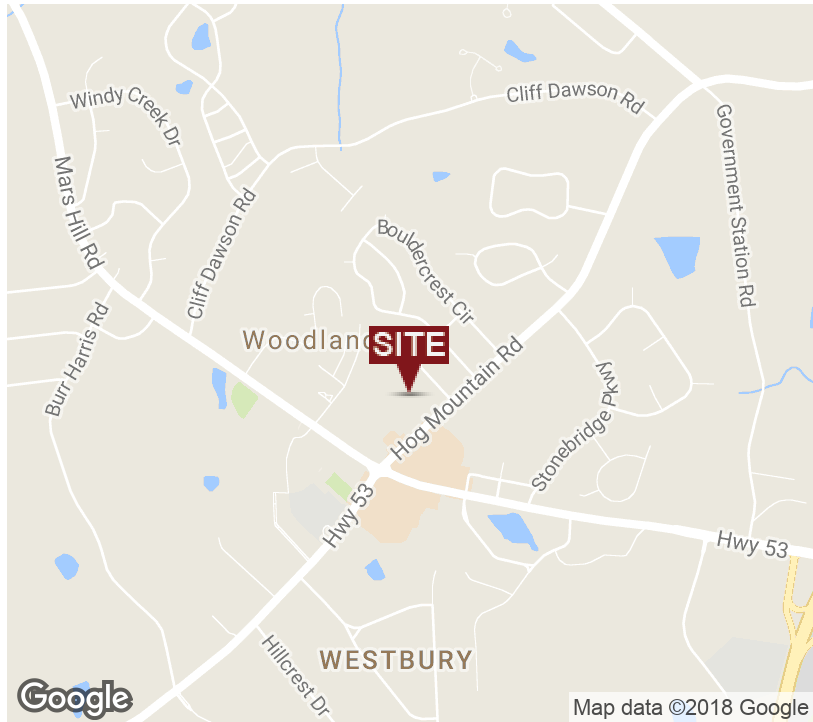
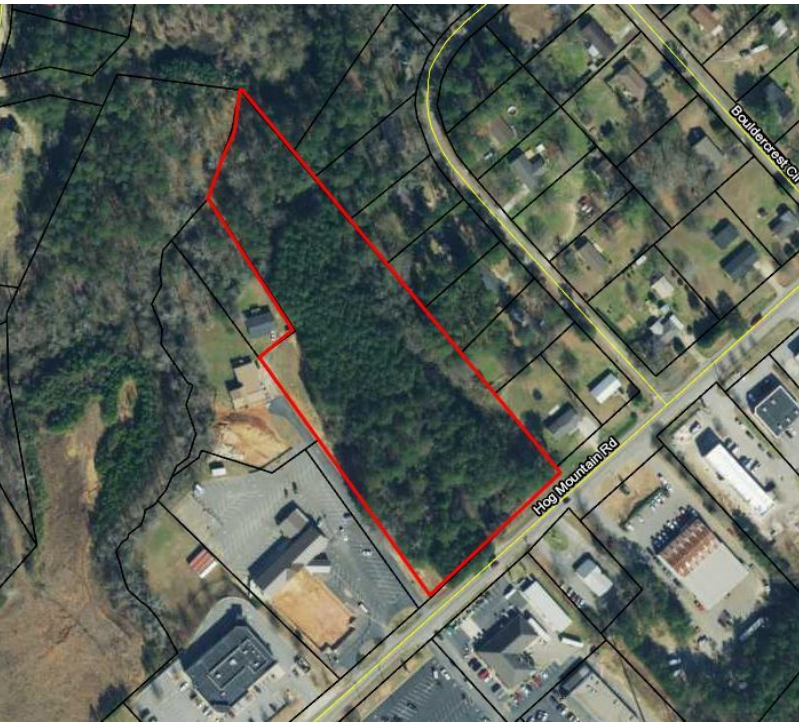


BROWN TRACT

2030 HOG MOUNTAIN ROAD, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$950,000

Lot Frontage: Hog Mountain Rd

Lot Size: 4.74 Acres

Zoning: R-1

Market: Oconee County

PROPERTY OVERVIEW

The property is well suited for a retail and/or office development. It is mostly wooded with a creek running along the rear property line. All utilities are available on the property. Small house is on the property that can be removed for development.

LOCATION OVERVIEW

The property is located on the north side of Hog Mountain Road roughly 730 feet northeast of the intersection with Mars Hill Road known as Duncan's Crossing.

PROPERTY HIGHLIGHTS

- Well suited for retail and/or office development.
- Close to Downtown Watkinsville.
- Creek running along the rear property line.
- Mostly wooded.

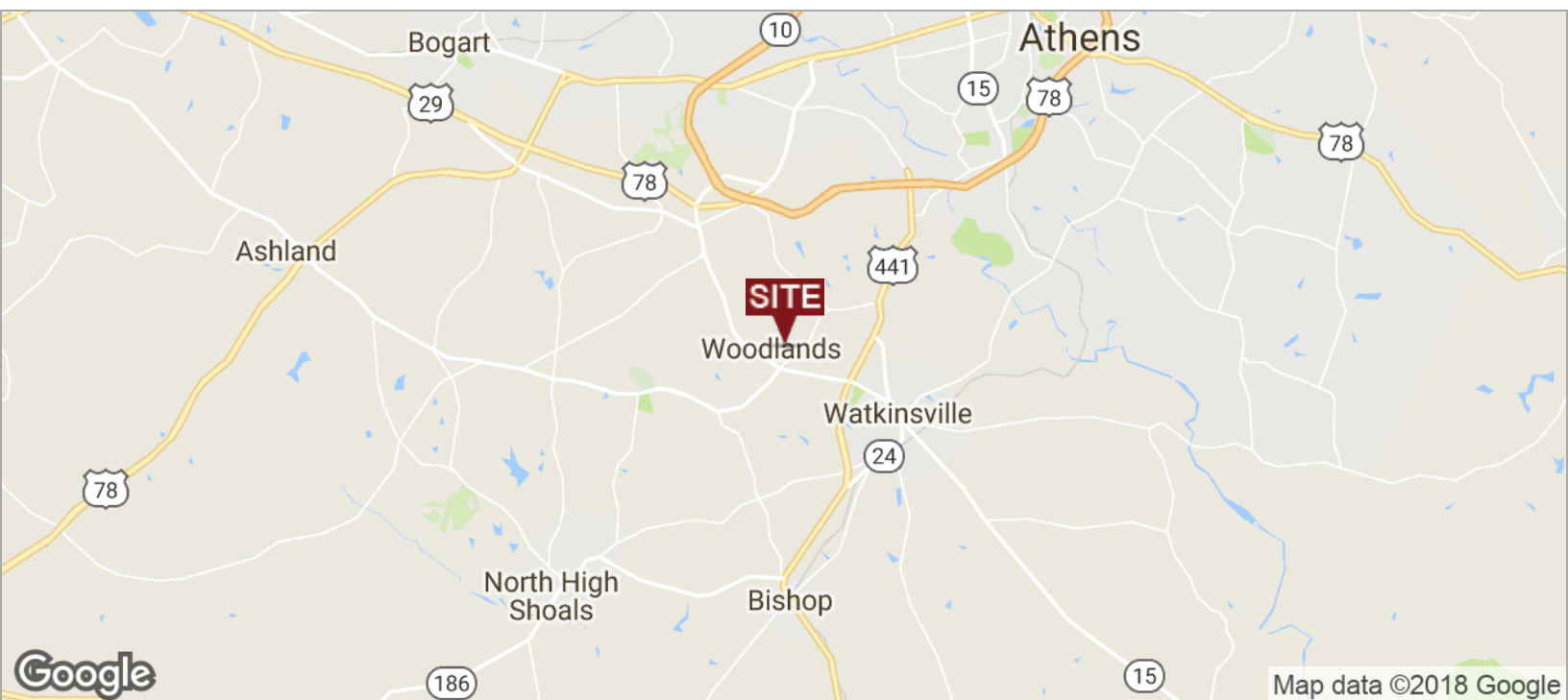
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LOCATION MAPS



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AERIAL MAP



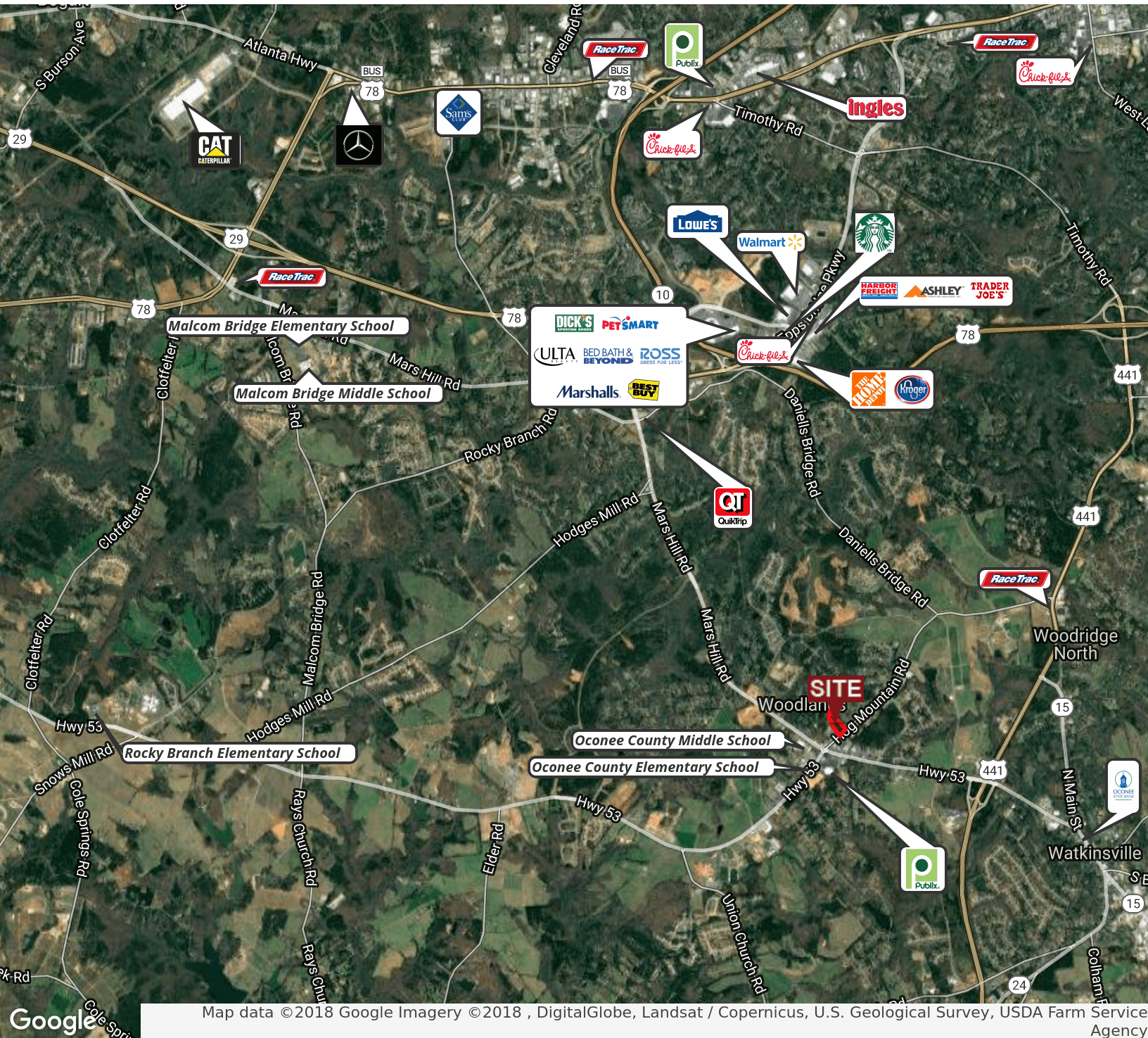
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RETAILER MAP



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