



Property Highlights

- Extensive footage on Hwy 78
- Ideal for anchored retail and outparcels

For Sale

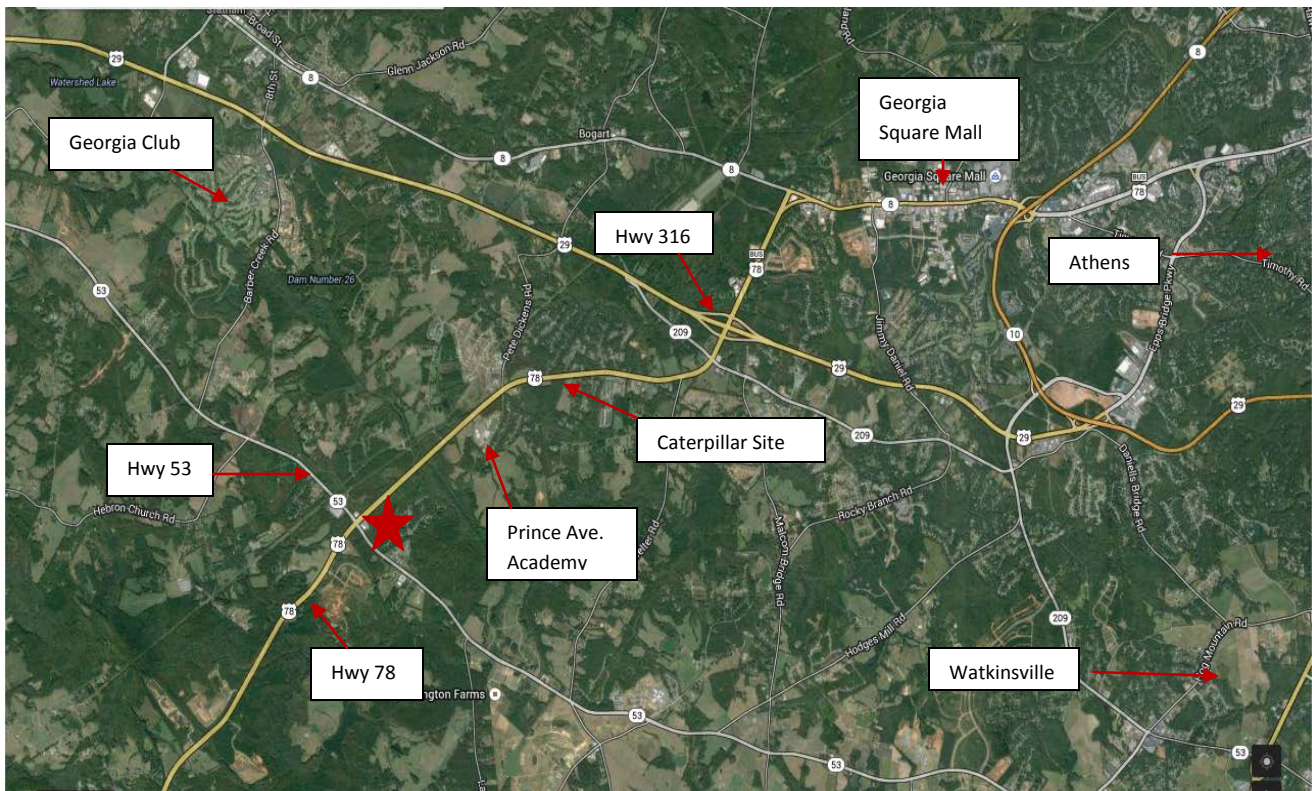
43 Acres

Valuable Development Site

HIGHWAY 78 & 53

OCONEE COUNTY, GA

\$3,440,000/\$80,000 per acre

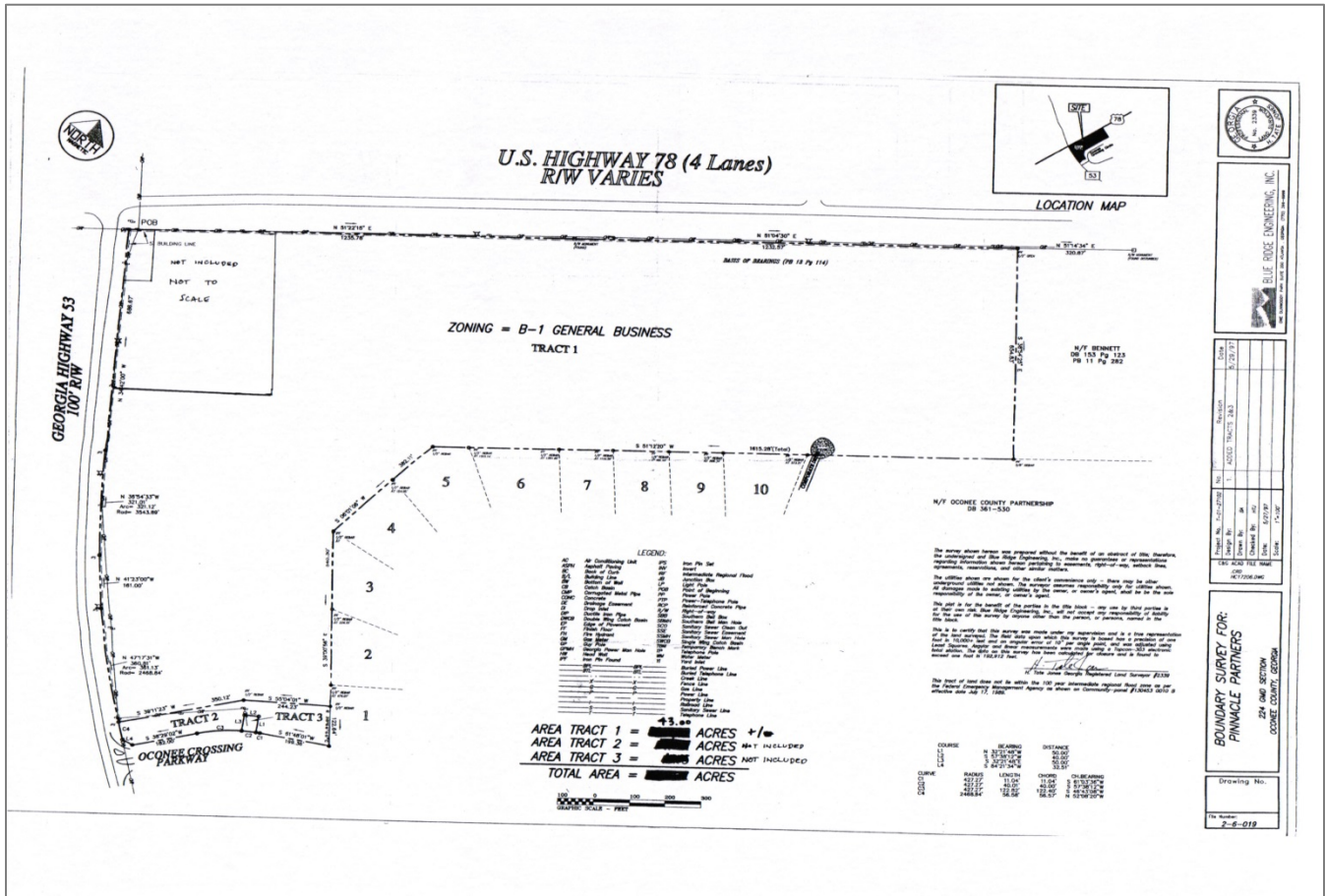
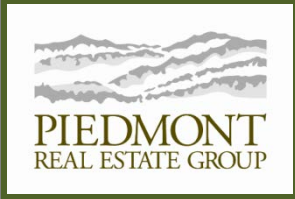


Piedmont Real Estate Group is pleased to present for sale 43 acres in Oconee County, GA.

- Prime location in rapidly developing area
- Zoned for all commercial uses

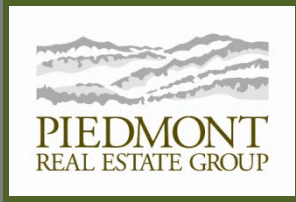
For further information contact: Jeff Pittman cell: 678.463.2948
Visit our website: www.piedmontcap.com office: 770.592.6104

Property Plat



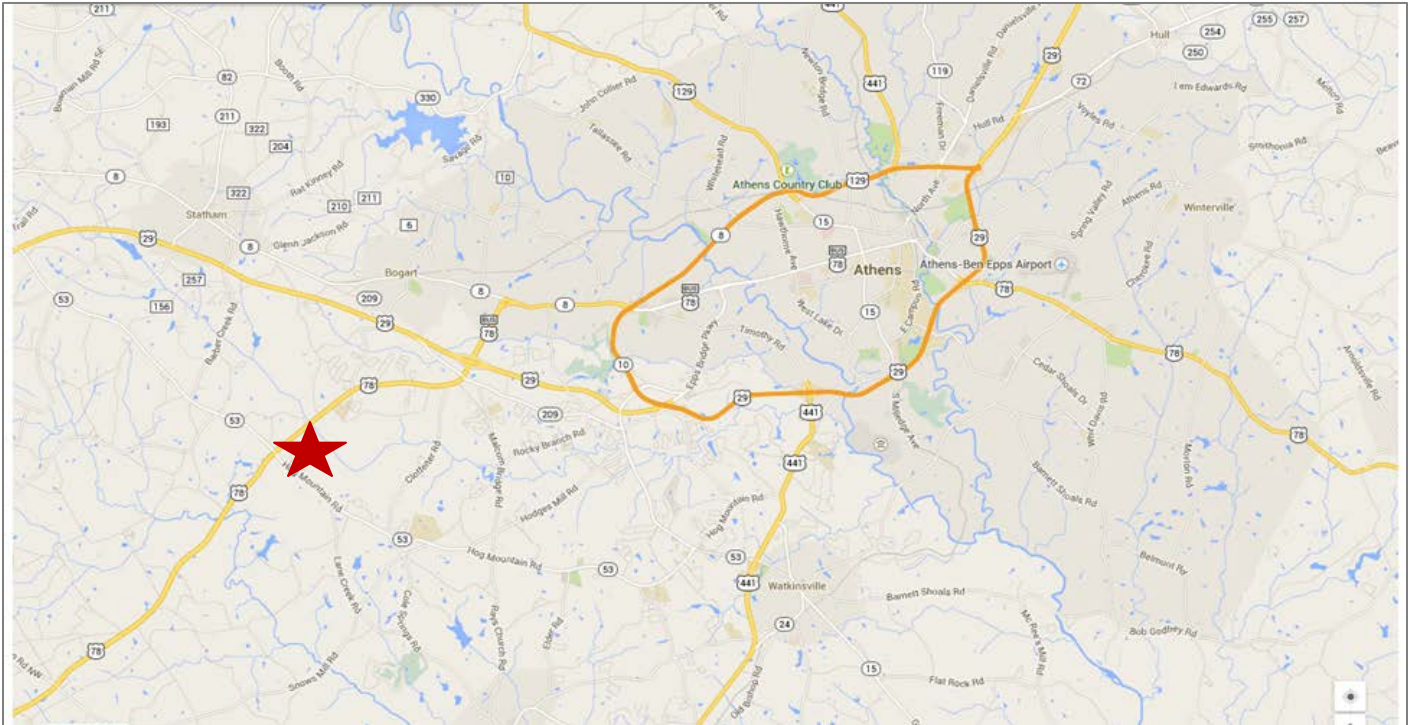
- Extensive frontage on Highway 78
- Topography is flat to slightly moderate
- Excellent development potential with moderate depth of parcel
- Ideal for anchored retail and outparcels

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43 Acres
Oconee County, GA

Highway Map



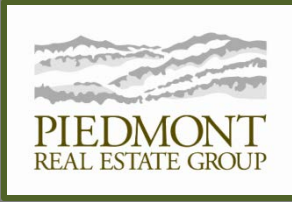
Key Distances

Caterpillar Plant – 4.5 miles
Hwy 316 – 4.2 miles
Georgia Club – 3.5 miles
Athens – 9 miles

Vehicles per day – 13,990

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Tax and Zoning Information

The tax parcel designation for the property is A-02-025-HA.

Oconee County taxes for 2013 were \$ 17,194.99

The property is currently zoned B-1. This designation allows for many commercial uses including most categories of retail stores including grocery stores, home centers and other retail uses. Other uses can be approved through a special use permit designation or rezoning action. Oconee County does not permit blanket rezoning actions but will consider rezoning cases for specific requests. Such requests can generally include a variety of uses to be named in the request.

Alcohol and Liquor Sales

Oconee County ordinances currently allow the service of wine and beer by the drink in retail establishments. It is expected that the fall 2014 election ballot will include a referendum for approval by Oconee County citizens of an expansion of rights for alcohol service to include the service of liquor by the drink. According to county officials, a determination will be made not later than July 2014 whether to include this issue on the 2014 ballot.

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