

PRIME DEVELOPMENT OPPORTUNITY

265 Epps Bridge

OFFERED

\$295,000

ZONING C-N

2.22 ACRES

33.93978792477567, -83.43070778192153



KEY HIGHLIGHTS:

Premium Location: Centrally located with seamless access to Athens, Oconee County, and key regional highways.

High Traffic Counts: Benefit from heavy daily vehicular traffic and strong regional growth in the Epps Bridge area.

Main Corridor: Close proximity to major retailers such as Lowe's, Walmart, and Trader Joe's, along with shopping destinations like Epps Bridge Centre.

Versatile Potential: Suitable for a wide range of development possibilities, including retail, office space, multifamily, or hospitality.



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