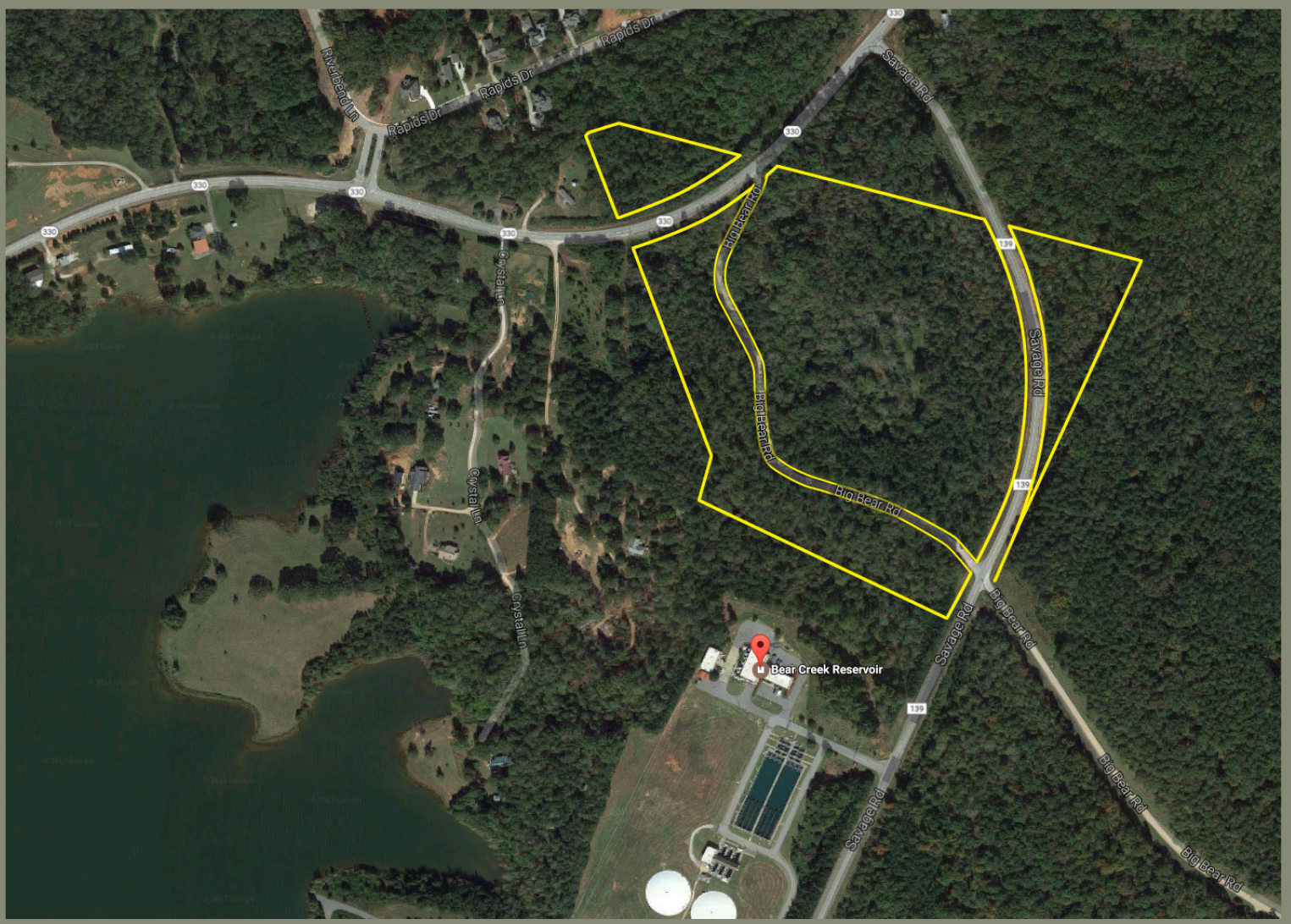


FOR SALE

32 Acres - Jackson County, Georgia



Richard S. Myrick, Jr.

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BULLOCK MANNELLY PARTNERS, INC.
beyond real estate

3445 Peachtree Road, Suite 650, Atlanta, GA 30326 | 404.264.2400 | www.bmpatl.com

32 Acres - Jackson County, Georgia

Executive Summary

Location:

Highway 330
Jackson County, Georgia

Size: 32 Acres

Price: \$320,000. (\$10,000/acre)

Zoning: Agricultural

Description: Property is level wooded land with extensive road frontage. It can be easily divided for multiple home sites and is mostly wooded with a mix of Pine and Hardwoods.

Schools: South Jackson Elementary, East Jackson Middle, East Jackson High

Area Amenities: The property is minutes from the public access to Bear Creek Reservoir offering boating and fishing. Athens is 14 miles from the property and Chateau Elan is located 22 miles away.

Uses: The property is best suited for residential use. There is already housing development in the immediate area and growth will come both from Athens to the east and from the west where there is active Jackson County development as a suburb of Metro Atlanta.

This information has been obtained from sources believed reliable. There is no guaranty, warranty or representation, expressed or implied, as to the accuracy of this information and is subject to errors, omissions, changes, other conditions and withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the condition and suitability of the property for your needs.

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1.6 Ac

3.6 Ac

8 Ac

19+/- Acres

Bear Creek Reservoir

Bear Creek Reservoir

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Location Overview

Jackson County

Jackson County is a business friendly, forward thinking and family oriented community that benefits from its strategic location in northeast Georgia, just an hour northeast of Atlanta.

Location

Jackson County is located on I-85 with five interchanges and multiple state highways within its borders. The county is situated just outside of the Atlanta MSA, adjacent to the Gainesville and Athens-Clarke County MSAs, and just an hour from Greenville, South Carolina. This accessible location allows businesses to have direct access to both national and international markets through the interstate system, highway system, railways, ports and Atlanta's Hartsfield-Jackson International Airport. Jackson County is an important center for the industrial and distribution market serving northeast Georgia and is home to twenty business/industrial parks.

Economic Development

Economic development in Jackson County is thriving and the County has recently had several new business starts and expansions. Hubbell Incorporated, an international manufacturer of electrical and electronic products for a broad range of non-residential and residential construction, industrial and utility applications, will open a new facility and create 100 jobs in Jefferson, Georgia. Industry giant Amazon will open a 600,000-square-foot fulfillment center and create more than 500 full-time jobs in the Braselton area. Williams-Sonoma will occupy a 1-million-square-foot distribution center in Braselton, as the company retools its supply chain to be closer to Southeast customers. Japan-based Takeuchi located its US Headquarters with training and parts distributions operations in Pendergrass, Georgia in 2004 and will expand its campus with a new distribution facility. Takeuchi competes in the compact equipment industry.

Retail

Jackson County's robust industrial market employs many in the local community, and provides consumers for the retail market in the county. The top ten employers in Jackson County alone employ almost 7,000 individuals. Large commercial centers such as Tanger Outlets are able to take advantage of this large consumer base, but are also able to attract thousands of customers from all over northeast Georgia and northwest South Carolina as the result of Jackson County's exceptional transportation network.

Location Overview

Schools

The public school systems within the county are ranked among the top 20 in Georgia with higher education access to major colleges, universities and technical schools. Jackson County produces quality employees who are well-trained and well-educated. In July 210, Jackson County was designated a Georgia Certified Work Ready Community. Certified Work Ready communities have the skilled workforce that business demands and the educational infrastructure to drive economic growth and prosperity.

Quality of Life

Jackson County has quality neighborhoods, recreational venues, exceptional hospitals and numerous historical landmarks to serve the residents. The 2016 population estimate for the county is over 64,000 residents, up from approximately 60,000 in 2010.

Barrow, Clarke, Jackson, and Oconee Counties in Northeast Georgia are among the fastest growing in the nation. In a model of cooperation, leaders of these four counties joined forces to construct a reservoir and accompanying treatment plant. Their efforts, recognized on the state and federal levels, are critical to providing a water supply to meet existing and future needs. The Bear Creek Reservoir includes some 505 acres and has storage volume of five billion gallons. In addition to serving the water needs, the reservoir provides recreational activities in the form of fishing, picnicking and boating. Public parking and a quality paved boat ramp are available on Hwy. 330.



Boat Ramp on nearby Bear Creek Reservoir

Area Services

Schools

- Public
 - South Jackson Elementary
 - East Jackson Middle
 - East Jackson Comprehensive High
- Private
 - Athens Academy
 - Hope Christian Academy
 - Jackson Trail Christian
 - Monsignor Donovan Catholic High
 - Prince Ave Christian
 - St. Joseph Catholic School
 - Timothy Christian Academy
 - Waseca Learning Environment

Utilities

- AT&T
- Jackson EMC
- DirecTV
- Dish Network
- Comcast (Cable)
- Georgia Power

Grocery Stores

- Statham Farmer's Market
- Publix at Athens Pointe
- Ingles Market
- Trader Joe's Kroger

Big Box Retailers

- Sam's Club
- Target
- Walmart
- Home Depot
- Lowe's

Healthcare

- Athens Regional First Care
- Athens Regional Physician
- Northeast GA Medical Center

Recreation

- Ben Burton Park
- Bogart Sports complex
- Fort Yargo State Park
- Jennings Mill Golf Course
- Pine Hills Golf Course
- The Chimneys Golf Course
- Reunion Golf
- Chateau Elan Golf

Jackson County - Top Employers

Employer	Industry	# of Employees
Carter's/OshKosh	Distribution - Baby Clothes	1,200
Wayne Farms LLC	Agriculture - Poultry Processing	1,100
Bed Bath & Beyond	E-Fulfillment - Home Furnishings	1,055
Kubota Industrial Equipment Corp.	Manufacturing - Farm Machinery	1,050
HomeGoods	Distribution - Home Furniture	750
TD Automotive Compressor	Manufacturing - Air & Gas Compressors	650
Mission Foods	Manufacturing - Food Preparations	490
Jackson EMC	Public Utilities - Electric Services	430
Northridge Medical Center	Services - Hospital	422
Baker & Taylor Inc.	Distribution - Books, Periodicals, Newspapers	400
Toyota Industrial Compressors	Manufacturing - Automotive Supplier	350
Roper Pump Co.	Manufacturing - Pumps & Pumping Equipment	325
TenCate Geosynthetics	Manufacturing - Textiles	300
Mayfield Dairy Farms	Manufacturing - Milk	235
Pro View Foods	Distribution - Fresh Fruits & Vegetables	183
Kroger	Retail Trade - Grocery Store	180
Southeast Toyota Distributors	Distribution - Automobiles	180
Ollie's Bargain Outlet	Distribution - Discount Products	175
Buhler Quality Yarns Corp.	Manufacturing - Yarn Spinning Mill	160
Resilux America	Manufacturing - PET Preforms & Bottles	152
Huber Engineered Woods	Manufacturing - Wood Products	150
Athens Stonecasting Corp.	Distribution - Brick, Stone & Related Material	130
Shiloh Industries	Manufacturing - Automotive Supplier	127
Reckitt Benckiser	Distribution - Hygiene Products	110
Barrette Outdoor Living	Distribution - Decorative Fencing & Railing	105
Country Charm Egg Distributors Inc.	Distribution - Poultry & Poultry Products	100
QuikTrip Distribution Inc.	Manufacturing - Food Preparations	100
Whole Foods Market	Distribution - Grocery Stores	100