



# I-85 Development Site in Northeast Georgia

243 +/- Acres | Franklin County, GA | \$6,950,000



## ADDRESS

16600 Highway 59  
Carnesville, GA 30521

## LOCATION

From I-85 take Exit 164 onto Hwy 320 towards Carnesville. (1) Take first right onto Conger Road, Property starts when the road takes a hard left turn. (2) Take Hwy 320 to the stop sign and turn right onto Hwy 59. Property is 1/4 mile on the right.

## PROPERTY SUMMARY

This 243 ± acre commercial tract offers excellent visibility and access with more than 2,000' of frontage on I85, located just half a mile from Exit 164. The property also includes over 1,750 feet of frontage on Highway 59 with multiple access points, including two entrances on Highway 59 and an additional access on Conger Road near the interstate. Public water is available, and sewer access is provided through an existing sewer easement. The tract touches the Carnesville city limits, offering potential for annexation and connection to city services. The land features a mix of level and gently sloping topography suitable for flexible site design, along with open pastureland, mature pine and hardwood timber, and more than 4,300 feet of frontage on the Middle Fork Broad River. Located approximately 70 miles from Atlanta, 60 miles from Greenville, 30 miles from Athens, and 150 miles from Charlotte, this property is well suited for industrial development and a variety of commercial uses.

[nationalland.com/listing/i85-development-site-in-northeast-georgia](http://nationalland.com/listing/i85-development-site-in-northeast-georgia)



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