

# Hayestone Brady Industrial Park

Industrial - Site



Stephens County  
GA-17 and Hayes Wilbank Rd  
Toccoa, GA 30577

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$25,000 per Acre**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 425	<b>Avail Acreage:</b> 320	<b>Largest Tract:</b> 150
<b>Smallest Tract:</b> 1	<b>GRAD:</b> Yes	<b>In City Limits:</b> No	<b>Current Zoning:</b> Industrial Park
<b>Proposed Zoning:</b> Light Industrial	<b>Land Use North:</b> Agricultural	<b>Land Use South:</b> Mixed Use	<b>Land Use East:</b> Mixed Use
<b>Land Use West:</b> Agricultural	<b>Dev Stage:</b> Undeveloped	<b>Rail Available:</b> Yes	<b>Rail Siding:</b> No
<b>Rail Provider:</b> Hartwell Railroad	<b>Environ Ph1:</b> Yes	<b>Environ Ph2:</b> Yes	<b>Covenants:</b> Yes
<b>Ownership:</b> Stephens County Development			

## Utilities

<b>Fire Rating:</b> 5	<b>Police Protection:</b> County	<b>Fire Protection:</b> County	<b>Electric Provider:</b> Georgia Power Co.
<b>Sewer Provider:</b> City of Toccoa	<b>Water Provider:</b> City of Toccoa	<b>Gas Provider:</b> City of Toccoa	<b>Sewer Size:</b> 6" Main
<b>Water Size:</b> 12" Main	<b>Gas Size:</b> 4" Main		

## Transportation

Type	Name	Distance (mi)	Description
Highway	GA 17	0	
Interstate	85	7	

## Haystone Brady Industrial Park

Airport	R.G. LeTourneau Field	6.9	5003 ft runway
Airport	Greenville- Spartanburg	63.3	11,000 ft runway
Intermodal	CSX/NS - Atlanta Intermodal	84.7	Intermodal Facility
Port	Savannah	206.8	Container port

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 2/\$3,000 (2017)

Description of acres remaining - level, gentle, wooded, pasture. Largest and smallest pos lot are TBD.

GRAD site

Note that while they are 7 miles from I-85, that the road is being widened from 2 to 4 lane in the next year/18 months.



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