

**Name of Site:**

Butler's Pointe

**Location of Site:**

Adjacent to Publix Shopping Center

**General Site Information**

**Minimum Acreage Available:** 1

**Maximum Acreage Available:** 7

**Total Acreage Available:** 7

**Ownership:** Private

**Inside City Limits?:** No

**Miles to Athens:** 10

**Miles to Atlanta:** 66



**Transportation Accessibility**

<b>Mode</b>	<b>Transportation Network</b>	<b>Name</b>	<b>Proximity to site (mi.)</b>
<b>Roadways:</b>	Interstate Highway	I-20	25
	Interstate Highway	I-85	30
	Nearest Highway	SR 53	0.1
<b>Airports:</b>	Commercial Airport	Hartsfield-Jackson Int'l	76
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	17
<b>Railroad:</b>	<b>Alternative:</b> Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	67
		Savannah, GA	222
		Chattanooga, TN	173

**Utilities**

<b>Type</b>	<b>Provider</b>	<b>Capacity</b>	<b>Line Size</b>	<b>Proximity to Site</b>
<b>Water:</b>	Oconee County Utility Dept.	4.0 MGD	12"	Adjacent
<b>Sewer:</b>	Oconee County Utility Dept.	250 TGD	6"	Adjacent
<b>Natural Gas:</b>	Atlanta Gas Light			

**Potential Electrical Suppliers:** Georgia Power

**Protective Services**

**Fire Service Provider:** Oconee County Fire Dept.

**Proximity to Fire Station:** 2 miles

**ISO Rating:** 5

**Law Enforcement Provider:** Oconee Co. Sheriff's Office

**Zoning & Land Use**

**Current Zoning Classification:** B-1/Office - Institutional - Professional

**Surrounding Land Uses:** Land Use to North: Commercial  
Land Use to South: Commercial  
Land Use to East: Residential  
Land Use to West: Commercial

**For more information, please contact**

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