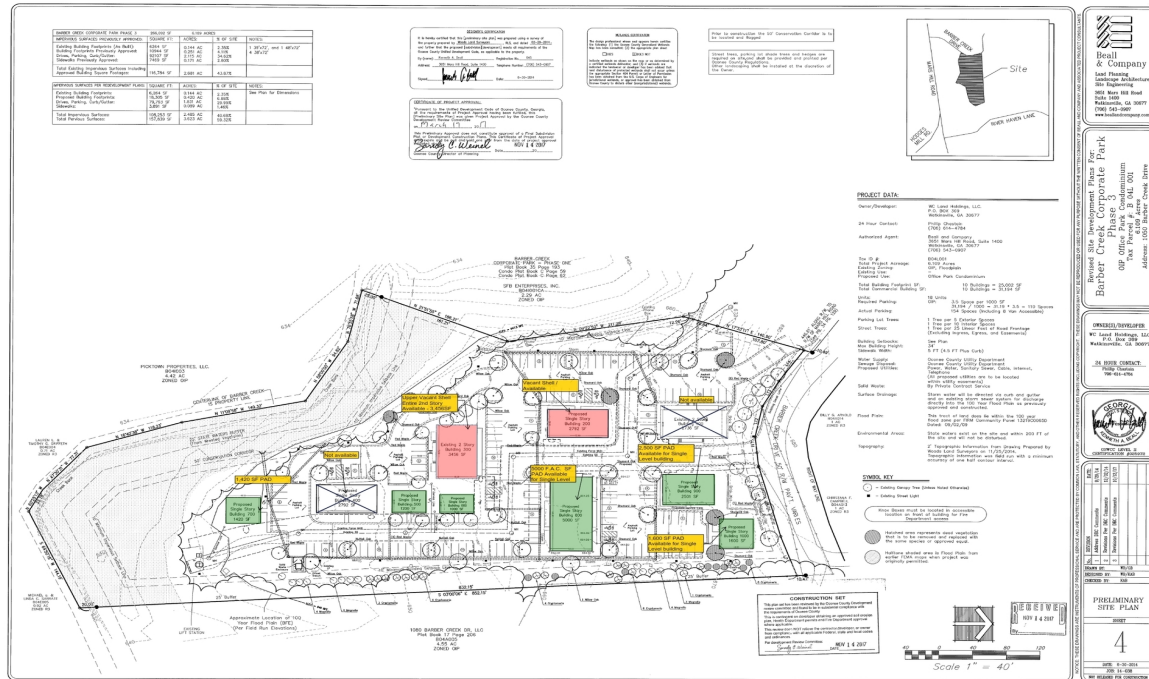


FOR SALE THE CONNECTOR AT BARBER CREEK - ALL REMAINING PADS

1050 Barber Creek Dr. Watkinsville, GA 30677



PROPERTY DESCRIPTION

This sales price includes all six remaining undeveloped pads at The Connector at Barber Creek. The pads vary in size from 1,000SF to 5,000SF. Building specs are available upon request for interested developers. Some of the business parks current tenants are

LOCATION DESCRIPTION

Dynamic location just off Mars Hill Rd. in burgeoning Oconee County. This property is just down the road from the Quik Trip at the Daniels Bridge Rd. - Mars Hill Rd. Intersection. A new interchange to be built just north of the property on Ga. Hwy. 316 will make this office park as accessible as they come.

PROPERTY HIGHLIGHTS

- 1) Located in High Growth Oconee County.
- 2) Just a mere 7/10 of a mile from GA. Hwy. 316.
- 3) Numerous restaurants as well as retail nearby.
- 4) Property is very accessible to downtown Athens and Watkinsville.
- 5) A proposed Publix less than 1/2 mile away.

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	12,721 SF
Zoning:	O-I-P
APN:	B 04L 001CA

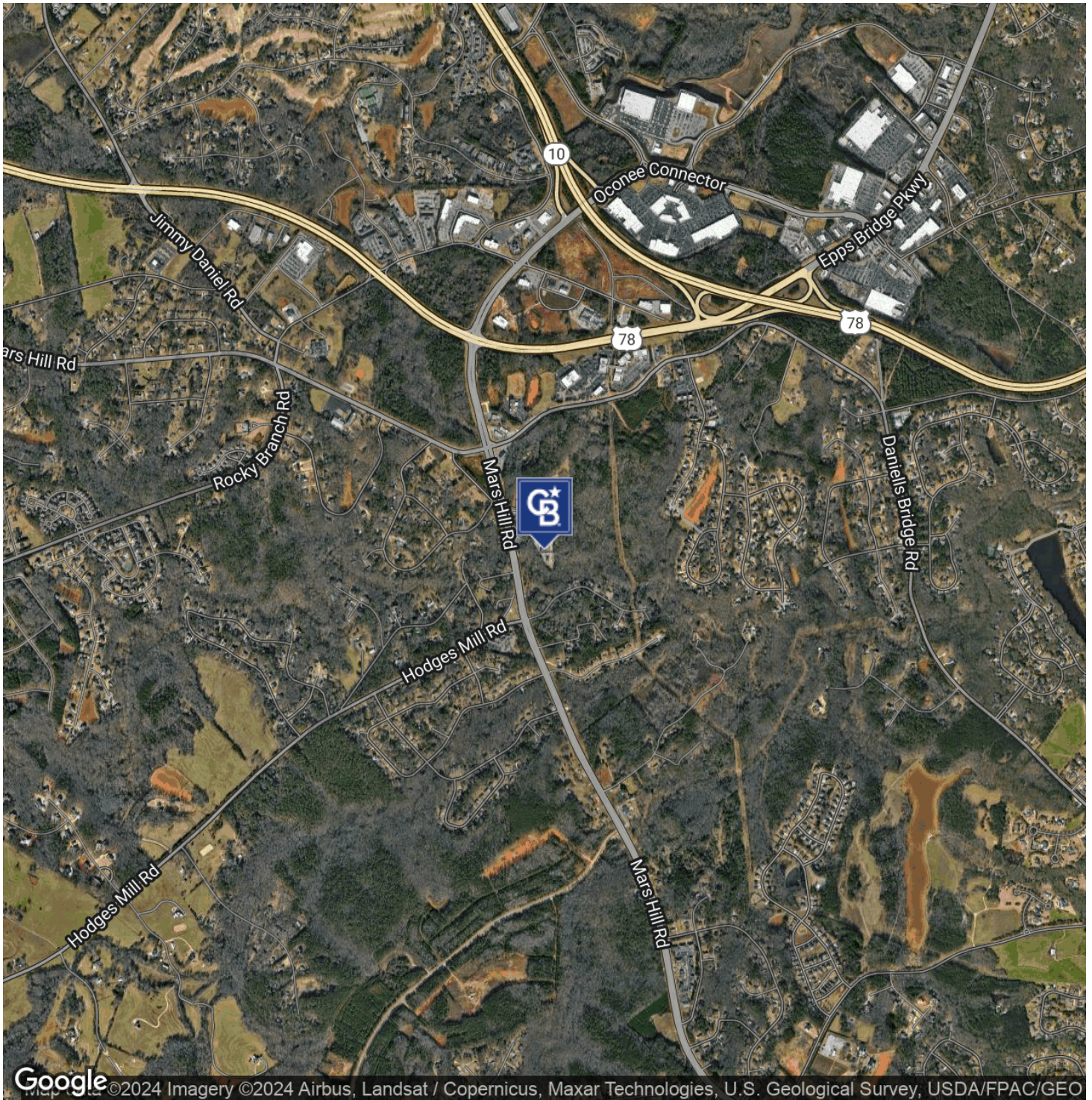
Roby Redwine
O: 706 207 2942
robbyredwine@gmail.com

Katie Reeves
O: 706 254 3446
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MAP THE CONNECTOR AT BARBER CREEK - ALL REMAINING PADS

1050 Barber Creek Dr. Watkinsville, GA 30677



Roby Redwine
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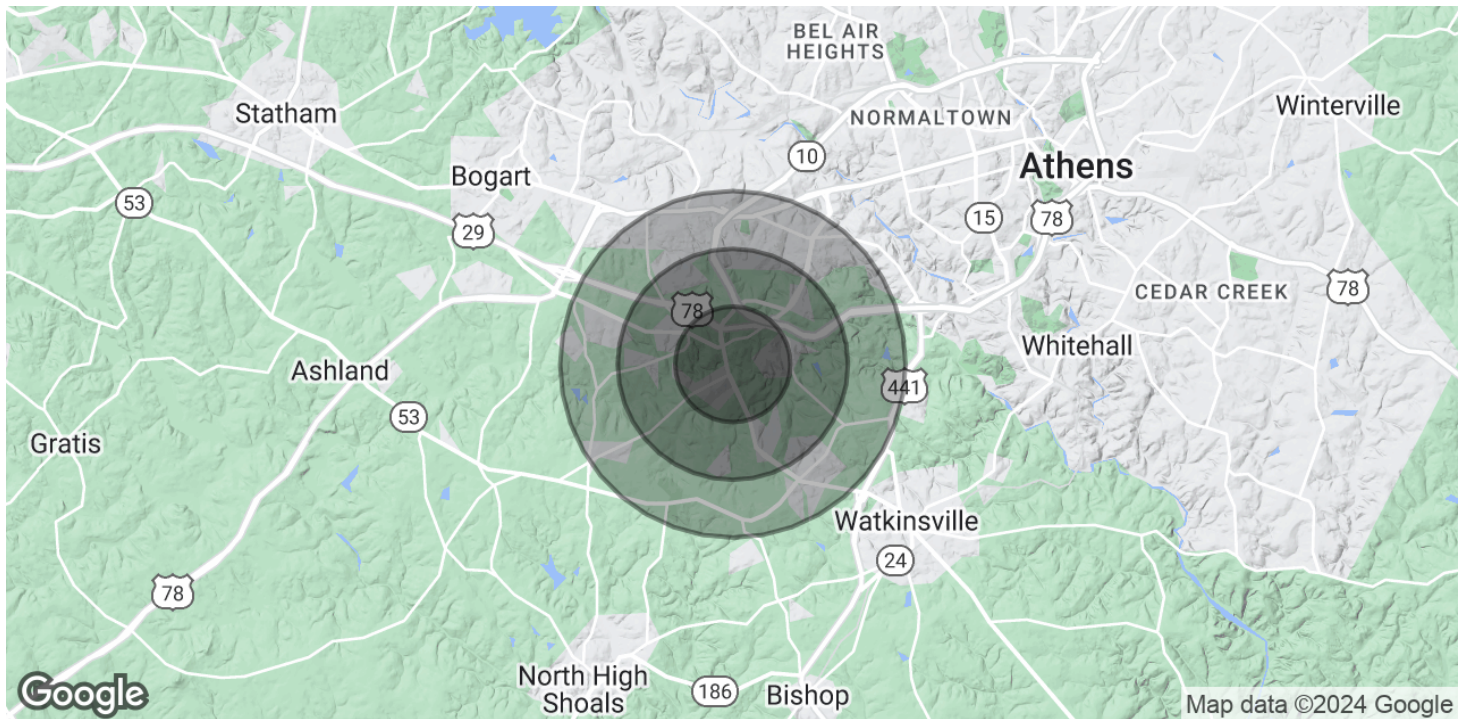


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UPCHURCH REALTY

DEMOGRAPHICS

THE CONNECTOR AT BARBER CREEK - ALL REMAINING PADS

1050 Barber Creek Dr. Watkinsville, GA 30677



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,972	8,161	20,338
Average Age	39.1	39.5	39.5
Average Age (Male)	33.4	35.8	37.3
Average Age (Female)	42.7	43.4	43.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	750	3,153	8,254
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$99,278	\$115,516	\$112,249
Average House Value	\$306,828	\$307,277	\$287,069

* Demographic data derived from 2020 ACS - US Census

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