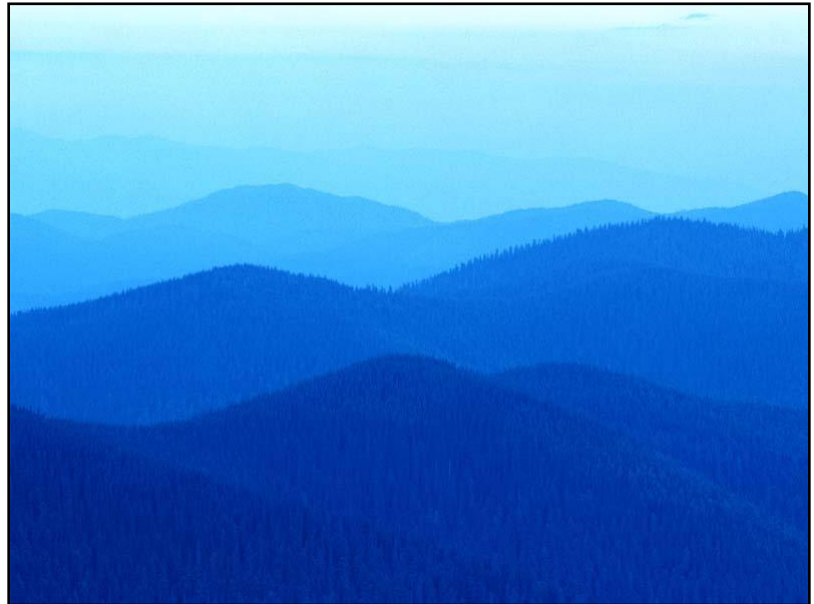


Name of Site:

1741 Atlanta Highway

Location of Site:

Atlanta Hwy. in Bogart City Limits



General Site Information

Minimum Acreage Available: 5.6

Maximum Acreage Available: 5.6

Total Acreage Available: 5.6

Ownership: Private

Inside City Limits?: Yes

Miles to Athens: 8

Miles to Atlanta: 60

Transportation Accessibility

Mode	Transportation Network	Name	Proximity to site (mi.)
Roadways:	Interstate Highway	I-20	35
	Interstate Highway	I-85	22
	Nearest Highway	US 29	Adjacent
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	68
	Regional Commercial Airport	Athens Ben Epps Airport	16
	Regional Commercial Airport	Winder Airport	8
Railroad:	Alternative: Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	59
		Savannah, GA	223
		Chattanooga, TN	164

Utilities

Type	Provider	Capacity	Line Size	Proximity to Site
Water:	Oconee County Utility Dept.	4.0 MGD	12"	Adjacent
Sewer:	Oconee County Utility Dept.	250 TGD	N/A	Adjacent
Natural Gas:	Atlanta Gas Light			

Potential Electrical Suppliers: Georgia Power

Protective Services

Fire Service Provider: Oconee County Fire Dept.

Proximity to Fire Station: 1 miles

ISO Rating: 5/9

Law Enforcement Provider: Oconee Co. Sheriff's Office

Zoning & Land Use

Current Zoning Classification:	Industrial
Surrounding Land Uses: Land Use to North:	Highway
Land Use to South:	Industrial
Land Use to East:	Industrial
Land Use to West:	Industrial

For more information, please contact

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