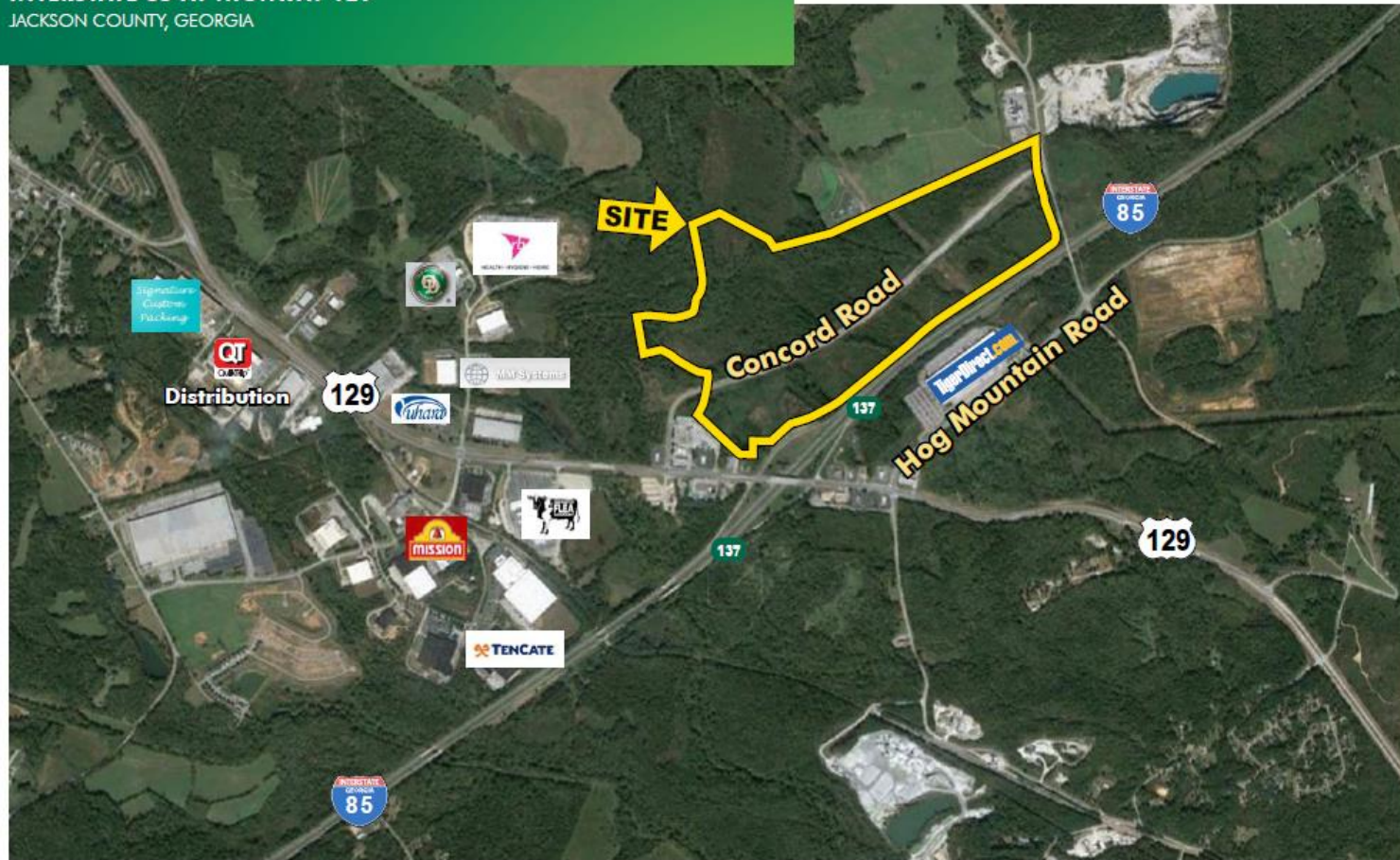


OFFERING MEMORANDUM

±231.72 ACRES

INTERSTATE 85 AT HIGHWAY 129

JACKSON COUNTY, GEORGIA





PROPERTY DESCRIPTION

CBRE is pleased to present the exclusive opportunity to acquire ±231.72 acres at the intersection of the Jefferson Bypass (Highway 129) and Interstate 85, Jackson County, Georgia, and direct expressway access.

+ **Property Size**
±231.72 acres.

+ **Location**
Highway 129 - Concord Road
Jefferson, Georgia
Jackson County

+ **Topography**
Rolling to partially graded

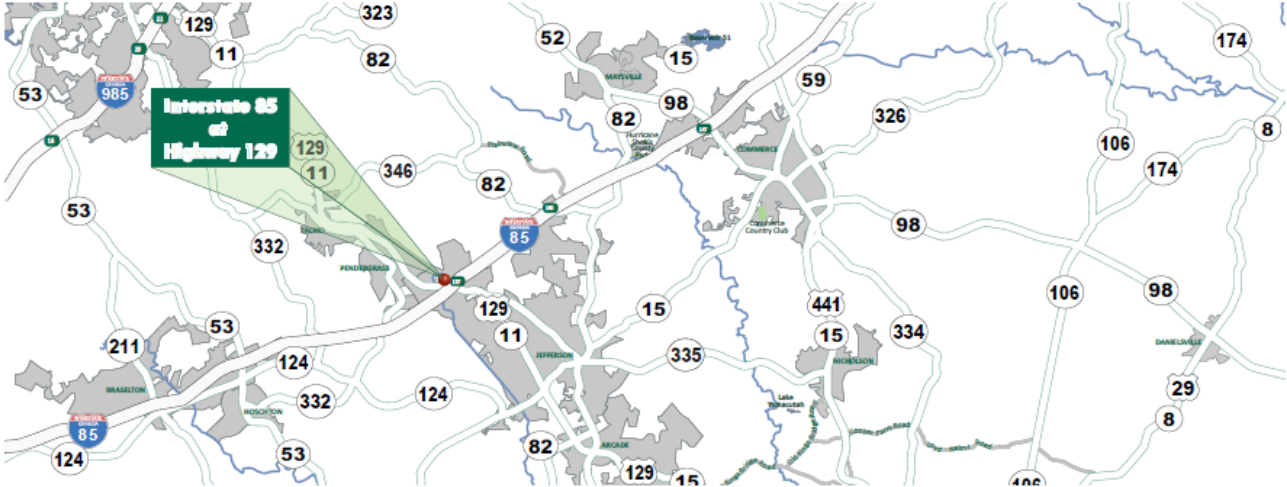
+ **Utilities**
All utilities available subject to independent verification

+ **Zoning**
C-2 and MF

+ **Improvements**
The site is partially graded with roadway infrastructure and services in place

+ **Frontage**
±4,025 feet or frontage along Interstate 85

+ **Price**
All offers considered





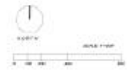
- INDUSTRIAL
- COMMERCIAL / OFFICE
- COMMERCIAL / RETAIL
- RESIDENTIAL



Conceptual Site Plan
Jefferson Tract
 Jefferson, Georgia

07 Sep 12

DEVELOPMENT SUMMARY			
SITE	ACRES +/-	USE	S.F./UNITS +/-
A	29.1	RIG BOX RETAIL	195,000
B	12.9	OFFICE PARK	137,000
C	19.5	RETAIL SHOPS	142,000
D	49.9	MULTI FAMILY	332
E	2.3	OFFICE CONDOS	15,000
F	5.6	OFFICE / DISTRIBUTION	54,000
G	10.8	OFFICE / DISTRIBUTION	154,000
H	24.1	OFFICE / DISTRIBUTION	350,000
I	10.1	OFFICE / DISTRIBUTION	109,000
J	1.8	OUT PARCEL	7,000
K	1.2	OUT PARCEL	5,000
L	1.2	OUT PARCEL	5,000
M	1.2	OUT PARCEL	5,000
N	1.4	OUT PARCEL	6,000
O	1.9	OUT PARCEL	7,500
P	12.4	OFFICE / DISTRIBUTION	134,000
Q	36.0	LIFESTYLE CENTER	260,000
TOTAL +/-	221.4		1,585,500





CONTACT US

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CBRE