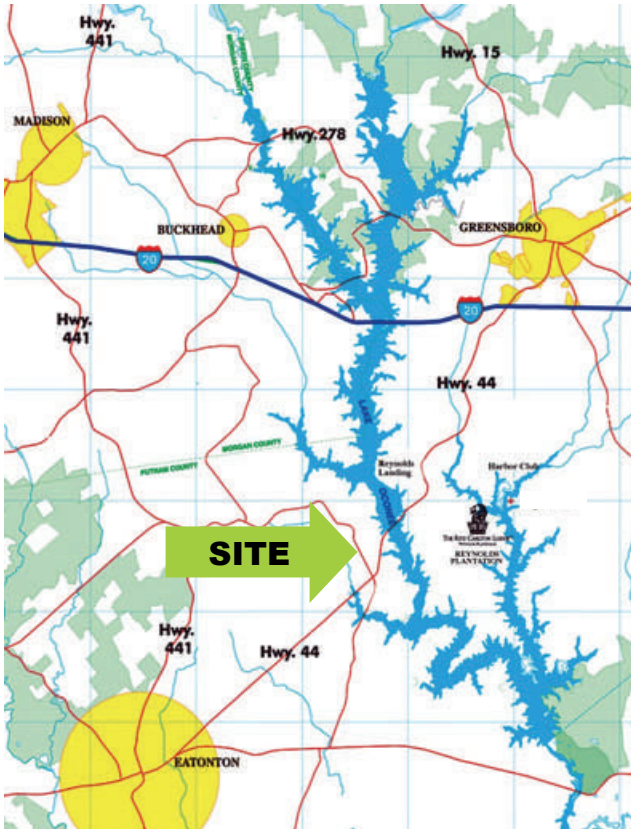




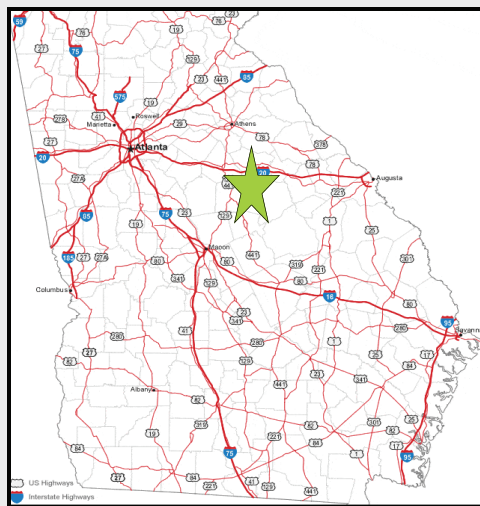
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Priced at \$1,200,000
Will sell subject to rezoning, if needed.



AVAILABLE 40+ ACRES ON HARMONY ROAD Eatonton, Putnam County, Georgia

PROPERTY DETAILS

Located just under a mile west of Lake Oconee Parkway (Hwy 44), this level pasture 40+ acre property has approximately 915 feet of frontage on Harmony Road. The front 7+ acres are zoned Commercial while the additional acreage to the rear is zoned Agricultural. Putnam County Comprehensive Future Land Use Plan thru 2030 calls for commercial frontage along Harmony Road and Mixed Use Residential off the main road.

Ideal for Commercial / Retail uses on the currently zoned C-1 frontage and Office, Mixed-Use or Residential on the balance.

Located in Georgia's Lake Country which has exceptional golf, hunting, fishing and water sports, this area sits half-way between Atlanta and Augusta. Middle to high income area with year-around population. The Harmony Crossing development is located just to the west with multiple restaurants and retail establishments as well as medical and other offices. Publix anchored Lake Oconee Village is approximately 3 miles north on Hwy 44. This area contains multiple restaurants and retail users, an 8 screen cinema along with a strong commercial offices and medical clinics.

Sewer may be available depending upon scope of the development. Water is currently at the property.

DEMOGRAPHICS:

5 Mile

2018 Estimates:	(2023 Projections):
Population: 8,663	Population: 9,530
Households: 3,964	Households: 4,385
Avg. HH Income (2018 Est.):	
3 Mile: \$108,971	
5 Mile: \$113,831	
10 Mile: \$89,530	

For additional information, contact:
JERRY PRESCOTT 770-395-9111



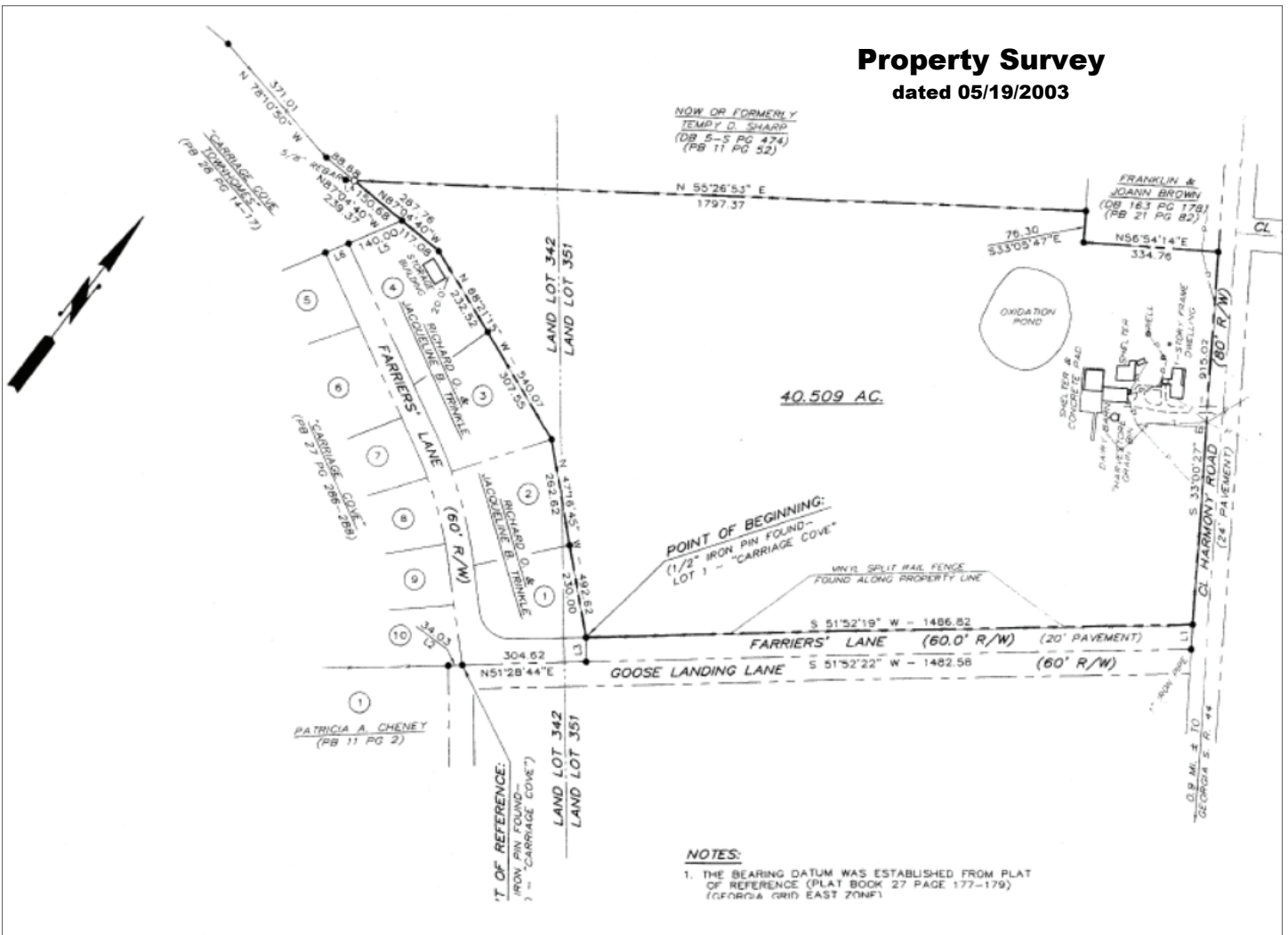


Looking southeasterly from Harmony Road



Property Survey

dated 05/19/2003



Front Acreage - Zoned Commercial

TOTAL ACREAGE = 7.145 AC.

