

FOR SALE

Development Opportunity

**2988 Frontage Road
Oakwood, GA**



Land Available

Marketed By:

**Frank N. Simpson, CCIM, SIOR
President**

770.532.9911

THE
SIMPSON
COMPANY
REAL ESTATE

PROPERTY INFORMATION

Development Opportunity

Oakwood, GA



**2988 Frontage Road
Oakwood, GA 30566**

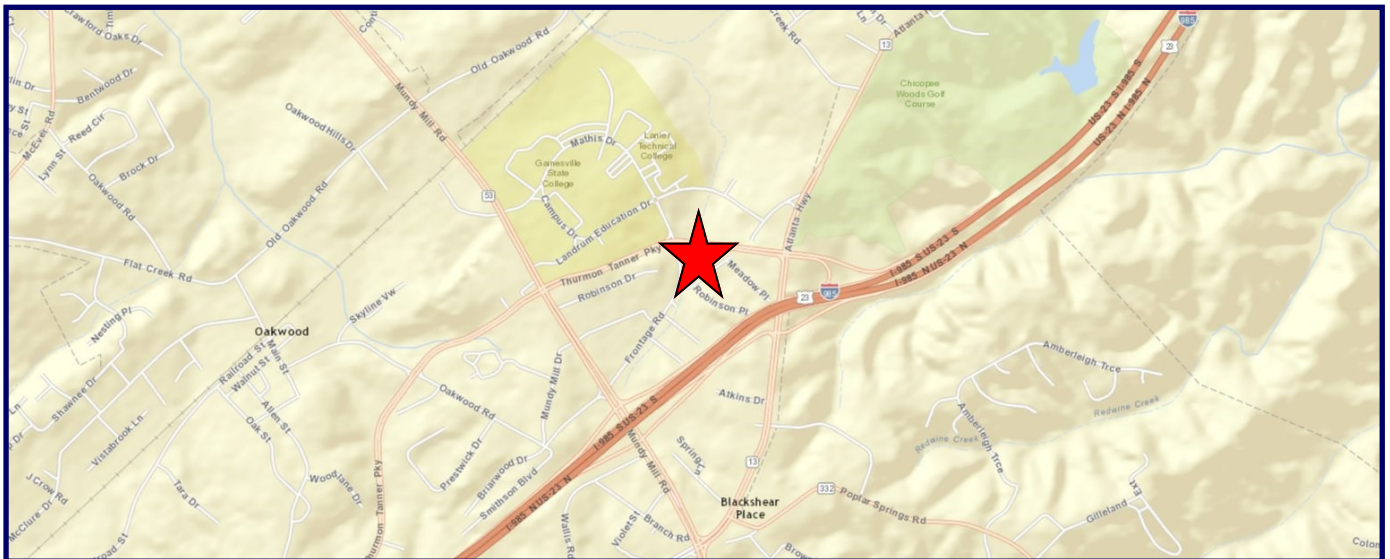
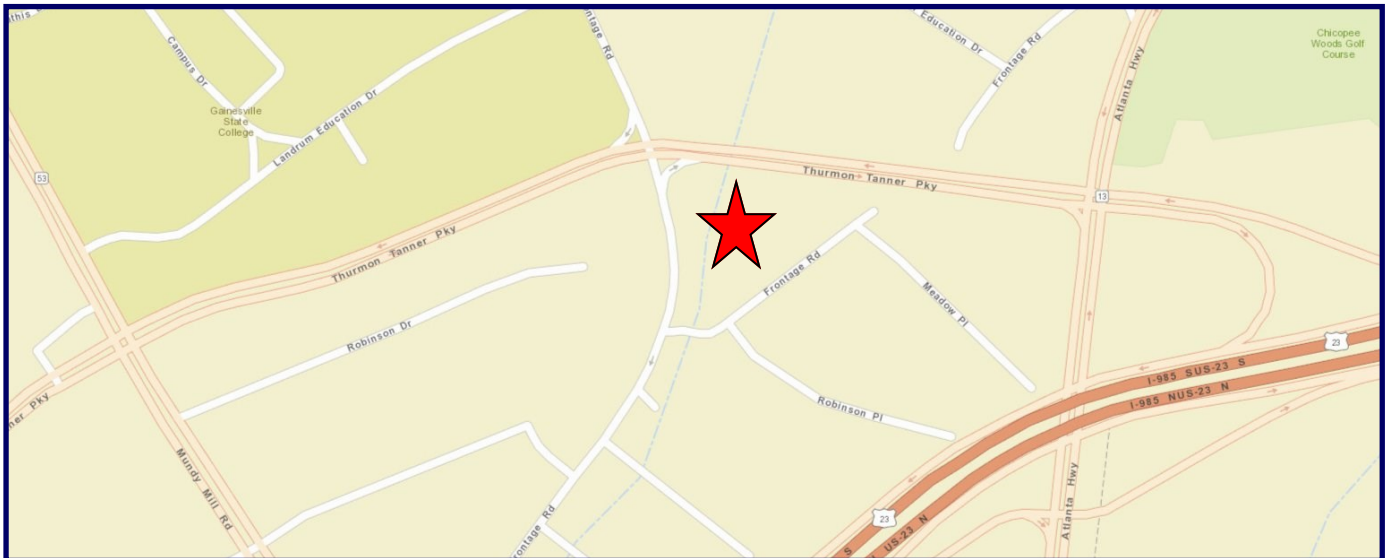
Property Highlights:

- **2.34+/- Acres**
- **Zoned C-2**
- **Double road frontage**
- **560+/- Feet of frontage on Thurmond Tanner Parkway**
- **All utilities to site**
- **Located just off I-985 at exit 17**
- **Just minutes to University of North Georgia - Oakwood Campus and Lanier Technical College**
- **Excellent site for retail, office, or hotel use**

Asking Price: \$399,000

LOCATION MAP

Development Opportunity Oakwood, GA



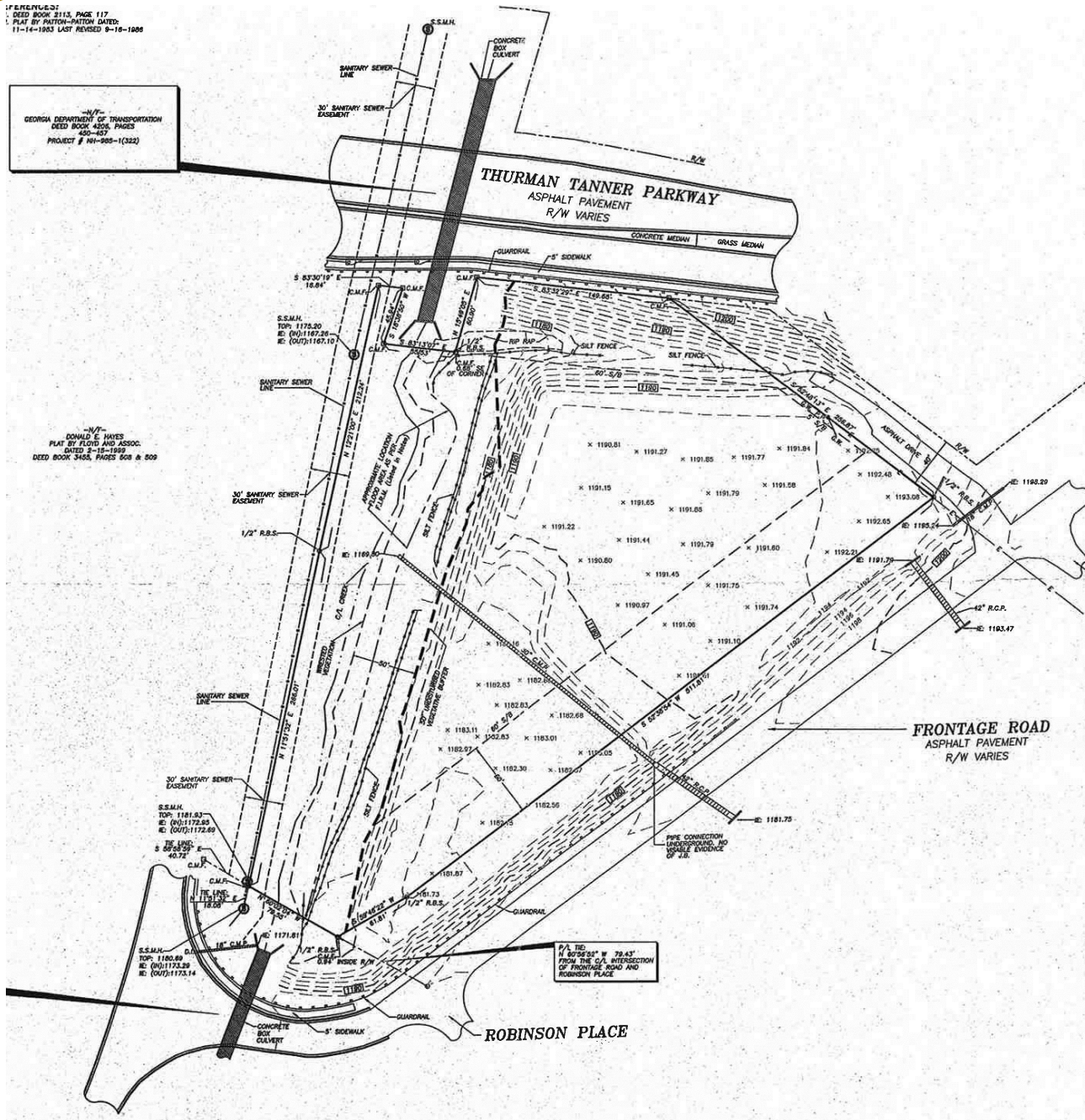
LOCATION MAP

Development Opportunity

Oakwood, GA



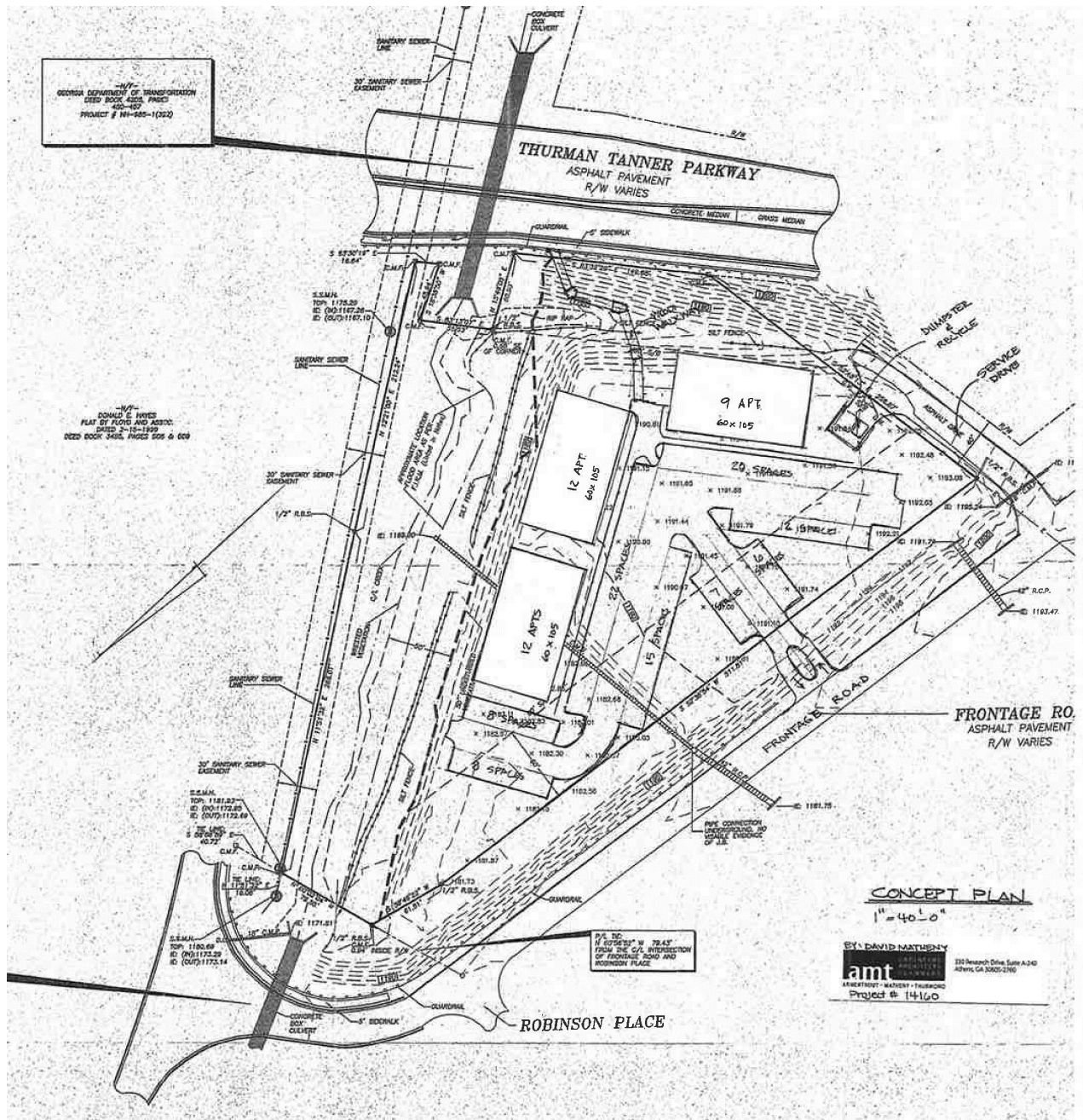
REFERENCES:
1. DEED BOOK 2113, PAGE 117
2. PLAT BY PATTON-PATTON DATED:
11-14-1983 LAST REVISED 9-16-1988



All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

PROPOSED SITE PLAN

Development Opportunity Oakwood, GA



BROKER PROFILE

THE SIMPSON COMPANY REAL ESTATE

Presented By:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

