

Name of Site:

Mars Hill Business Park

Location of Site:

Commerce Court

General Site Information

Minimum Acreage Available: 0.90

Maximum Acreage Available: 27.88

Total Acreage Available: 27.88

Ownership: Private

Inside City Limits?: No

Miles to Athens: 13

Miles to Atlanta: 62



Transportation Accessibility

Mode	Transportation Network	Name	Proximity to site (mi.)
Roadways:	Interstate Highway	I-20	34
	Interstate Highway	I-85	24
	Nearest Highway	SR 316	0.4
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	71
	Regional Commercial Airport	Athens Ben Epps Airport	13
	Regional Commercial Airport	Winder Airport	12
Railroad:	Alternative: Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	62
		Savannah, GA	235
		Chattanooga, TN	167

Utilities

Type	Provider	Capacity	Line Size	Proximity to Site
Water:	Oconee County Utility Dept.	4.0 MGD	8"	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: 3 miles

ISO Rating: 5

Law Enforcement Provider: Oconee Co. Sheriff's Office

Zoning & Land Use

Current Zoning Classification: B-2/Office - Business - Professional

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

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

