

Prime Residential Lot - 60 S Main St | ±2.08 AC

WATKINSVILLE — OCONEE COUNTY



For Sale — Residential Lot in Historic Downtown Watkinsville



OFFERING OVERVIEW

This **±2.08-acre residential property** is located along South Main Street within **Watkinsville's Scenic Corridor**, just a stone's throw from the heart of Downtown Watkinsville. The setting offers a **unique opportunity for a custom residence** that captures the charm of small-town Main Street living while remaining close to shopping, dining and everyday conveniences.

Downtown Athens and the University of Georgia are **approximately 20 minutes away**, adding convenient access to major employment, education and entertainment. **All utilities are available to the property, with sanitary sewer located approximately 170 feet away.**

ASKING PRICE: \$450,000



Alex Petry

alex@tenureland.com
678.382.2645

Zach Tibbs

zach@tenureland.com
770.718.7224

Stephen Lovett

stephen@tenureland.com
770.842.6635

The 1904

9924 Davis Street, Suite 1
Braserton, GA 30517

Tenure
LAND GROUP

TENURELAND.COM

MAIN: 770.718.7224

For More Information: Due Diligence Information. The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject to errors and change without notice.

20 South Main St | Downtown Watkinsville

Acreage	±2.08 AC
Zoning	South Main St Scenic Corridor
Road Frontage	150' on S Main St
Utilities	All Available – Sewer 170' Away

OCONEE COUNTY SCHOOL DISTRICT
#2 IN BEST SCHOOL DISTRICTS IN GA
(per Niche.com)

Colham Ferry Elementary School
Overall Grade: **A**
Oconee County Middle School
Overall Grade: **A**
Oconee County High School
Overall Grade: **A**



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