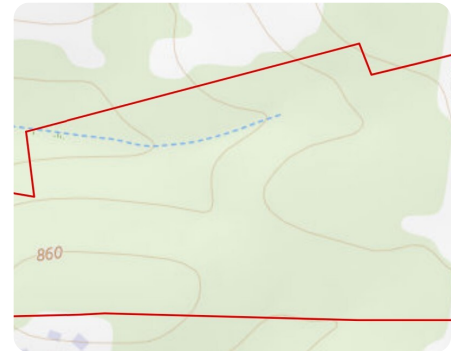


UNDER CONTRACT



Jefferson Development Site

60.32 +/- Acres (\$23,210/acre) | Jackson County, GA | \$1,400,000



ADDRESS

0 Highway 82 North
Jefferson, GA 30549

LOCATION

From I-85 take Exit 140 onto Highway 82. Travel south towards Jefferson. After appx 4 miles, then property is on the right (and left).

PROPERTY SUMMARY

This exceptional investment opportunity in Jefferson, GA (Jackson County) is just 3.5 miles from I-85. This expansive property boasts appx 1200 feet of frontage on Hwy 82 North, strategically positioned only 3 miles from the rapidly expanding Jefferson city center. Conveniently situated in the heart of the I-85 corridor, this tract is roughly 1 hour from Atlanta and 30 minutes from both Gainesville and Athens. Public water and high-speed internet are readily available. Currently zoned A-2 (Agricultural). The site is mostly to gently sloping topography, and is currently growing timber, including a mix of regenerative pines and mature hardwoods. This property presents a rare opportunity to capitalize on the burgeoning growth of Jefferson, GA, and the surrounding region. Whether you're looking to develop residential housing or capitalize on future commercial ventures, this tract offers endless possibilities in one of Georgia's most promising areas.

nationalland.com/listing/jefferson-development-site



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