

OLD PENDERGRASS RD 52 ACRES

OLD PENDERGRASS RD, JEFFERSON, GA 30549



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,017,900
Price / Acre	\$19,500
Lot Size:	52.2 ± Acres
Lot Frontage:	1,105 ft Old Pendergrass Rd 907.5 ft I-85
Zoning:	A-2 Agricultural
Market:	Jackson County
Traffic Count:	53,500 I-85

PROPERTY OVERVIEW

The property consists of 52.2 acres zoned A-2 in Jackson County. The zoning allows minimum 8 acre lots. The property is mostly wooded with a creek running north west through the property towards I-85. It has roughly 1,105 ft of frontage on Old Pendergrass Rd and 907.5 ft on I-85. The property is well suited for a large estate lot residential development. Jackson County is in the process changing their UDC, but once that is completed, this property could be rezoned for a residential development. The property does not have sewer, but county water is located in the right of way of Old Pendergrass Rd.

LOCATION OVERVIEW

The property is located on Old Pendergrass Rd roughly 975 ft east of the intersection with Hwy 332 and roughly 4.5 miles west of the intersection with Hwy 129. It's located between Braselton and Jefferson in Jackson County within close proximity to the Publix at West Jackson Crossing and the new Jackson County High School.

PROPERTY HIGHLIGHTS

- Great Residential Development Opportunity
- High Growth Area
- Close proximity to shopping and new Jackson County High School

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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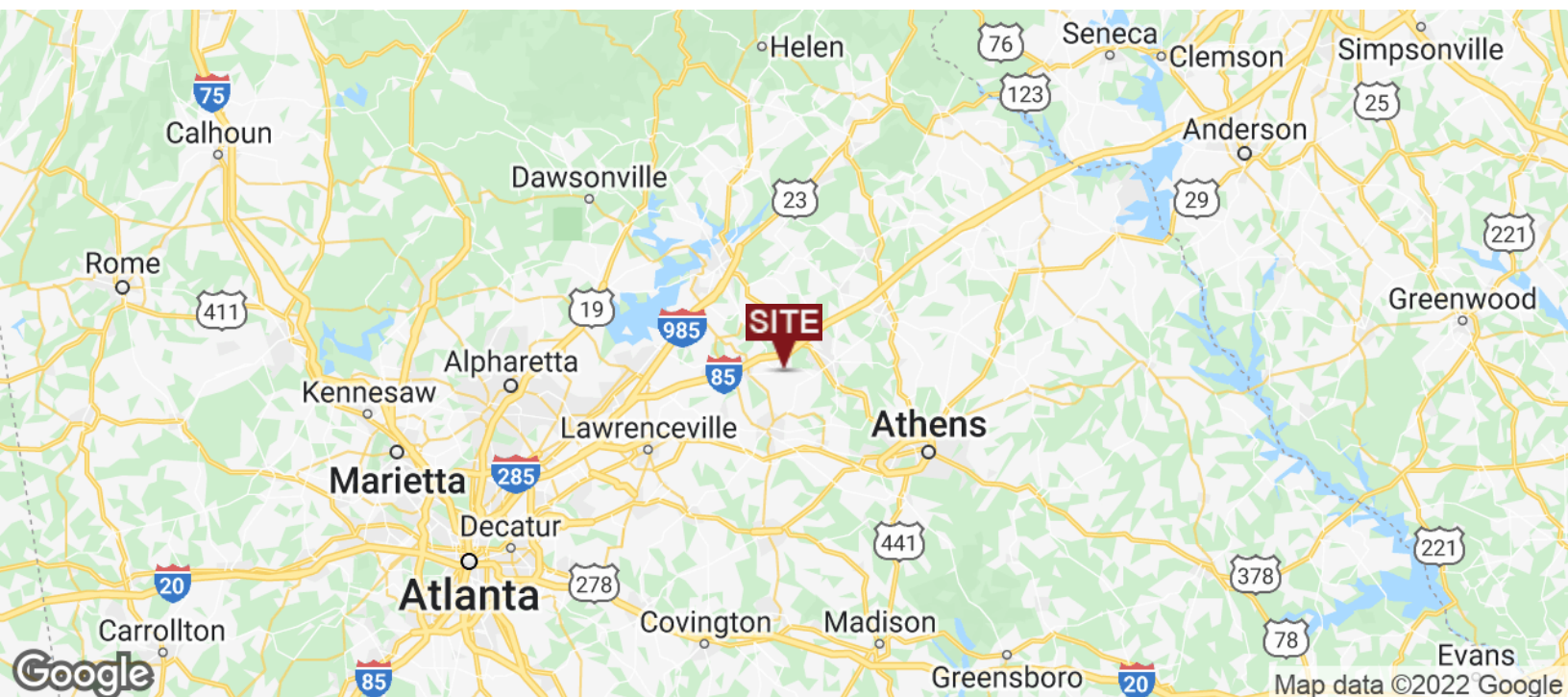
Revised: 2-24-2022

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LOCATION MAP



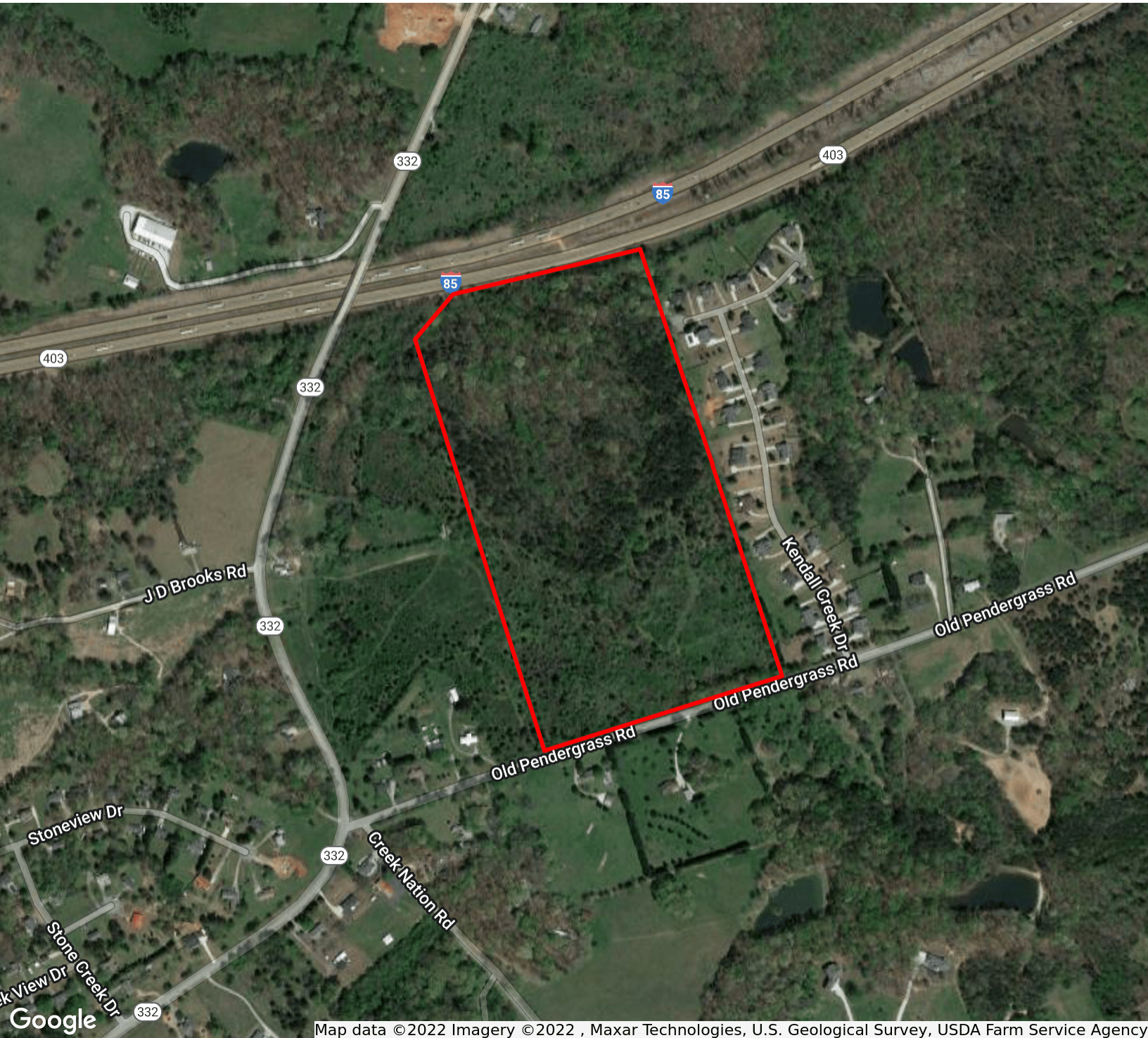
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AERIAL MAP



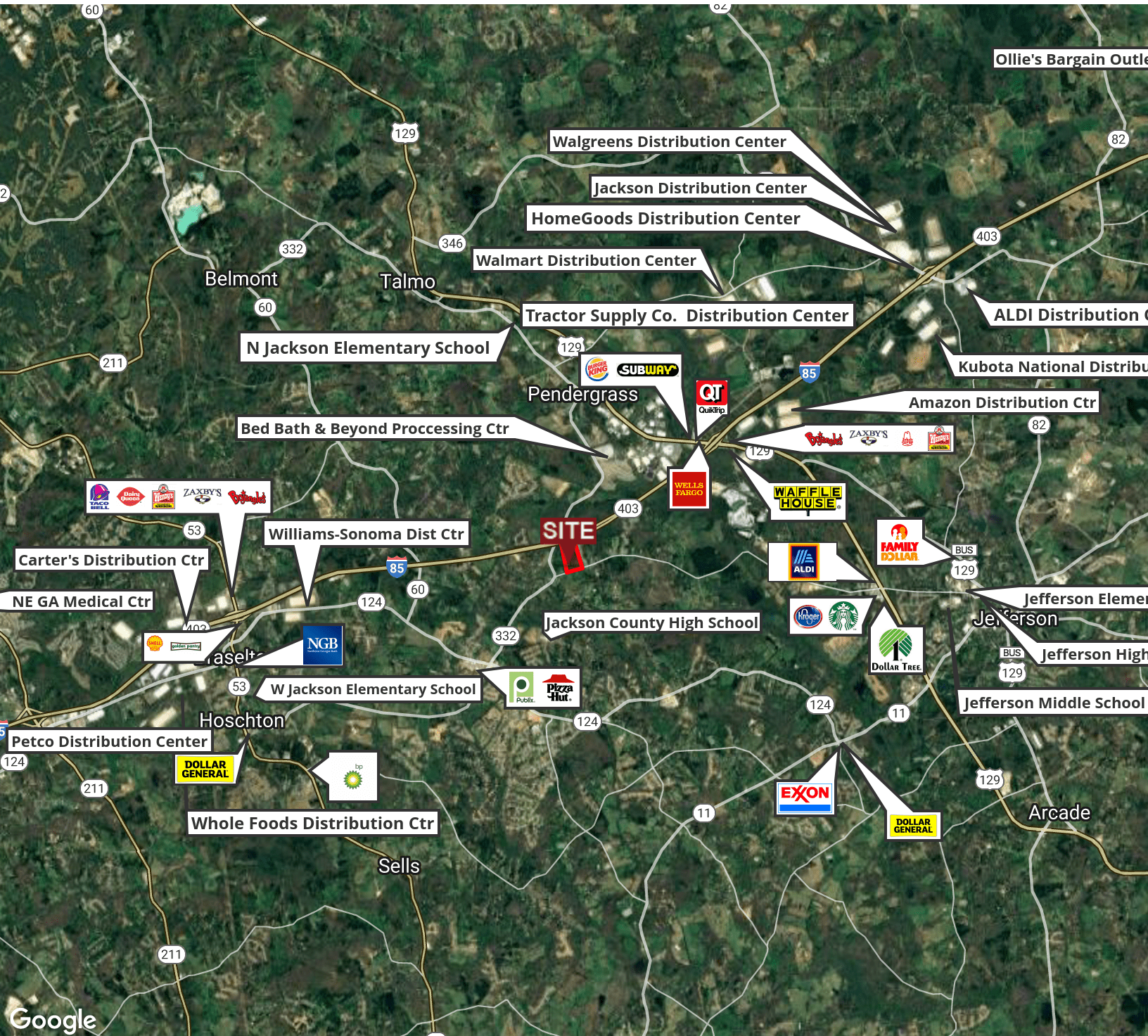
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RETAILER MAP



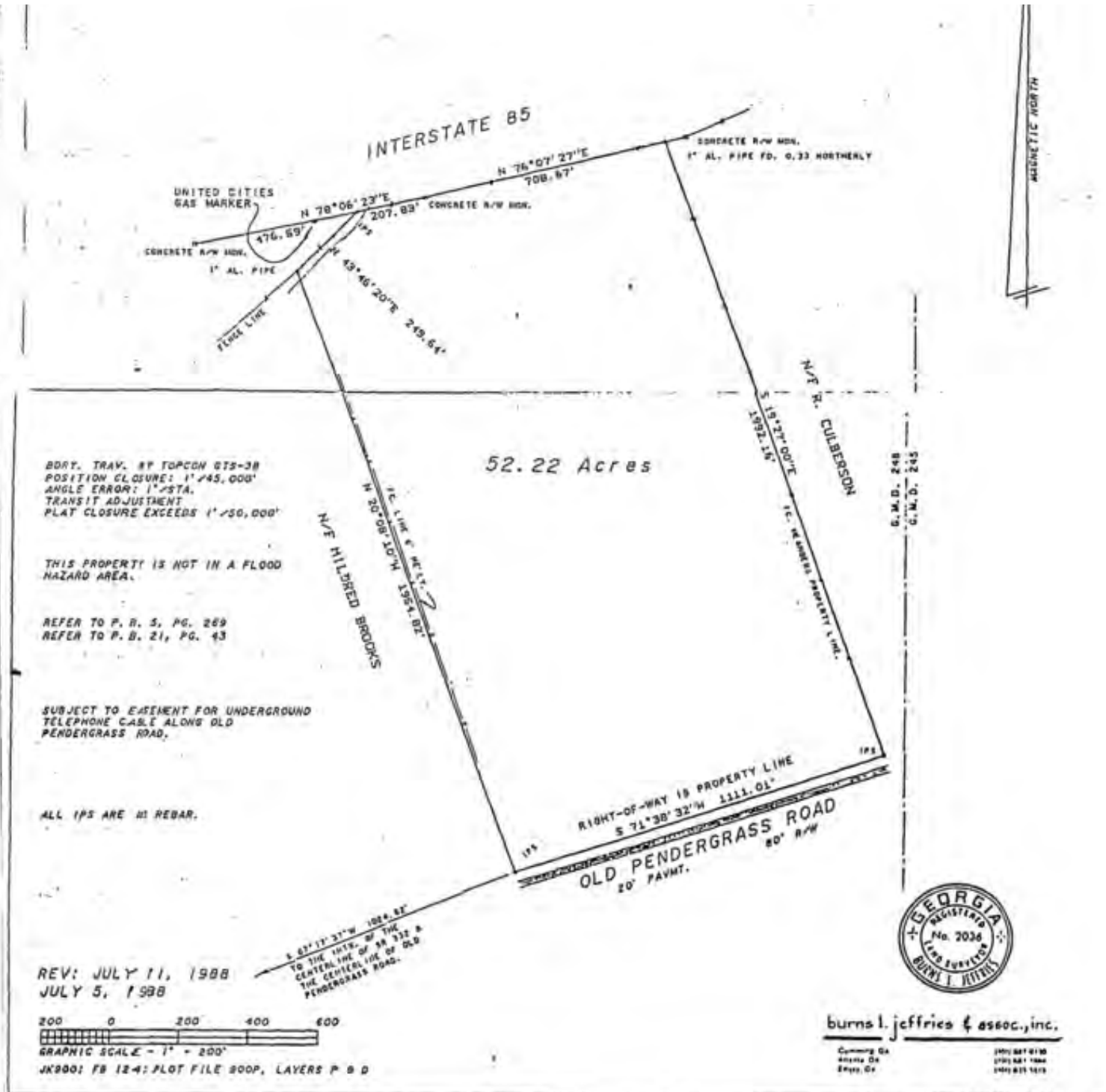
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SURVEY



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COUNTY GIS MAP



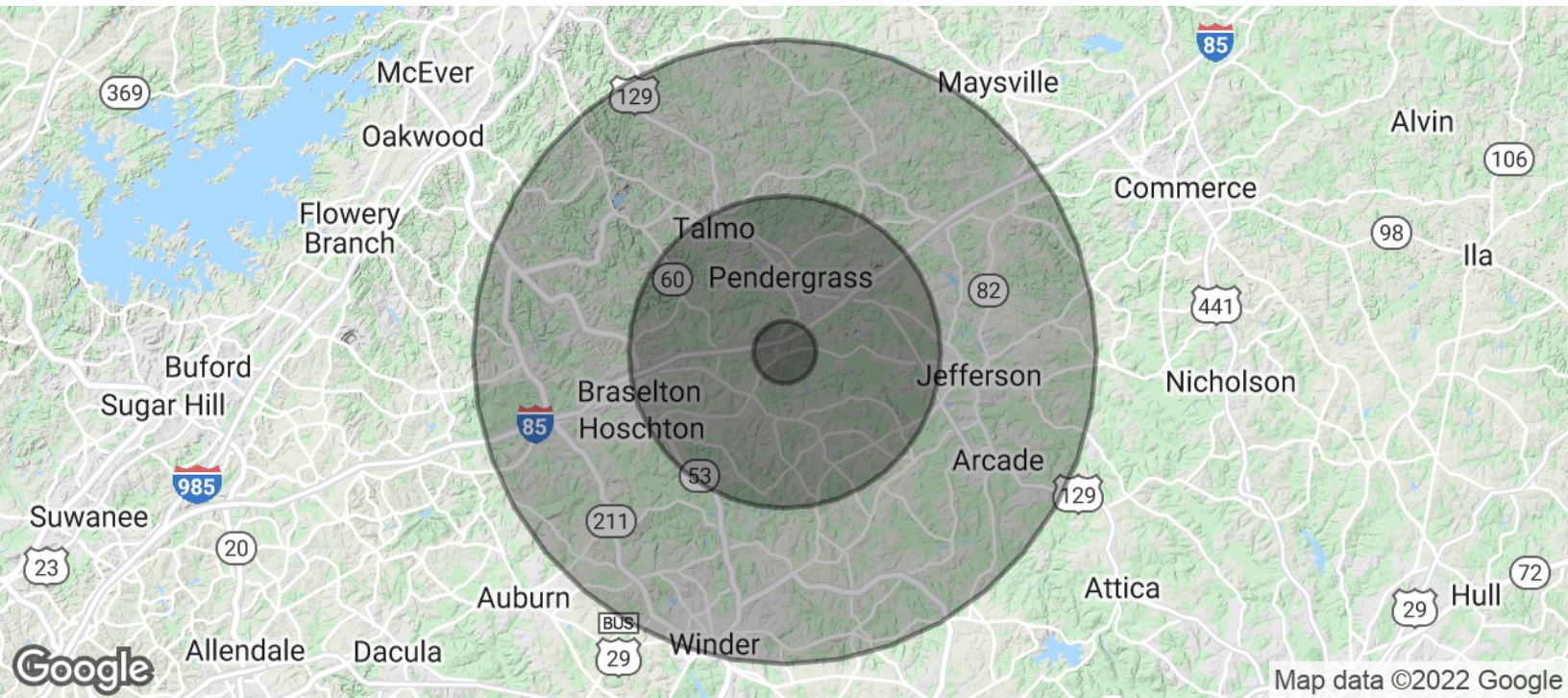
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,034	17,160	63,209
Average age	34.7	35.1	34.7
Average age (Male)	34.5	34.5	33.8
Average age (Female)	34.9	36.1	36.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	372	6,029	21,965
# of persons per HH	2.8	2.8	2.9
Average HH income	\$72,931	\$71,665	\$65,666
Average house value	\$217,741	\$218,388	\$208,387

* Demographic data derived from 2010 US Census

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