

# COMMERCIAL DEVELOPMENT OPPORTUNITY ON HWY 17 IN STEPHENS COUNTY, EASTANOLLEE, GEORGIA LAND FOR SALE

Introducing a prime commercial development opportunity at **Stephens County in Eastanollee, Georgia!** Situated at the intersection of Scott Road and Highway 17, this expansive land parcel spans over 10 acres with over 1,200 feet of frontage on Highway 17. The current zoning is RS (single-family residential), however, this site presents a golden opportunity for potential rezoning to a commercial designation, making it an ideal spot for a variety of ventures. Boasting great visibility with a vehicular traffic count of approximately 14,000, this property offers potential for growth and investment. The surrounding area supports a population of 15.7k within a three-mile radius, with a median household income of \$57k. Don't miss out on this incredible chance to make your mark in this thriving location! Contact us today to learn more about how you can acquire this **Stephens County gem** for your next project.



**Approximately 10 plus acres with 1,200+/- feet of road frontage on Highway 17.**



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