

Name of Site:

Evergreen Property

Location of Site:

Dowdy Road

General Site Information

Minimum Acreage Available: 61

Maximum Acreage Available: 61

Total Acreage Available: 61

Ownership: Private

Inside City Limits?: No

Miles to Athens: 4

Miles to Atlanta: 67



Transportation Accessibility

<u>Mode</u>	<u>Transportation Network</u>	<u>Name</u>	<u>Proximity to site (mi.)</u>
Roadways:	Interstate Highway	I-20	32
	Interstate Highway	I-85	27
	Nearest Highway	SR 316	0.5
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	76
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	15
Railroad:	Alternative: Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	68
		Savannah, GA	228
		Chattanooga, TN	165

Utilities

<u>Type</u>	<u>Provider</u>	<u>Capacity</u>	<u>Line Size</u>	<u>Proximity to Site</u>
Water:	Oconee County Utility Dept.	4.0 MGD	10"	Adjacent
Sewer:	Oconee County Utility Dept.	250 TGD	18"	Adjacent
Natural Gas:	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:

A-1

Surrounding Land Uses: Land Use to North: Commercial

Land Use to South: Highway

Land Use to East: Commercial

Land Use to West: Highway

For more information, please contact

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