

Commercial Land For Development
 Hwy 441 Bypass @ Hwy 16
 Eatonton, GA 31024



Lot Size: 20 ± acres
Frontage: 1,620' (Hwy 16)
Depth: 1,500' (Hwy 441 Bypass)
Utilities: All Available
Property Taxes: \$11,521.00
Topography: Gently Rolling
Zoning: Commercial
Traffic Count: 5,130 vpd (Hwy 16)
 4,490 vpd (Hwy 441)

- Notes:**
- This property is located at the intersection of Hwy 441 Bypass and Hwy 16.
 - High Traffic
 - Situated across from Ingles.
 - Convenient to Walmart, DQ, Arby's, Zaxby's, McDonalds, Legacy Industries, Cosmo Cabinets and Putnam Co. Schools.
 - Ideal location for retail or Industrial Development.

2020 DEMOGRAPHICS

	5 Mile	10 Mile	20 Mile
Population	8,285	17,020	81,004
Median Age	39.8	44.1	42.5
Average HH Income	\$50,506	\$61,961	\$75,590

REDUCED PRICE: \$575,000
~~**SALE PRICE: \$650,000**~~

**FOR MORE
 INFORMATION
 CONTACT**

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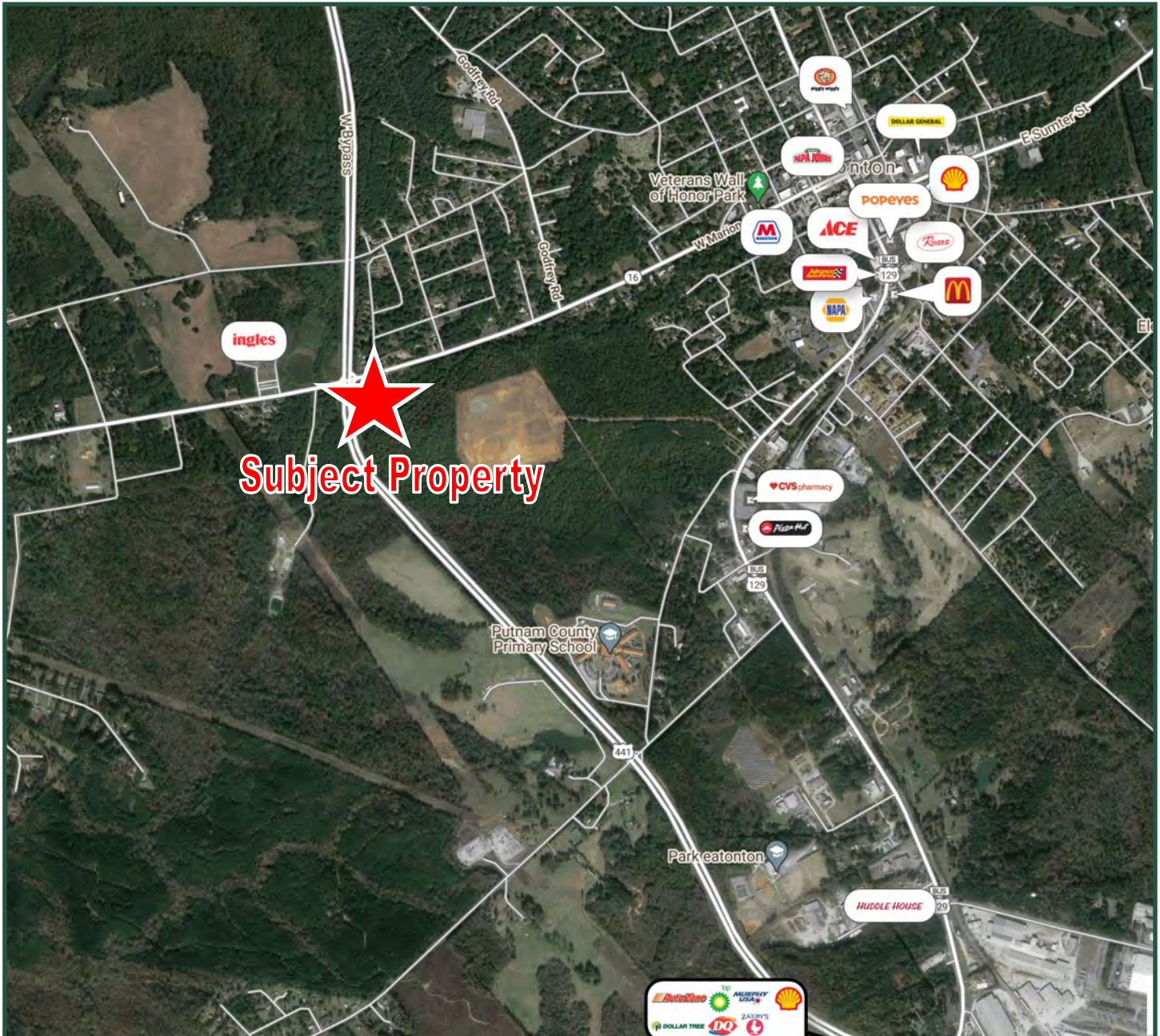
commercial.fickling.com

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AERIAL



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