

**Name of Site:**

Gateway Park East

**Location of Site:**

SR 316 @ McNutt Creek Road



**General Site Information**

**Minimum Acreage Available:** 1  
**Maximum Acreage Available:** 51  
**Total Acreage Available:** 51  
**Ownership:** Public

**Inside City Limits?:** Part (Bogart)  
**Miles to Athens:** 12  
**Miles to Atlanta:** 59

**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	36
	Interstate Highway	I-85	22
	Nearest Highway	SR 316	Adjacent
<b>Airports:</b>	Commercial Airport	Hartsfield-Jackson Int'l	68
	Regional Commercial Airport	Athens Ben Epps Airport	17
	Regional Commercial Airport	Winder Airport	9
<b>Railroad:</b>	<b>Alternative:</b> Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	60
		Savannah, GA	220
		Chattanooga, TN	160

**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	24"	Adjacent
<b>Sewer:</b>	Oconee County Utility Dept.	250 TGD	12"	Adjacent
<b>Natural Gas:</b>	Atlanta Gas Light			
<b>Potential Electrical Suppliers:</b>	Georgia Power			

**Protective Services**

**Fire Service Provider:** Oconee County Fire Dept.  
**Proximity to Fire Station:** 0.1 mile  
**ISO Rating:** 5  
**Law Enforcement Provider:** Oconee Co. Sheriff's Office

**Zoning & Land Use**

**Current Zoning Classification:** Technology Business (Industrial OK)  
**Surrounding Land Uses:** Land Use to North: Residential  
Land Use to South: Vacant  
Land Use to East: Residential  
Land Use to West: Agricultural

**For more information, please contact**

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