

3.21 ACRES

Hwy. 17 / Eastanollee Bypass

3.21 ACRES - FOR SALE

STEPHENS COUNTY, GA

HWY. 17 / EASTANOLLEE BYPASS



SIZE & STRUCTURE

- Acreage Total: 3.21
- Former convenience store on plot: Brick / block construction

LOCATION

Athens: 46 miles south

Atlanta: 95 miles southwest

SPECIAL FEATURES

- 575 ft. frontage on future 4-lane Parkway (Hwy. 17)
- Commercial Development Potential
- Great corner location
- New growth rapidly heading in this direction
- No coventants or restrictions

ENVIRONMENT

Alone or in Business Park: Alone

Police / Fire: Stephens County

UTILITIES

Water, Gas: City of Toccoa

HIGHWAYS

GA 17: adjacent to site

I-85: within 18 miles

AIRPORTS

International: Atlanta/Hartsfield, 91.3 mi.

Commercial: Greenville, 63.3 mi.

Public: R. G. LeTourneau Field, 7 mi.

SEA PORT

Charleston, SC 276.6 mi

Savannah, GA 207 miles

INTERMODAL SERVICE

Atlanta, GA: 84.7 mi.

BARGE SERVICE

Chattanooga, TN: 124.9 mi.

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