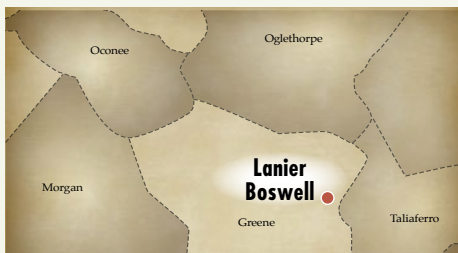


IDEAL FOR COMMERCIAL, INDUSTRIAL OR RESIDENTIAL DEVELOPMENT

# Lanier Boswell

**PRIME  
OPPORTUNITY  
IN GROWING  
LAKE OCONEE AREA**



**Greene County Positioned for Residential and Retail Growth.**

## Property Highlights:

- Three contiguous ready-to-develop tracts totaling 1,061 acres in Greene County, Georgia.
- Ideal for multi-use/industrial development, mixed-use or master planned residential.
- Off I-20 near downtown Greensboro and the bustling Lake Oconee retail district.
- Major retailers coming to area; new Home Depot is in close proximity to property.

**Township<sup>110</sup>  
Land Company**

*Live the Outdoors*

[www.township110.com](http://www.township110.com)

The information in this package is correct to the best of our knowledge, but buyers need to do their own due diligence.

## PROPERTY CLOSE TO I-20 AND LAKE OCONEE AREA



# Lanier Boswell



**Excellent Location Creates Potential for a Variety of Uses for Property.**

For more information, contact Fernando Arias: [fernando.arias@township110.com](mailto:fernando.arias@township110.com) or 888.735.9306

**Township<sup>110</sup>**  
**Land Company**

### Community Features:

- Prime location off I-20 near Route 44's fast-growing Lake Oconee retail district.
- Frontage on Meadow Crest Road and easy access to I-20 and Route 44.
- Power and telephone available; water and sewer can be provided through the city of Greensboro.
- Variety of possible uses including commercial, industrial and residential use.

### Area Information:

- Greene County's rapid growth – 22% growth in the 1990's, with a similar pace since 2000 – is a major draw for developers.
- Average household income in immediate area is over \$100,000.
- Retail and industrial growth is a byproduct of the popularity of Lake Oconee area among retiree and second-home buyers. Setting for the renowned Reynolds Plantation development.
- 75 miles east of Atlanta; 70 miles west of Augusta; 50 miles from Athens; 40 miles from Madison.
- Aggressive economic development organization helps facilitate support for zoning and works with the state to attract businesses.

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