



## Lampkin Branch Business Park

2180 Veterans Memorial Pky, Watkinsville, GA 30677



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# Lampkin Branch Business Park

\$1,865,000

+/- 7.6 Acres of commercial development lots are available for sale in the Lampkin Branch Business Park located in Watkinsville, Georgia. These properties are adjacent to Highway 441 and convenient to Highway 316. Businesses in the park include National EMS, Athens Dermatology Group, Activekidz Therapy, and Georgia Elite Gymnastics.

Prime investment opportunity to develop in Lampkin Branch Business Park

- 13,500 vehicles per day.
- Adjacent to Highway 441 & Close proximity to Highway 316.
- 1 mile from Presbyterian Village Senior Living Facility.
- 1 mile from the Oconee Mercantile Mixed-Use project.

For more information visit:

<https://www.loopnet.com/Listing/2180-Veterans-Memorial-Pky-Watkinsville-GA/22312124/>



Price: \$1,865,000

Property Type: Land

Property Subtype: Commercial

Proposed Use:

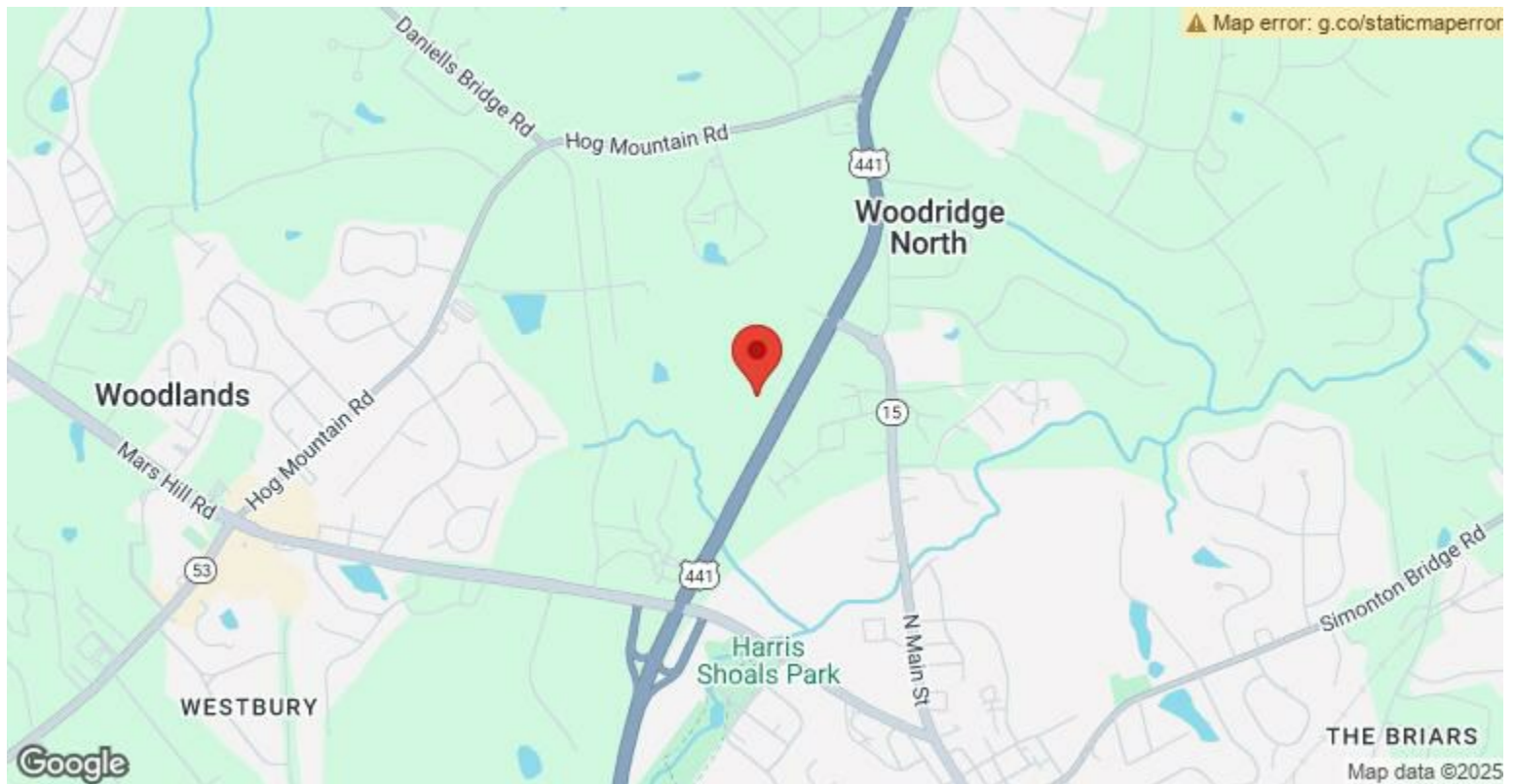
Sale Type: Investment

Total Lot Size: 7.67 AC

No. Lots: 3

Zoning Description: O-B-P





## Lampkin Branch Business Park

+/- 7.6 Acres of commercial development lots are available for sale in the Lampkin Branch Business Park located in Watkinsville, Georgia. These properties are adjacent to Highway 441 and convenient to Highway 316. The sites are located just one mile from the Presbyterian Village Senior Living Facility and the recently approved Oconee Mercantile Mixed-Use project at the intersection of Hog Mountain Road and Hwy 441. Businesses in the Lampkin Branch Park include National EMS, Athens Dermatology Group, Activekidz Therapy, and Georgia Elite Gymnastics.

\$250,000 (1030 Thomas Ave; 1.00 AC)

\$200,000 (1070 Thomas Ave; 1.01 AC)

\$250,000 per acre (2180 Veterans Memorial Pkwy ; 5.66 AC)

All lots are zoned O-B-P.

All utilities available.

Located off of U.S. Highway 441 (GA freight corridor).



# Property Photos



Lampkin4



Lampkin5



# Property Photos





