

Name of Site:

Oconee Connections Business Park

Location of Site:

Business Boulevard

General Site Information

Minimum Acreage Available: 0.5

Maximum Acreage Available: 0.5

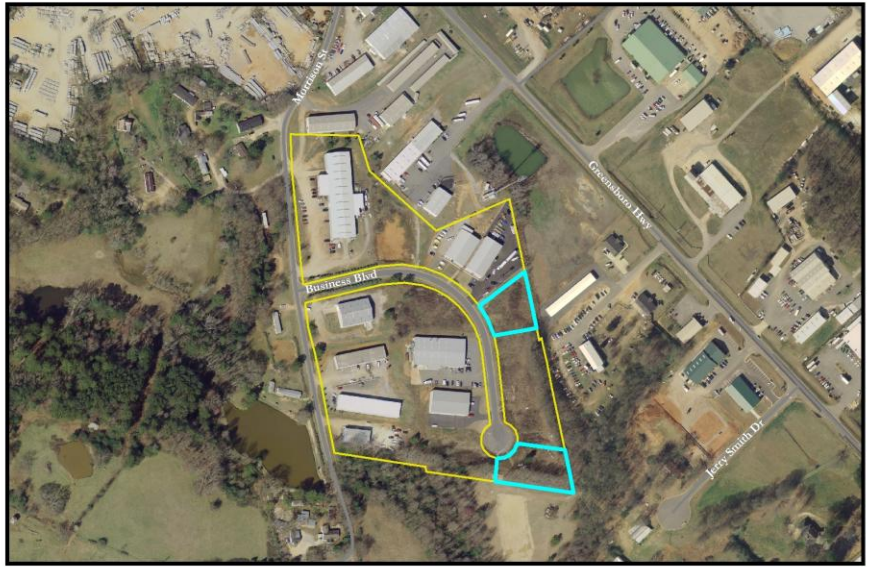
Total Acreage Available: 1

Ownership: Private

Inside City Limits?: Yes

Miles to Athens: 10

Miles to Atlanta: 70



Transportation Accessibility

Mode	Transportation Network	Name	Proximity to site (mi.)
Roadways:	Interstate Highway	I-20	27
	Interstate Highway	I-85	32
	Nearest Highway	SR 15	0.2
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	80
	Regional Commercial Airport	Athens Ben Epps Airport	12
	Regional Commercial Airport	Winder Airport	21
Railroad:	Alternative: Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	70
		Savannah, GA	219
		Chattanooga, TN	176

Utilities

Type	Provider	Capacity	Line Size	Proximity to Site
Water:	Oconee County Utility Dept.	4.0 MGD	6"	Adjacent
Sewer:	Oconee County Utility Dept.	250 TGD	8"	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: Watkinsville Police Department

Zoning & Land Use

Current Zoning Classification: Corridor Commercial (some industrial OK)

Surrounding Land Uses: Land Use to North: Residential
Land Use to South: Industrial
Land Use to East: Industrial
Land Use to West: Agricultural

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

