

Maynard & Bartlett Realty Group, LLP

Alyson Wages — (404) 514-0837

Land For Sale

1 A Hwy 81 Commercial Lot

848 Loganville Highway, Winder, GA 30680



Price: **\$900,000**
 Lot Size: **1 AC**
 Property Type: Land
 Property Sub-type: Commercial/ Other (land)
 Tax ID / APN #: 072 015
 Zoning Description: C3
 Features:
 Electricity/Power
 Water
 Telephone
 Cable
 Gas/Propane

Last Verified 1/20/2010
 Listing ID 16536216

1 Lot Available

Lot 1	Price:	\$900,000
	Lot Size:	1 AC
	Lot Type:	Commercial/ Other (land)
	Commission Split:	5%
<p>Adjoins Chick Fil A Under Construction. Graded w/ 98% pad compaction test, slightly below road grade, sewer in right of way, square shape, decel lane & curb cut in, turn lane will extend to this parcel.</p>		

Highlights

- Adjoins Chick Fil A Under Construction
- Hwy 81 at The Gateway Development & Hwy 316
- Graded, 98% Pad compaction Test
- Turn Lane, Decel Lane, & Curb Cut
- Great Visibility & Location
- N of Barrow Crossing Mega Shopping Center

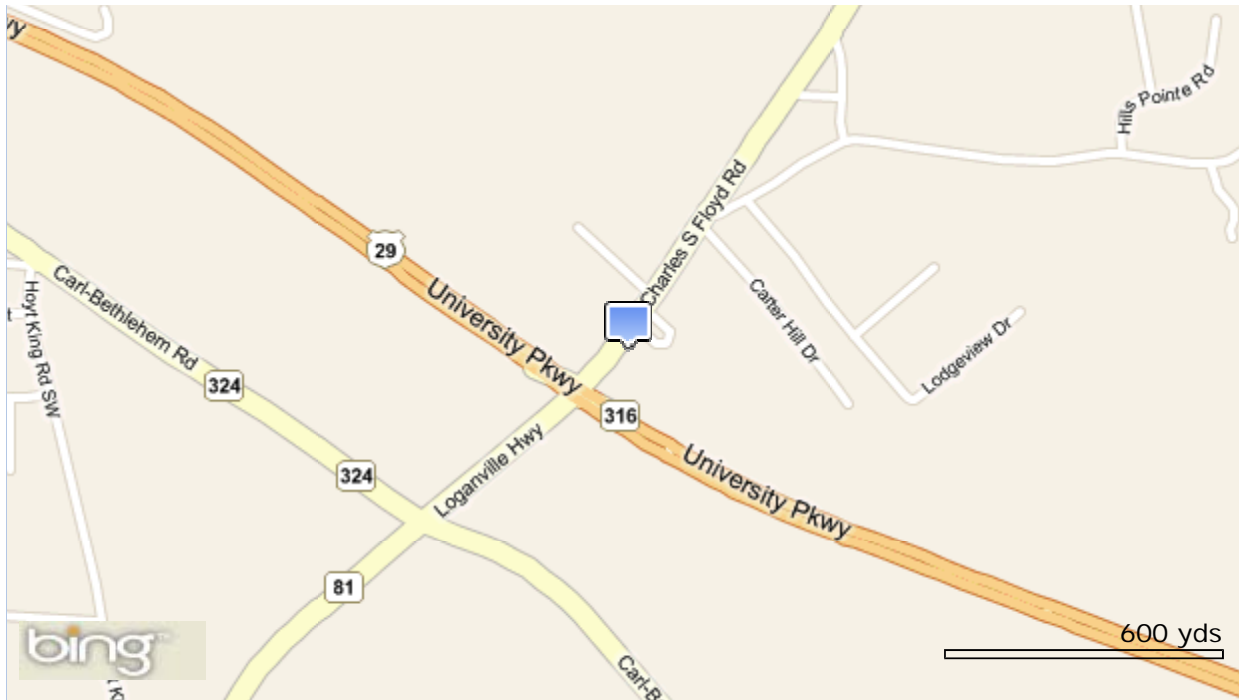
Description

Adjoins a new Chick Fil A Under Construction. Graded w/ 98% pad compaction test, slightly below road grade, sewer in right of way, square shape, decel lane & curb cut in, turn lane will extend to this parcel.

2008 Traffic Count Hwy 81 11,300 cars/day & 2008 Hwy 316 count is 23,830 cars/day. Property is visible from Hwy 316. 209' frontage on Hwy 81/Loganville Highway at the Gateway development of Hwy 316, a new retail/commercial project located at the NE corner of HWY 316 & 81 and will include a new 1-½ mile 3 lane access road that will offer retail, office, hotel and restaurant sites along the new road. The potential for this location is unlimited as it sits in Georgia's Golden Triangle and across from the new Faison development which brings a new Target, Publix, and Belks Department Store to Barrow County. Easy access from I-85, the location provides passage within 30 minutes of Athens and The University of Georgia on GA Route 316 and within one hour of Atlanta.

Take I. 85 N, Exit Hwy 316E, go to intersection of Hwy 81 & Hwy 316 turn L onto Hwy 81, Lot on right next to Chick Fil A under construction.

Map of 848 Loganville Highway, Winder, GA 30680 (Barrow County)



Additional Photos



View down Hwy 81 S toward hwy 316



View N on Hwy 81 away from Hwy 316

Created 1/18/2010