



Hwy 441 Athens Commercial Development Opportunity

120 +/- Acres | Jackson County, GA | \$6,000,000



ADDRESS

11661 Commerce Road
US Hwy 441 S
Athens, GA 30607

LOCATION

Check GPS or Waze for directions-
Tracts are to the north and south of
J&J Flea Market

- Access to the north parcel is
through main flea market gate -
Access to south parcels is through
gate off of Newton Bridge. Both gates
are locked Mon-Fri and open
Saturdays and Sundays from

PROPERTY SUMMARY

Potential Industrial Land on US Highway 441 in Athens

This property has 1,809 sq ft of total frontage on US Highway 441 between all tracts. 120+/- total acres 5 total parcels 3 in Clarke and 2 in Jackson county. 60 acres to the north of J&J Flea market and the added tracts are to the south

Location! Location! Location! This property sports an over 21,000+ traffic count per week, plus foot traffic from the flea market on the weekends! It is only 10 minutes from the University of Georgia and downtown Athens. Potential uses include Industrial, RV park, Self Storage units, Manufacturing, or Retail on the south parcel - Endless possibilities abound on this property in a prime area!

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