

For Sale

Self Storage Development Tract



- **7+- acres development pad, designated for self storage on Walton County future land use**
- **Flat and cleared site with double highway frontage, Ga Hwy 81 and Center Hill Church**
- **One block off signalized intersection with Ga 81**
- **Signage would be easily visible from both roads**
- **Exploding growth area in preferred Walton County Schools district**
- **Situated midway between Loganville and Walnut Grove**
- **Very strong demand gap for climate-controlled storage as well as secure parking**
- **Minimal grading and site work required**
- **Strong traffic counts on both roads**
- **List price: \$100,000/surveyed acre**
- **Future land use plan allows self storage. Re-zoning in process.**

Offered for Sale Exclusively by
Sauls Storage Group, LLC and Commercial Realty Services

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www.argus-selfstorage.com