

**Name of Site:**

Thornwood

**Location of Site:**

US 441 @ New High Shoals Road

**General Site Information**

**Minimum Acreage Available:** 1  
**Maximum Acreage Available:** 21.74  
**Total Acreage Available:** 56.28  
**Ownership:** Private

**Inside City Limits?:** No  
**Miles to Athens:** 10  
**Miles to Atlanta:** 67



**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	23
	Interstate Highway	I-85	32
	Nearest Highway	US 441	Adjacent
<b>Airports:</b>	Commercial Airport	Hartsfield-Jackson Int'l	79
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	20
<b>Railroad:</b>	<b>Alternative:</b> Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	70
		Savannah, GA	215
		Chattanooga, TN	176

**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	10"	Adjacent
<b>Sewer:</b>	Oconee County Utility Dept.	250 TGD	8"	Adjacent
<b>Natural Gas:</b>	Atlanta Gas Light			

**Potential Electrical Suppliers:** Georgia Power

**Protective Services**

**Fire Service Provider:** Oconee County Fire Dept.  
**Proximity to Fire Station:** 2.5 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: Residential  
Land Use to South: Agricultural  
Land Use to East: Highway  
Land Use to West: Institutional (School)

**For more information, please contact**

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