

For Sale

# Land

29.68 Acres | \$300,000 / AC



## Epps Bridge Development Land

1901 Epps Bridge Parkway  
Athens, Georgia 30606

### Property Highlights

- 29+/- Acres off Epps Bridge Parkway
- Behind Walmart with dual road access
- Large multiuser development site
- Great access with water and sewer available
- Over 1,300' of frontage on Parkway Boulevard
- Designated for Regional Center on Future Land Use Map

### Property Description

Great development parcel behind Walmart and across from Epps Bridge Centre Phase II in Oconee County's Epps Bridge retail corridor. This 28+/- acre site is one of the best remaining undeveloped properties in the area. This area is the largest and fastest growing retail hub in the Athens/Northeast Georgia area with over 1 million square feet of retail space existing and another 300,000 plus on its way. At approximately 28 acres, this site is large enough to accommodate a multiuser retail, office or mixed-use development.

#### OFFERING SUMMARY

Sale Price	\$8,905,500
Lot Size	29.68 Acres

#### VIEW PROPERTY VIDEO

For more information

**Brian Elrod, CCIM**

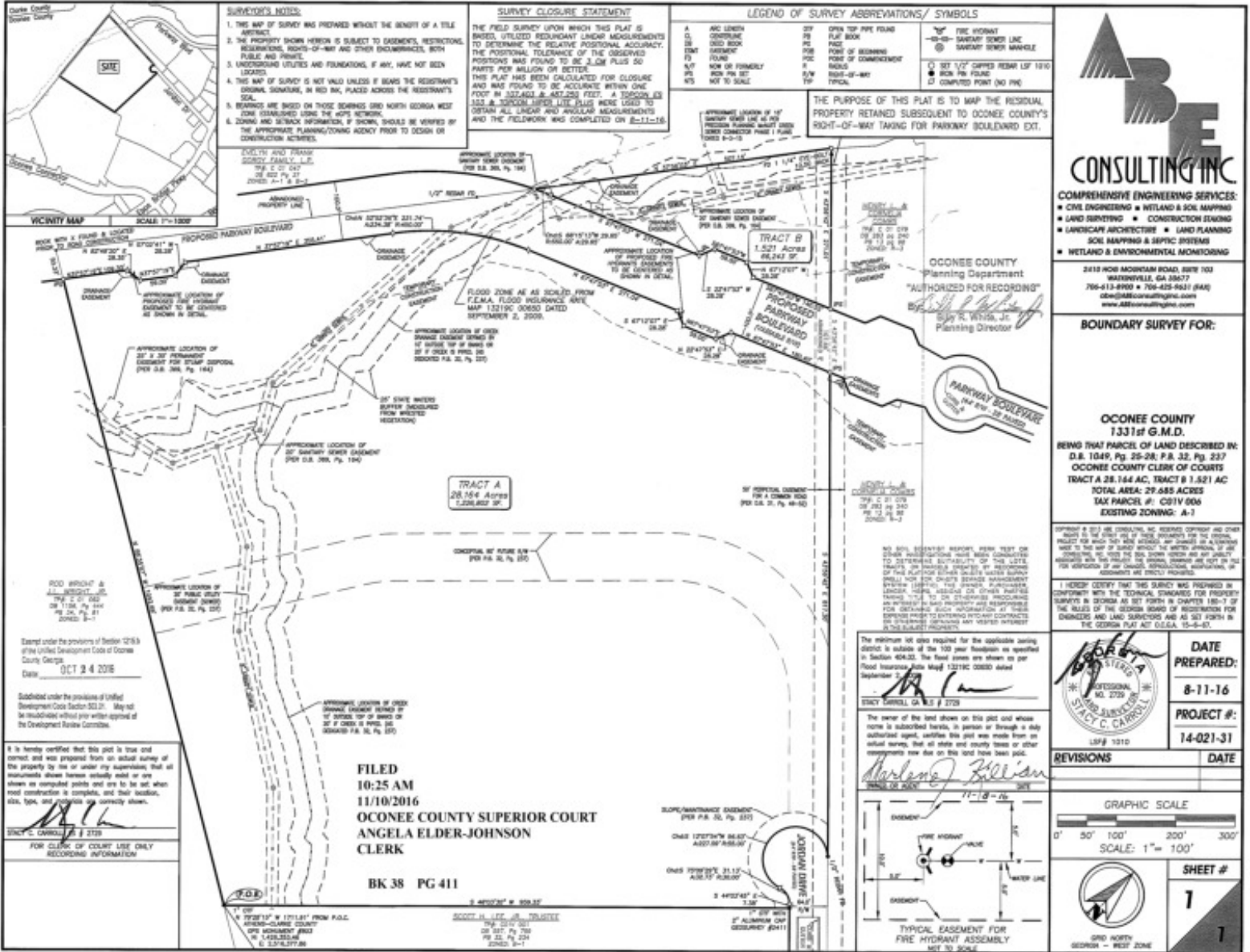
O: 706.553.1000 | C: 678.859.6110  
brian@naielrod.com

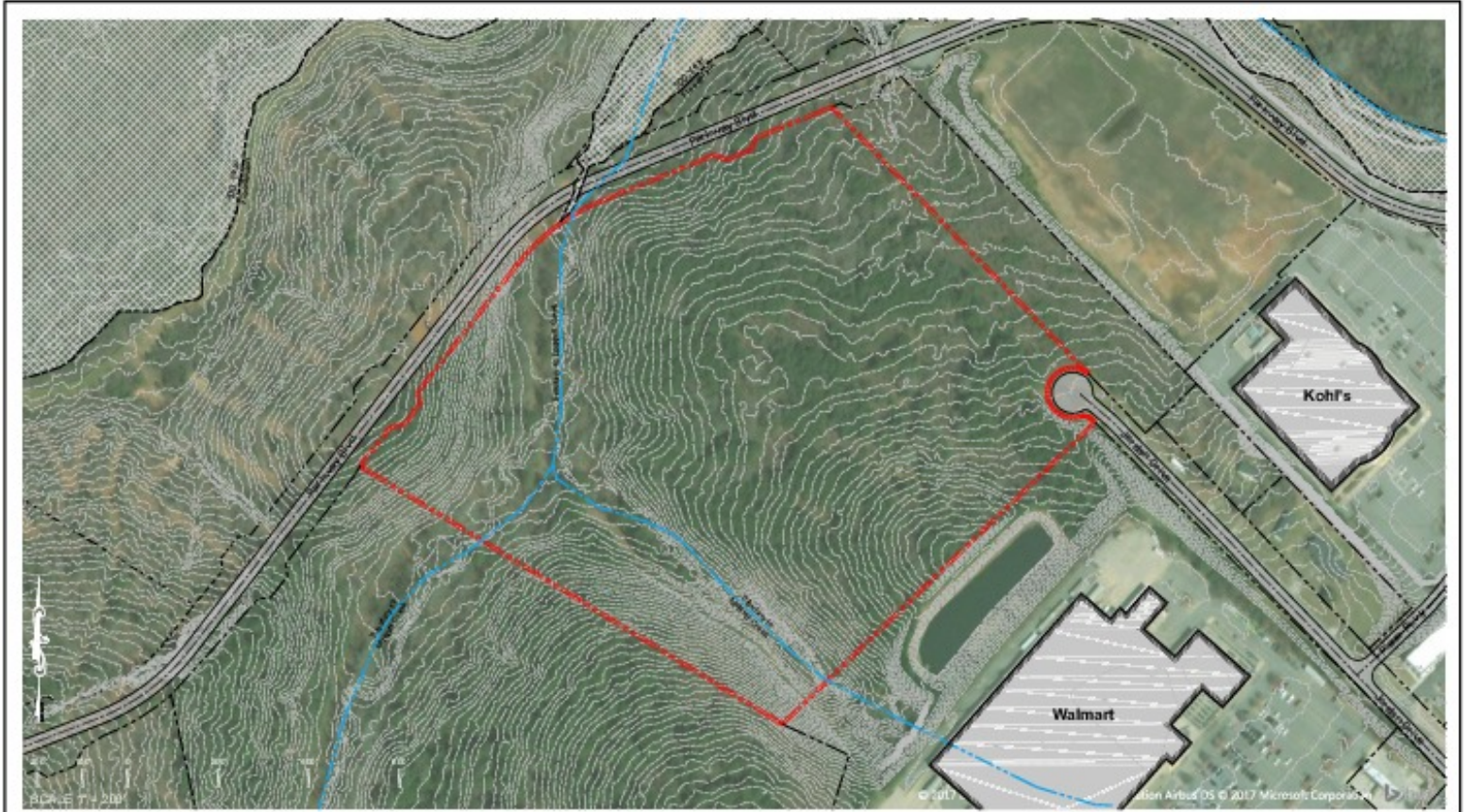
**Daniel Bennett, CCIM**

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# Additional Photos







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## 1901 EPPS BRIDGE ROAD

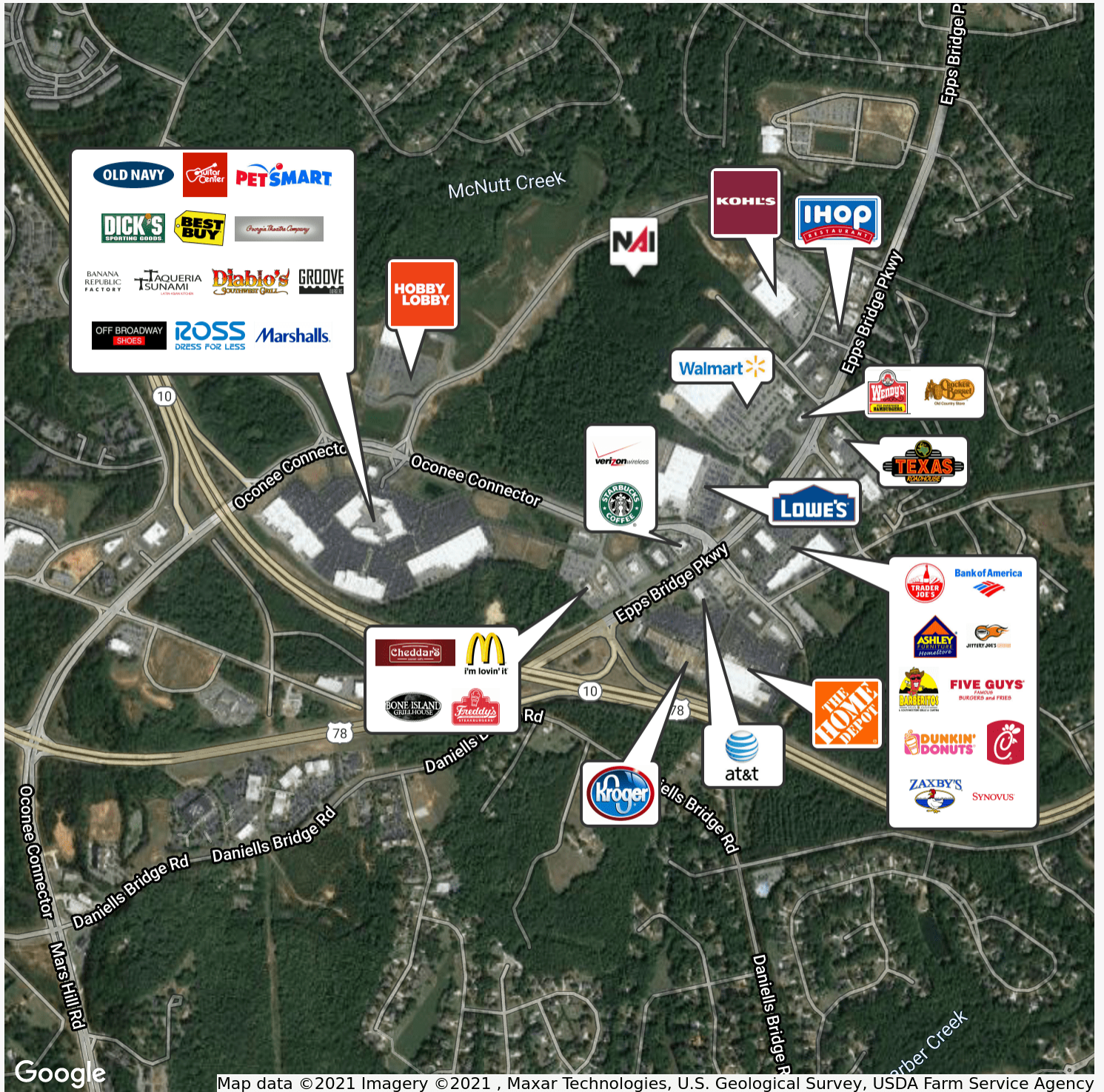
PARCEL # C 01V 008

PROPOSED TRACT

28.16 Acres

Zoning: A-1

# Retailer Map



# Location Maps

