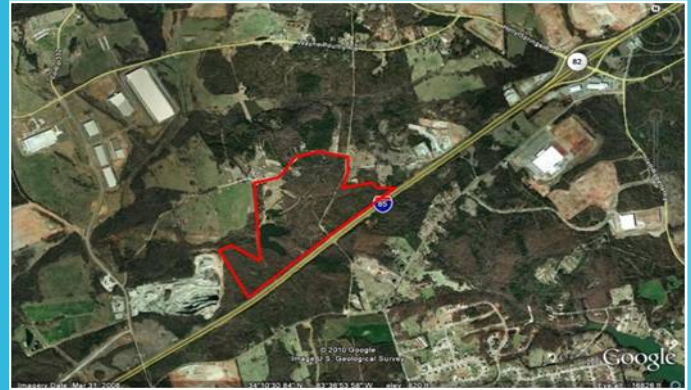


# JACKSON I-85 INDUSTRIAL PARK

Jefferson, GA 30549



**FOR SALE:**  
Jackson County Industrial  
Development Opportunity

## HIGHLIGHTS

- Located in Jackson County along one of the regions fastest growing industrial corridors in Georgia
- Exceptional frontage on Interstate I-85
- Quick Access to I-85 via Bill Wright Road to both southbound Exit 137, Hwy 129 and northbound Exit 140, Hwy 82
- Conceptual Land Plan indicates up to 1.8 Mil SF of industrial space

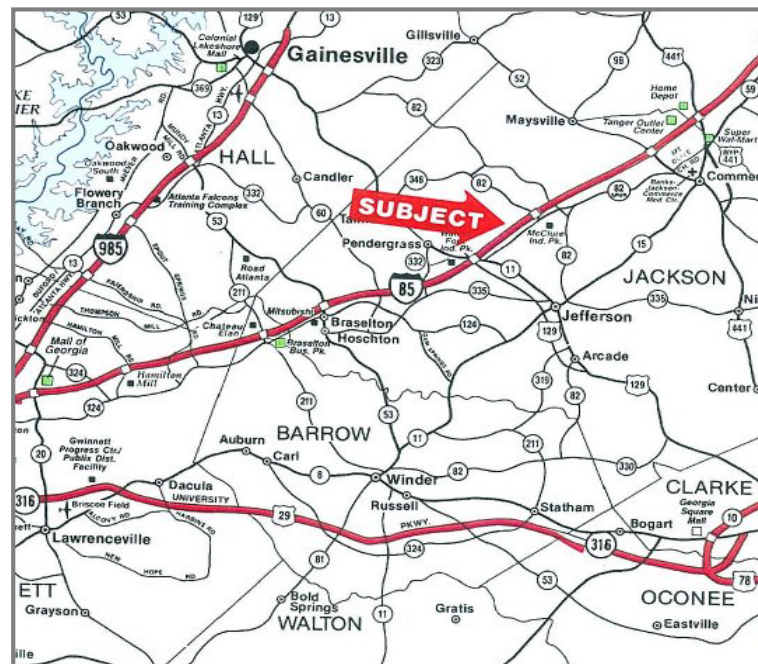
## PROPERTY

- Land Area: 203 Acres
- Zoning: Light Industrial
- Asking Price: \$29,500 per acre

## DEMOGRAPHICS

2016 Estimates	3 Mile	5 Miles	10 Miles
Population	2,869	13,472	67,412
No. Households (HH)	953	4,421	22,313
Avg HH Size	3.01	2.98	2.99
Median HH Income	\$58,932	\$58,197	\$53,982
No. Businesses	198	656	2,073
No. Employees	3,306	8,466	19,994
Employee/Residential Population Ratio	1.15:1	0.63:1	0.3:1

## MAP



For more information, please contact:



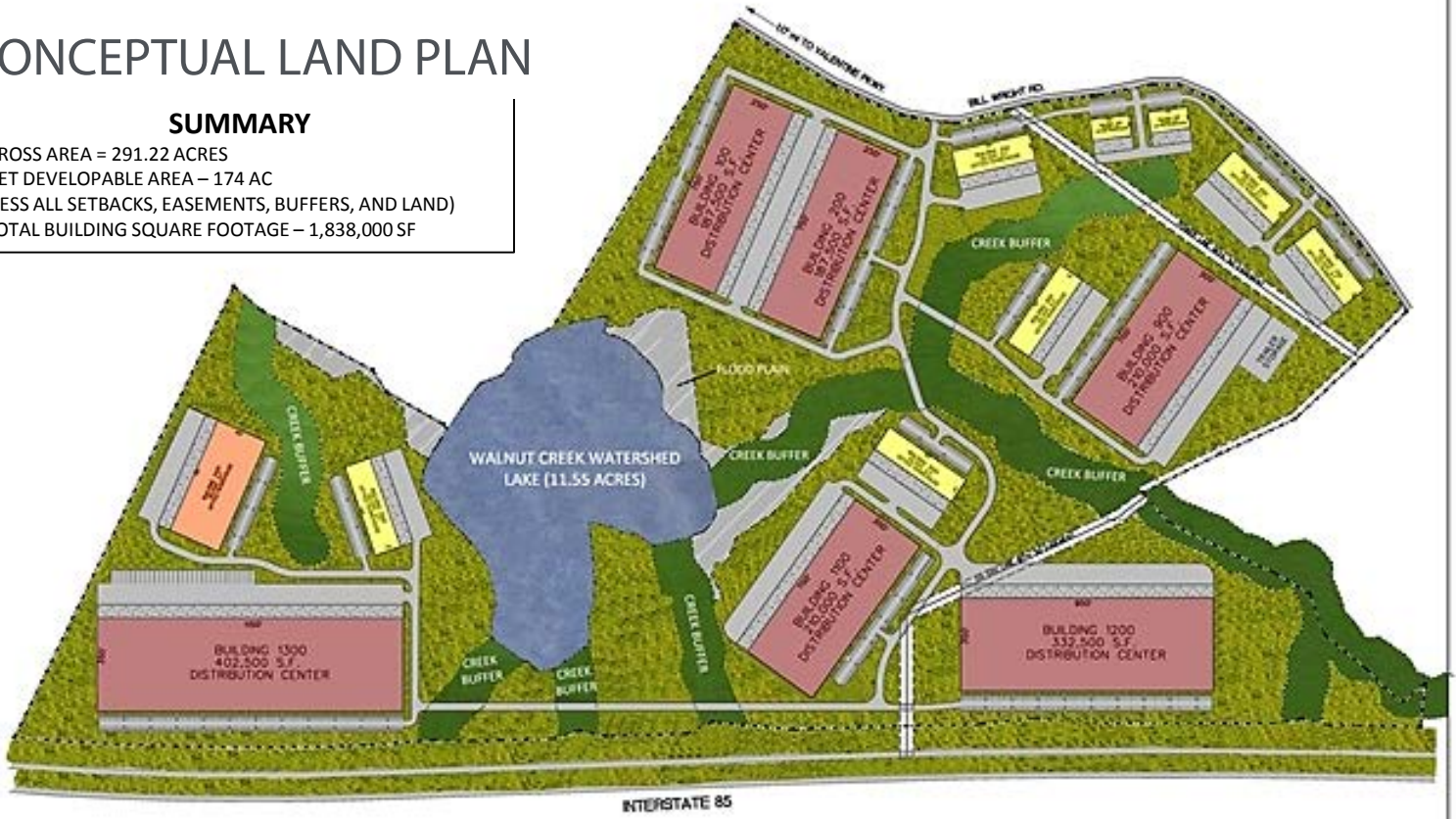
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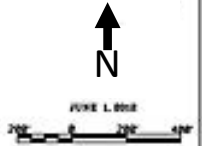
# CONCEPTUAL LAND PLAN

## SUMMARY

GROSS AREA = 291.22 ACRES  
 NET DEVELOPABLE AREA – 174 AC  
 (LESS ALL SETBACKS, EASEMENTS, BUFFERS, AND LAND)  
 TOTAL BUILDING SQUARE FOOTAGE – 1,838,000 SF



**JACKSON I-85 INDUSTRIAL PARK**  
 OWNER: MC JACKSON, LLC  
 MR. MARK LI  
 5705 COMMERCE BLVD.  
 ALPHARETTA, GEORGIA 30004  
 (770) 442-6616  
 BROKER: AVISON YOUNG  
 MR. PHIL BARRY  
 30 IVAN ALLEN JR. BLVD.  
 ATLANTA, GA 30308  
 (404) 865-3672



UTILITIES		INCENTIVES		TRANSPORTATION	
Water on site:	No	Jobs Tax Credit:	\$1250/Job	Nearest Interstate:	I-85
Water Main Size:	12 inches	Investment Tax Credit:	6%	Distance to Interstate:	3 miles
Sewer on Site:	No	Opportunity Zone:	No	Nearest Port 1:	Port of Savannah
Sewer Main Size:	15 in.	Loss Developed Census Tract:	No	Dist. To Port 1:	202 miles
Gas on Site:	No			Nearest Port 2:	Port of Charleston
Electric Provider:	Jackson EMC			Dist. to Port 2:	233 miles
				Nearest Intl Airport:	Hartsfield-Jackson Intl Airport
				Distance to Intl. Airport:	58 miles

For more information, please contact:



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