

# LAND FOR SALE

## 44.4+/- Acres Available

**KING** Industrial  
Realty, Inc.



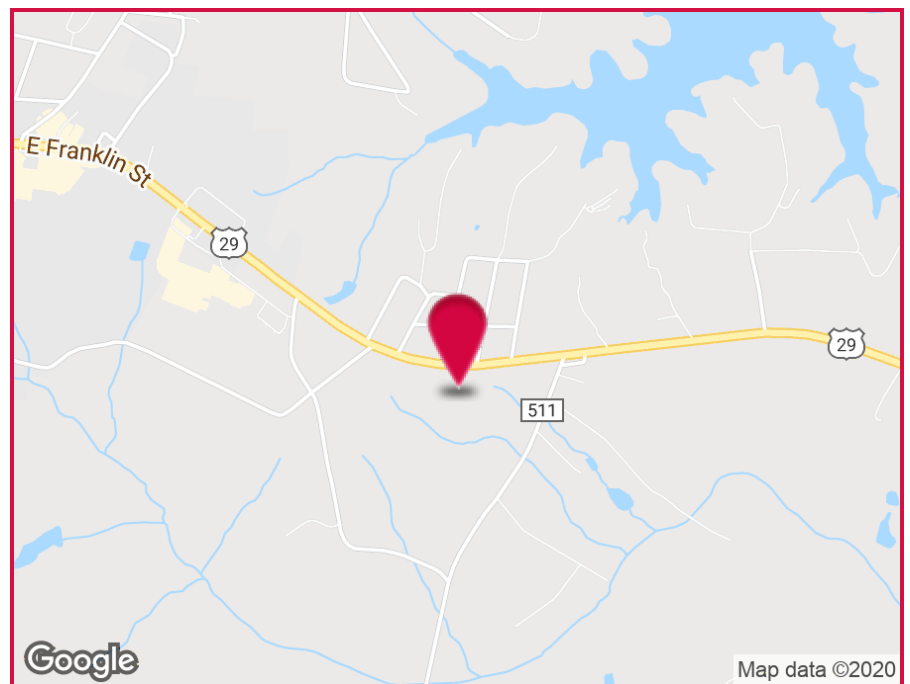
## 2090 Anderson Highway, Hartwell, GA 30643

### OFFERING SUMMARY

Lot Size: 44.4 Acres  
Zoning: R-5

### PROPERTY HIGHLIGHTS

- Development Opportunity 44+/- Prime Acres
- 1,640+/- Ft of Frontage on Anderson Highway
- Convenience Store Out Parcel is Sub-Dividable
- (2) Miles from Downtown Hartwell, GA
- (20) Miles from Downtown Anderson, SC
- (54) Miles to Greenville, SC
- Unincorporated Hart County with Permitted Commercial & Industrial Zoning
- Sewer in Close Proximity to Site
- Traffic Count 16,000+/- Cars Per Day



For More Information Contact:  
**JOWELL THOME**  
Sales Associate  
404.942.2036  
jthome@kingindustrial.com



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Sub-dividable Gas Station / Convenience Store



Street View of Gas Station / Convenience Store

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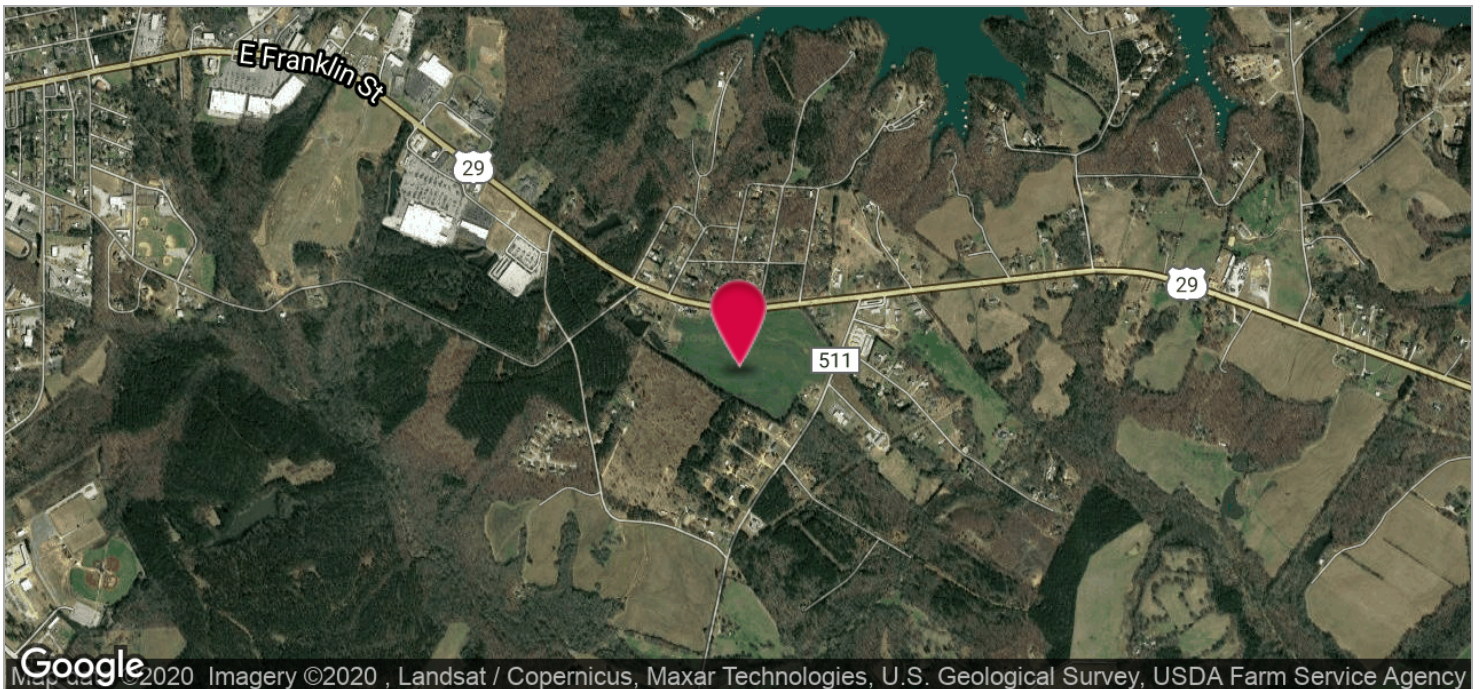
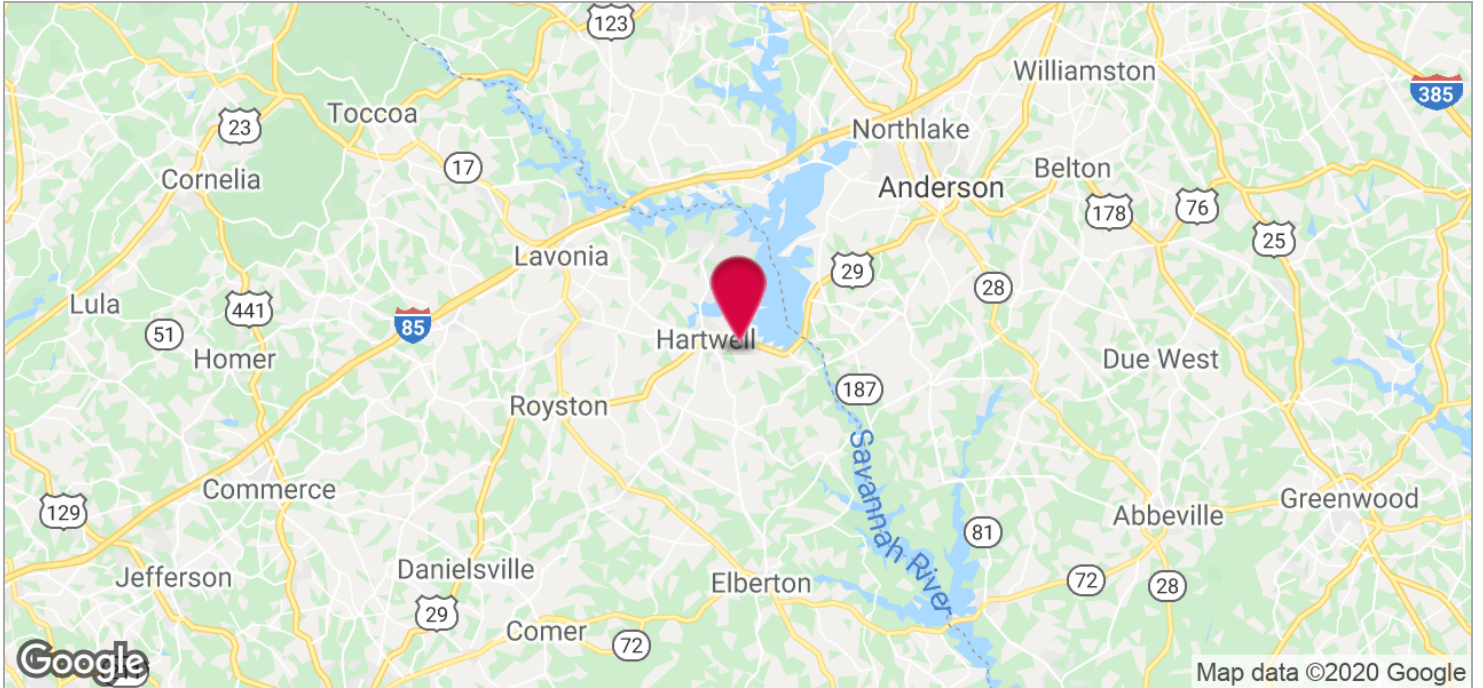
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