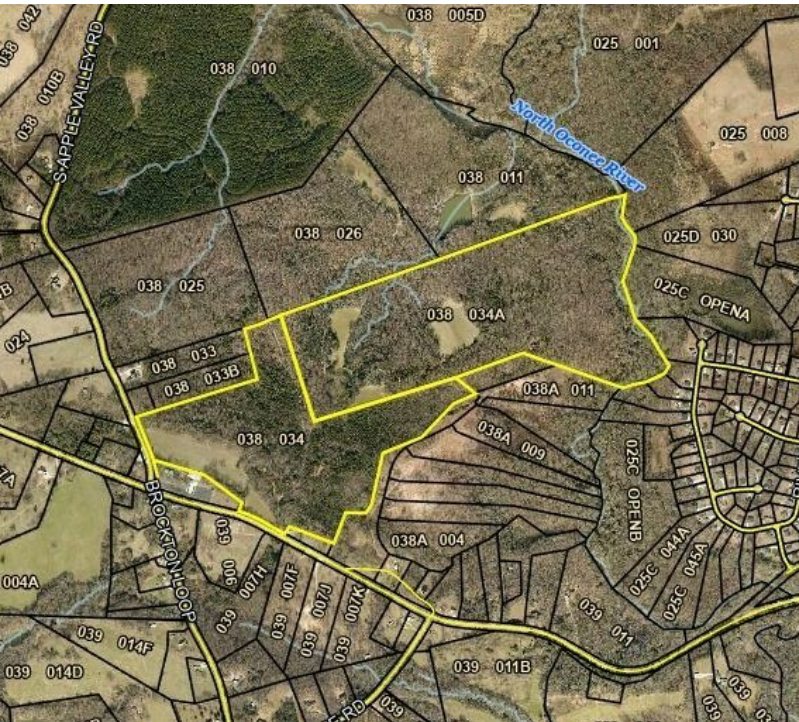


HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,059,500

Price / Acre	\$12,500
--------------	----------

Lot Size: 164.76 ± Acres

Lot Frontage: 506 ft Brockton Rd
455 ft Apple Valley Rd

Zoning: Agricultural (A2 & A3)

Market: Jackson County

Traffic Count: 2,480 Hwy 335

PROPERTY OVERVIEW

The property is well suited for a residential development or recreational tract. It's mostly wooded with a mix of hardwoods and pines. There is roughly 15 total acres in open pasture land in four different areas. The property has just under 2,500 ft of frontage on the North Oconee River with roughly 20 acres lying in the flood plain. There is a 30 ft access easement which runs through the property and a small cemetery is located on the property as well. The A3 zoned section allows 1.5 acre lots and the A2 zoned section allows 8 acre lots. The adjacent 90 acres is available as well.

LOCATION OVERVIEW

The property is located north east of the intersection of Hwy 335 (Brockton Rd) and Apple Valley Road with frontage on both roads. It's prime location between Jefferson, Commerce and Nicholson ensures accessibility to local amenities and service.

PROPERTY HIGHLIGHTS

- Beautiful large acreage tract with county water
- Great residential development or recreational property
- 2,500 ft of frontage on the North Oconee River
- Located between Jefferson, Commerce and Nicholson.

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.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

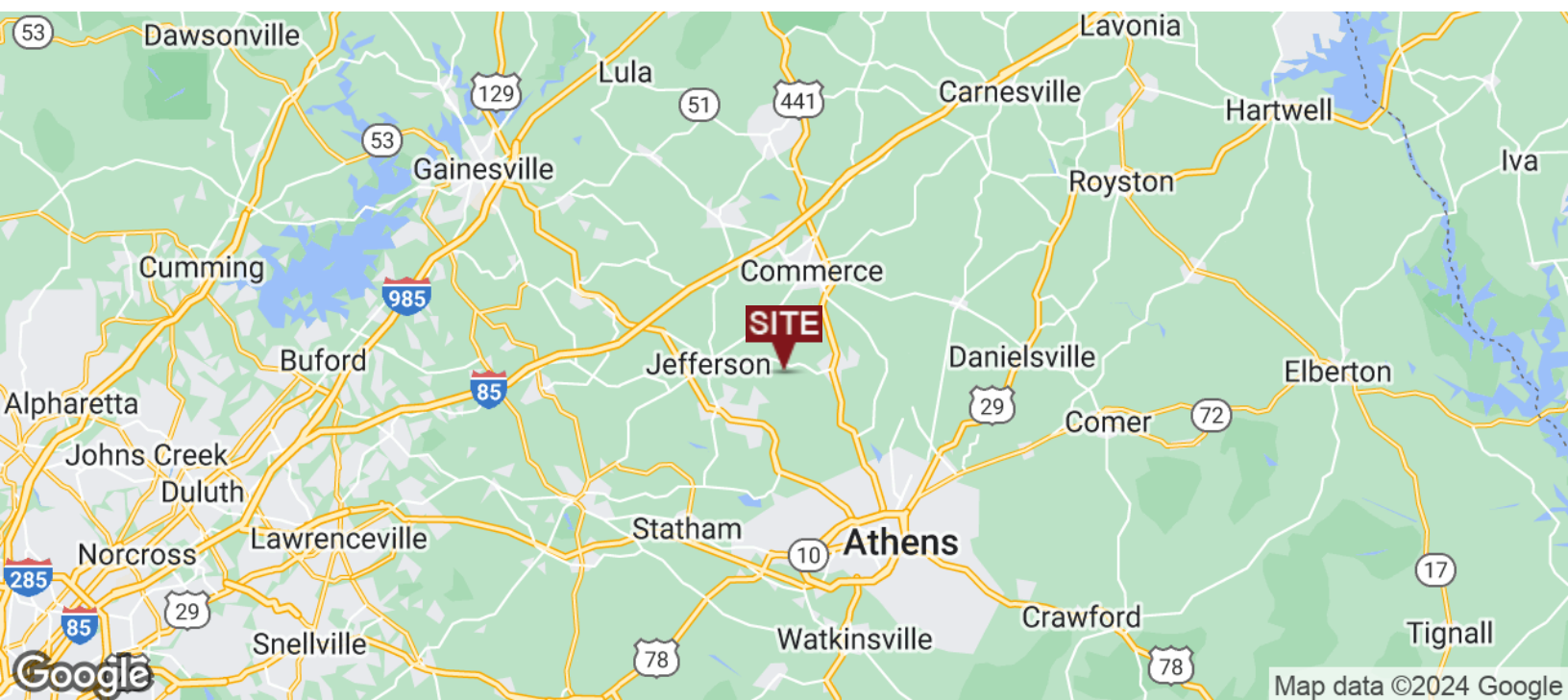
Revised: 7-16-2024

BROCKTON RD 164 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



LOCATION MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BROCKTON RD 164 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



AERIAL MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

BROCKTON RD 164 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



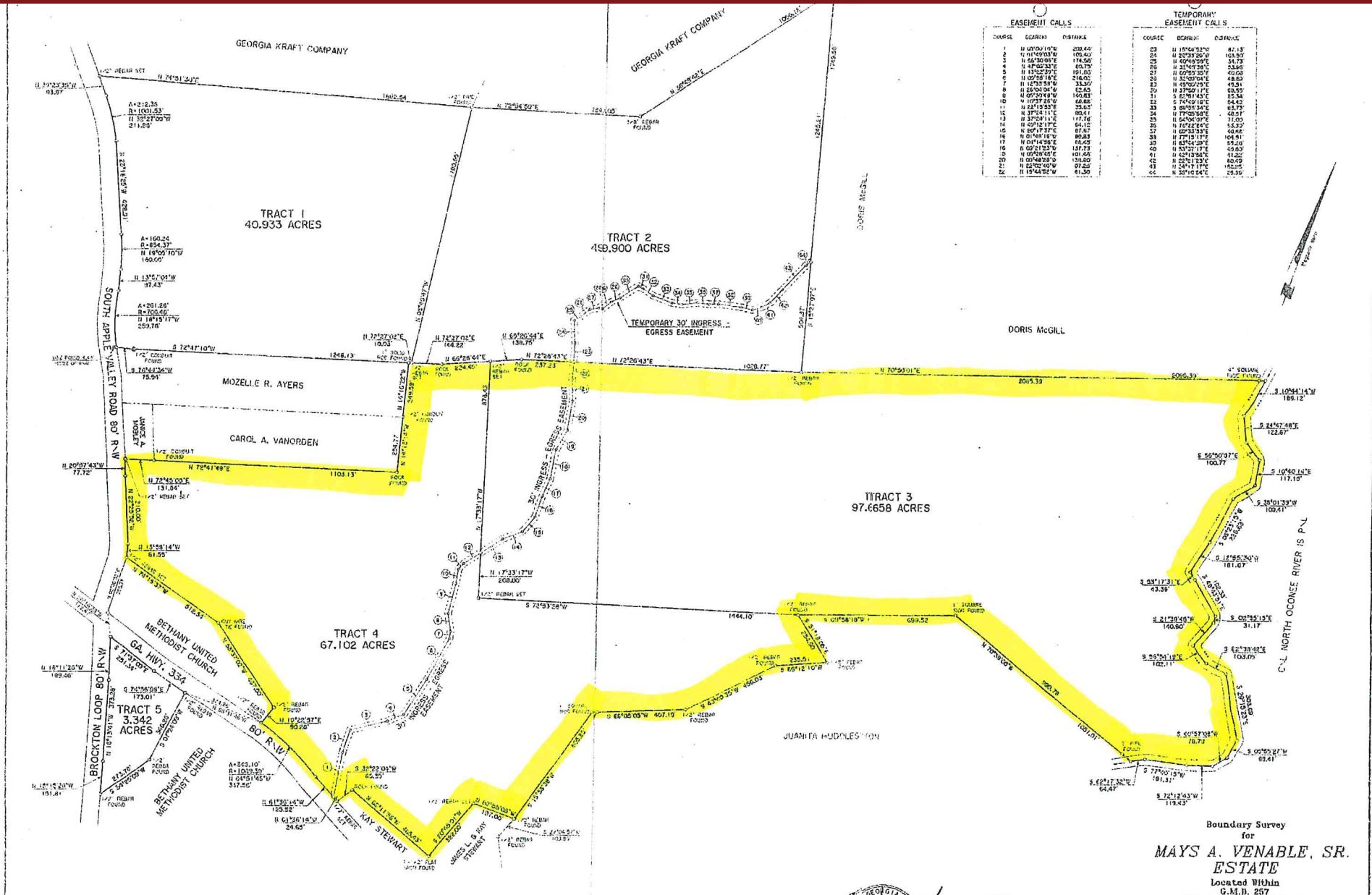
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

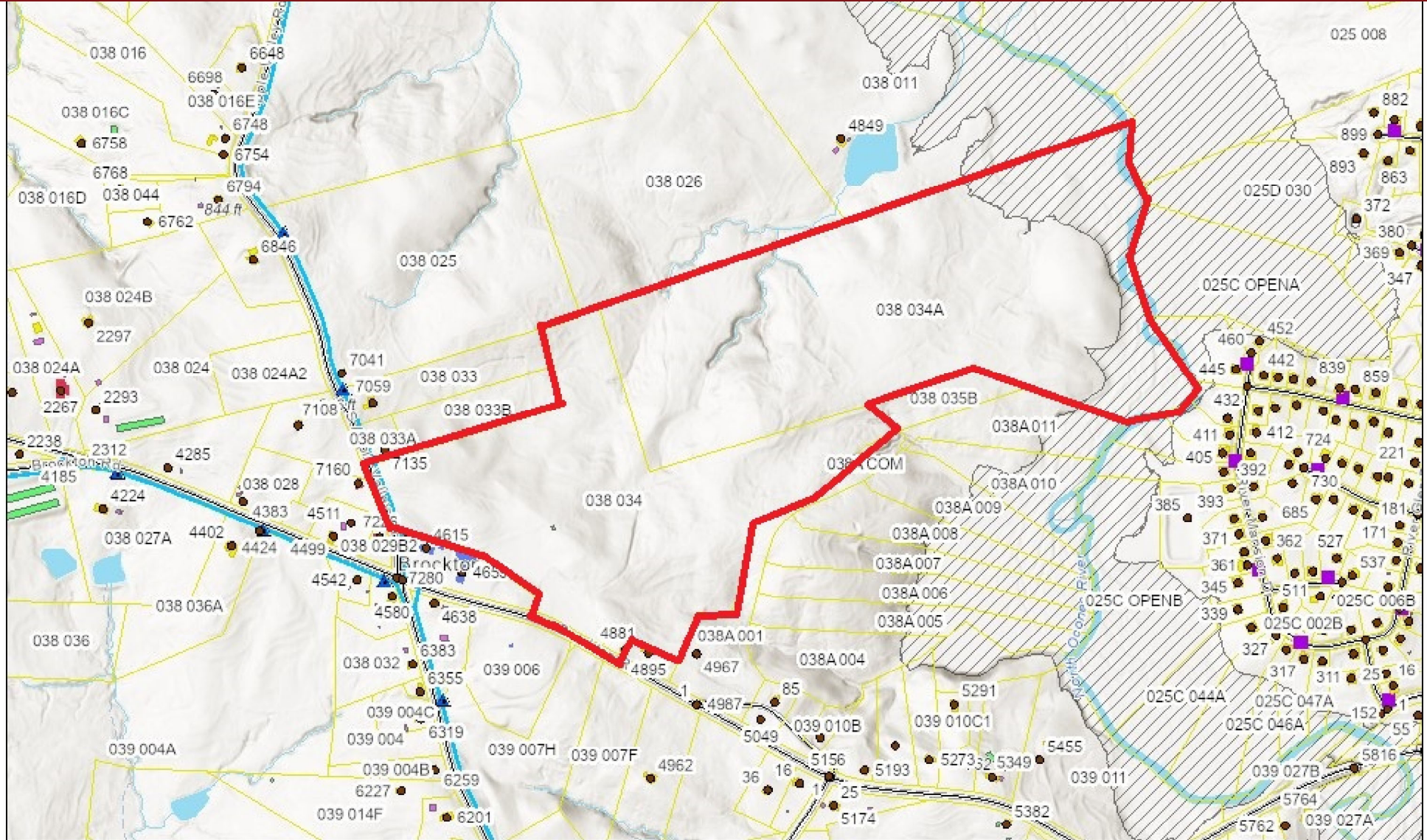
BROCKTON RD 164 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



0 0.07 0.15 0.3 mi

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

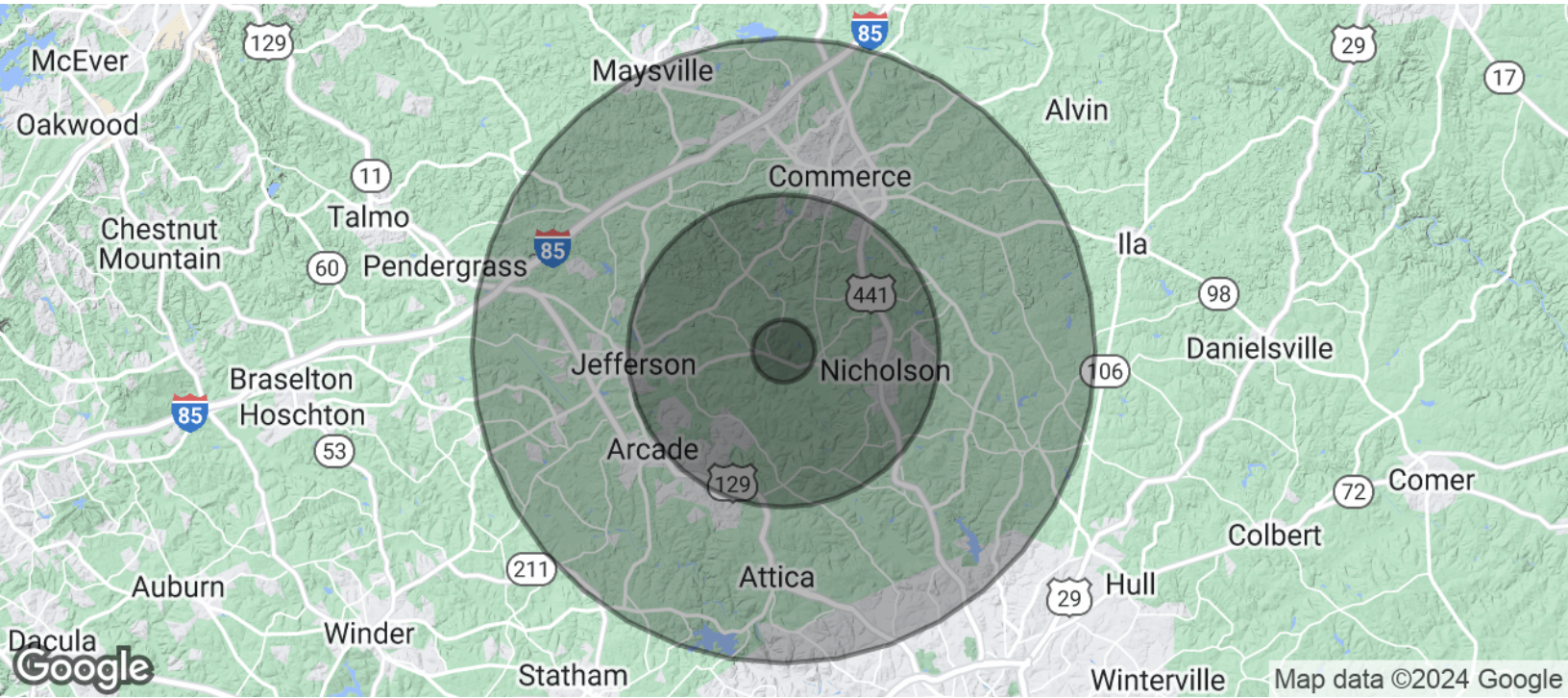
PDF WITH HEADER/FOOTER (L) *P6*

BROCKTON RD 164 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	263	14,440	81,391
Average Age	43	41	39
Average Age (Male)	42	40	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	98	5,031	28,739
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$86,726	\$84,383	\$89,192
Average House Value	\$454,490	\$411,833	\$354,973

Demographics data derived from AlphaMap

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com