

# WALTON CO PRIME DEVELOPMENT OPPORTUNITY



1809 HWY 78  
MONROE, GA

**\$1,200,000**

- 22.59 acres
- 1200 ft road frontage on Hwy 78 and 1200 ft road frontage on Troy Smith Rd
- Zoning allows for wide variety of commercial uses



**Matthew Smith**  
Georgia Premier Real Estate Advisors  
706-340-4724  
[matthew.smith@georgiapremierrealestate.com](mailto:matthew.smith@georgiapremierrealestate.com)

# GEORGIA PREMIER

— REAL ESTATE ADVISORS —



**1809 Hwy 78**  
22.59 acre tract

**Hwy 78**  
1,200 ft road frontage

**Troy Smith Rd**  
1,200 ft road frontage