Name of Site:
Cliff Dawson Road

Location of Site:
Cliff Dawson Road @ Mars Hill Road

General Site Information
***Minimum Acreage Available**: 1.28*
***Maximum Acreage Available**: 5.03*
***Total Acreage Available**: 5.03*
***Ownership**: Private*

***Inside City Limits**?: No*
***Miles to Athens**: 11*
***Miles to Atlanta**: 67*

Transportation Accessibility

Mode	Transportation Network	Name	Proximity to site (mi.)
***Roadways**:*	*Interstate Highway*	*I-20*	*28*
	Interstate Highway	*I-85*	*28*
	Nearest Highway	*SR 53*	*0.7*
***Airports**:*	*Commercial Airport*	*Hartsfield-Jackson Int'l*	*75*
	Regional Commercial Airport	*Athens Ben Epps Airport*	*12*
	Regional Commercial Airport	*Winder Airport*	*16*
***Railroad**:*			
***Alternative**:*	*Intermodal Service*	*Atlanta, GA*	*67*
	Port Traffic	*Savannah, GA*	*231*
	Barge Traffic	*Chattanooga, TN*	*171*

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*	*8"*	*Adjacent*
***Natural Gas**:*	*Atlanta Gas Light*			

***Potential Electrical Suppliers**:* Walton EMC

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

For more information, please contact
Rusty Haygood
Economic Development Director
(706) 769-5120 (phone)
(706) 769-0705 (fax)

23 N. Main Street
P.O. Box 145
Watkinsville, GA 30677
rhaygood@oconee.ga.us

Oconee County