

ELBERTON, GA

Industrial Land Development Opportunity



Property Address: 0 Athens Hwy, Elberton, GA 30635



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Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the UC Commercial Properties listing agents. Please do not contact the on-site management without prior approval.

LISTING BROKER

Jake Blickenstaff GA Licensed Broker: 384940 in cooperation with out of state cooperating broker UC Commercial Properties.

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BROKER INFORMATION

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INVESTMENT SUMMARY

ELBERTON, GA INDUSTRIAL LAND DEVELOPMENT OPPORUNITY
0 ATHENS HWY, ELBERTON, GA 30635



\$13,000/ACRE

List Price



45.68

Available Acreage



10,565

5-Mile Population



\$46,966

MEIDAN HOUSEHOLD
INCOME

HIGHLIGHTS

Ideal for Industrial or Logistics Development with Direct Access to GA Hwy 72 & GA Hwy 17

±45.68 Acres of Industrial zoned Land
Approx 4-5 acres cleared
Approx 40-41 acres wooded

0.5 Miles from Pilgrim's Pride Poultry Facility (Major Local Employer)

Strong Visibility with ±7,010 Vehicles Per Day on Athens Hwy (GA-72)

Adjacent to the Elberton Industrial Park

Within 30 Miles of I-85 and the Georgia/South Carolina Border

Located Within Elberton Industrial Corridor — Home to Numerous Granite, Manufacturing, and Distribution Businesses

Convenient to Downtown Elberton (7 minutes) and Lake Russell Recreation Area

Eligible for Georgia Job Tax Credits & Local Economic Development Incentives

PROPERTY OVERVIEW



PROPERTY NAME:	INDUSTRIAL DEVELOPMENT TRACT
ADDRESS	0 ATHENS HWY, ELBERTON, GA 30635
COUNTY	ELBERT
# of ACRES	45.68±
PARCEL NUMBER(S)	032A 051A
ZONING CODE	I

TRAFFIC COUNTS

7,010 VPD

LOCATION OVERVIEW

Elbert County is located in northeast Georgia, just 35 miles east of Athens and minutes from the South Carolina border, offering easy access to major transportation routes including GA Highway 72 and GA Highway 17. Known as the “Granite Capital of the World,” Elberton is rich in natural resources, manufacturing heritage, and offers a pro-business environment with lower land and operating costs than many neighboring counties.

The city of Elberton serves as the county seat and commercial hub, with a walkable downtown district, historic courthouse square, and a variety of dining and retail options. The region benefits from access to Lake Russell and nearby state parks, making it attractive for both business and recreational investment.

As of 2023, Elbert County had an estimated population of approximately 19,500. The area is supported by regional workforce development through Athens Technical College’s Elbert County campus, and incentives available through the Elbert County Development Authority. Its rural charm and logistical accessibility make it ideal for industrial development and regional distribution operations.

Key Employers in Elbert County Include:

- **Pilgrim’s Pride Poultry Plant: 700 employees**
- **Elbert Memorial Hospital: 200 employees**
- **Hulsey’s Industrial Services: 150 employees**
- **Athens Technical College – Elberton Campus**
- **Various Granite Quarrying & Finishing Operations employing over 1,000 across the region**

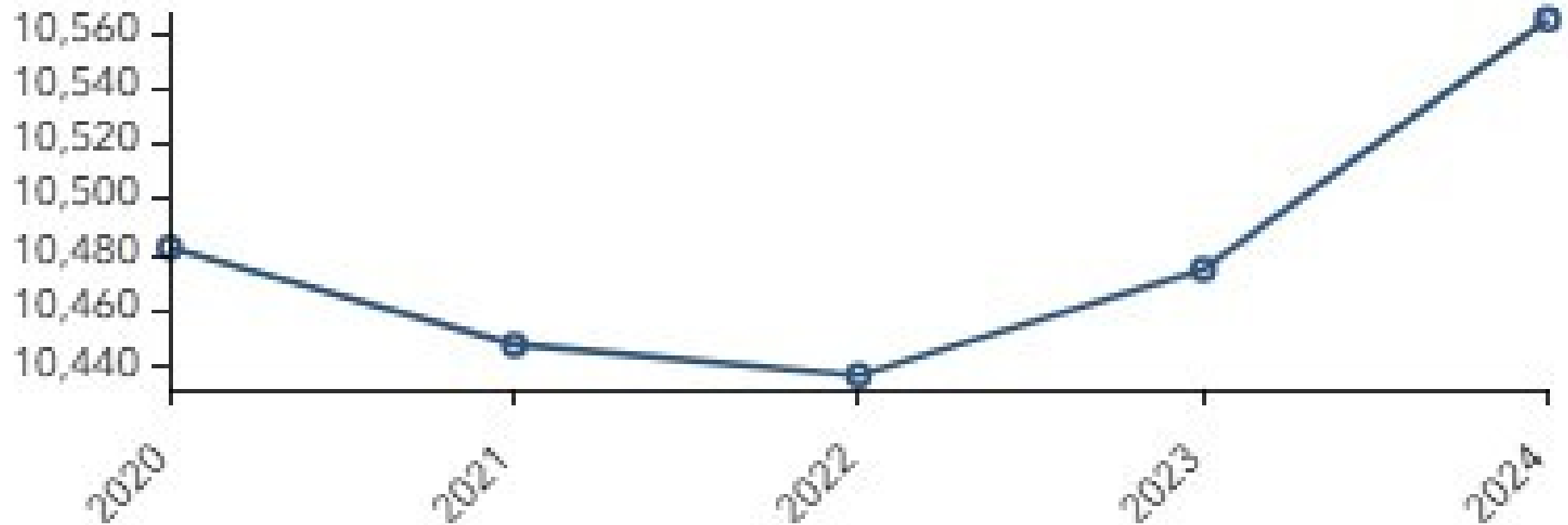
Elbert County continues to attract businesses in manufacturing, logistics, and specialty trades. With a stable labor pool, competitive land pricing, and convenient access to Northeast Georgia and South Carolina markets, Elberton offers strong potential for industrial and commercial expansion.

Learn more: **[SelectElbert.com](https://selectelbert.com) | Elbert Chamber of Commerce**

ANALYSIS POPULATION SUMMARY

WITHIN 5 MILES

Historical Trends: Population



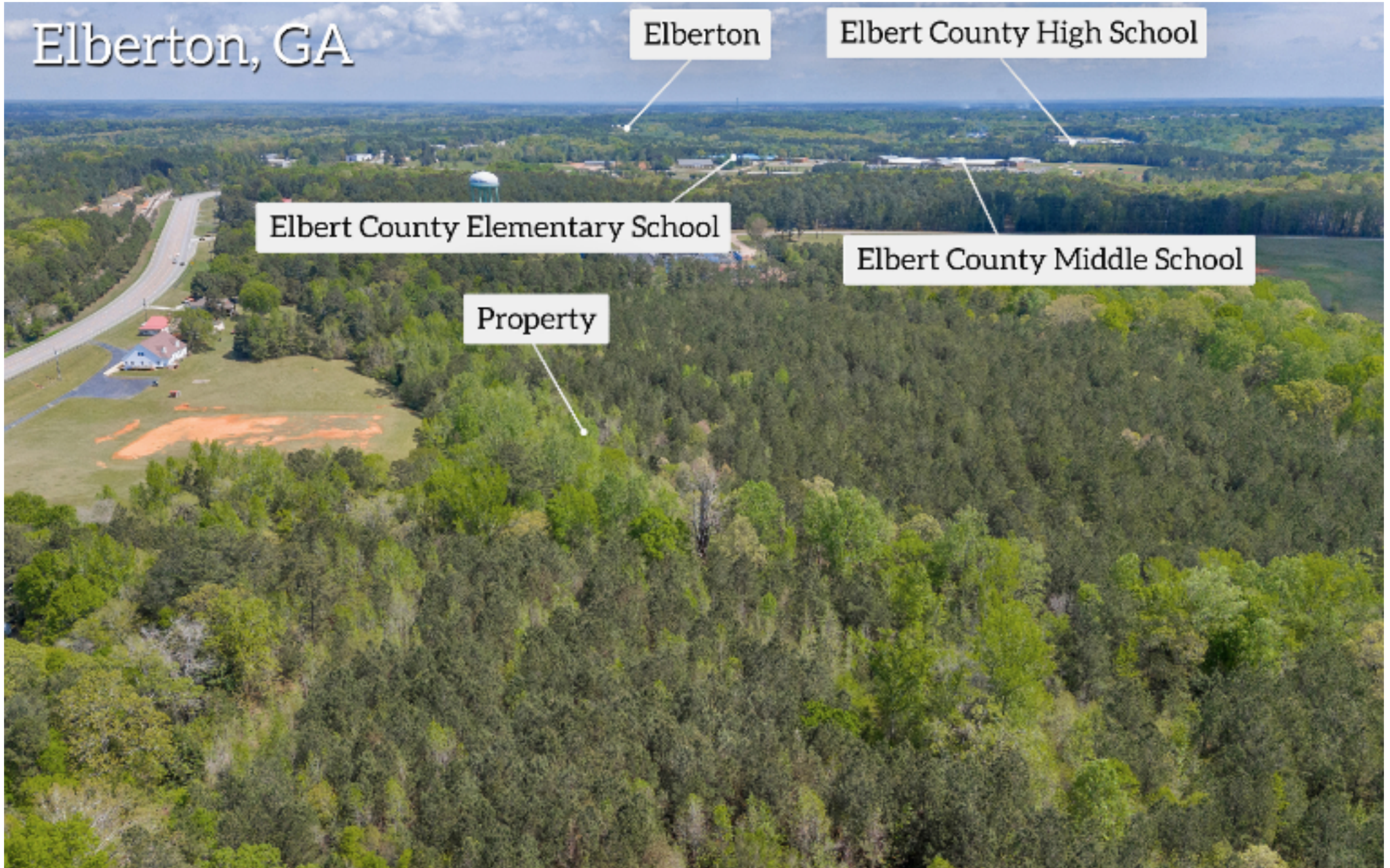
LOCATION OVERVIEW



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LETTER OF INTENT GUIDELINES

Please Provide a Letter of Intent that specifies the following:

- Purchase Price at Closing
- Length of the Due Diligence Period
- Length of the Closing Period after the Expiration of Due Diligence
- Earnest Money Deposit
- Structure of Offer (Cash, Financing, 1031 Exchange)
- Source of Debt

Investor Identification

The purchasing entity should identify the owner thereof and include a resume outlining their relevant ownership and/or management experience of comparable properties, as well as a statement for proof of funds.



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INDUSTRIAL LAND
DEVELOPMENT
OPPORTUNITY

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