

1580 BARNETT SHOALS ROAD
ATHENS, GA 30605



2.96 ACRES AVAILABLE FOR SALE

Presented By:

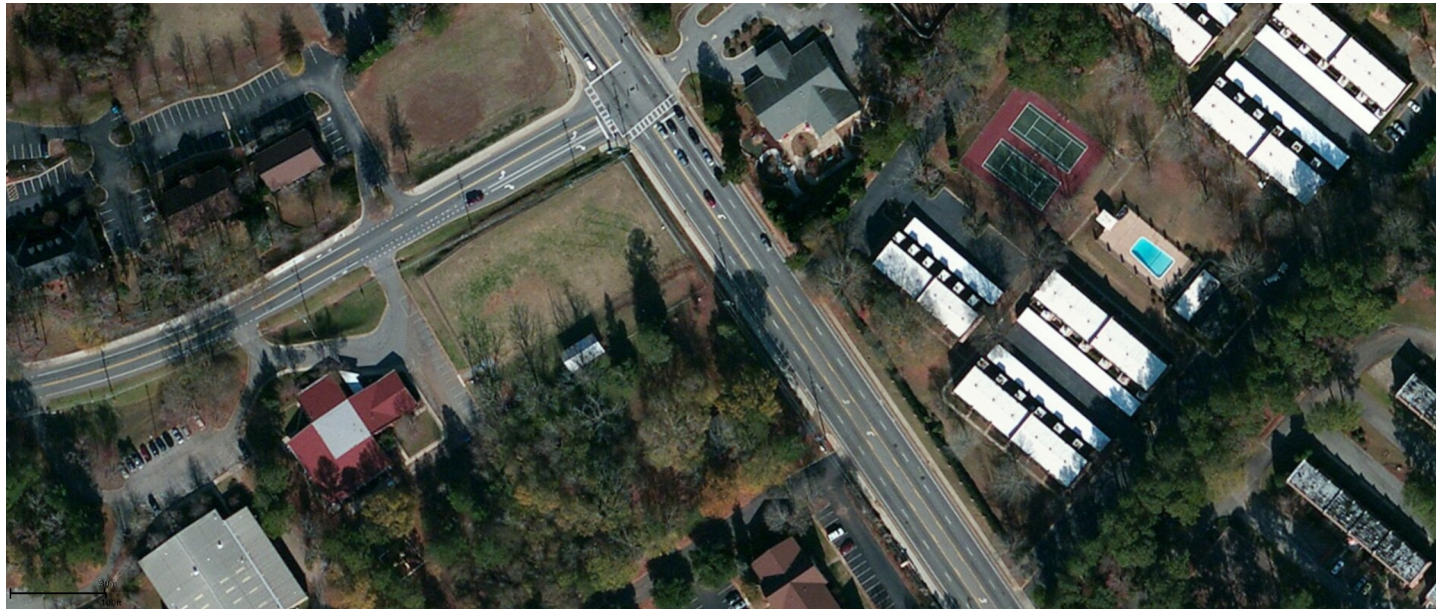
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Nichols Land & Investment Company

2500 Daniells Bridge Rd,
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Athens, GA 30606
706-353-3900

www.nicholsland.net



PROPERTY SUMMARY

Sale Price: Upon Request

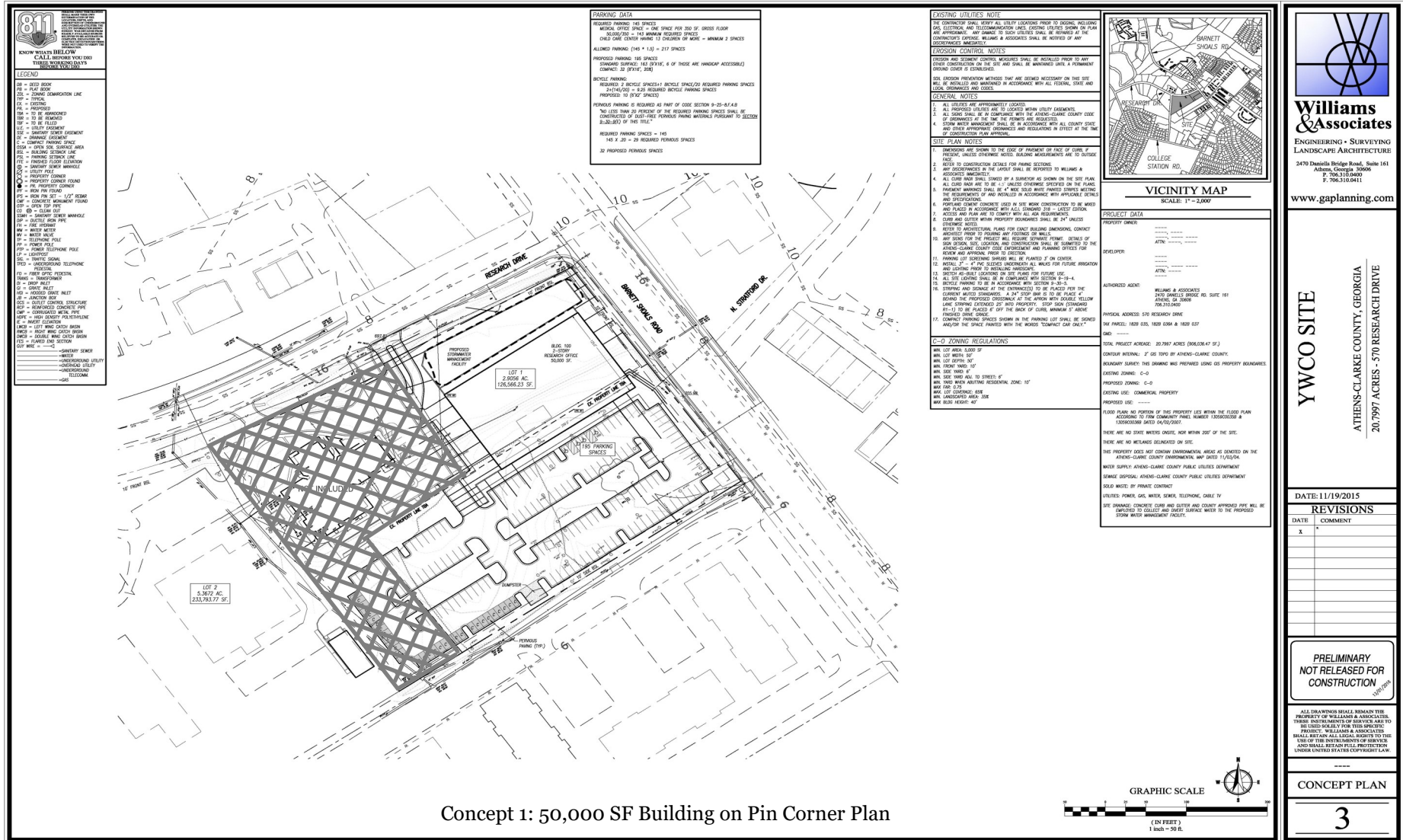
Lot Size: 2.96 Acres

PROPERTY OVERVIEW:

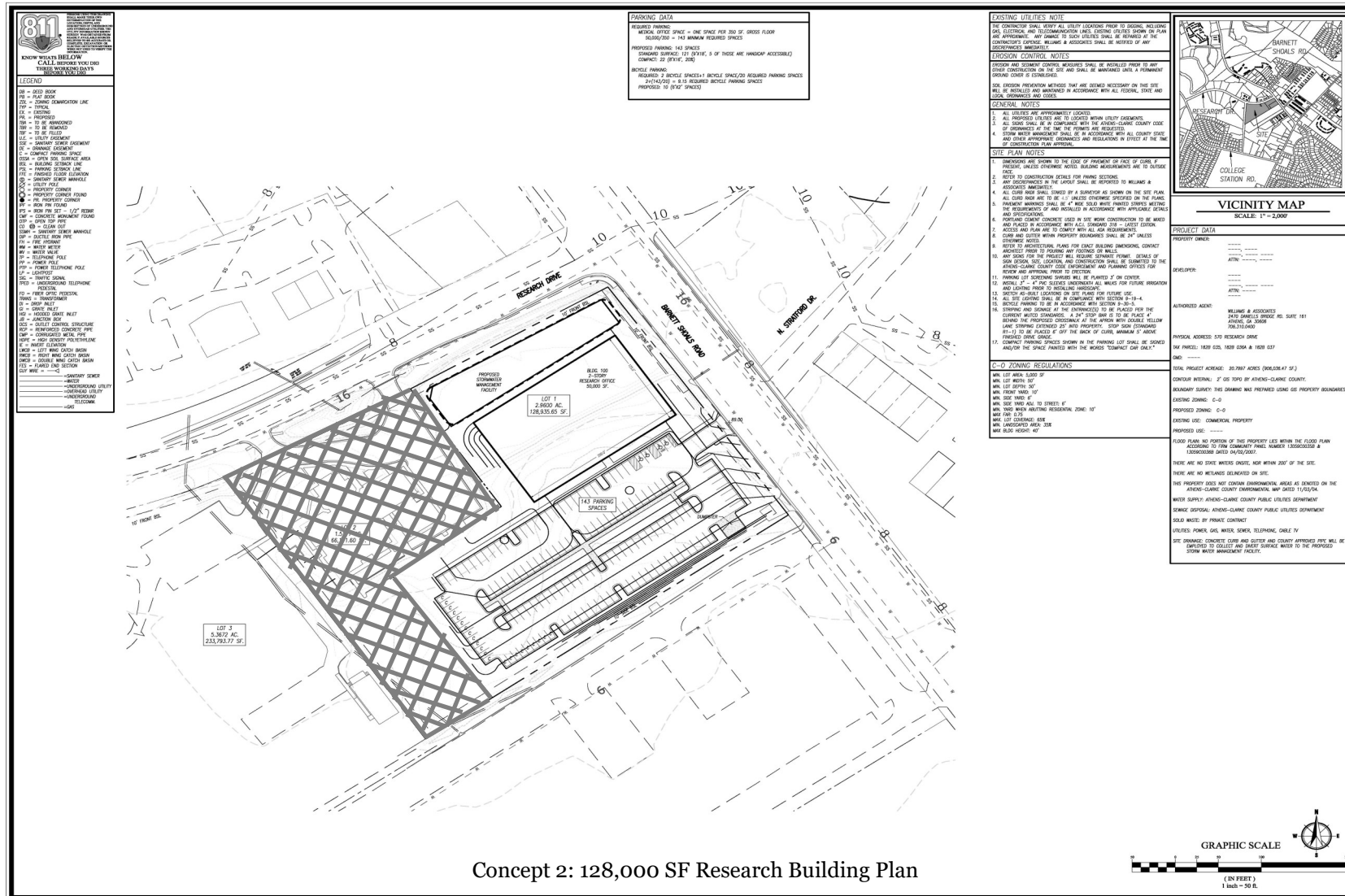
2.96 Acres of land currently zoned C-O. Suitable for development of free standing retail, retail strip, medical office or research and development

LOCATION OVERVIEW:

Signalized intersection of Barnett Shoals Road and Research Drive. Located within walking distance of supermarkets, restaurants and retail services



Concept 1: 50,000 SF Building on Pin Corner Plan



Concept 2: 128,000 SF Research Building Plan



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YWCO SITE

ATHENS-CLARKE COUNTY, GEORGIA
20.997 ACRES - 570 RESEARCH DRIVE

DATE: 11/19/2015

REVISIONS

DATE	COMMENT
1	

**PRELIMINARY
NOT RELEASABLE FOR
CONSTRUCTION**

CONCEPT PLAN

4



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Georgetown Square

Village at Cedar Shoals

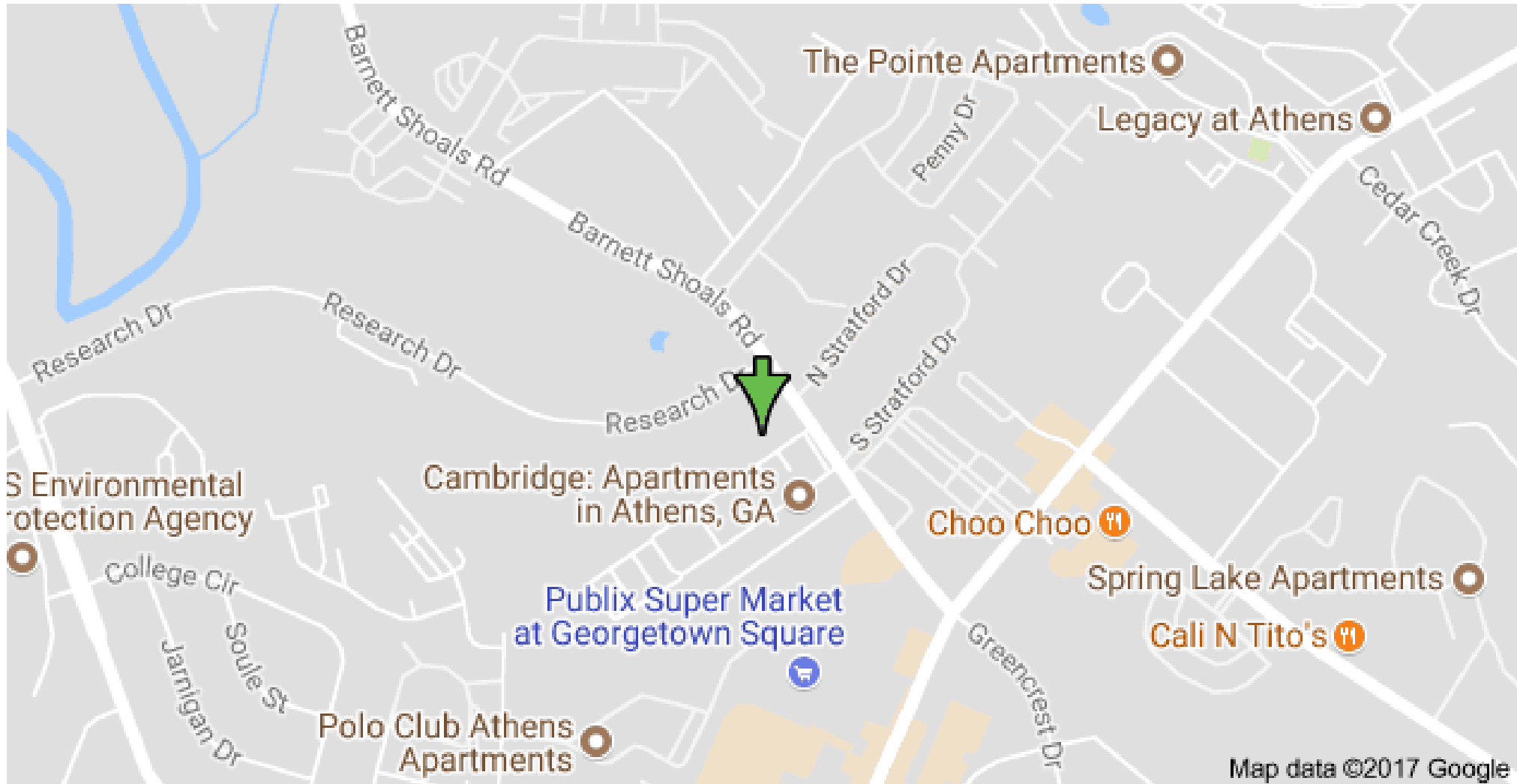
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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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