

# University Parkway Manufacturing & Research Site

Industrial - Site



Barrow County  
1500 Doc McLocklin Rd  
Statham, GA 30666

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$65,000/Acre**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 102	<b>Avail Acreage:</b> 86.11	<b>Largest Tract:</b> 78.15
<b>Smallest Tract:</b> 7.96	<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> CH & M1
<b>Land Use North:</b> Light Industrial	<b>Land Use South:</b> Agricultural	<b>Land Use East:</b> Mixed Use	<b>Land Use West:</b> Mixed Use
<b>Dev Stage:</b> Cleared & Graded	<b>Rail Available:</b> No	<b>Rail Siding:</b> No	<b>Environ Ph1:</b> Yes
<b>PH1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>PH1 Soils:</b> Yes	<b>Covenants:</b> Yes
<b>Ownership:</b> Private			

## Utilities

<b>Fire Rating:</b> 7	<b>Fire Protection:</b> County	<b>Telecommunications:</b> DSL Fiber Optic Lines	<b>Electric Provider:</b> Jackson EMC
<b>Sewer Provider:</b> Barrow County	<b>Water Provider:</b> City of Statham	<b>Gas Provider:</b> Atlanta Gas Light Company	<b>Sewer Size:</b> 8" Main
<b>Water Size:</b> 8" & 24"	<b>Gas Size:</b> 6" Main		

## Transportation

Type	Name	Distance (mi)	Description
Interstate	85	17	
Highway	GA 316	0	Adjacent
Highway	US 29	0	Adjacent
Airport	Athens/Ben Epps	18	5,522 ft runway
Airport	Hartsfield-Jackson Atlanta	51	

## University Parkway Manufacturing & Research Site

Airport	Winder	4	5,500 ft runway
Intermodal	Tilford CSX/NS Intermodal Facility	53	Intermodal Facility
Port	Savannah	230	Container port

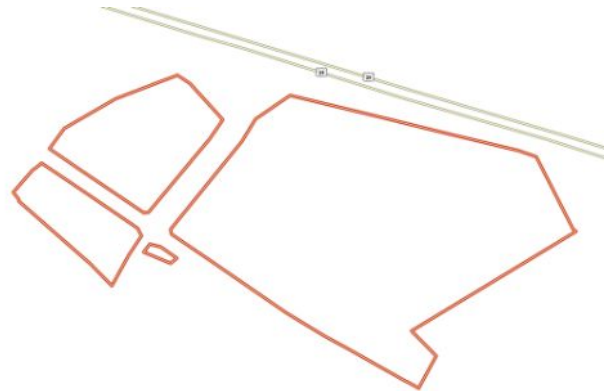
## Places

Type	Name	Distance (mi)	Description
College/University	Lanier Technical College	7	
College/University	University of Georgia	13	

## Additional Information

**Zoning Advantages:** GRAD Site, Job Tax Credit - Tier 3/\$1,750 (2012), 100% Freeport

A three-tract site containing a total of 102.22 acres with Tract One being 78.15 acres, Tract Two 16.11 acres, and Tract Three 7.96 acres. The tracts have been mostly cleared and graded.



*Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.*