



CARDINAL
REAL ESTATE ADVISORS

Commercial Land Assemblage- 5.363 Acres

Corner of Hodges Mill Rd.
and Mars Hill Rd.
Oconee County, GA

Robert Jahn

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For Sale \$2,250,000

boundary lines are approximate

Hodges Mill Rd.

Mars Hill Rd- 22,300 VPD per GA DOT.

Prime Commercial Development Site

2801, 2851, 2861, 2281 Hodges Mill Rd.
and former DOT right of way corner
at Hodges Mill Rd. and Mars Hill Rd.

Location Benefits

- Located just south of the rapidly expanding Epps Bridge commercial and medical corridor, the area is home to major regional anchors including the newly opened Costco, one of the busiest retail draws in Northeast Georgia, Piedmont Oconee Health Campus and the Encompass Health Rehabilitation Hospital of Athens.





Property Information

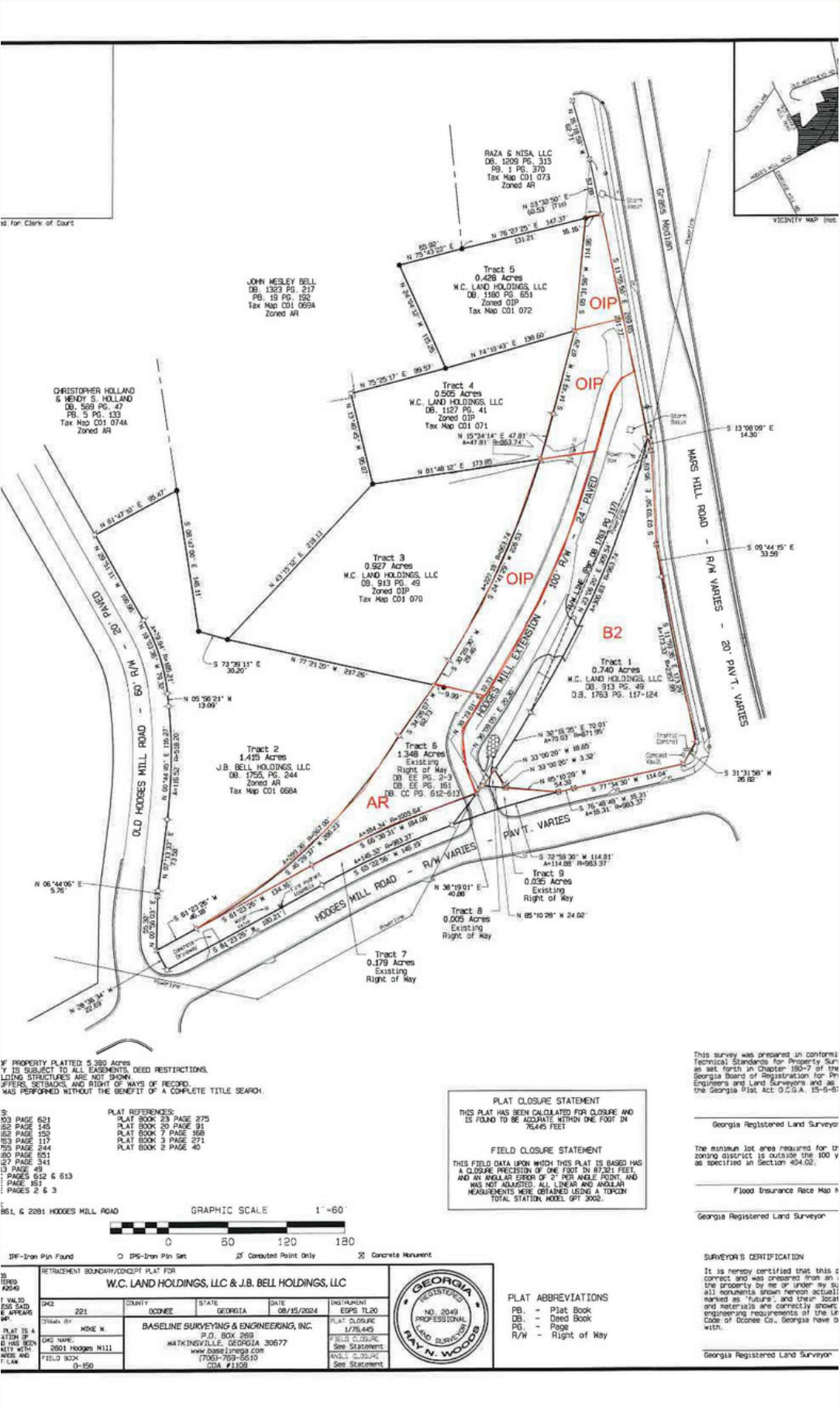
5 Separate Parcels

Co1068-zoned AR
Co1070-zoned OIP
Co1071-zoned OIP
Co1072-zoned OIP
Plus former DOT Right of Way
Zoned B2

Acreage

5.363 acres combined

Designated for Neighborhood
Commercial Development per
the Oconee County Future
Land Use Map





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