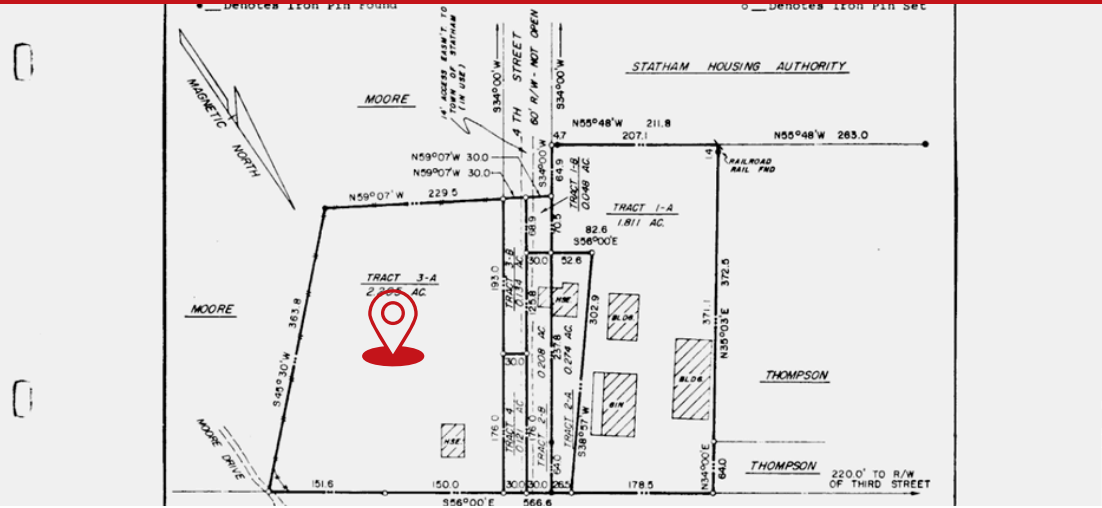


# 1943 ATLANTA HIGHWAY SE STATHAM, GEORGIA 30666



**INCREDIBLE LOCATION | MINUTES FROM ATHENS, BETHLEHEM & WINDER**



## CONTACT

Wayne Bartlett, CCIM  
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Lic. #148452



## PROPERTY HIGHLIGHTS

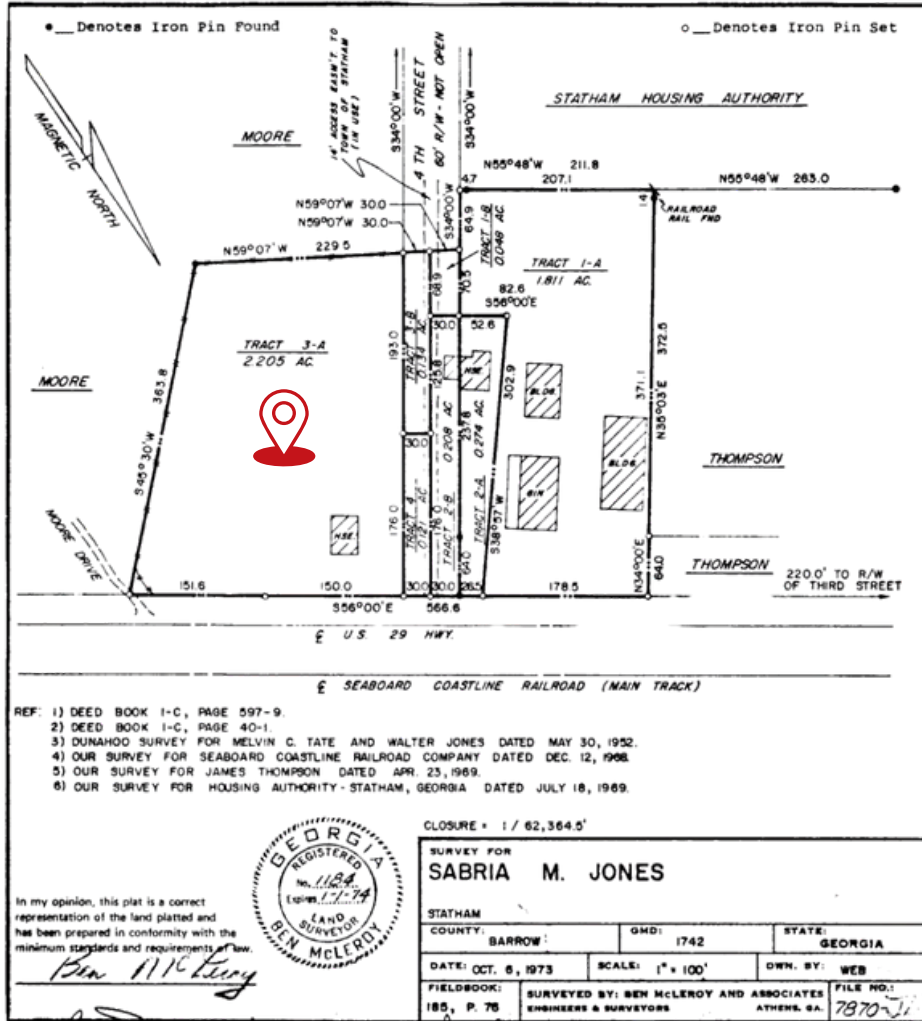
- 2.02 Acres
- Prime Frontage on Atlanta Hwy/US-78
- High Visibility
- Excellent Access to Hwy 316
- Central Location
- Downtown Statham
- Surrounded by Commercial Activity
- Current Zoning R-1



PROGRESSIVE REALTY  
665 Exchange Cir #100  
Bethlehem, GA 30620  
770-867-6821  
ProgressiveRealtyLLC.com

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# PLAT



*Filed and Recorded February 22, 1990*



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## Prime Development Opportunity in Downtown Statham – 2.02 Acres

This 2.02-acre parcel offers a rare opportunity for investors and developers seeking a well-positioned site in the growing Statham area. With excellent topography, the mostly open and level lot is ideal for a small retail strip center (low water users), flex space, or light industrial development. Public water, gas, data, and power are available; however, the project will require a septic system as sewer is not currently accessible.

An older brick home is located on the tract and should be considered a tear-down, presenting a clean slate for new construction. Property includes a commercial coded lockbox—contact the listing agent for access.



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