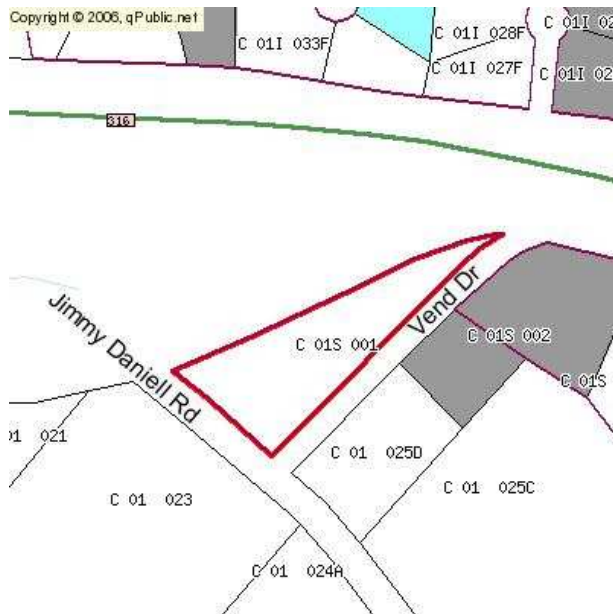


## Highway 316 Corner

### 1031 Vend Drive Watkinsville, GA 30677



**\$1,644,500**

- Located at the signalized corner of Highway 316 (the prime artery between Athens and Atlanta) and Jimmy Daniel Road
- Traffic count of approximately 25,000 cars/day
- 2.51 acres
- Once Highway 316 is turned into a limited access highway, this lot will be bounded by Jimmy Daniel Road, Highway 316's onramp, and Vend Drive, giving it road frontage on all sides.

### Contact Information:

Jeff Koon  
Carriage House Realty  
770 Gaines School Road  
Athens, GA 30605

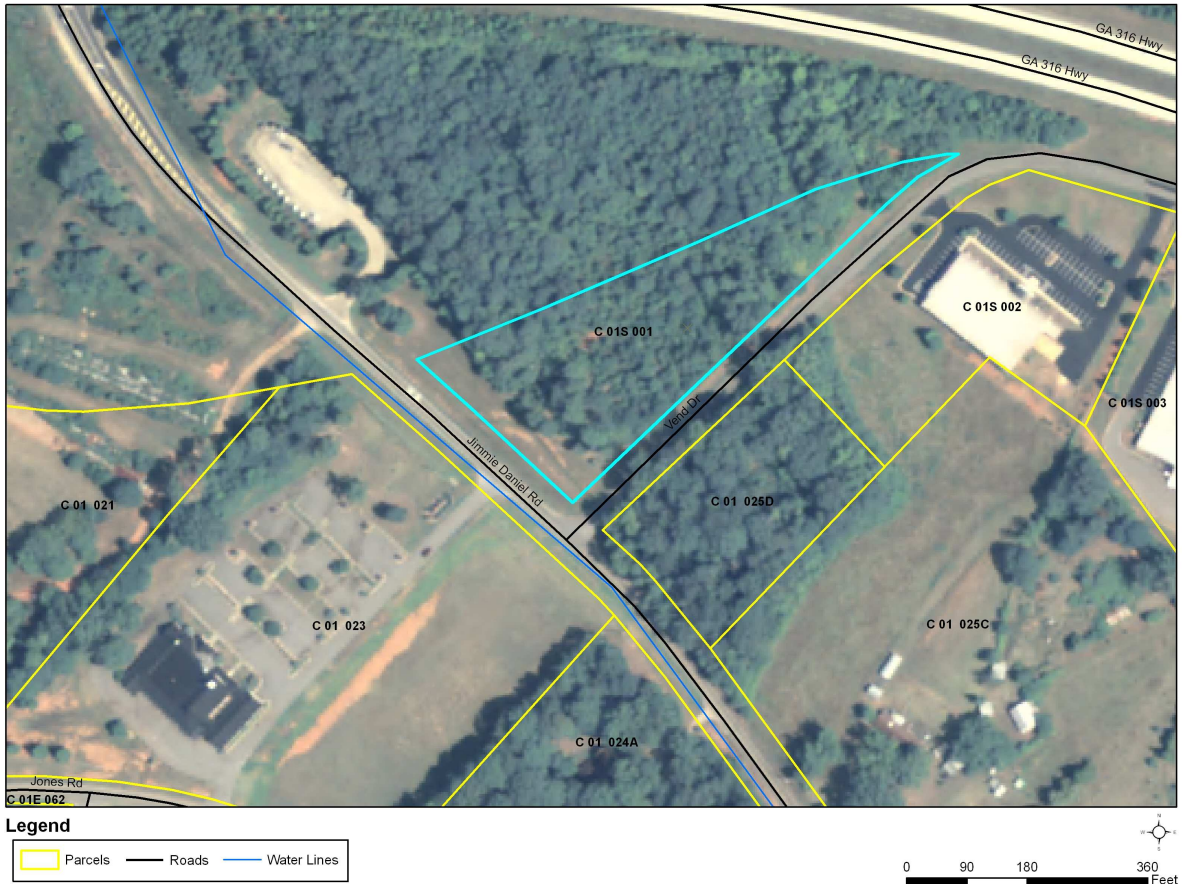
Office: 706-353-1750  
Fax: 706-353-7365  
Cellular: 706-718-1159  
Home Office: 706-534-8671





# Highway 316 Corner

## Aerial View



# Highway 316 Corner

## Topography

