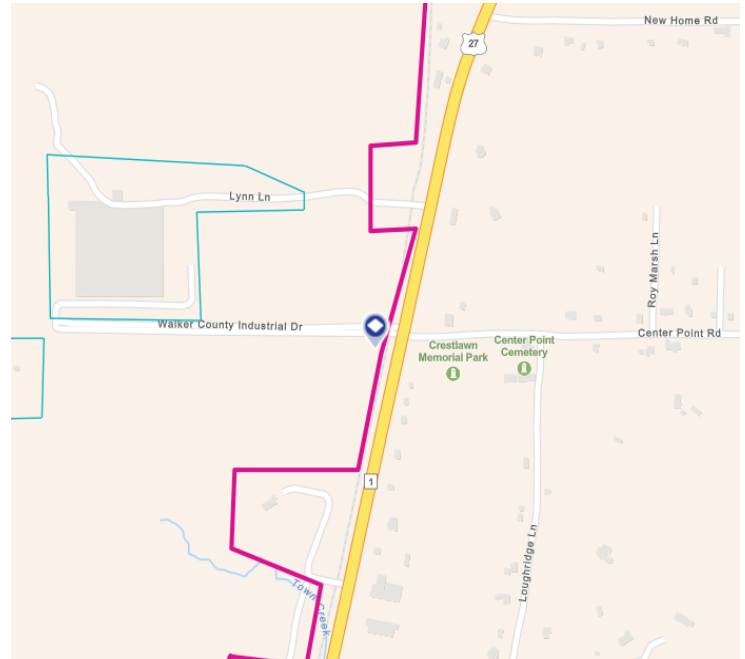




Description

Situated along US Hwy 27, this site offers a total of approximately 525 acres. All utilities are readily available including fiber. The park has direct access to a 4-lane highway and is rail-served.

Economic Development Contact

Stephanie Watkins

Economic Development Director

E: development@walkerga.us

P: (706) 924 - 0099

M: (423) 269 - 3034

Sale / Lease

- **For Sale:** Yes
- **Sale Price/Unit:** 75000/acre
- **Price Per (acre):** \$75,000
- **Negotiable:** Yes

Site

- **Total (acres):** 525
- **Largest Tract Available:** 100
- **Divisible:** Yes
- **Within City Limits:** No
- **Ownership:** Public
- **Phase 1 Environmental Report:** Yes
- **Current Land Use:** Industrial, greenfield.
- **Prior Use:** Agricultural
- **Surrounding Land Use:** Light residential, agricultural.

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** Industrial

Location

- **Property Name:** Walker County Business Park
- **Property Type:** Site
- **Property SubType:** Industrial
- **Property Address:** Walker County Industrial Drive
- **Property City:** LaFayette
- **Property County:** Walker County
- **Property State:** Georgia
- **Property Zip Code:** 30728
- **Latitude:** 34.775568
- **Longitude:** -85.256832

General

- **Featured:** Featured
- **Industrial Park:** Walker County Industrial Park
- **Publicly Owned:** Yes



Electric

- **Electric Service Available:** Yes
- **Electric Provider:** North Georgia EMC
- **Electric On-Site:** Yes
- **Electric Phase:** Three phase
- **Electric Distribution Voltage (kv):** 25
- **Dual Feed Available from 1 Substation:** Yes

Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Walker County Water & Sewer Authority
- **Sewer On-Site:** Yes
- **Sewer Size of Main (inches):** 8
- **Waste Water:** Walker County Water and Sewer

Water

- **Water Service Available:** Yes
- **Water Provider:** City of LaFayette
- **Water On-Site:** Yes
- **Water Size of Main (inches):** 12
- **Water On Site Storage:** Yes
- **Water On Site Storage (elevated):** Yes

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Atlanta Gas Light
- **Natural Gas On-Site:** Yes
- **Natural Gas Line Size (inches):** 4

Telecommunication

- **Telecom On-Site:** Yes
- **Fiber Available:** Yes
- **Fiber Optics:** Yes

Airport

- **Nearest International Airport:** Lovell Field
- **Distance to Nearest International Airport:** 24 Miles
- **International Airport:** Atlanta/Hartsfield
- **Distance to International Airport:** 115 Miles
- **Nearest Domestic Airport:** Chattanooga/Lovell Field
- **Airport #3:** LaFayette Barwick
- **Distance to Airport #3:** 8 Miles

Interstate / Highway

- **Nearest Interstate Exit:** STATE HWY 2
- **Distance to Nearest Interstate Exit:** 15 Miles
- **Interstate #1:** I-75
- **Distance to Interstate #1:** 14 Miles
- **US Highway #1:** US Hwy 27
- **Highway Linkage Lane Type:** 4-lane

Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** CCKY
- **Rail Service Type:** Short line
- **Spur Available:** Yes

Port

- **Nearest Inland Port:** Appalachian Regional Port
- **Distance to Nearest Inland Port:** 41 Miles

Property Detail Link: [View Details](#)

Property Detail QR Code

