

## I-85 & GA Highway 129

City of Jefferson, Georgia 30549



For Sale

**144.48 Acres**  
Jackson County, GA

### Property Highlights

Located on east side of I-85 at GA Highway 129

Driving Distances to:

- » Chateau Elan (Exit 126): 12 Miles
- » Gainesville: 18 Miles
- » Hamilton Mill Road (Exit 120): 18 Miles
- » Mall of Georgia: 23 Miles
- » Athens: 24 Miles
- » I-285: 42 Miles

Frontage on New Salem Church Road & Academy Church Road, potential access on Highway 129 with additional 28 acres

Current Zoning: R-2, possibility of obtaining PCD (Planned Community Development) Zoning

Utilities: Sewer access at Highway 129 with lift station required; treatment plant capacity low (\$5K Tap fee)

Jefferson City School District (Overall Niche Grade: A-)

- » Jefferson Elementary School
- » Jefferson Middle School
- » Jefferson High School (2018, 2019 & 2020 College Success Award)

City of Jefferson Named Top 75 "Best in the US for Economic Development" in 2016

1.78% Population Growth Rate 2020-2025

Kroger Shopping Center: 2.5 miles

Schools: 3 miles from subject site

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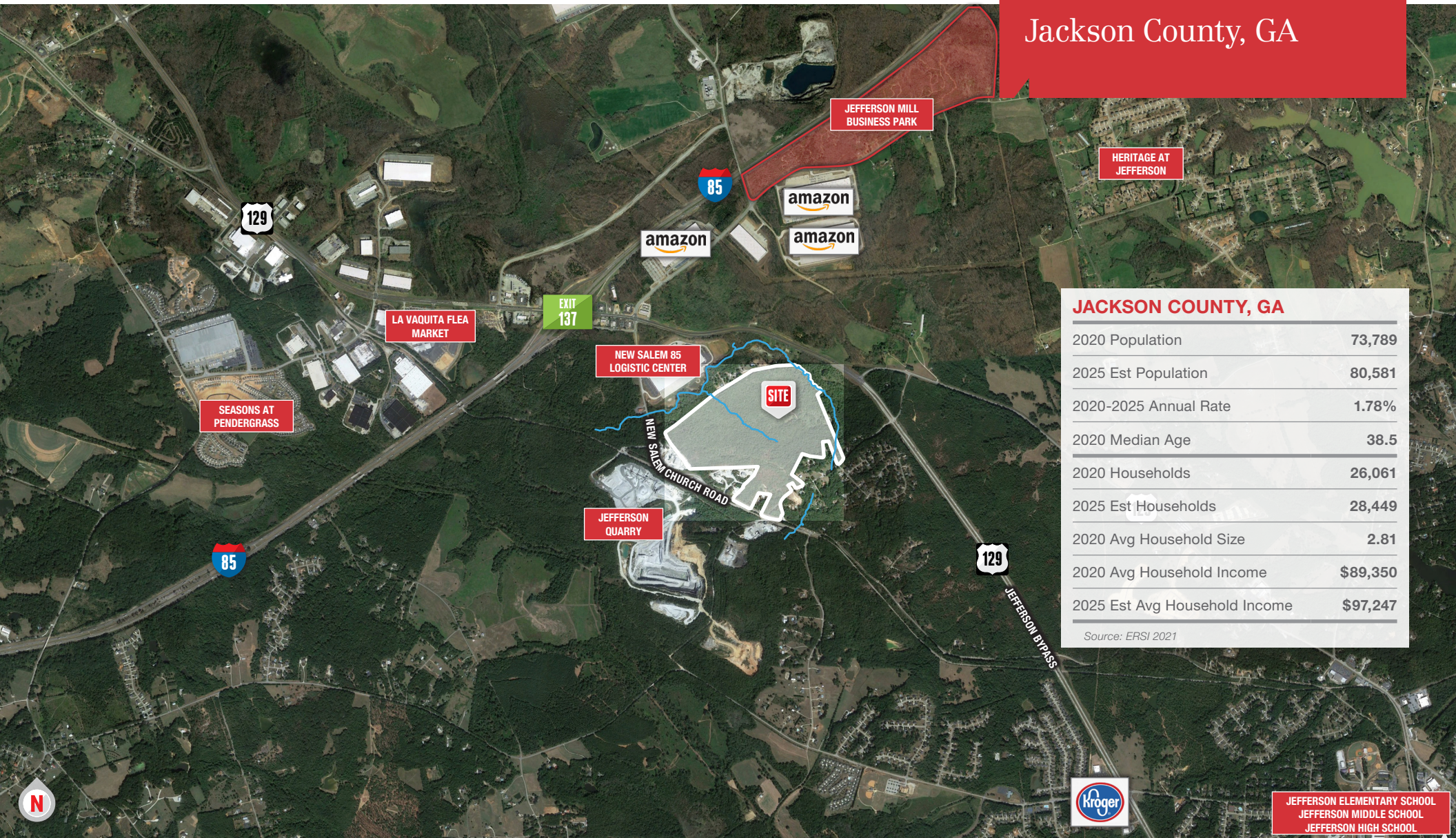
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### Jackson County, GA



#### JACKSON COUNTY, GA

2020 Population	73,789
2025 Est Population	80,581
2020-2025 Annual Rate	1.78%
2020 Median Age	38.5
2020 Households	26,061
2025 Est Households	28,449
2020 Avg Household Size	2.81
2020 Avg Household Income	\$89,350
2025 Est Avg Household Income	\$97,247

Source: ERSI 2021



JEFFERSON ELEMENTARY SCHOOL  
JEFFERSON MIDDLE SCHOOL  
JEFFERSON HIGH SCHOOL

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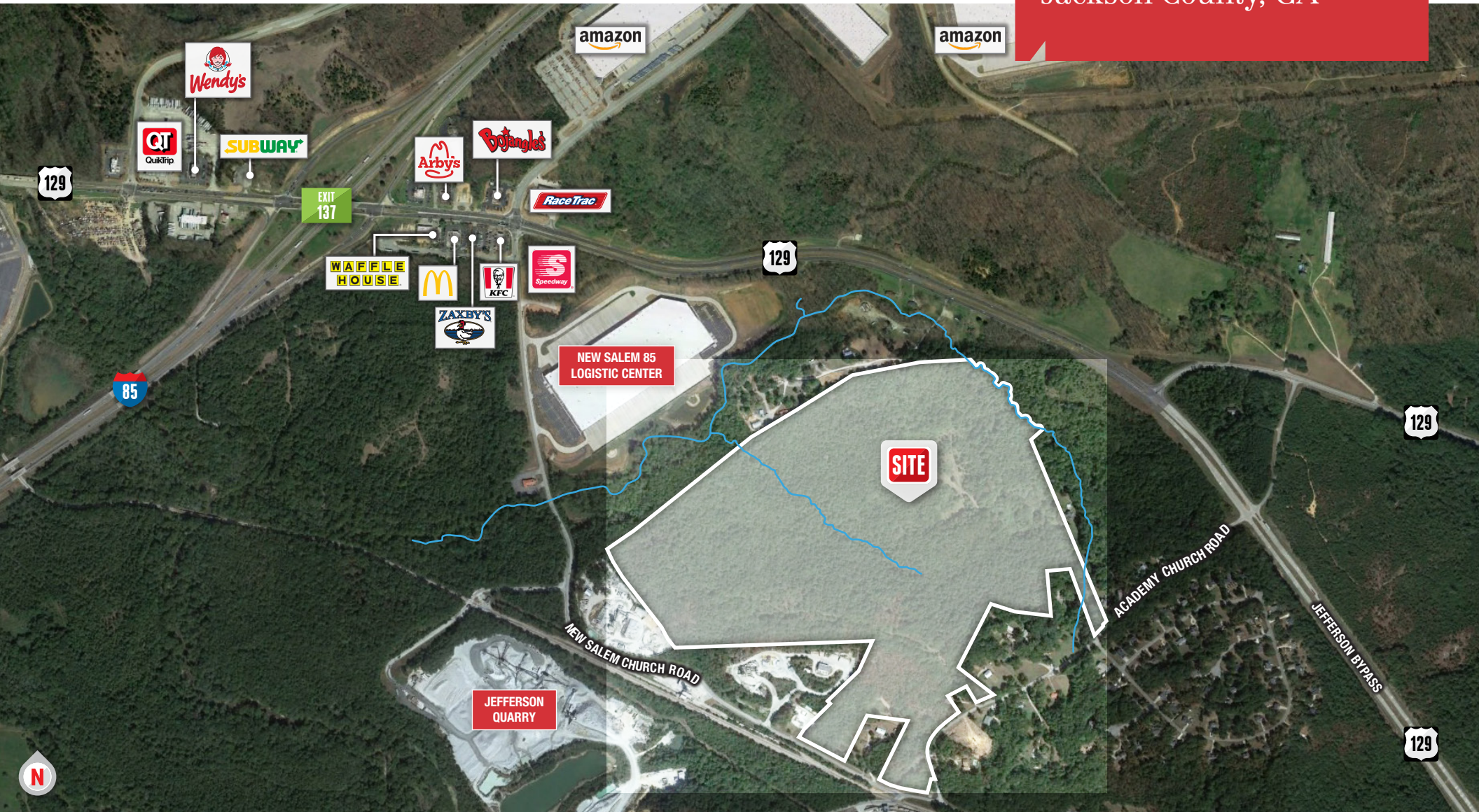
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