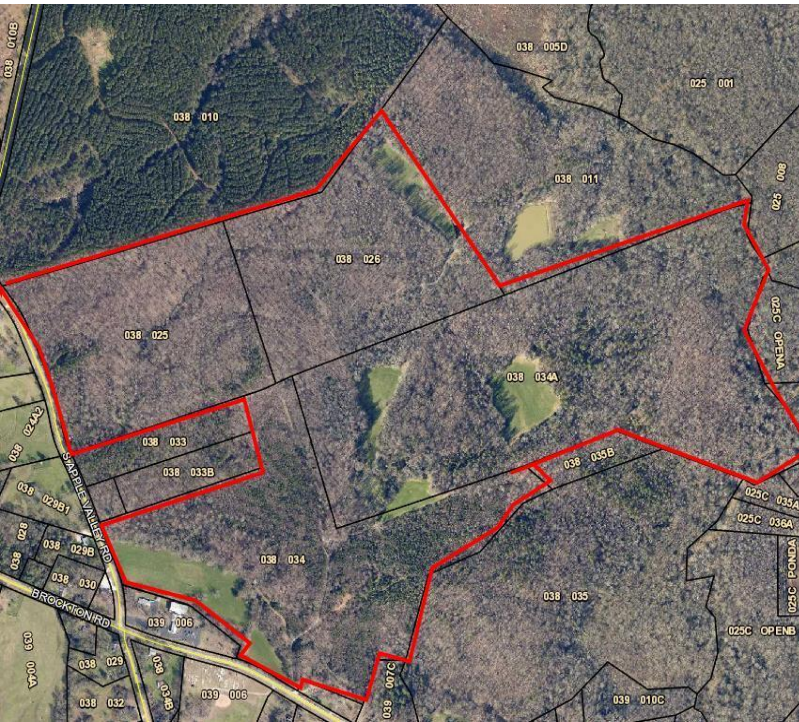


# BROCKTON RD 255 ACRES

HWY 335 & APPLE VALLEY RD, JEFFERSON, GA 30549



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,530,341
Price / Acre	\$9,900
Lot Size:	255.59± Acres
Lot Frontage:	480 ft Brockton Rd 1,680 ft Apple Valley Rd
Zoning:	Agricultural (A2 and 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 18 total acres in open pasture land in five 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.

### 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.

### PROPERTY HIGHLIGHTS

- Beautiful Large Acreage Tract
- Great residential development or recreational property
- 2,500 ft of frontage on the North Oconee River
- Located between Jefferson and Commerce.

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.

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Revised: 5-10-2023

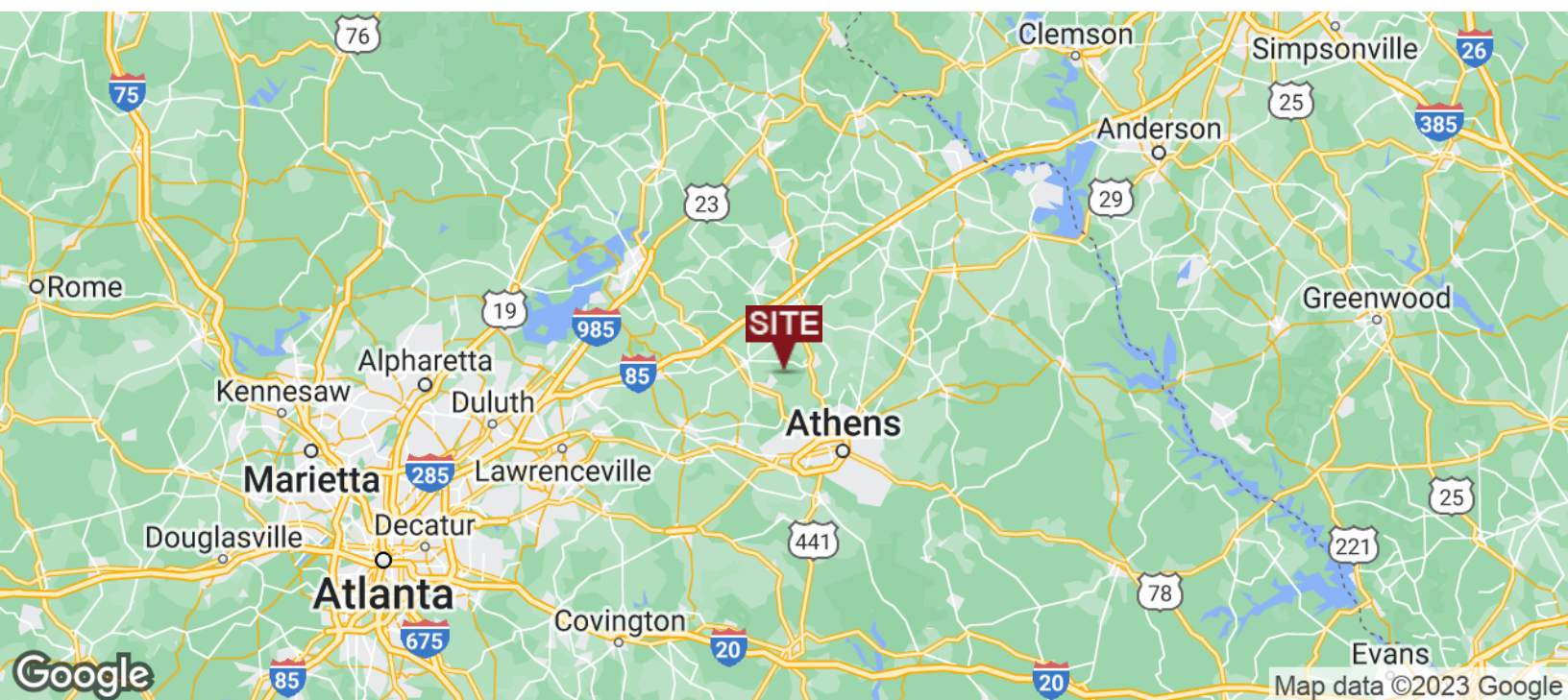


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## LOCATION MAP



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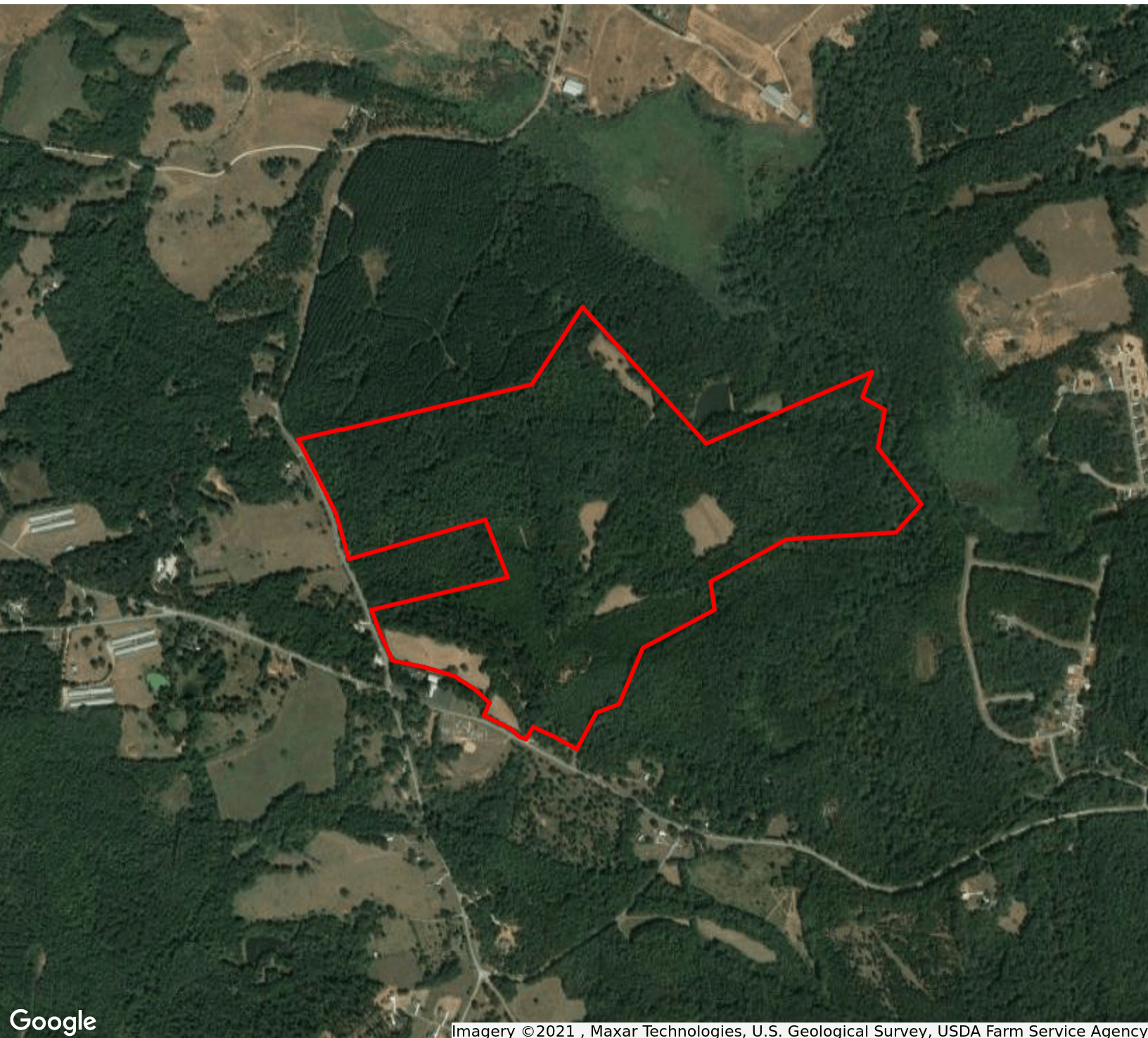


# BROCKTON RD 255 ACRES

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## AERIAL MAP



Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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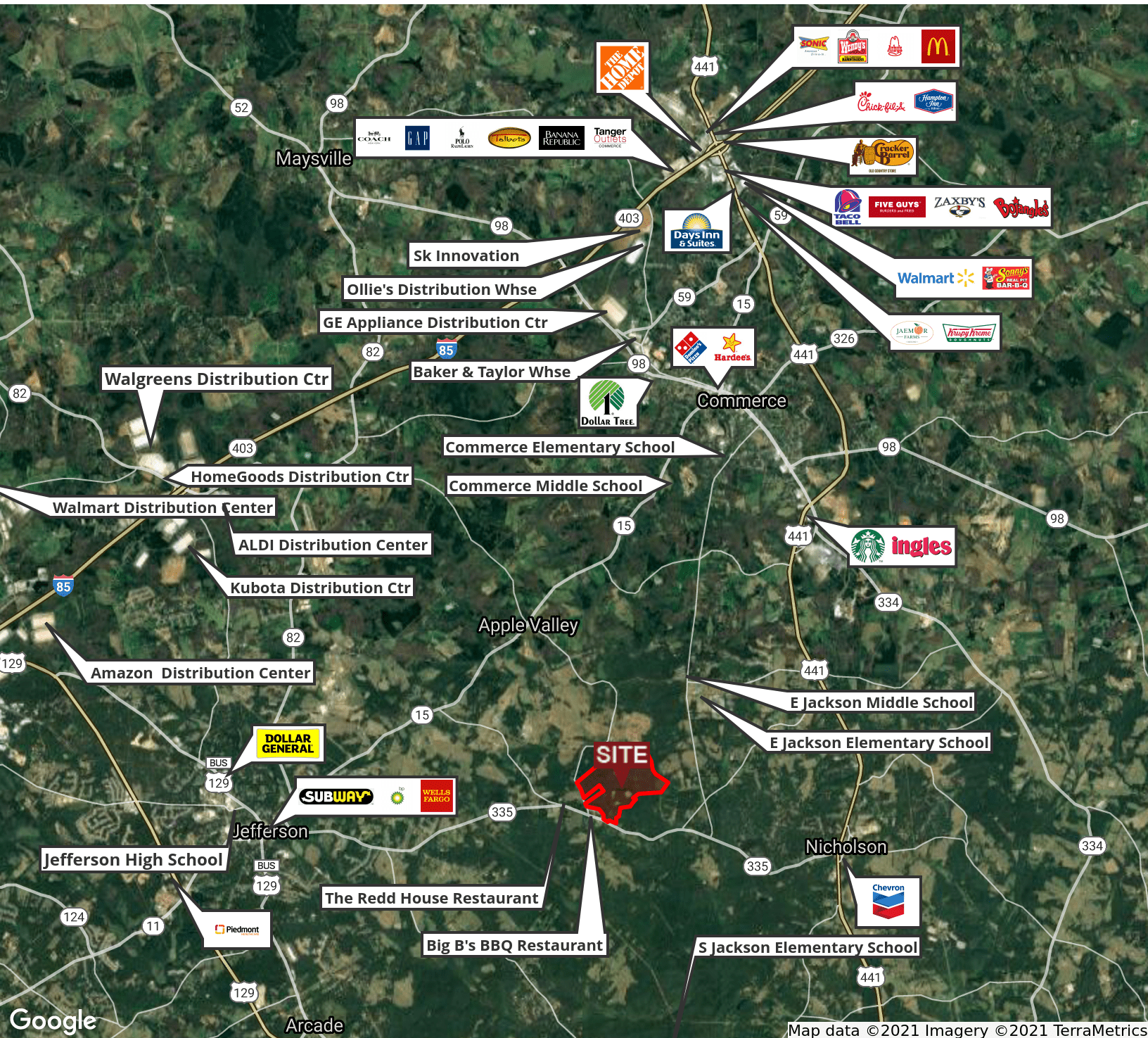


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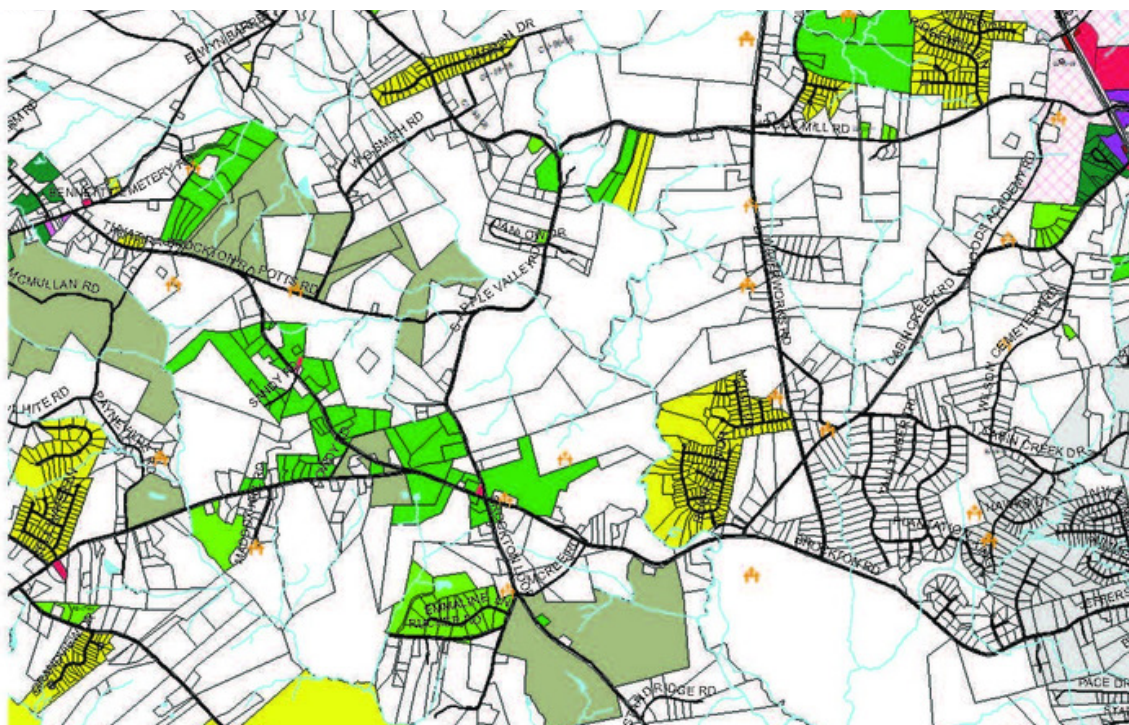
## RETAILER MAP



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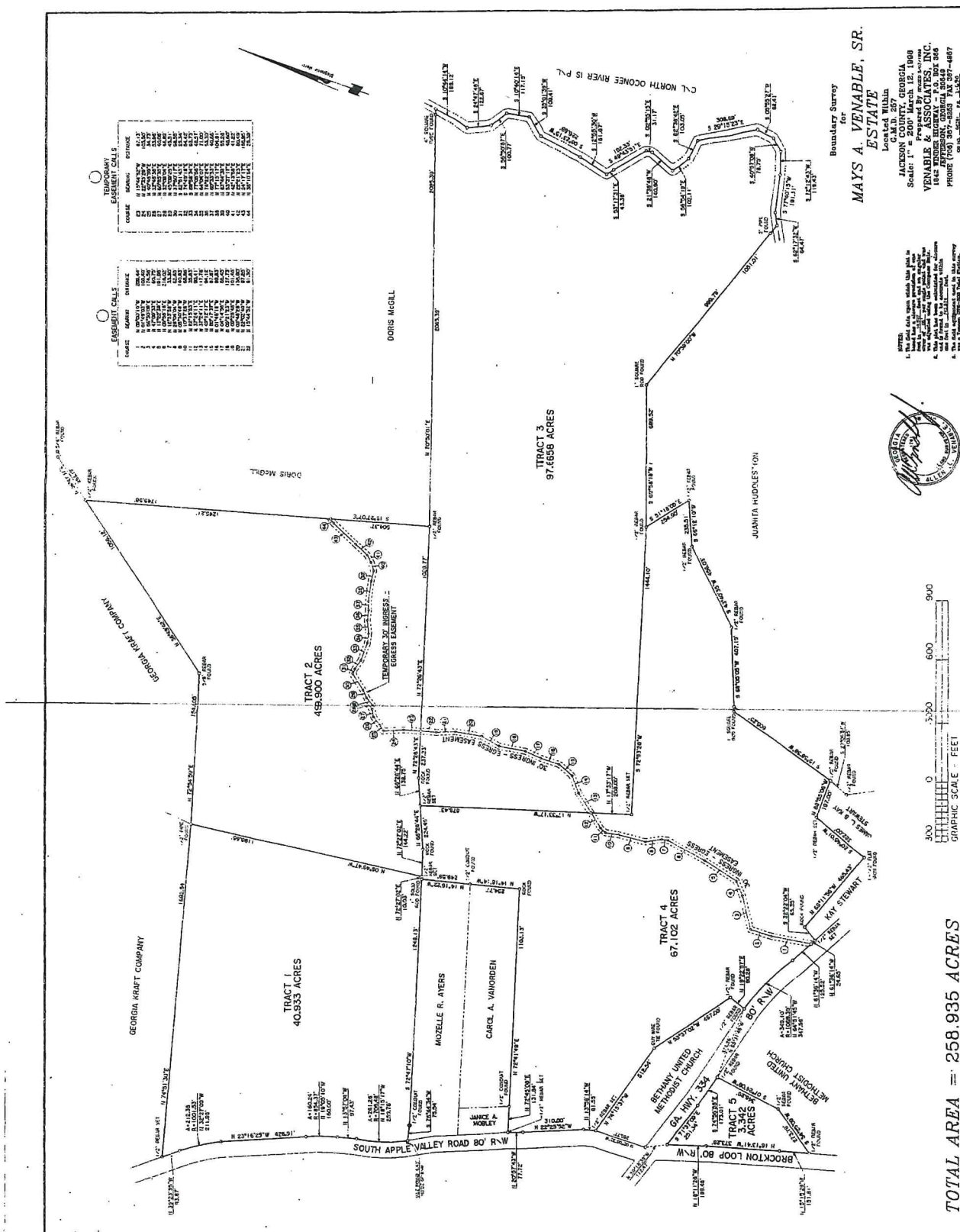
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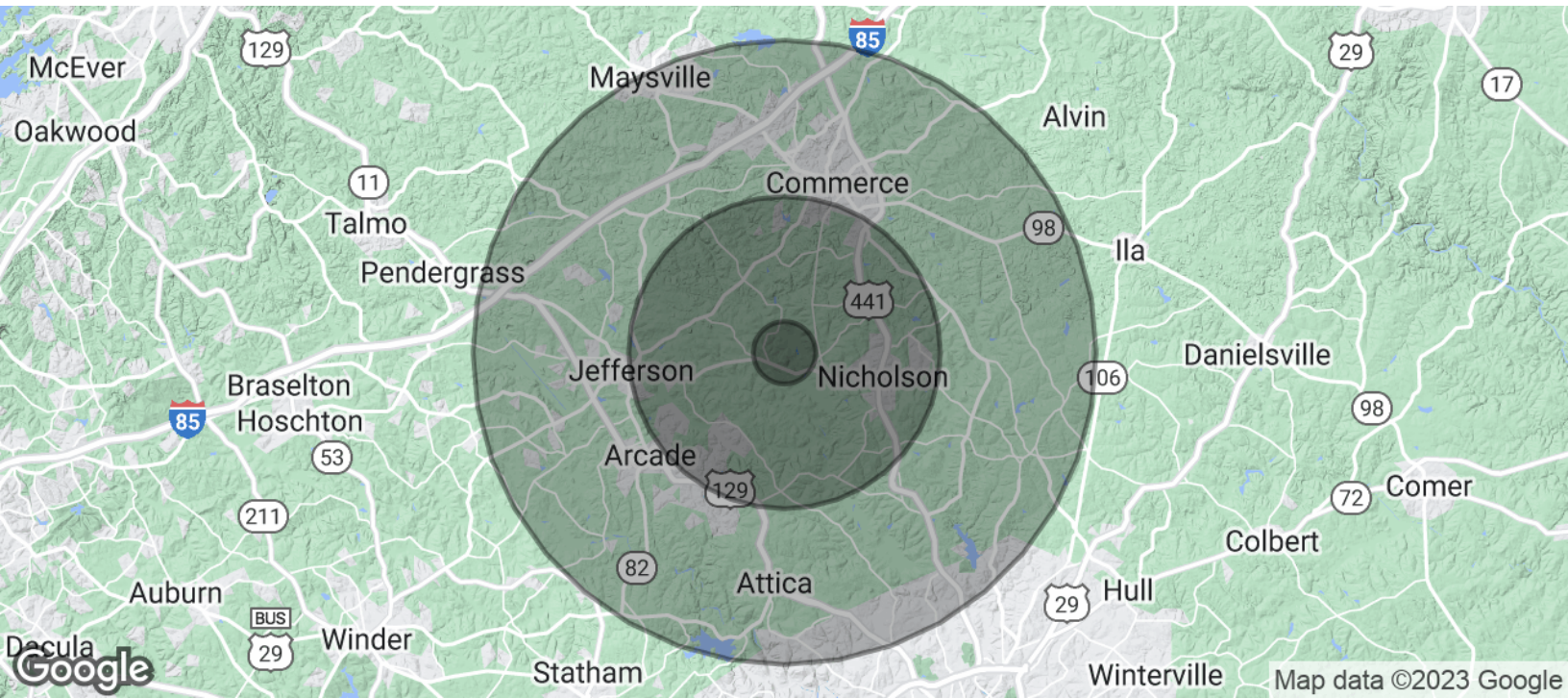
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# BROCKTON RD 255 ACRES

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	396	10,543	60,747
Average age	37.6	36.7	35.4
Average age (Male)	36.9	35.0	33.9
Average age (Female)	38.5	38.8	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	144	3,884	22,195
# of persons per HH	2.8	2.7	2.7
Average HH income	\$56,682	\$53,720	\$57,754
Average house value	\$195,057	\$191,066	\$198,766

\* Demographic data derived from 2020 ACS - US Census

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