



*COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE*

WHITWORTH LAND CORPORATION
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SUMMARY ANALYSIS

BARTON TRACT
± 78.458 ACRES
1732 McNutt Creek Rd, Watkinsville
Oconee County, GA

LOCATION: Property is located at the intersection of McNutt Creek Rd and Hwy 316 roughly a mile west of the intersection of Hwy 316 and Hwy 78. It's within close proximity to the new caterpillar Plat.

SIZE: ±78.458 Acres

FRONTAGE: US Hwy 316 – 2,215.71 +/- Feet
McNutt Creek Road – 112.62 +/- Feet

TRAFFIC COUNT: 2010: 24,180 per day

ZONING: O-B-P

UTILITIES: Water/Sewer – Oconee Public Utilities
Electricity – Georgia Power
Gas – Atlanta Gas Light

PRICE: \$43,500 per Acre

DESCRIPTION: The property is well suit for an industrial use. It is located on the south side of Hwy 316 across from the new Caterpillar Plant location. A creek runs through the southern portion of the property. The property has moderate topography.

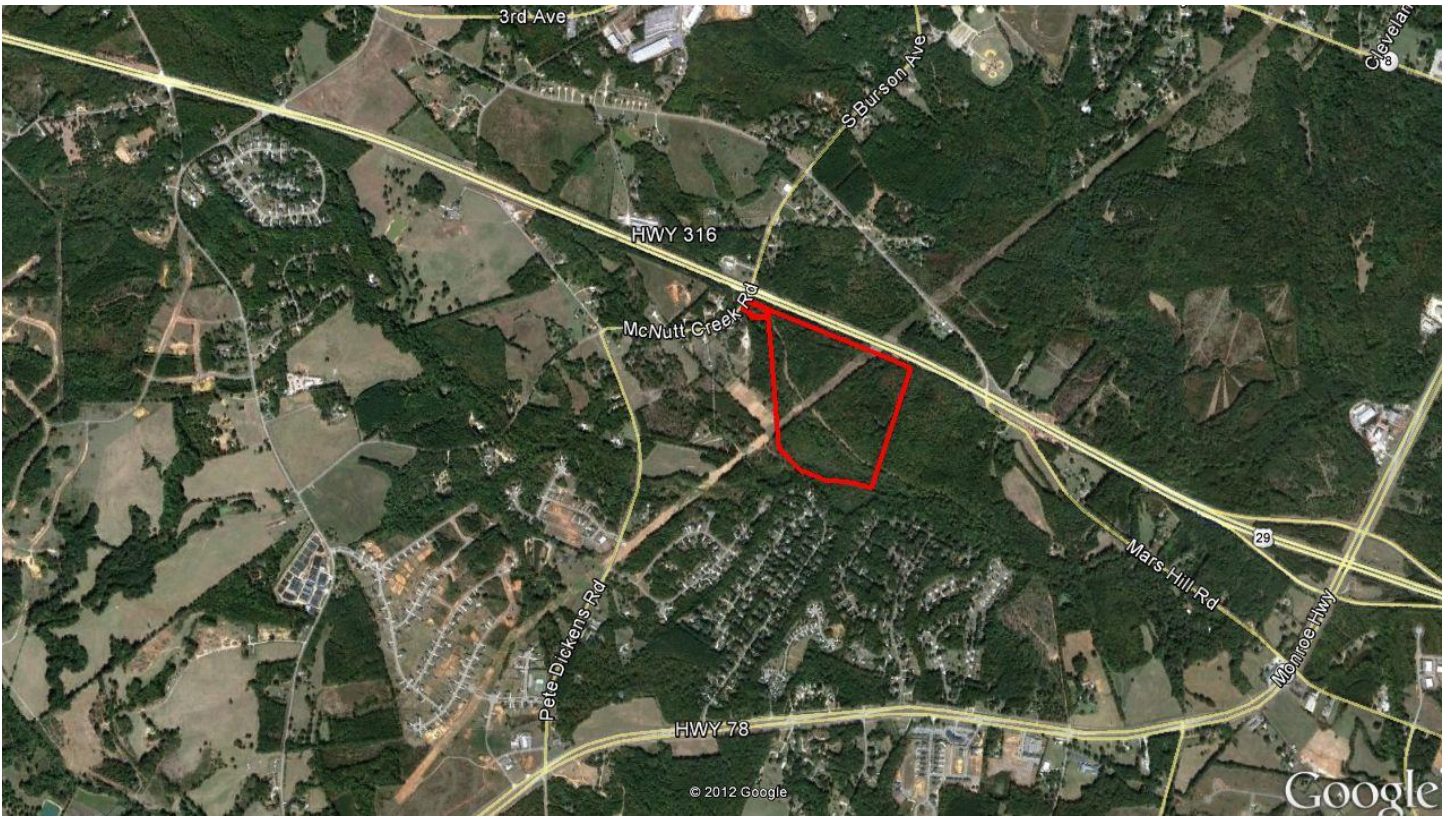
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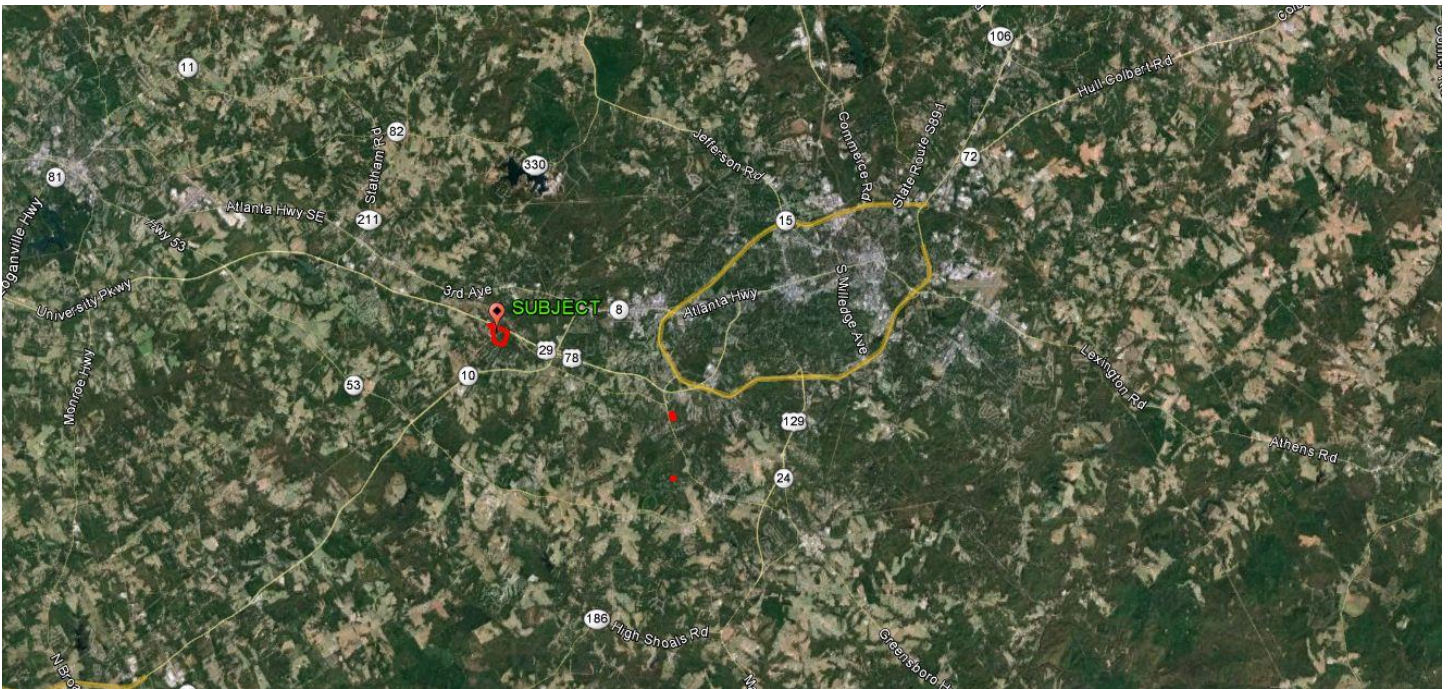
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The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



TAX ASSESSOR AERIAL



PROPERTY LOCATION MAP