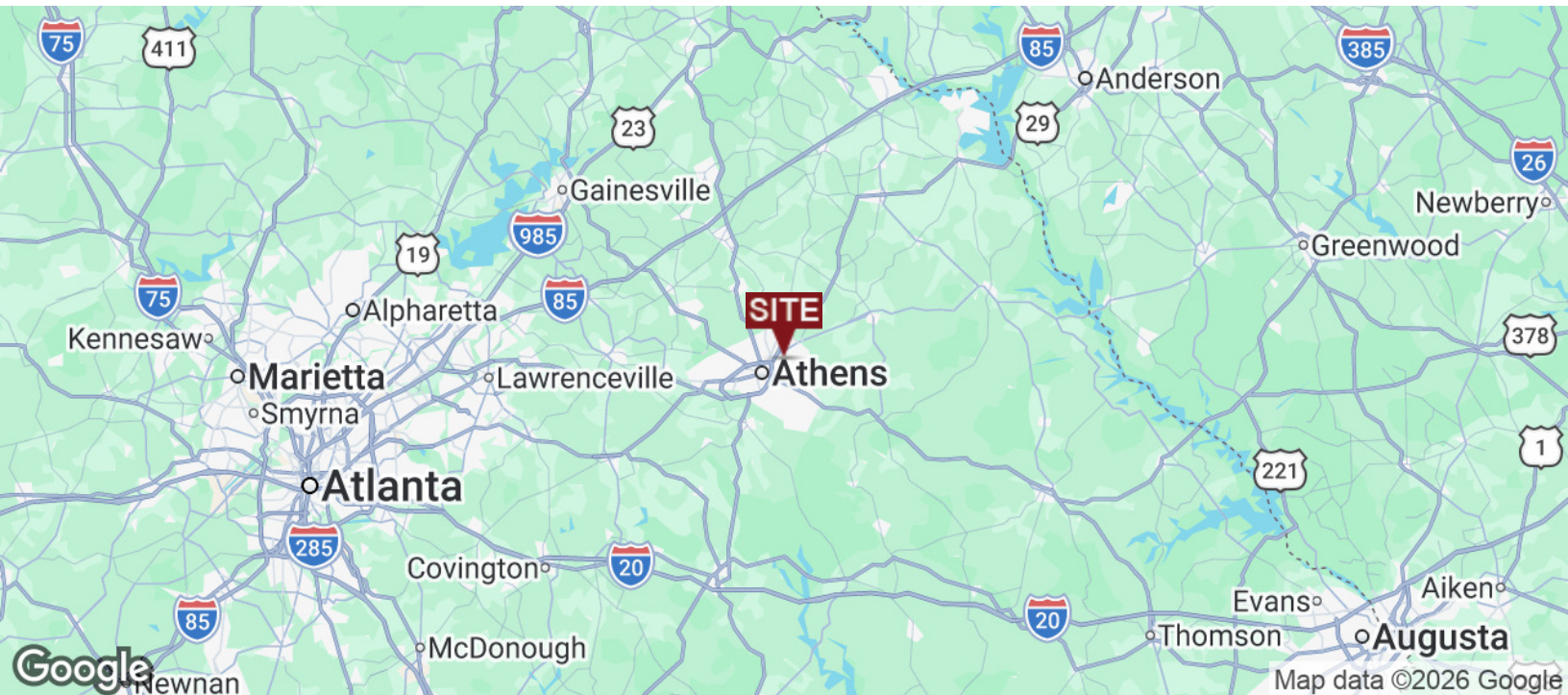
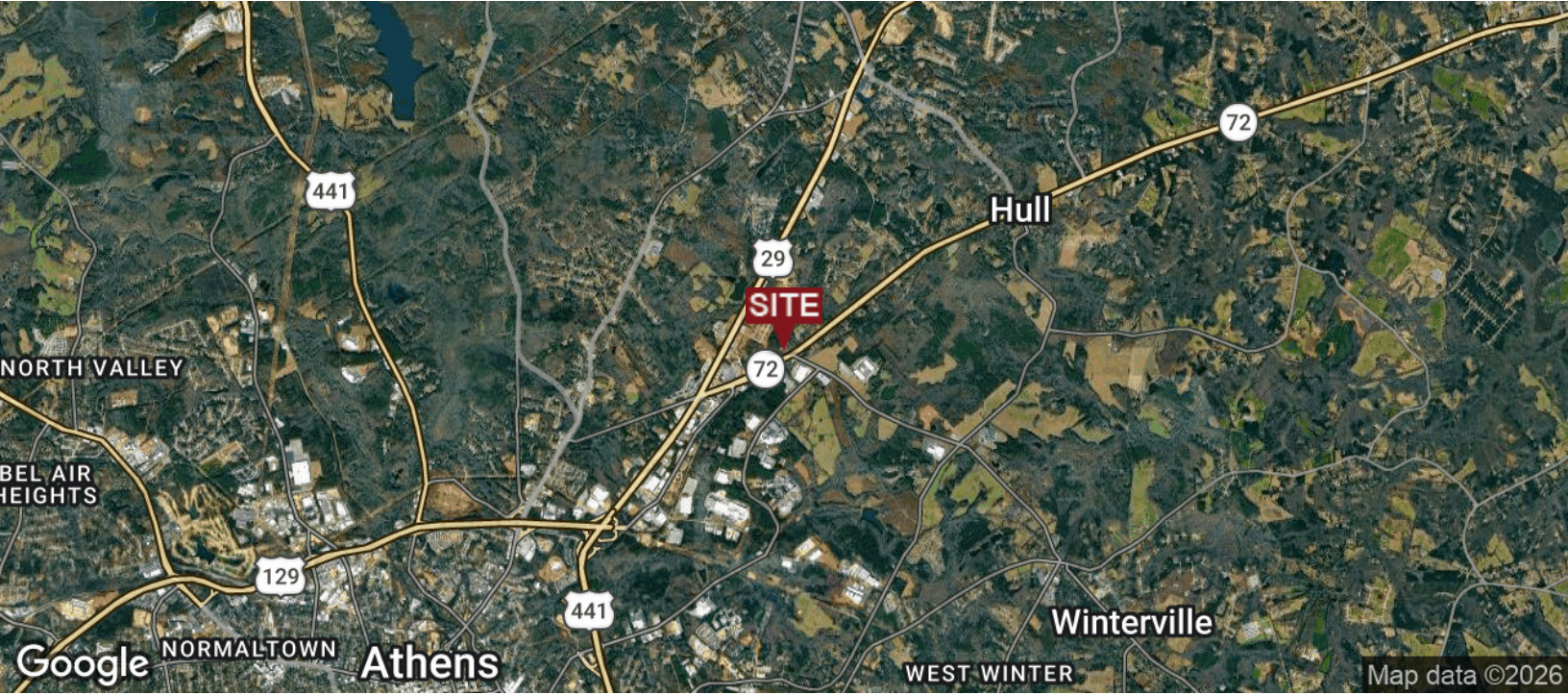
Revised: 5-14-2026

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LOCATION MAP



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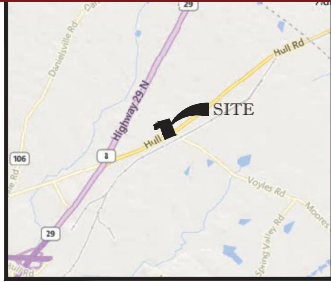
RETAILER MAP



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SITE DATA TABLE

SITE INFORMATION

SITE ADDRESS
 JURISDICTION
 TRAFFIC COUNT (DOT)(OT)
 SITE AREA
 BUILDING AREA
 CURRENT ZONING
 OVERLAY DISTRICT
 ALLOWED USE
 SUP OR CUP
 FRONT SETBACK (ROW)
 SIDE SETBACK
 REAR SETBACK
 FRONT/SIDE/REAR YARD BUFFER
 FLOOR AREA RATIO
 IMPERVIOUS RATION
 MAX BUILDING HEIGHT
 REQUIRED PARKING

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO TRIPONTE ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.



TRIPONTE ENGINEERING
 18705 CHAVILLE ROAD
 LUTZ, FL 33558
 Phone: (813) 986-3776
 BUSINESS CERT. OF AUTH. No.

811
 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.

N
W **E**
S

0 10 20 30
 Feet
 1" = 30'

REVISIONS

REV	DATE	COMMENT	BY

PROJECT No.: XXXXXXXX
 DRAWN BY: XXX
 CHECKED BY: XXX
 DATE: XXXXXXXX
 SCALE: AS SHOWN

CONCEPT SITE PLAN

PROJECT: VOYLES ROAD
 FOR: _____
 LOCATION OF SITE: VOYLES ROAD AND HULL ROAD, ATHENS, GA



SHEET TITLE: **SITE PLAN**
 SHEET NUMBER: _____

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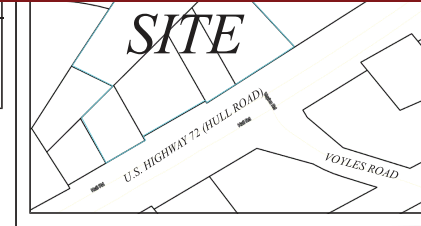


THIS BLOCK RESERVED FOR RECORDING INFORMATION

STAMP
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,000 FEET.



VICINITY MAP

NOT TO SCALE

P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASELINEGA.COM
PHONE: 706-769-6610
RAY@WCSURVEYORS.COM

PLAT FOR:
GEMA PROPERTIES, LLC

219th GEORGIA
MILITIA DISTRICT
ATHENS-CLARKE
COUNTY

PHYSICAL ADDRESS:
1095, 1101, 1105, & 1107
HULL ROAD
ATHENS, GA
30601

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
RAY W. WOODS, G.S. RES. 2049
P.O. BOX 269 WATKINSVILLE, GA 30677
RAY@WCSURVEYORS.COM
706-769-6610

- TOTAL PROJECT ACREAGE: 5.503 ACRES
- TAX PARCEL #: 213 014, 213 014A, 213 015, & 213 001F
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED C-R
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

REVISIONS DATE

PROFESSIONAL SEAL OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

DATE
04/17/2025

PROJECT
25-4071S
DRAWN BY: BMK

RETRACEMENT
BOUNDARY
PLAT

SHEET
1 OF 1

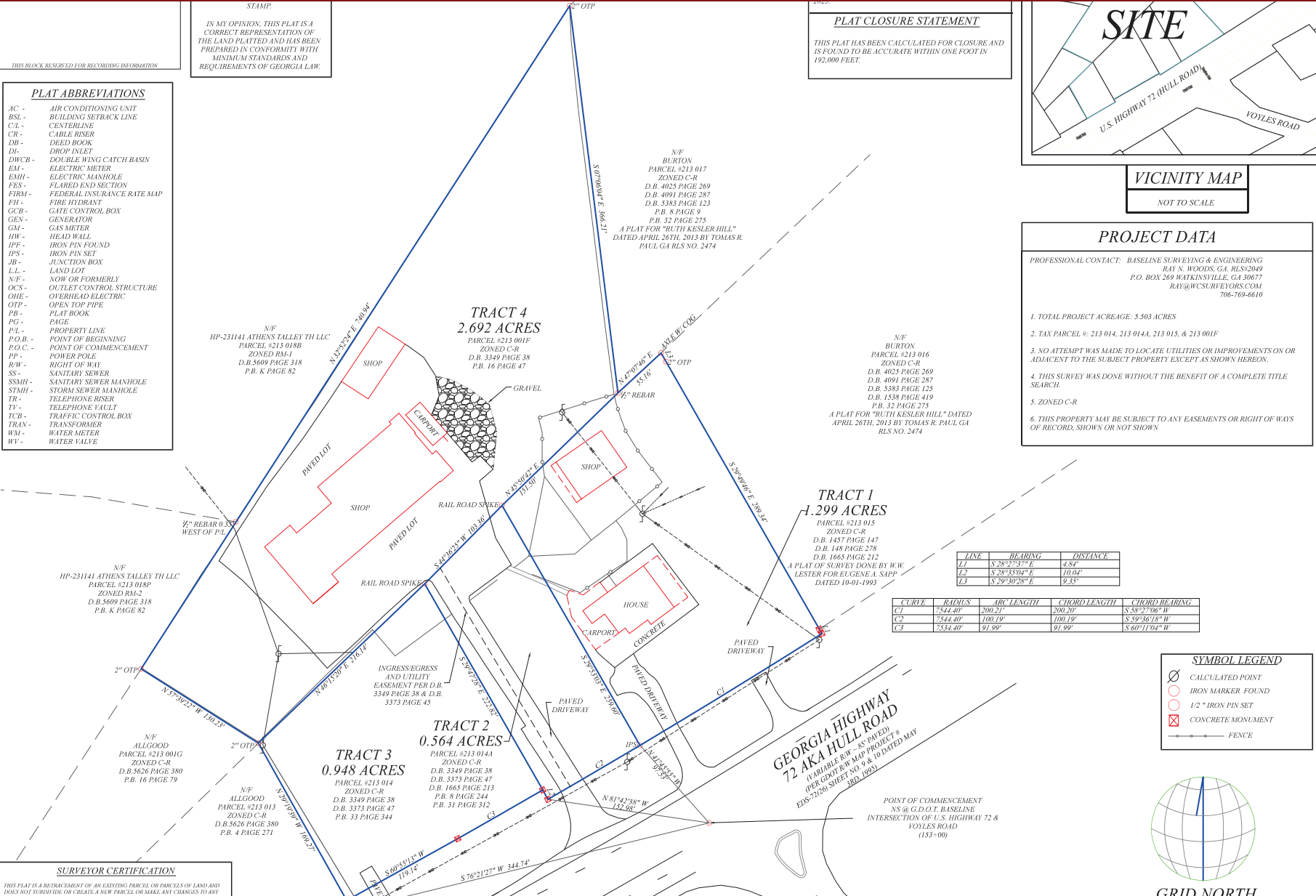
PLAT ABBREVIATIONS

- AC - AIR CONDITIONING UNIT
- BSL - BUILDING SETBACK LINE
- C/L - CENTERLINE
- CR - CABLE RISER
- DB - DEED BOOK
- DI - DROP INLET
- DWCB - DOUBLE WING CATCH BASIN
- EM - ELECTRIC METER
- EMH - ELECTRIC MANHOLE
- FES - FLARED END SECTION
- FIRM - FEDERAL INSURANCE RATE MAP
- FI - FIRE HYDRANT
- GCB - GATE CONTROL BOX
- GEN - GENERATOR
- GM - GAS METER
- HW - HEAD WALL
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- JB - JUNCTION BOX
- LL - LAND LOT
- NF - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- OHE - OVERHEAD ELECTRIC
- OTP - OPEN TOP PIPE
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PP - POWER POLE
- RW - RIGHT OF WAY
- SS - SANITARY SEWER
- SSMH - SANITARY SEWER MANHOLE
- SSMH - STORM SEWER MANHOLE
- TR - TELEPHONE RISER
- TY - TELEPHONE TALL
- TCB - TRAFFIC CONTROL BOX
- TRAN - TRANSFORMER
- WM - WATER METER
- WV - WATER VALVE

SURVEYOR CERTIFICATION

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 PREVIOUSLY ESTABLISHED BOUNDARIES. THE RECORDING INFORMATION ON THIS PLAT IS CORRECT.

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LINE	BEARING	DISTANCE
L1	S 28°27'37" E	4.84'
L2	S 28°33'04" E	10.04'
L3	S 28°30'28" E	9.35'

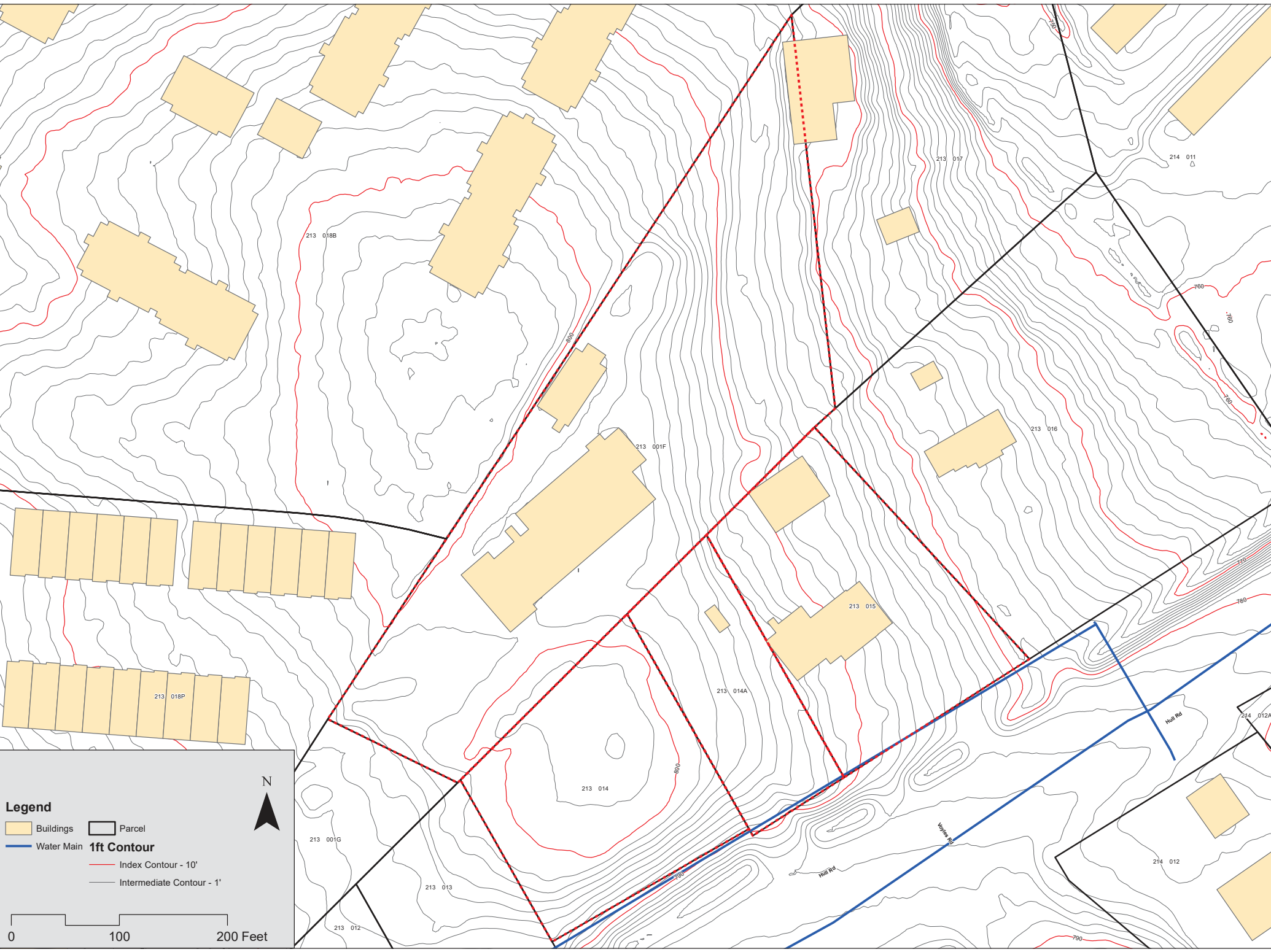
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	7544.40'	200.27'	200.20'	S 38°2'06" W
C2	7544.40'	100.13'	100.10'	S 38°2'06" W
C3	7544.40'	91.99'	91.99'	S 60°11'04" W

SYMBOL LEGEND

- ⊙ CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE



GRID NORTH



- Legend**
- Buildings
 - Parcel
 - Water Main
 - 1ft Contour**
 - Index Contour - 10'
 - Intermediate Contour - 1'



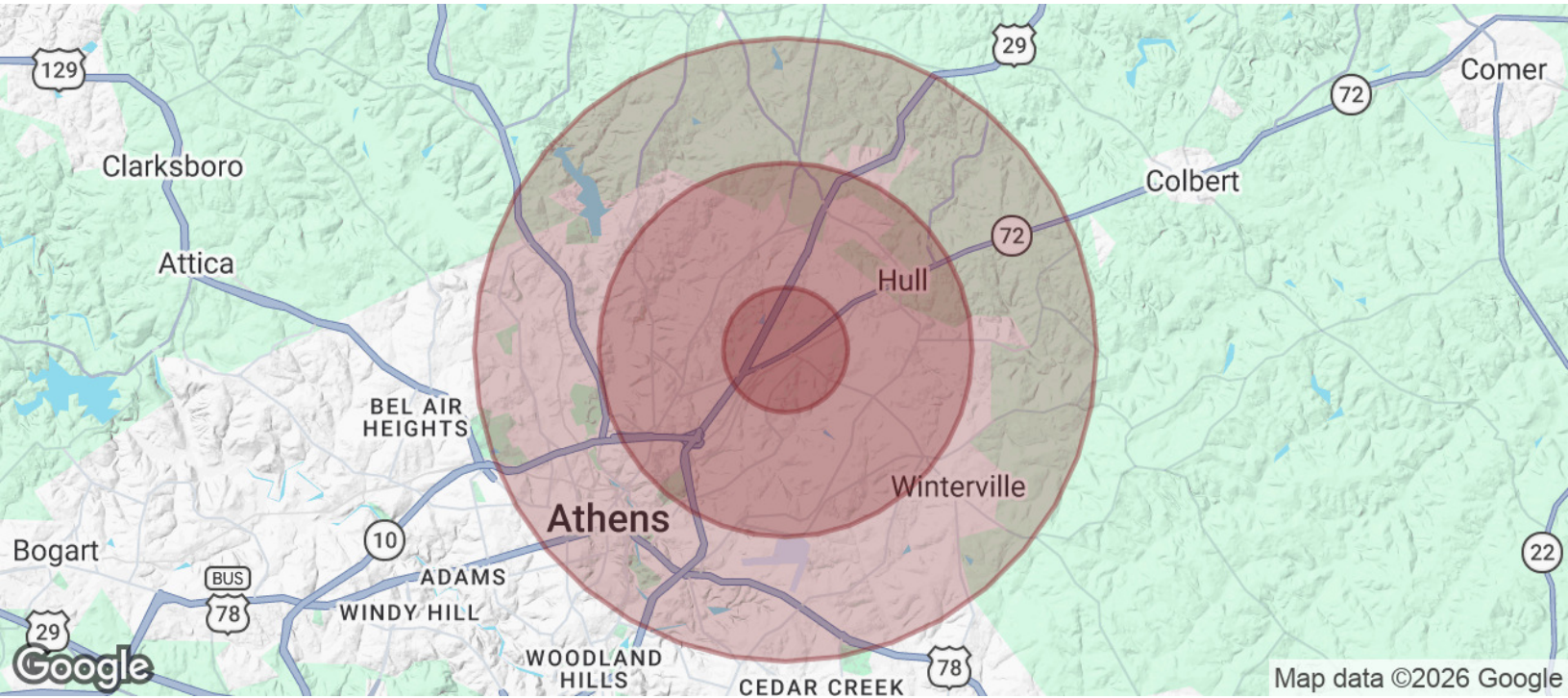
0 100 200 Feet

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,289	13,859	63,165
Average Age	34.9	33.8	30.1
Average Age (Male)	36.5	32.5	28.9
Average Age (Female)	37.0	37.2	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	547	5,965	25,264
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$38,293	\$40,348	\$44,349
Average House Value	\$54,382	\$88,413	\$140,150

* Demographic data derived from 2020 ACS - US Census

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