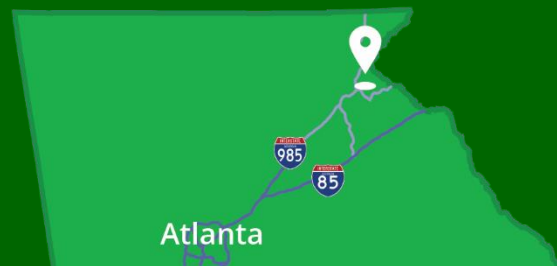


FOR SALE

2.2 Acre Commercial Site

3877 Highway 17 Alt, Toccoa, GA 30577



Location Highlights

- Great opportunity for future development
- Busy location directly across from Walmart

Property Features

- Total Acres: 2.23
- Lot Features: Corner Lot
- Water: Public
- Sewer: Other
- Cooling / Heating: Other

Property Features

Highways

- GA Highway 17: < 1 miles
- GA Highway 441: 12 miles
- Interstate 85: 10 miles

Airports

- International: Atlanta/Hartsfield, 92 mi.
- Commercial: Greenville-Spartanburg, 64 mi.
- Public: R. G. LeTourneau Field, 5 mi.

Sea Ports

- Charleston, SC: 278 mi
- Savannah, GA: 207 miles

Intermodal Service

- Atlanta, GA: 85 mi.

Barge Service

- Chattanooga, TN: 125 mi.

Joni Scott

Hammock Realty Listing Agent

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SCDA

STEPHENS COUNTY DEVELOPMENT AUTHORITY