

# FOR SALE

144.61± ACRES INDUSTRIAL LAND AT I-85 EXIT 164 CARNESVILLE, GA



I-85 FRONTAGE | WATER & SEWER | \$12,370/ACRE



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REAL ESTATE

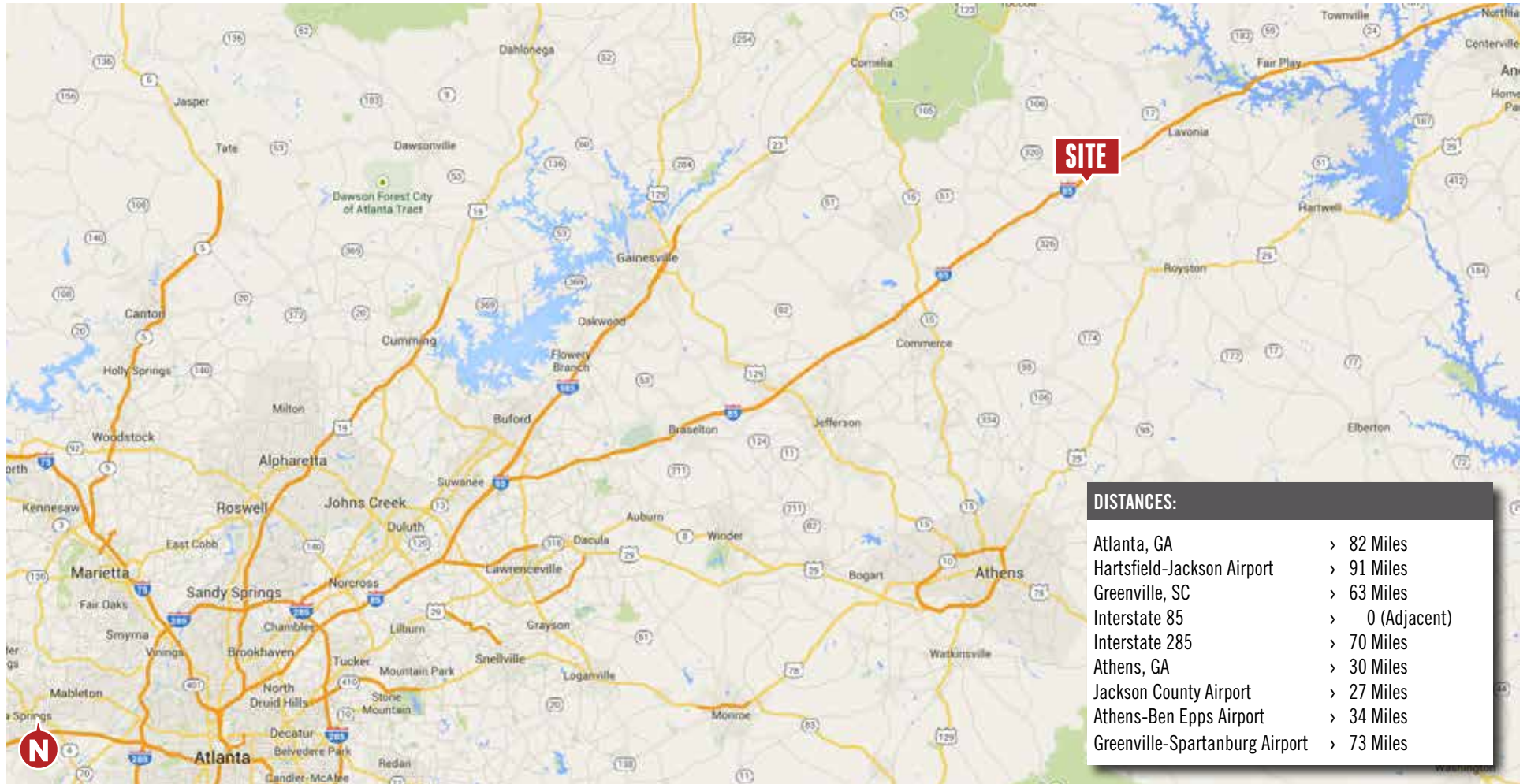
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## FEATURES

- Total Acreage: 144.61±
- Region: Northeast/I-85 Corridor
- Location: Located on the I-85/HWY 320 Interchange
- Assembled 144.61 Acres Comprised of 3 Parcels
- Approx. 4,510' of Frontage along I-85
- Approx. 1,745' of Frontage along HWY 320
- Currently in Unincorporated Franklin County, but can be annexed into Carnesville
- Currently Zoned for Agricultural, but can be rezoned for Industrial use
- Ideal for Industrial Development
- Water and Sewer on the Site

## ASKING:

**\$1,788,525 | \$12,370 Blended Price/Acre**

## UTILITIES

- Sewer: On Site 8" Lines (See next page for sewer update)
- Water: On Site 12" Main
- Electric: Hart EMC
- Gas: 2" Main - City of Royston Gas
- Police: Franklin County Sheriff's Dept.
- Fire: Carnesville Fire Dept.

## COMMUNITY INFO

- Labor Force: 51,748 in the Franklin area according to the DOL

Demographics (2012):	5 Mile	10 Mile	15 Mile
Population	14,819	22,905	66,496
Households	1,681	8,683	25,905
Average HH Income	\$46,732	\$47,206	\$50,164

source: ©2013 ESRI



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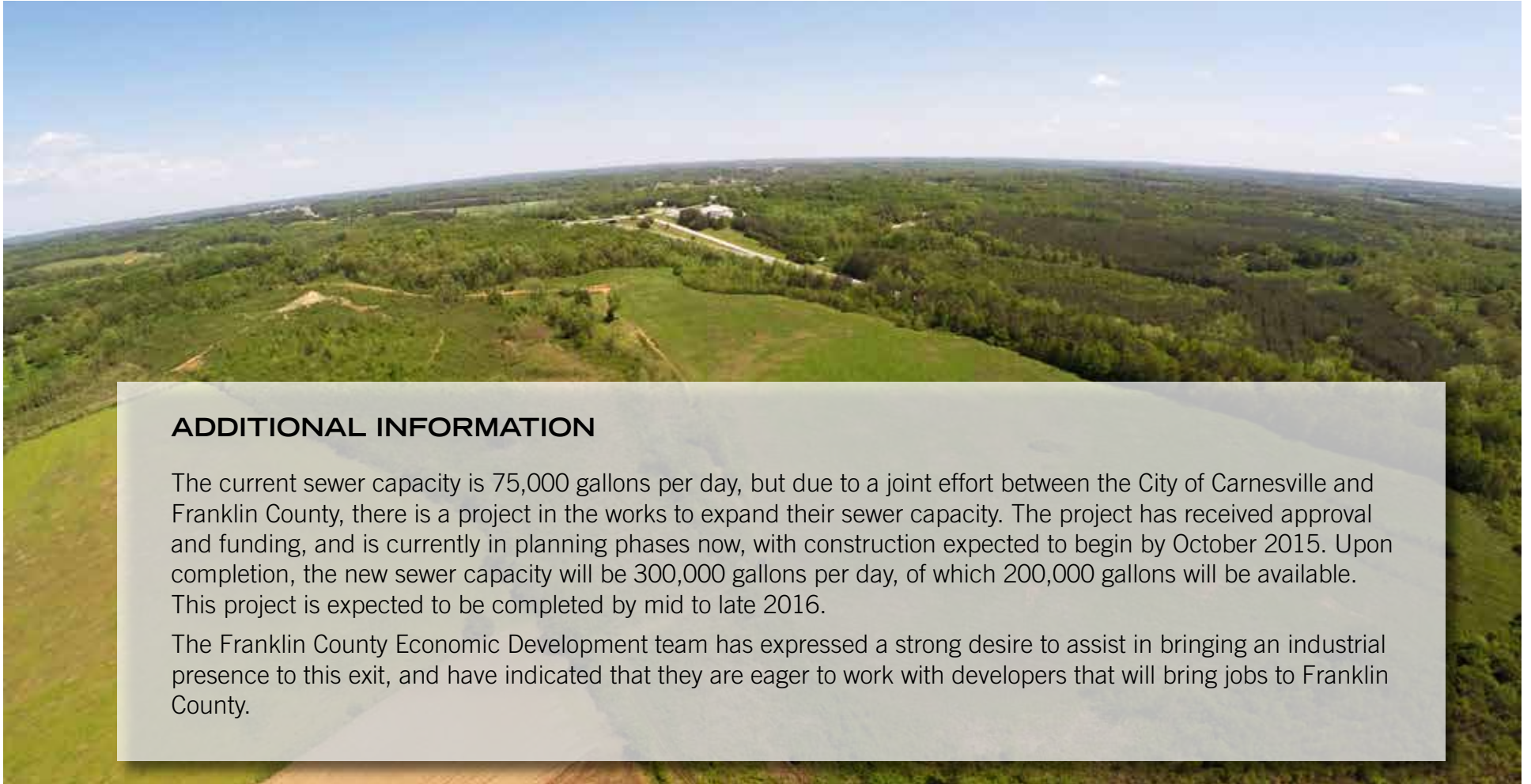
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## ADDITIONAL INFORMATION

The current sewer capacity is 75,000 gallons per day, but due to a joint effort between the City of Carnesville and Franklin County, there is a project in the works to expand their sewer capacity. The project has received approval and funding, and is currently in planning phases now, with construction expected to begin by October 2015. Upon completion, the new sewer capacity will be 300,000 gallons per day, of which 200,000 gallons will be available. This project is expected to be completed by mid to late 2016.

The Franklin County Economic Development team has expressed a strong desire to assist in bringing an industrial presence to this exit, and have indicated that they are eager to work with developers that will bring jobs to Franklin County.



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