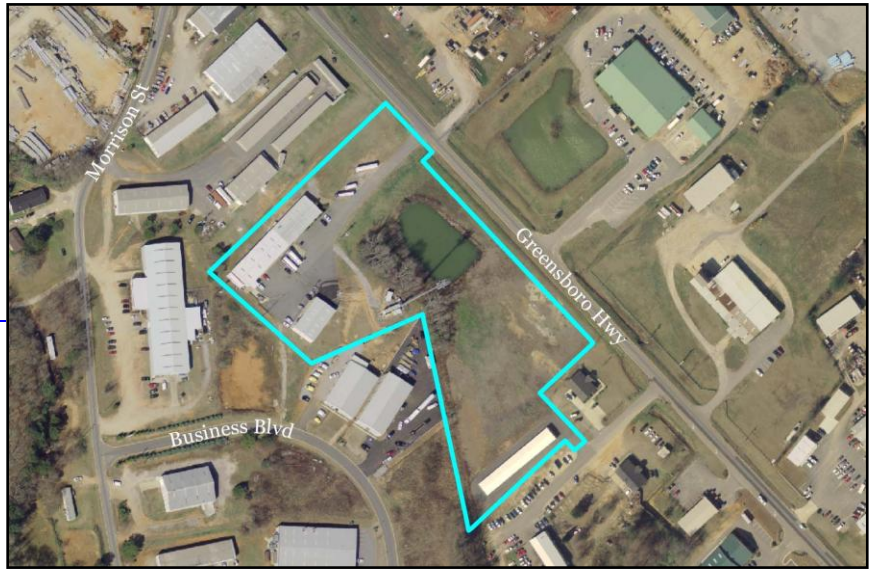


Name of Site:

Watkinsville Warehouse District

Location of Site:

SR 15 South



General Site Information

Minimum Acreage Available: 1.86

Maximum Acreage Available: 1.86

Total Acreage Available: 1.86

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	29
	Interstate Highway	I-85	46
	Nearest Highway	SR 15	Adjacent
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	80
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	20
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	10"	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: Industrial
 Land Use to South: Commercial
 Land Use to East: Industrial
 Land Use to West: Industrial

For more information, please contact

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