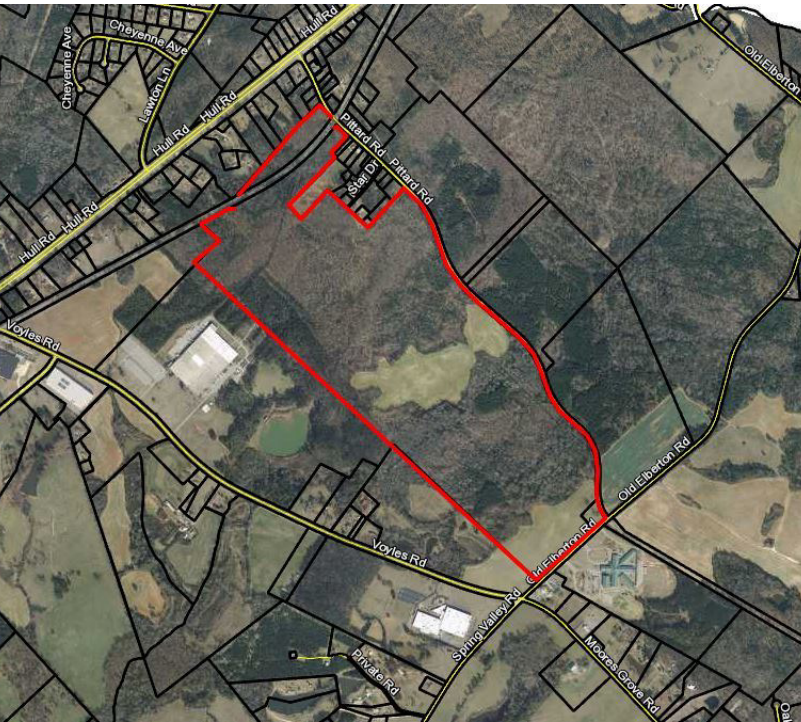


INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker
Lot Size:	280.0 ± Acres
Lot Frontage:	6,714 ft Pittard Rd 1,218 ft Old Elberton Rd
Zoning:	E-I & E-O
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	14,700 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 switch and rail spur on the property. The property is mostly wooded, and has two creeks running on it. The adjacent 132 acres to the south where the 400,000 SF Invista plant was located was recently purchased by RWDC Industries.

LOCATION OVERVIEW

The property is located in the Athena Industrial Park area with access off Old Elberton Road and Pittard Road. It's located in north east Athens roughly 600 ft east of Hwy 72 on Pittard Road. The site is roughly ten minutes from downtown Athens and the UGA Campus with easy access to major highways in the area. Athena Industrial Park is home to numerous large employers some of which are Meissner, Carrier, CertainTeed, McLane, Johnson & Johnson, Boehringer Ingelheim and SKAPS Industries. It's located approx. 26 miles to I-85, 39 miles to I-20, 79 miles to Hartsfield-Jackson International airport and 208 miles to the Port of Savannah.

PROPERTY HIGHLIGHTS

- Prime Industrial Location.
- Borders CSX Rail line with existing spur

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

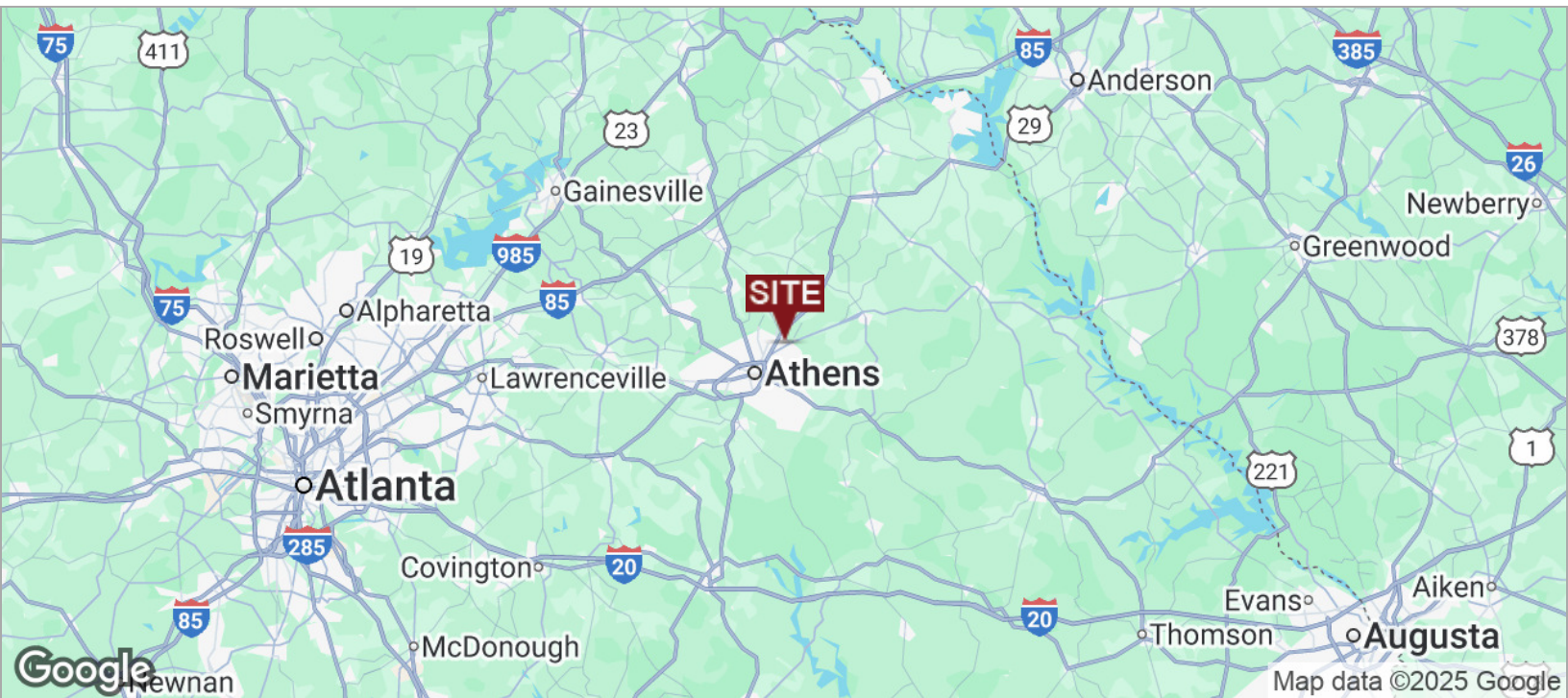
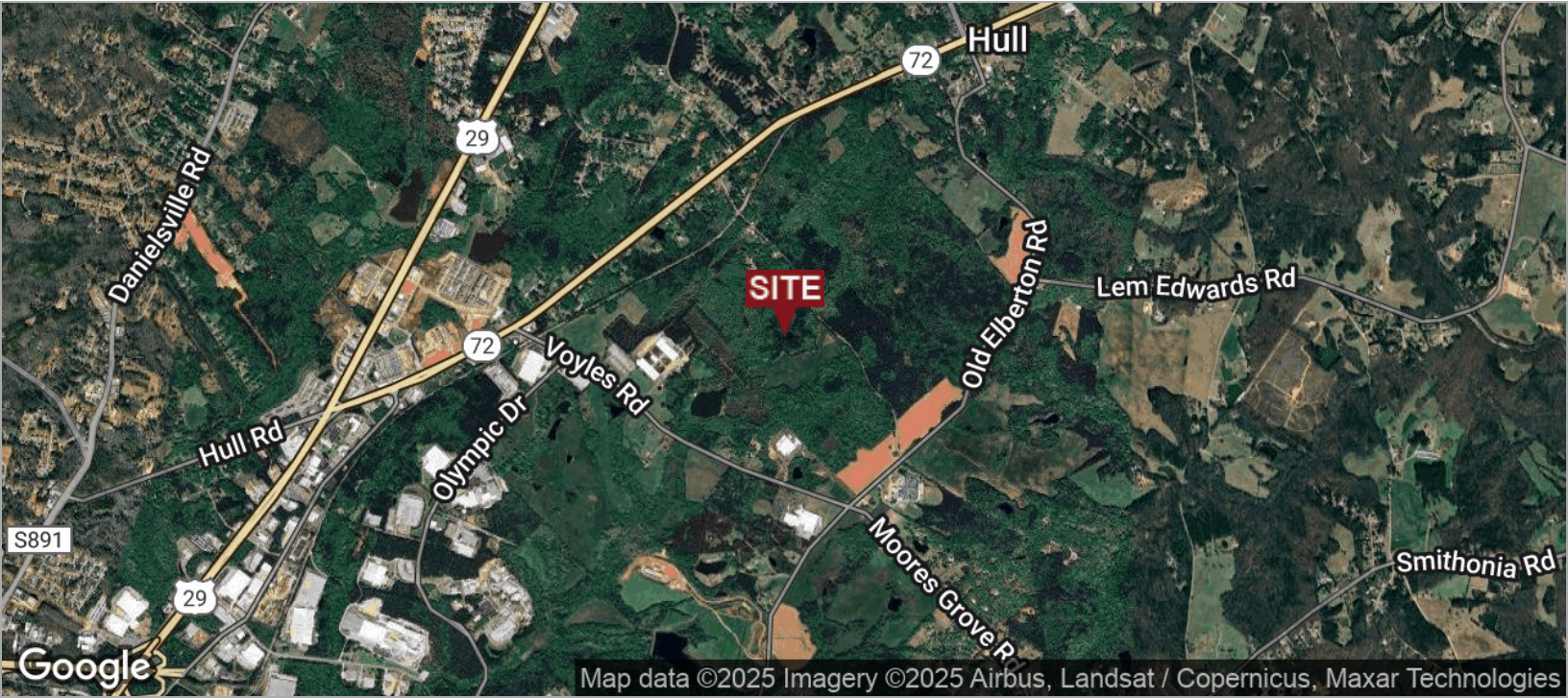
Revised: 11-6-2025

INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



LOCATION MAPS



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INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



AERIAL MAP



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INVISTA INDUSTRIAL TRACT

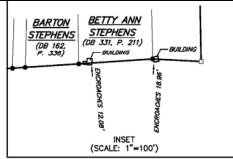
110 VOYLES ROAD, ATHENS, GA 30601



RETAILER MAP



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**INVISTA TRACT
280 ACRES**

TRACT 1
445,907 ACRES
(INCLUDES LEASED TRACTS)

**RWDC INDUSTRIES
132 ACRES**

**KOCH
41 ACRES**

**LEASE TRACT A
(LEASE WITH BUFORD KESSLER
DATED MARCH 16, 1989)**

BEARING	CHORD
L1	547°00'18" 194.24'
L2	S34°01'18" 197.12'
L3	S49°05'42" 229.77'
L4	S33°16'33" 230.93'
L5	S43°51'15" 188.14'
L6	N64°34'28" 111.07'
L7	N44°25'15" 142.15'
L8	N45°08'01" 142.15'
L9	N57°25'15" 438.28'
L10	S43°47'46" 267.80'
L11	S44°25'15" 136.48'
L12	S30°31'36" 136.48'
L13	S20°39'12" 123.80'
L14	S16°31'31" 123.80'
L15	S01°19'26" 116.08'
L16	S25°49'08" 95.97'
L17	S28°10'14" 125.03'
L18	S42°38'50" 115.90'

**LEASE TRACT B
(LEASE WITH BUFORD KESSLER
DATED MARCH 16, 1989)**

BEARING	CHORD
L19	S46°54'24" 110.59'
L20	S10°22'04" 112.36'
L21	S20°41'53" 76.89'
L22	S72°49'10" 109.25'
L23	N64°42'27" 113.56'
L24	N64°39'19" 109.25'
L25	N81°27'31" 113.56'
L26	S09°19'17" 132.34'
L27	S29°19'52" 259.49'
L28	S42°00'06" 264.28'
L29	S42°00'06" 264.28'
L30	N77°30'03" 43.20'
L31	N64°37'21" 113.56'
L32	S39°38'26" 243.63'
L33	N70°05'49" 77.48'
L34	N64°43'04" 182.70'
L35	S69°46'21" 189.54'
L36	N87°19'18" 95.23'
L37	N52°19'52" 111.38'
L38	S85°38'17" 76.86'
L39	N57°25'15" 142.15'
L40	N34°13'45" 66.41'
L41	N52°09'40" 70.18'
L42	S66°46'21" 102.05'
L43	N79°40'24" 93.33'
L44	N52°09'40" 70.18'
L45	N52°09'40" 70.18'
L46	N52°09'40" 70.18'
L47	N16°09'49" 70.41'
L48	N18°49'04" 70.41'
L49	N56°30'58" 79.66'
L50	N64°49'54" 80.59'
L51	N59°27'02" 67.17'
L52	N19°51'51" 111.38'
L53	N59°25'39" 55.87'
L54	S47°51'17" 105.64'
L55	N59°29'11" 184.58'
L56	N59°29'11" 184.58'
L57	S28°14'08" 80.59'
L58	S28°14'08" 80.59'
L59	S66°53'44" 124.76'
L60	N70°14'50" 124.76'
L61	N73°11'20" 194.46'
L62	N59°25'23" 12.53'
L63	N66°25'23" 210.38'
L64	N52°09'40" 70.18'
L65	N14°13'46" 77.83'
L66	N14°13'46" 77.83'
L67	N14°13'46" 77.83'
L68	N30°43'37" 143.56'

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, 2003.
 (13) WATER METER EASEMENT IN FAVOR OF THE CITY OF ATHENS, DATED DECEMBER 8, 1972, RECORDED IN DEED BOOK 375, PAGE 416, IS SHOWN ON SHEET TWO OF THIS SURVEY.
 (14) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED OCTOBER 11, 1973, RECORDED IN DEED BOOK 360, PAGE 392, 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 360, 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 408, PAGE 621, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 (17) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 2, 1978, RECORDED IN DEED BOOK 408, PAGE 622, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 (18) SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF ATHENS, DATED MAY 20, 1988, RECORDED IN DEED BOOK 878, PAGE 287, IS SHOWN ON SHEET ONE OF THIS SURVEY.
 (19) MEMORANDUM OF TRUST DEED IN FAVOR OF GEORGIA-PACIFIC CORPORATION, DATED DECEMBER 10, 1987, RECORDED IN DEED BOOK 1672, PAGE 270, IS SHOWN ON SHEET ONE OF THIS SURVEY.

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

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.

- SURVEY NOTES**
- (1) EASEMENT USED: 05' THEODOULTE AND E.D.M.
 - (2) ANGLAR ERROR: 07' PER STATION, ADJUSTED BY LEAST SQUARES.
 - (3) LINEAR CLOSURE: 1/37,200, ADJUSTED BY LEAST SQUARES.
 - (4) MINIMUM PLAT CLOSURE: 1/723,719.

- REFERENCES**
- (1) OUR SURVEY FOR E.L. DU PONT DE NEMOURS AND COMPANY DATED OCT. 15, 1973.
 - (2) OUR SURVEY FOR E.L. DU PONT DE NEMOURS AND COMPANY DATED MAY 30, 1972.
 - (3) OUR SURVEY FOR CITY OF ATHENS, DATED OCT. 8, 1997.
 - (4) OUR SURVEY FOR MURPHY AND ANNE GRIFFITH ESTATE, DATED JAN. 20, 1972.
 - (5) OUR SURVEY FOR DEED AND COMPANY, DATED APRIL 10, 1996.
 - (6) OUR SURVEY FOR POWER LINE EASEMENT, DATED JAN. 17, 1973.
 - (7) OUR SURVEY FOR GAS LINE EASEMENT, DATED JAN. 17, 1973.
 - (8) SANITARY SEWERLINE EASEMENT PLAT BY RAY WOODS FOR CITY OF ATHENS & E.L. DU PONT DE NEMOURS & COMPANY, DATED FEBRUARY 15, 1988.

- LEGEND**
- - 1/2" REINFORCING ROD SET
 - - 1/2" REIN. (ROD NOTED) FOUND
 - - CONCRETE MONUMENT FOUND
 - - GRANITE MONUMENT FOUND
 - - MARBLE MONUMENT FOUND
 - - POINT ONLY
 - - POWER(P)/TELEPHONE(TP) POLE
 - (OR, P.) - DEED BOOK, PAGE NUMBER

Date: December 16, 2003
 Revised: January 10, 2004
 Ben Melroy



REVISED MARCH 14, 2003 TO SHOW ADDITIONAL EASEMENTS. NAME CHANGED TO: SURVEY COMPANY.

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

REVISED DECEMBER 16, 2003 TO SHOW TITLE TABLE AND TITLE COMMITMENT NOTES. CHANGED NAME AND SURVEYOR CERTIFICATE.

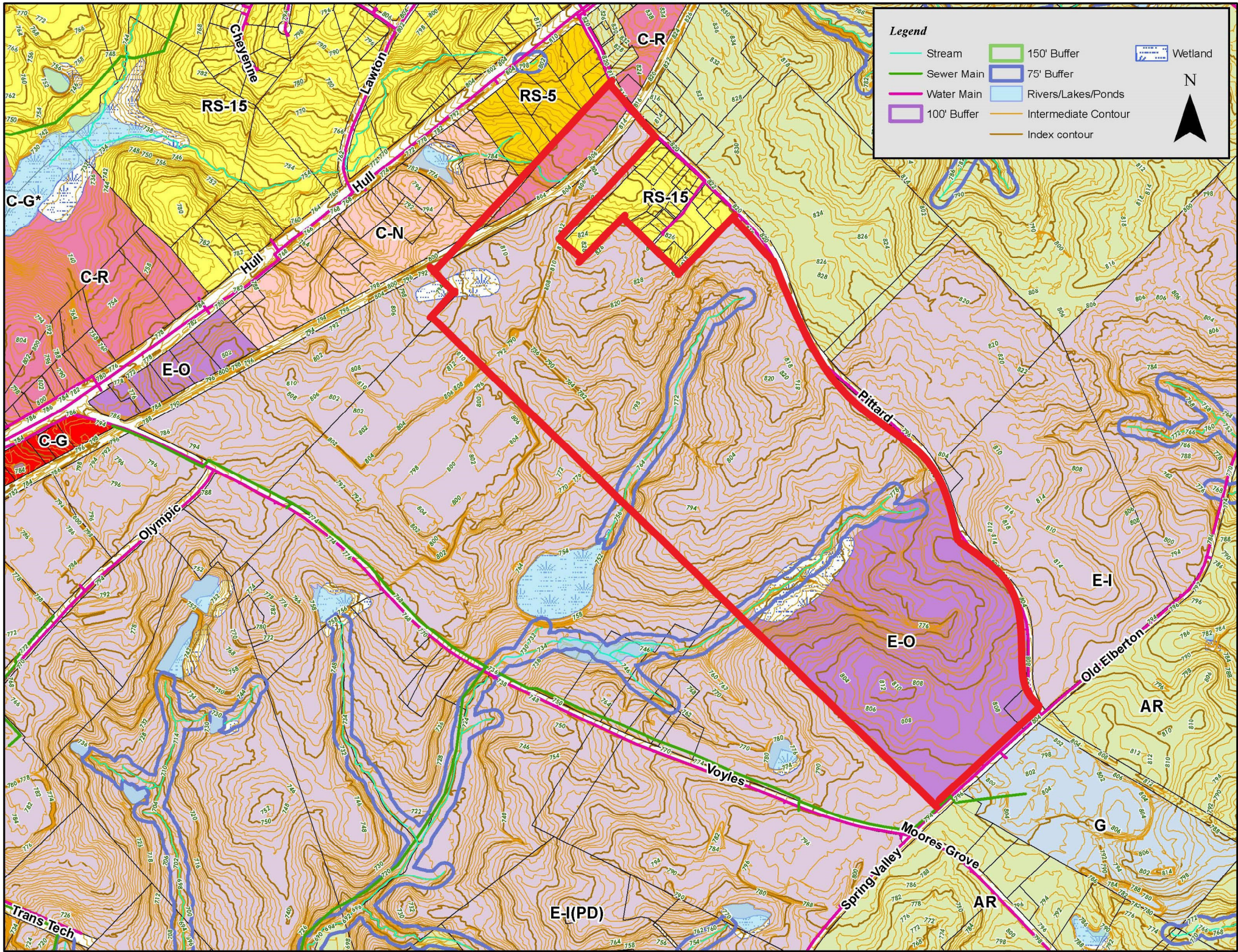
REVISED JANUARY 5, 2004 TO SHOW ADDITIONAL INFORMATION. CHANGED NAME.

SHEET ONE OF TWO

ALTA/ACSM LAND TITLE SURVEY FOR:
 E. L. Du Pont de Nemours and Company, Invista, Inc.,
 KED Fiber, Ltd., KED Fiber, LLC and their successors and assigns,
 and Chicago Title Insurance Company

110 VOYLES ROAD, ATHENS, GA

COUNTY: CLATSOP STATE: GEORGIA
 DATE: OCTOBER 10, 2002 SCALE: 1"=300' DWN BY: MKC
 FLDBOOK: 801 SURVEYED BY: BEN MELROY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS 3663 ATLANTA AVENUE, SUITE 202, ATLANTA, GA 30341-3663

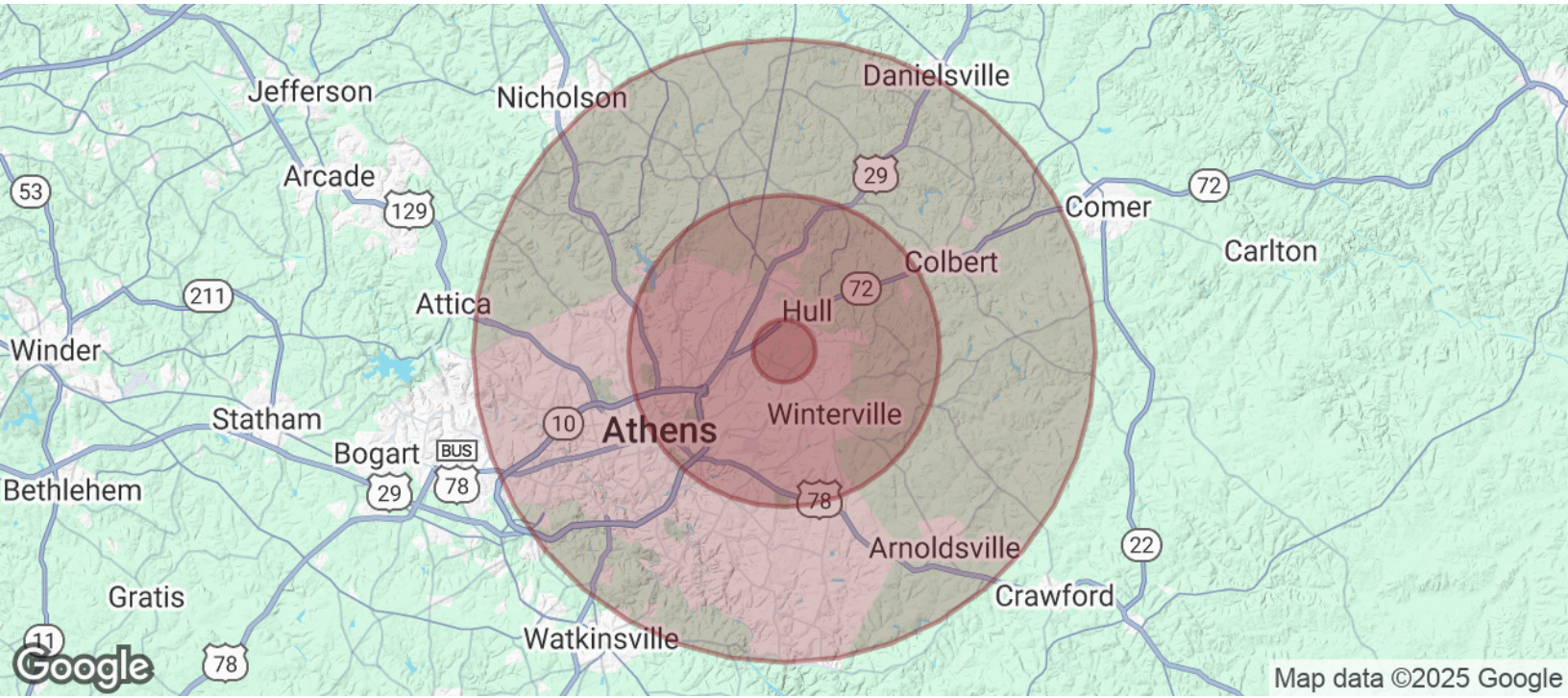


INVISTA INDUSTRIAL TRACT

110 VOYLES ROAD, ATHENS, GA 30601



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	853	46,290	156,730
Average Age	33.2	28.8	30.1
Average Age (Male)	32.9	28.1	29.4
Average Age (Female)	33.5	29.5	30.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	274	16,341	56,125
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$40,704	\$40,721	\$51,665
Average House Value	\$115,803	\$144,354	\$181,115

2020 American Community Survey (ACS)

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