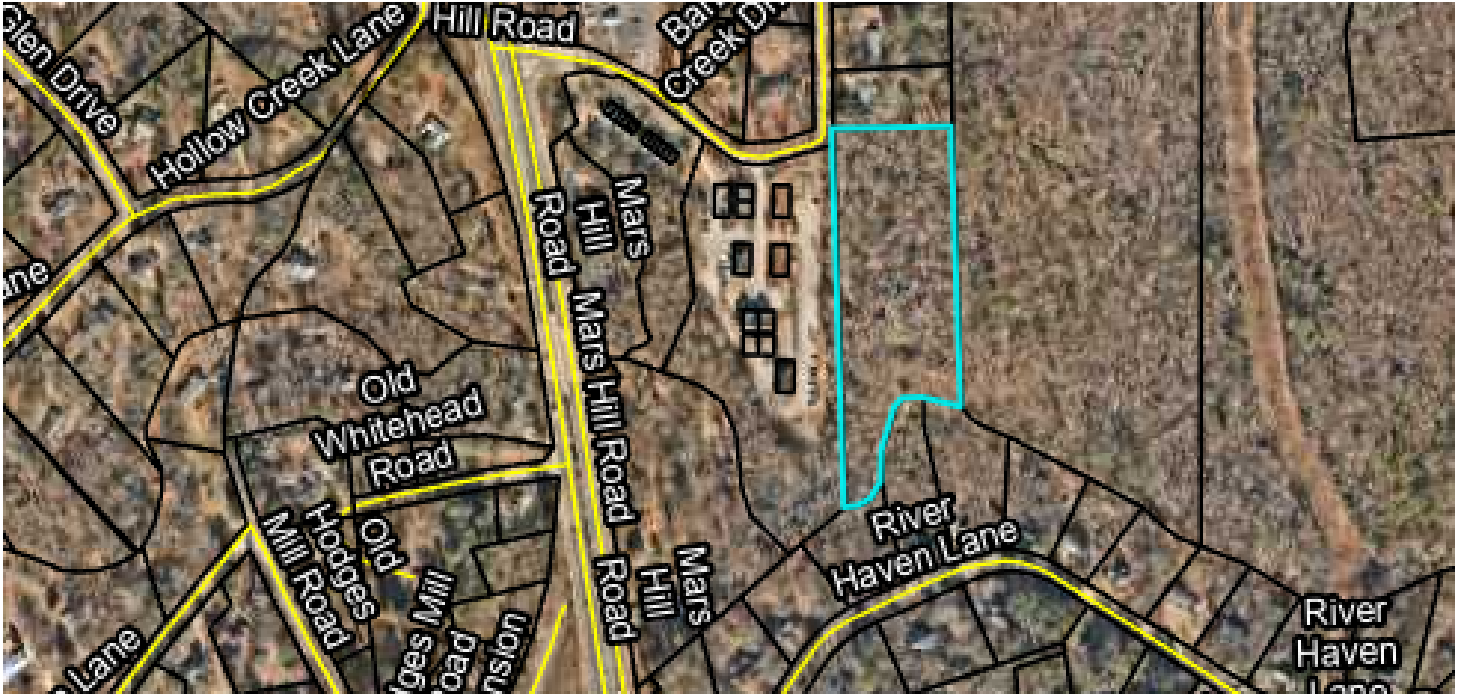


SALE

1080 BARBER CREEK DRIVE

Watkinsville, GA 30677



PROPERTY DESCRIPTION

This 4.55-acre property in Oconee County has already undergone the rezone process to O-I-P and is awaiting its future development.

The property abuts phase 2 of the Barber Creek office park on its western side and 55+ undeveloped acres to the east.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	4.55 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	205	661
Total Population	117	625	1,995
Average HH Income	\$138,543	\$140,774	\$143,078

Roby Redwine
(706)207-2942

Katie Reeves
(706)254-3446

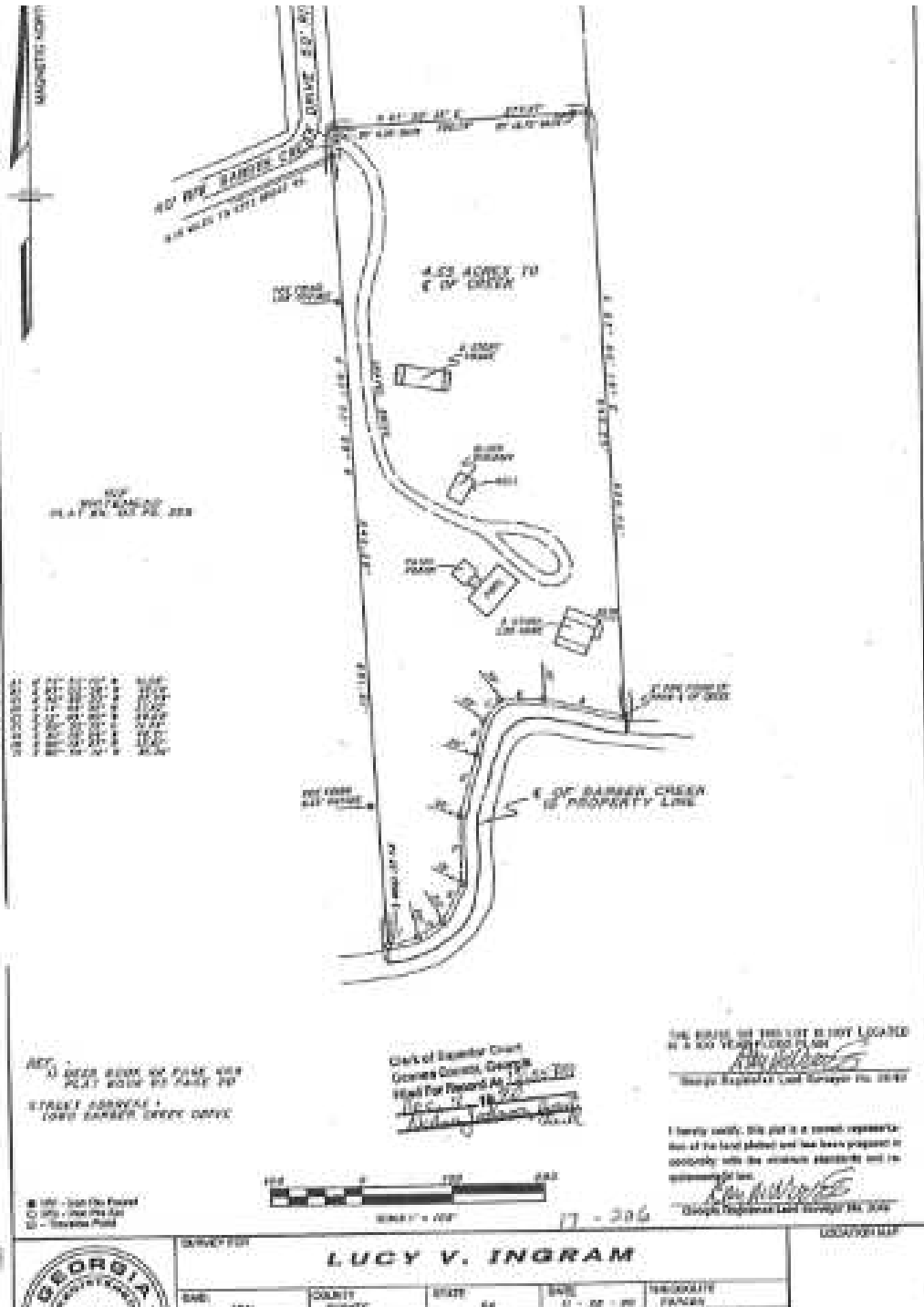


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

1080 BARBER CREEK DRIVE

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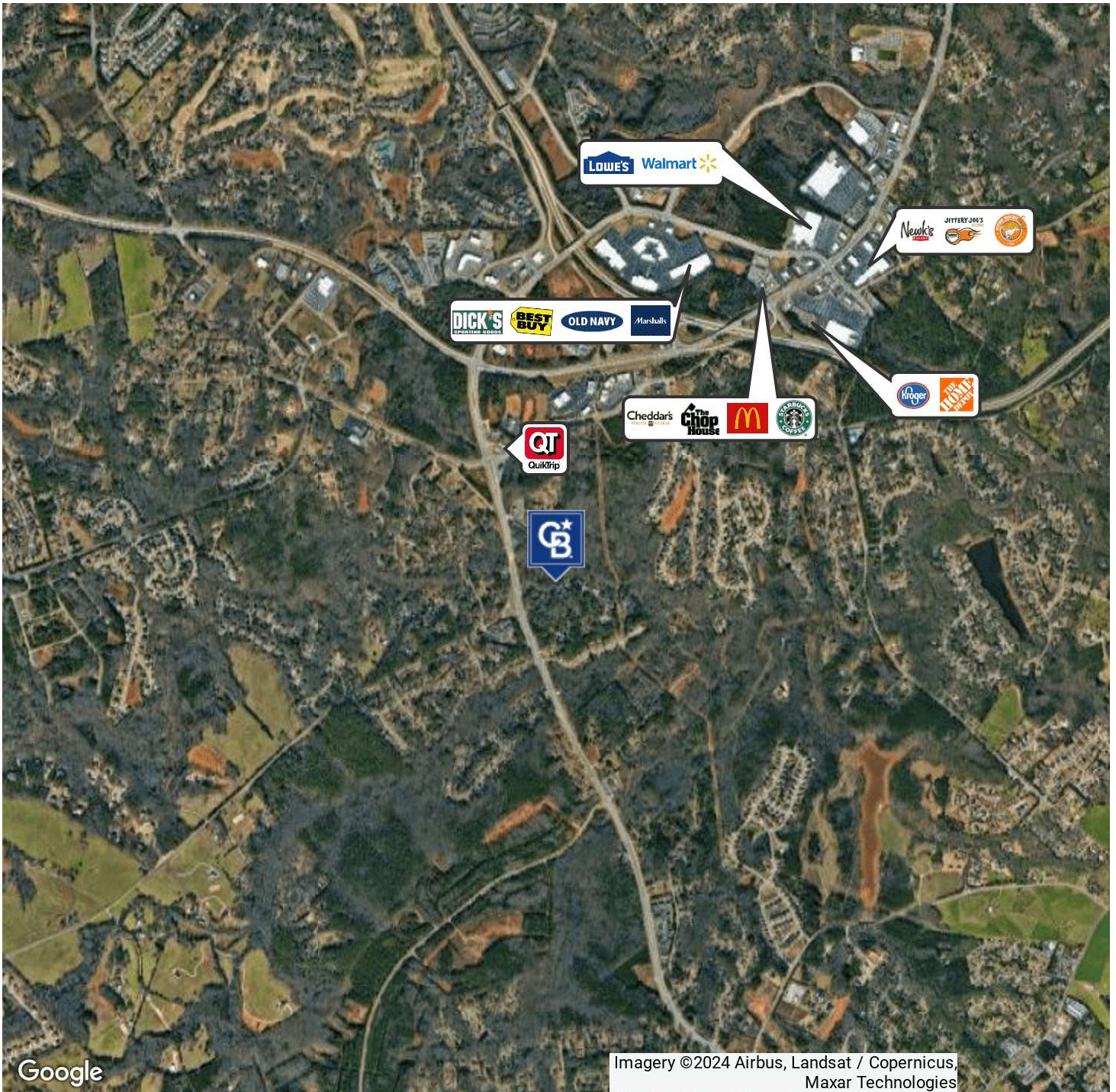


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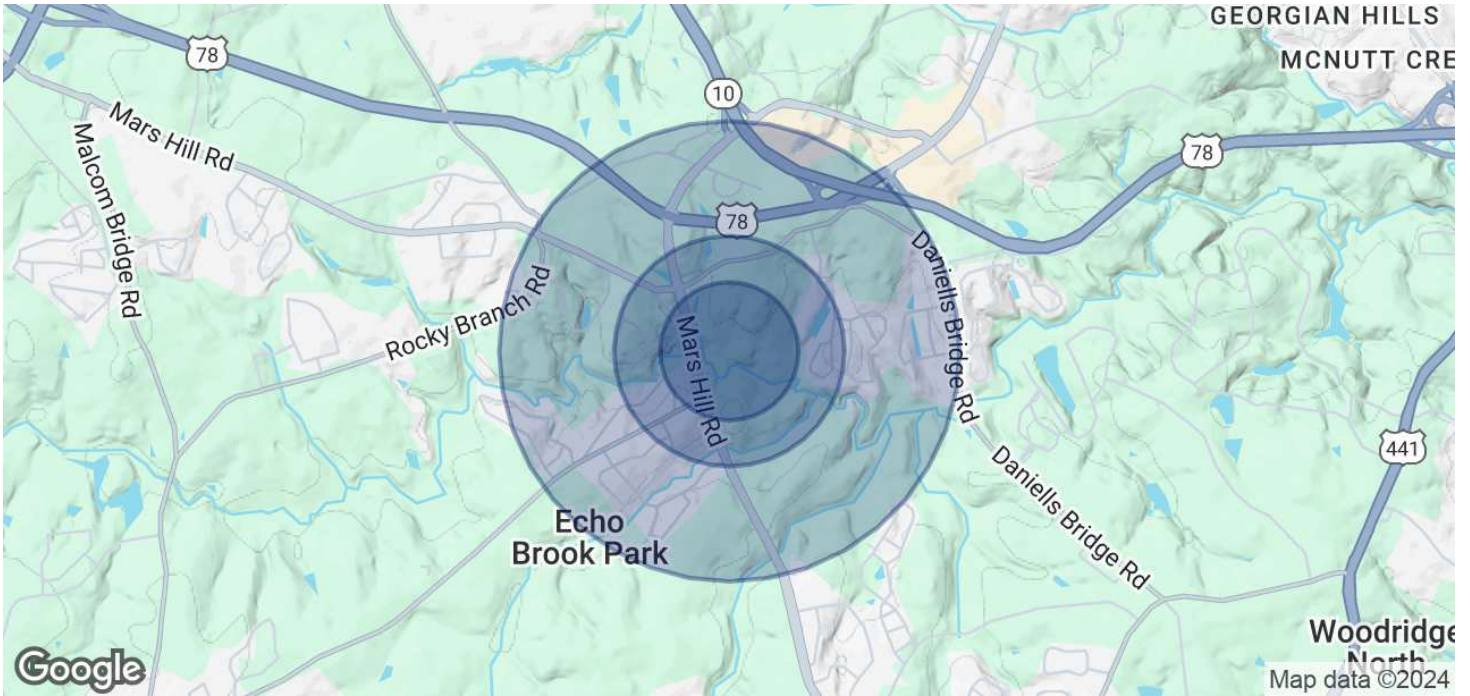


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1080 BARBER CREEK DRIVE

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	625	1,995
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	205	661
# of Persons per HH	3	3	3
Average HH Income	\$138,543	\$140,774	\$143,078
Average House Value	\$525,462	\$519,611	\$509,546

Demographics data derived from AlphaMap

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