



**COLDWELL
BANKER
COMMERCIAL**

UPCHURCH REALTY

1110 / 1130 JIMMY DANIEL RD AND 0 VEND DR

Watkinsville, GA 30677

AVAILABLE SPACE

13.61 Acres

ASKING PRICE

\$800,000

FEATURES

- 13.61 level acres ready for commercial use.
- Access on three sides.
- Oconee County water on property.

AREA

Right off of Hwy 316, perfectly positioned in proximity to the Oconee Connector.



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FOR SALE

CBCWORLDWIDE.COM

OFFICE

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**COLDWELL BANKER COMMERCIAL
UPCHURCH REALTY**
2405 West Broad Street, Athens, GA 30606
706.354.7870



SALE

1110 / 1130 JIMMY DANIEL RD AND 0 VEND DR

Watkinsville, GA 30677



OFFERING SUMMARY

Sale Price: \$800,000

Lot Size: 13.61 Acres

Zoning: A-1

Price / SF: \$1.35

PROPERTY OVERVIEW

COMMERCIAL POTENTIAL 13.61 ACRES Right off of 316, near Oconee Connector. Oconee County Water on the property. Bring your business to Jimmy Daniel / Vend Drive. Nice flat land with access off of 3 sides. Plat available for your viewing.

PROPERTY HIGHLIGHTS

- 13.61 level acres ready for commercial use.
- Access on three sides.
- Oconee County water on property.
- Close proximity to the Oconee Connector and Hwy 316.

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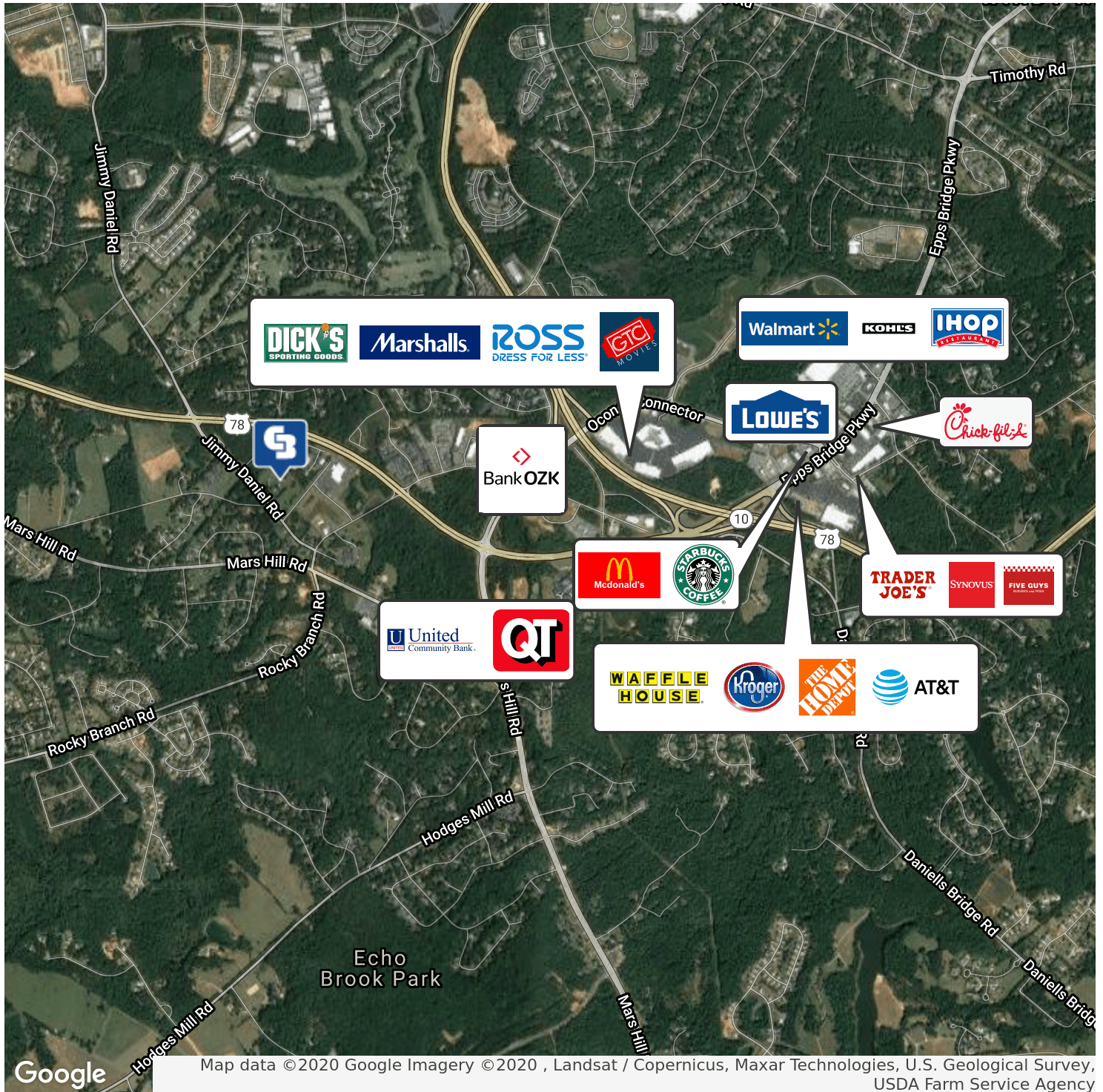
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Google

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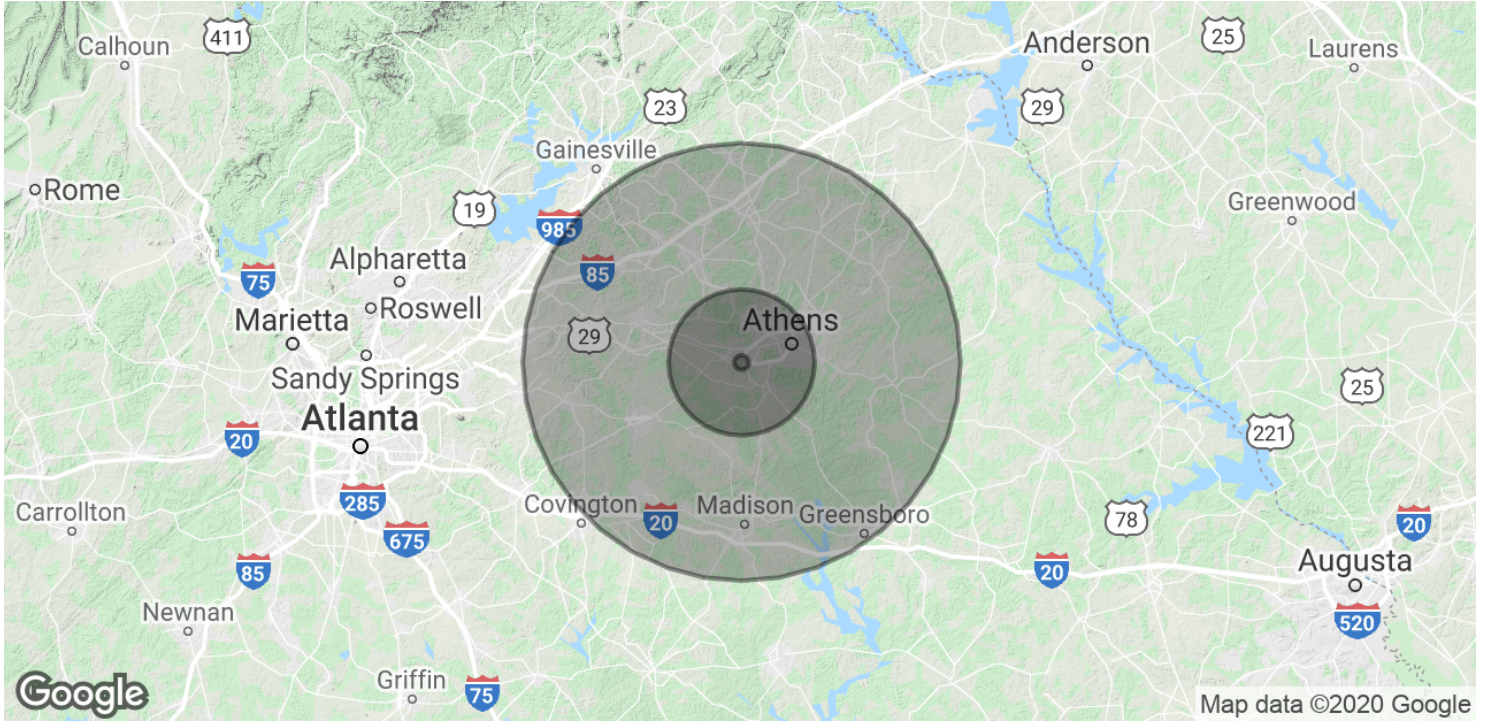
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	73	10,771	127,297
Average age	40.0	37.7	37.3
Average age (Male)	38.4	36.4	35.8
Average age (Female)	40.6	39.7	38.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	22	3,169	45,006
# of persons per HH	3.3	3.4	2.8
Average HH income	\$56,781	\$39,815	\$43,987
Average house value	\$92,691	\$95,929	\$97,329

* Demographic data derived from 2010 US Census

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