

AVAILABLE

OCONEE CONNECTOR RETAIL CORNER



EXCLUSIVELY LISTED BY:

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BOSWELL PROPERTIES

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

OCONEE CONNECTOR

PROPERTY DESCRIPTION

OCONEE CONNECTOR

Location Overview

The property is located in Oconee County, Georgia, which is approximately 60 miles northeast of Atlanta and also within 5 miles of the University of Georgia campus. Oconee County is part of the Athens Metropolitan Statistical Area (MSA) which also includes Clarke County (Athens) to the north, Madison County to the north, and Oglethorpe County to the east. The population of the Athens MSA is approximately 180,000. The University of Georgia is the single largest employer in the Athens area and has approximately 9,000 employees and 32,000 students. The Oconee Connector retail corner site is just south of Highway 316 and sit on the SW corner that is opposite of a QuikTrip convenience store. In addition, the property is within one mile of the new retail hub of the Athens area that includes tenants such as Wal-Mart, Home Depot, Kroger, Lowe's, Kohl's, Dick's Sporting Goods, and Best Buy. According to the GDOT, the traffic count on Hwy. 316 just north of the site (aka Epps Bridge Parkway) is approximately 29,000 cars/ day. This corner property has been rough graded and sit at road level ready for development. In addition, the Oconee Connector will become a four lane road with limited access and these properties sit at a signalized intersection. The construction for this four laning has begun and the construction is scheduled to be complete by the first quarter of 2018. These properties are ideal for pharmacy, bank, restaurants, or other retail users. The list price for the property is \$4,750,000 and the property owner would consider subdividing the property. In addition, the opposite corner was recently sold for a bank development.

OCONEE CONNECTOR



Aerial Photo Facing East



Aerial Photo Facing North

OCONEE CONNECTOR



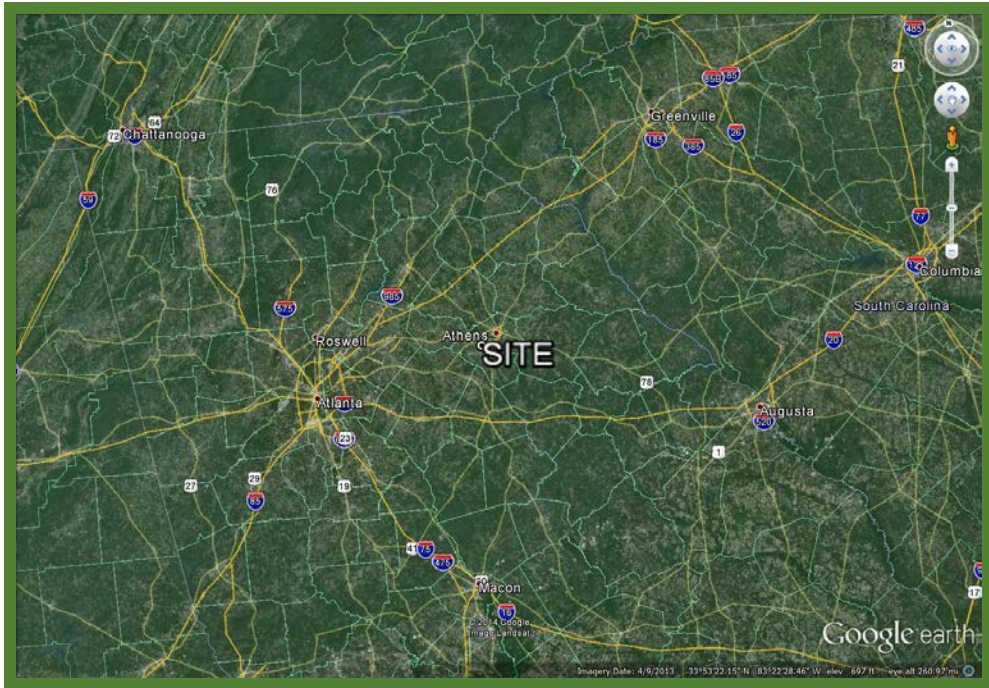
Aerial Photo Facing South

OCONEE CONNECTOR

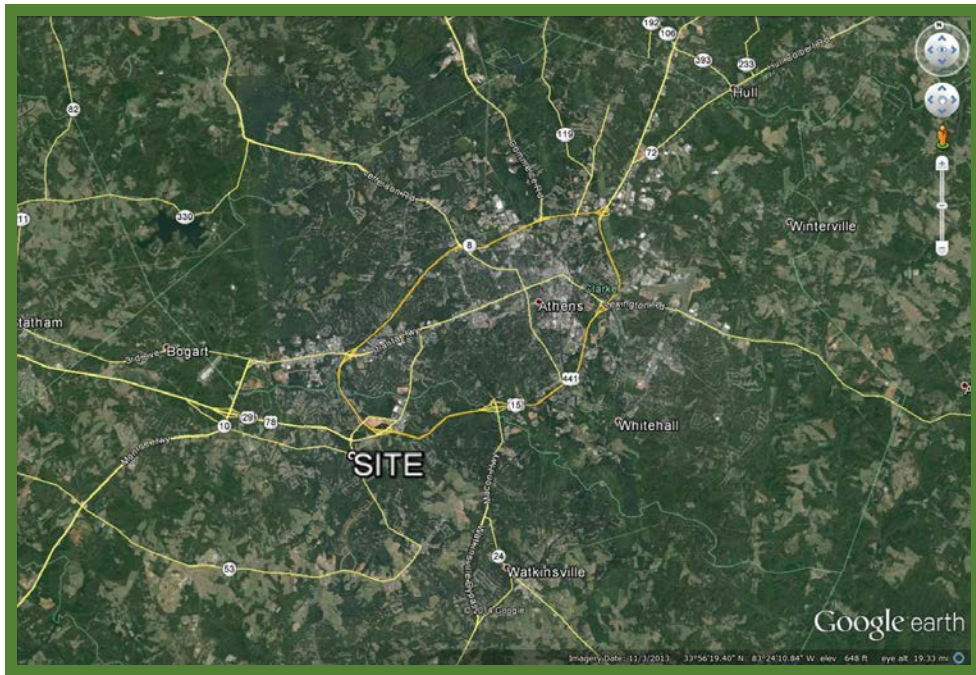


Aerial of Area

OCONEE CONNECTOR

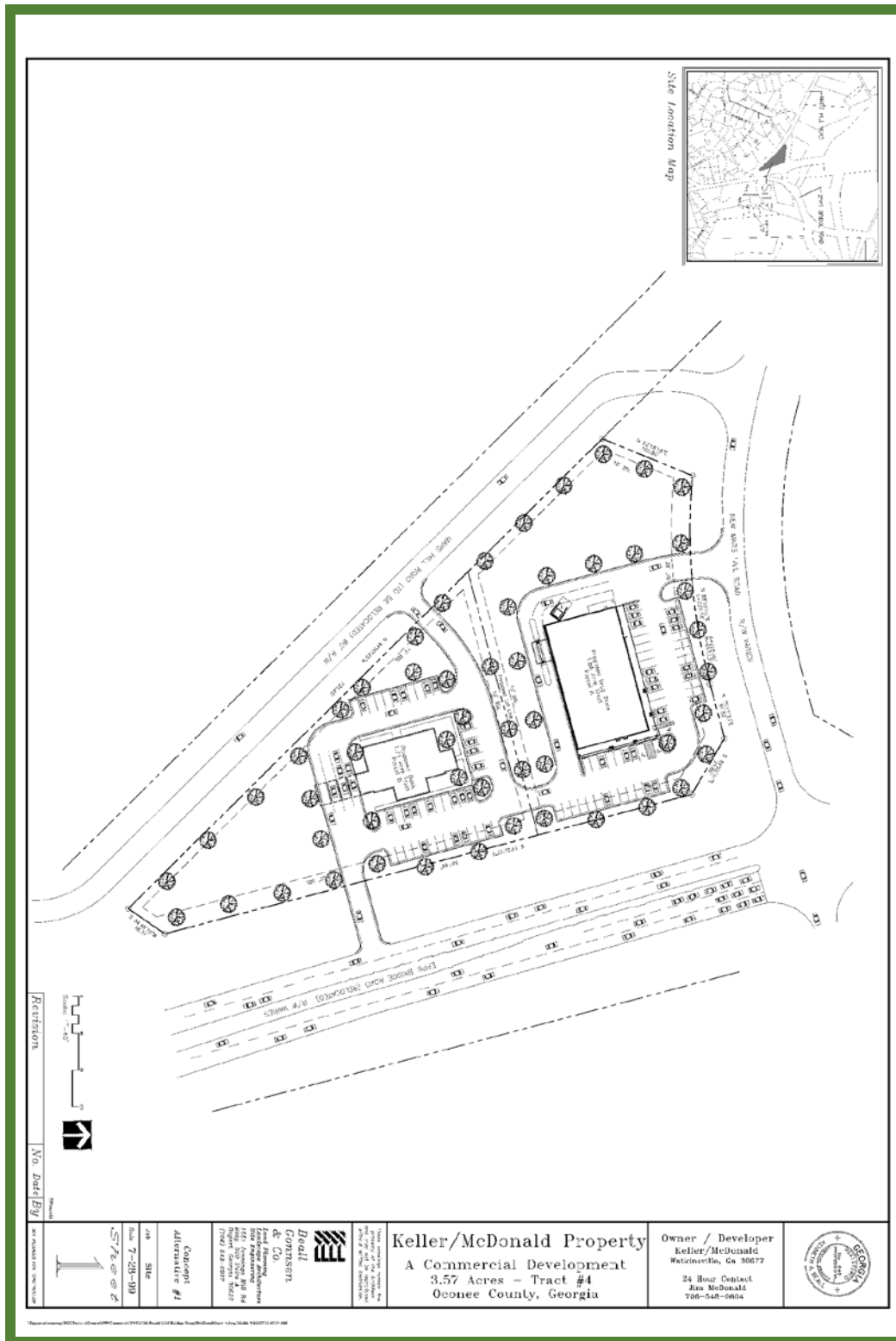


Map of North Georgia



Map of Athens, GA

OCONEE CONNECTOR



Concept Plan of 3.57 AC

OCONEE CONNECTOR

PROPERTY SUMMARY

INTERSECTION: +/- 3.57 AC (SWC OCONEE CONNECTOR AND MARS HILL RD.)

SIZE: +/- 3.57 AC

ZONING: B-1 COMMERCIAL

UTILITIES: ALL AVAILABLE

TAX PARCELS: C 01 045BA

PRICE: \$4,750,000