

# PRIME RIVERFRONT DEVELOPMENT OPPORTUNITY

## WITHROW *on the River*



### Property Highlights:

- Ready-to-develop 459-acre property in attractive Georgia countryside location.
- Zoned "Agricultural Residential" with utilities available for 66 five-acre homesites, plus eight tracts over five acres; 14 homesites have river frontage.
- Rolling topography with mature softwoods, hardwoods and direct Apalachee River frontage.
- Located in Oconee County's top-rated school district 22 miles south of Athens and 70 miles east of Atlanta.

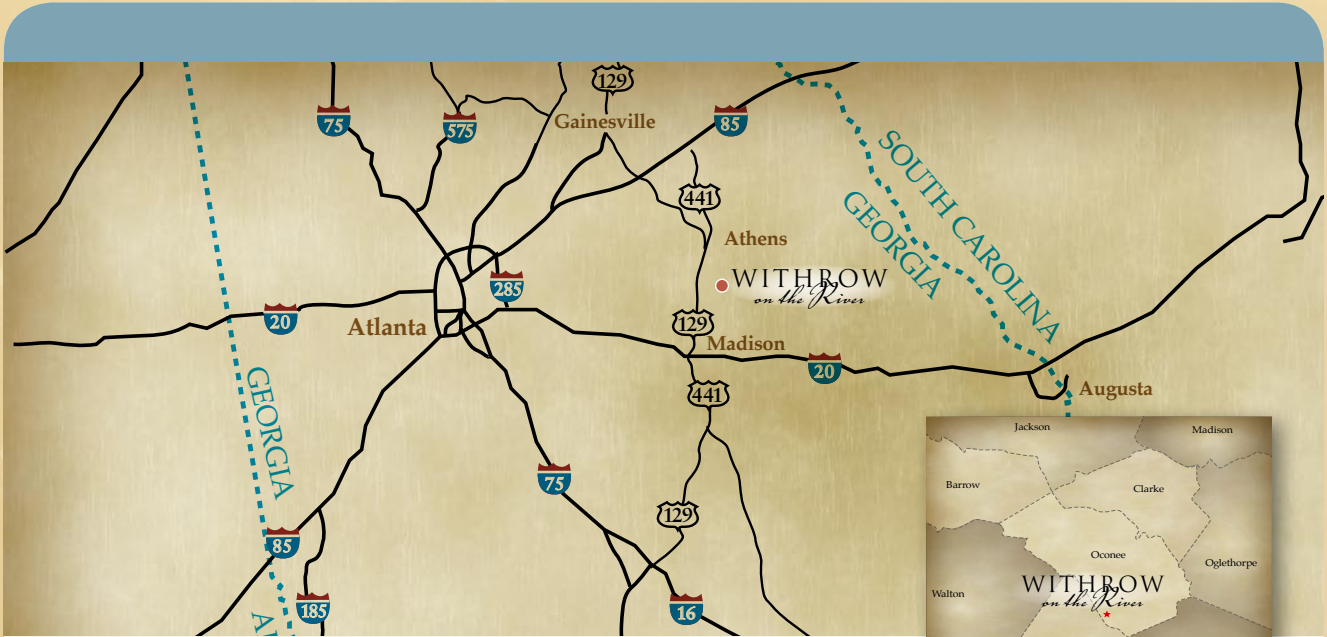
**Township<sup>110</sup>**  
**Land Company**

***Live the Outdoors***

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



**Oconee County Positioned for Residential Growth.**

# WITHROW

*on the River*



**Large Lot Development Poised for Success.**

### Community Features:

- Electricity, phone and individual well and septic available for development.
- Gently rolling hills, mature timber, scenic views of the Apalachee River.
- Bordering Morgan County to the west with road access to US Highway 129.
- River access available to all community sites for canoeing, kayaking and fishing.

### Area Information:

- Property located in Oconee County, just south of Athens, the vibrant home of the University of Georgia.
- Oconee County's population of 26,871 is expected to grow by 19% over the next three years.
- Athens' growth is expected to move south in coming years, with western growth nearing maturity.
- Average household income in Oconee County is a healthy \$66,072.

For more information, contact Fernando Arias:  
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