

**Name of Site:**

Watkinsville Business Park

**Location of Site:**

Jerry Smith Drive



**General Site Information**

**Minimum Acreage Available:** 1.02

**Maximum Acreage Available:** 4.95

**Total Acreage Available:** 8.49

**Ownership:** Private

**Inside City Limits?:** Yes

**Miles to Athens:** 8

**Miles to Atlanta:** 68

**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	27
	Interstate Highway	I-85	32
	Nearest Highway	SR 15	Adjacent
<b>Airports:</b>	Commercial Airport	Hartsfield-Jackson Int'l	80
	Regional Commercial Airport	Athens Ben Epps Airport	12
	Regional Commercial Airport	Winder Airport	21
<b>Railroad:</b>	<b>Alternative:</b> Intermodal Service Port Traffic Barge Traffic	Atlanta, GA	70
		Savannah, GA	219
		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>	Septic	250 TGD	N/A	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 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: Industrial/ Commercial  
Land Use to South: Commercial  
Land Use to East: Industrial  
Land Use to West: Commercial

**For more information, please contact**

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