



LISTED \$715,000

13 ACRES HWY 81 SOUTH, | COVINGTON, GA

Exceptional opportunity for investors and developers! This 13-acre tract offers vast future potential in a prime, high-visibility location. The property is mostly flat, wooded, and features dual road frontage with approximately 745 feet along Oak Hill Rd and an impressive 1,480 feet along Hwy 81, providing excellent access and flexibility for future planning. Currently zoned R-2 with a portion zoned CN (Neighborhood Commercial District), this tract presents a rare combination of residential and commercial possibilities.

A convenience store on the neighboring tract further supports future commercial or mixed-use potential. Ideally located just minutes from Porterdale (3 mi), Oxford (7 mi), and Conyers (11 mi), with Monroe and Loganville within 25 miles and Atlanta only 34 miles away.

Enjoy quick access to shopping, healthcare, and major commuting routes, making this an attractive location for long-term investment or development. A prime canvas with endless possibilities-don't miss this opportunity to secure land in a growing area.



ANDY MCHUGH

REALTOR

Mobile (706) 474-5755 | Office (706) 342-1440

andy@cblakeoconee.com

http://www.cblakeoconee.com

COLDWELL BANKER LAKE OCONEE REALTY/LAKE COUNTRY

168 South Main Street, Madison, GA 30650



COLDWELL BANKER

**LAKE OCONEE
REALTY/LAKE COUNTRY**