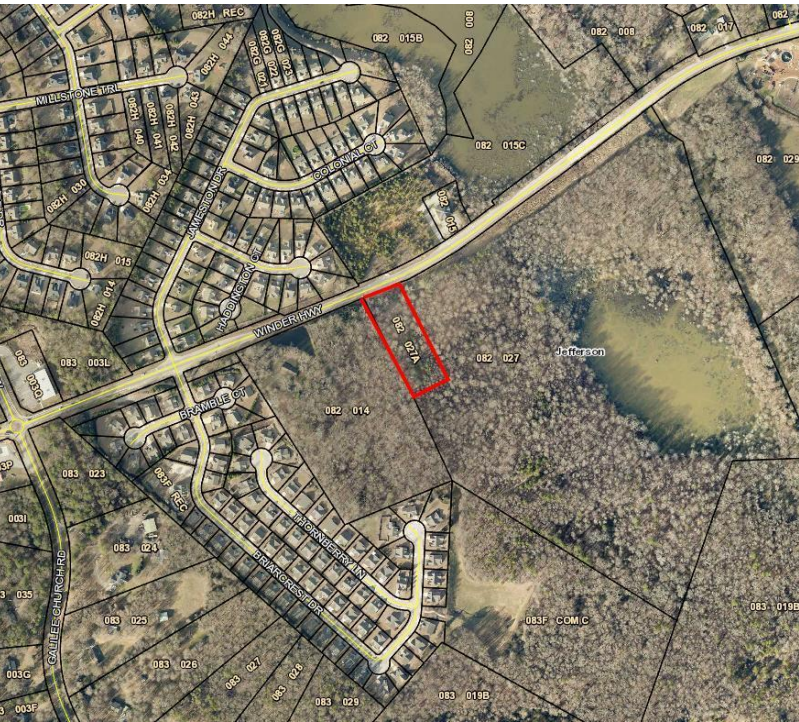


WINDER HWY, JEFFERSON, GA 30549



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$275,000

Lot Size: 2.0 ± Acres

Lot Frontage: 175 ft Winder Hwy

Zoning: C-2 Commercial

Market: Jefferson - Jackson County

Traffic Count: 13,400 Winder Hwy
6,480 Ga Hwy 124

PROPERTY OVERVIEW

Excellent commercial site located on Winder Hwy less than a 1 mile from Ga Hwy 129. High growth area. Vacant wooded lot, gently rolling, with access to water, gas & sewer. Excellent location surrounded by numerous residential subdivisions.

LOCATION OVERVIEW

Located on Winder Hwy 11, less than a mile from Hwy 124 and approximately 1 mile to US Hwy 129.

PROPERTY HIGHLIGHTS

- Frontage on Winder Hwy
- High growth area
- High traffic count
- Access to utilities
- Surrounded by numerous residential subdivisions

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.

GRANT WHITWORTH
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Revised: 3-29-2023

WINDER HWY TRACT, 2.0 ac

WINDER HWY, JEFFERSON, GA 30549



LOCATION MAP



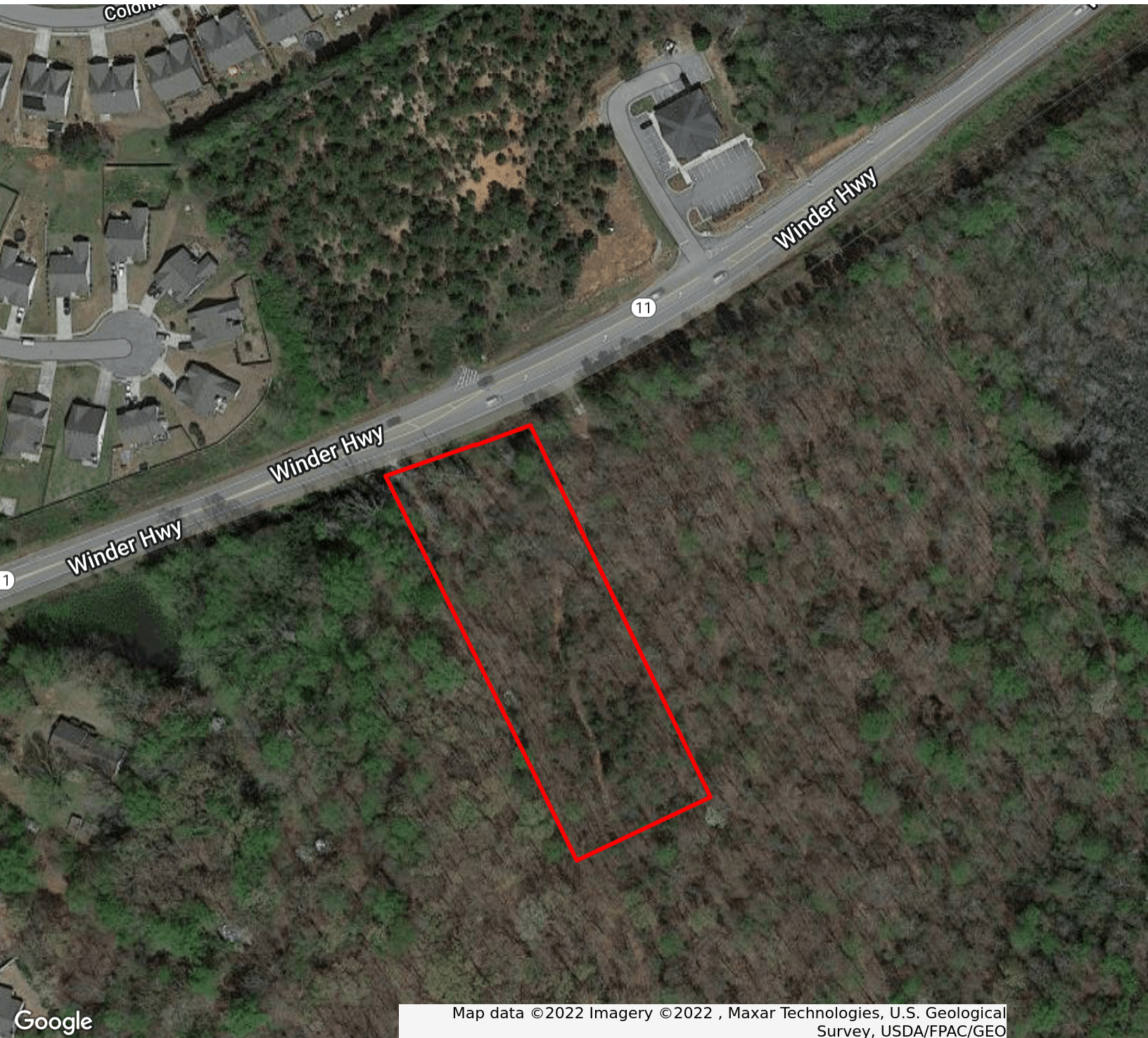
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WINDER HWY TRACT, 2.0 ac

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AERIAL MAP



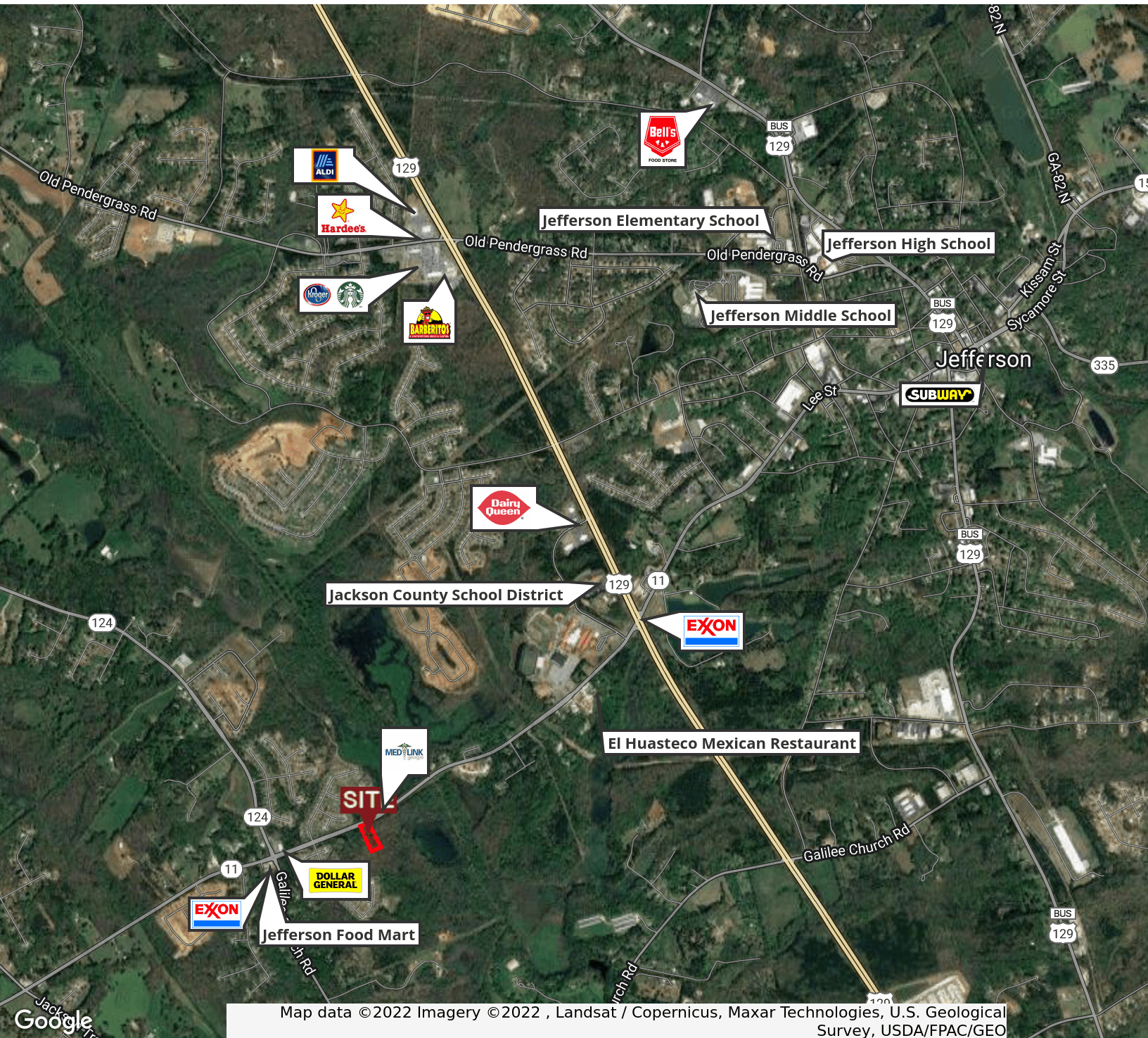
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WINDER HWY TRACT, 2.0 ac

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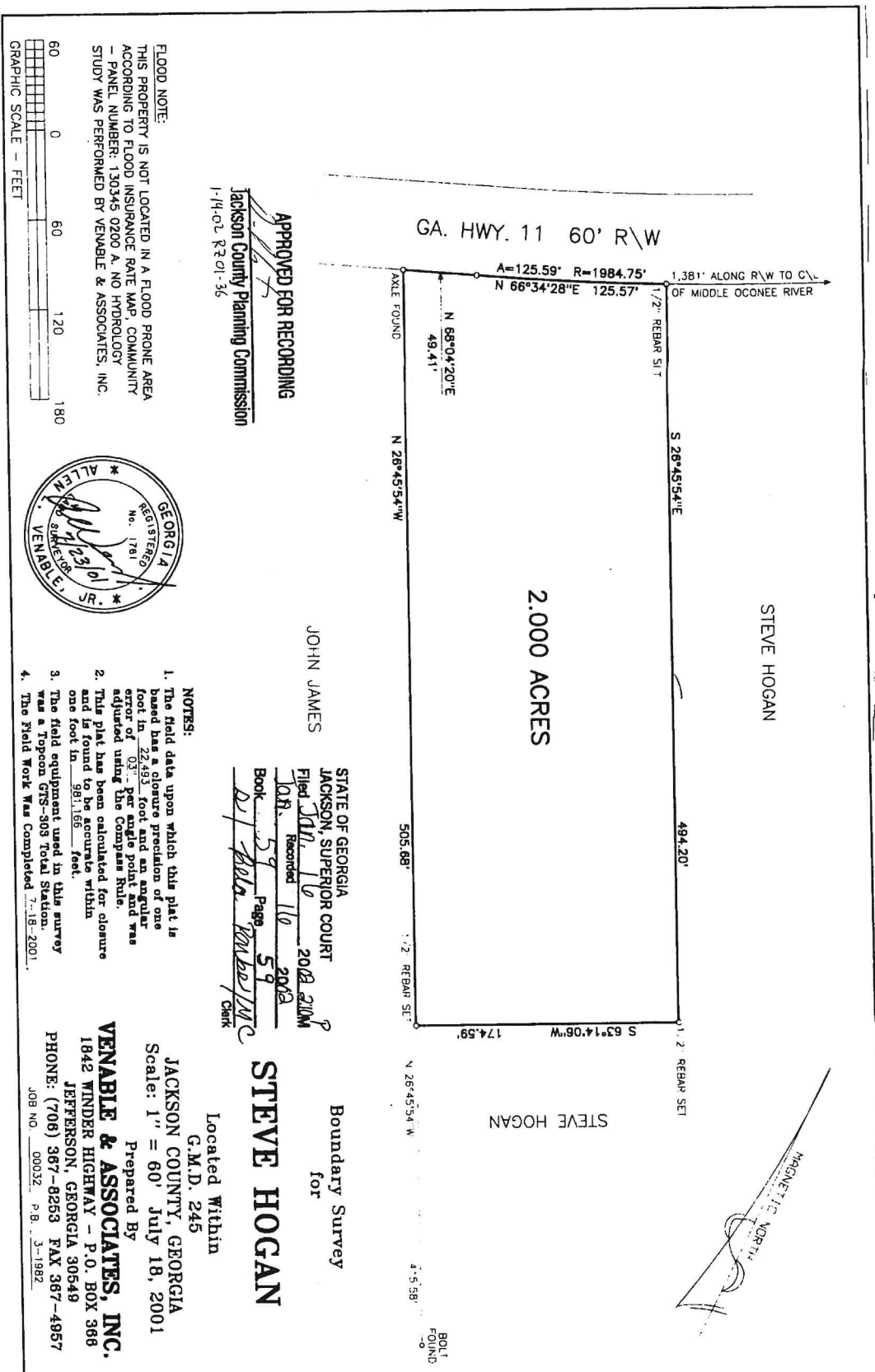


RETAILER MAP



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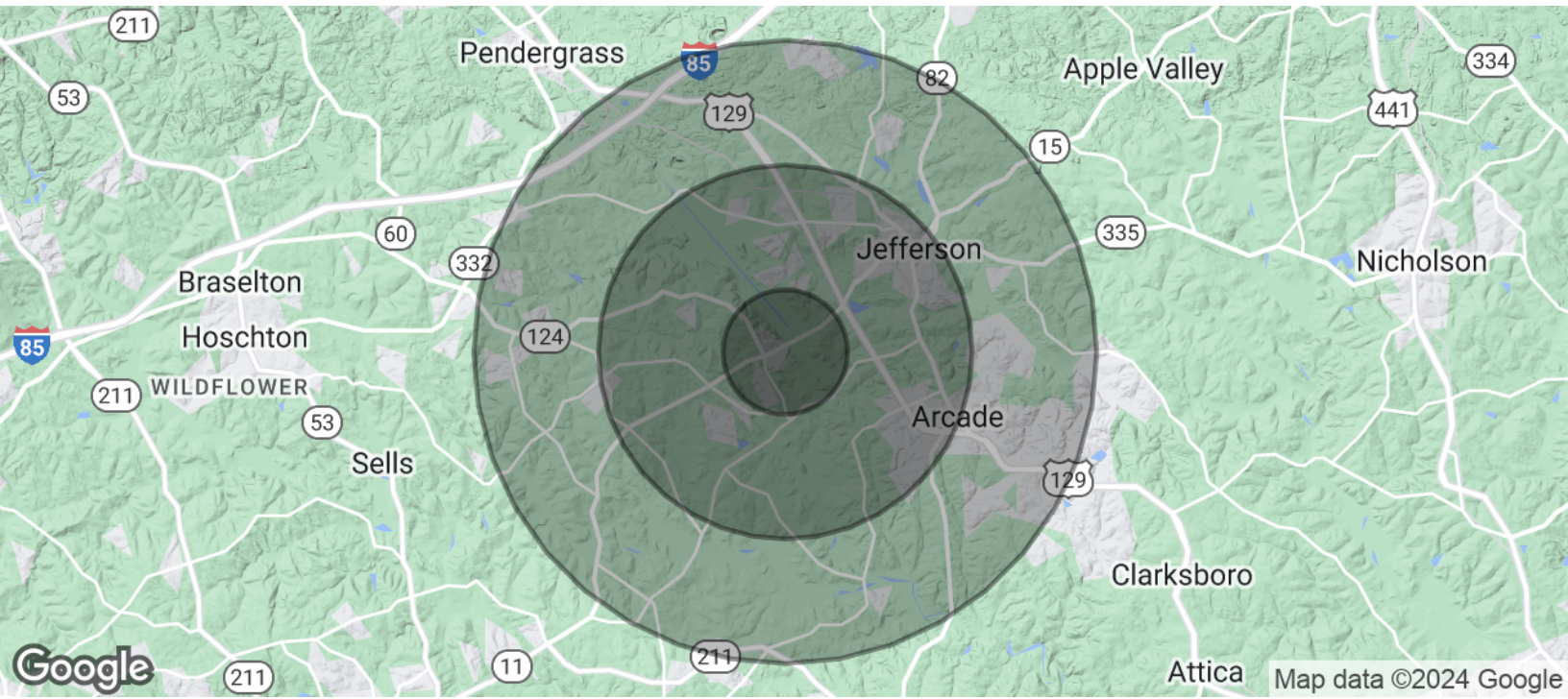


WINDER HWY TRACT, 2.0 ac

WINDER HWY, JEFFERSON, GA 30549



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	845	11,261	25,237
Average Age	35.8	35.9	38.9
Average Age (Male)	36.5	35.9	38.5
Average Age (Female)	34.6	35.2	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	247	3,797	8,587
# of Persons per HH	3.4	3.0	2.9
Average HH Income	\$97,832	\$88,557	\$88,245
Average House Value	\$248,444	\$227,831	\$240,109

* Demographic data derived from 2020 ACS - US Census

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