

LAND FOR SALE

6.27 ACRES ON GA HWY 124

2435 Ga Hwy 124, Jefferson, GA 30549

**SALE PRICE:**

\$275,000

LOT SIZE:

6.27 Acres

ZONING:

R1

PRICE PER ACRE:

\$43,860

PROPERTY OVERVIEW

6.27 Acres on Ga Hwy 124 near the new Publix shopping center and other national franchises between Braselton & Jefferson. Sewer in area but not at property. Jackson County projects commercial, retail and institutional uses in the area. New hospital slated for the area. Be sure to close gate so the cows don't get out!

PROPERTY FEATURES

- 6.27 Acres with +/- 519 Feet of Frontage on Ga Hwy 124 near Publix and CVS
- Located between Braselton and Jefferson in the path of progress near new hospital site
- Level Topo with county water across the frontage and sewer in the area
- Jackson County projects retail, office, medical and industrial zoning along Ga Hwy 124
- Large distribution developments nearby
- Owner will consider subdividing minimum of 1 AC

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

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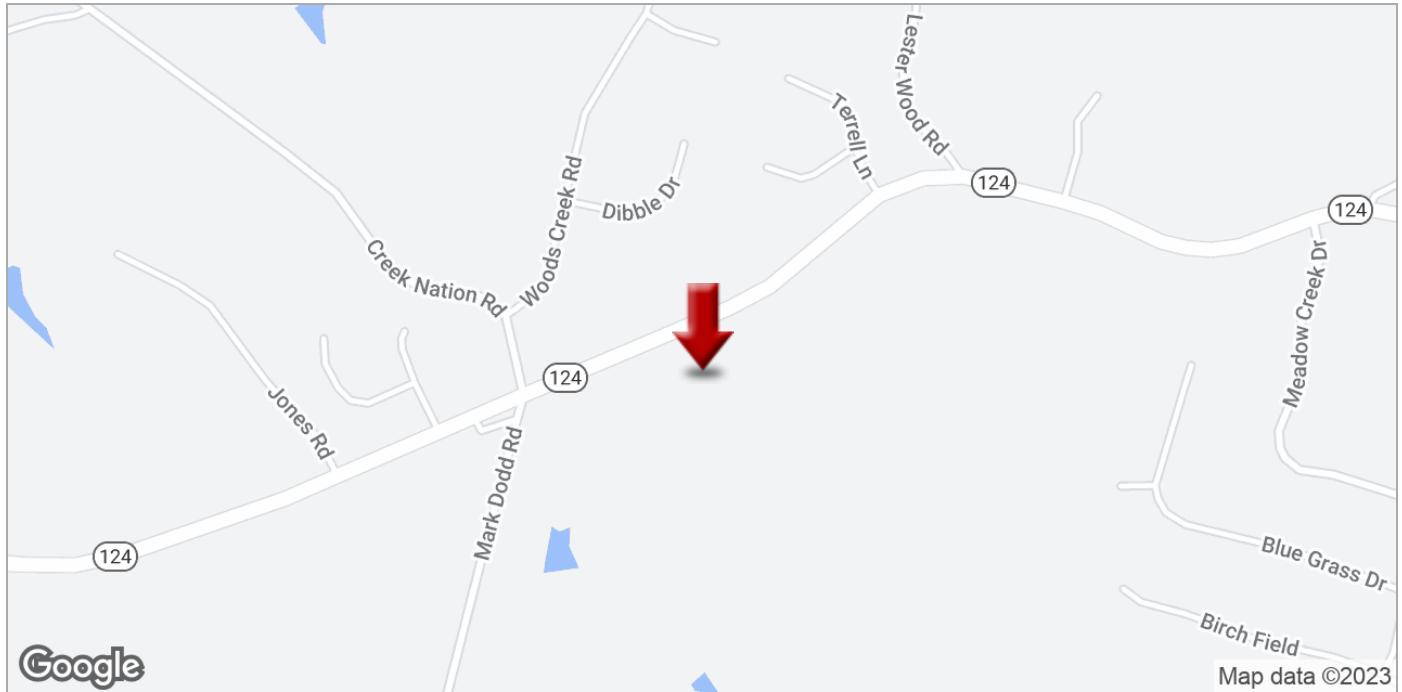
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DEMOGRAPHIC PROFILE

	JACKSON CO.	GEORGIA TOTAL	Avg. Co. in GA
AGRICULTURE			
Total Farm Gate Value of production, 2011	\$286,982,239	\$12,953,313,087	\$81,467,378
Total Farm Gate Value per farm	\$321,729	\$270,729	\$267,214
Total Farm Gate value per acre of farm land	\$3,381	\$1,276	\$1,556
Poultry/eggs value	\$256,909,207	\$5,468,931,372	\$34,395,795
Row/forage crops value	\$7,243,630	\$2,952,736,790	\$18,570,672
Livestock/aquaculture value	\$17,205,610	\$1,282,465,381	\$8,065,820
Forestry & products value	\$1,058,614	\$547,164,785	\$3,441,288
Vegetables value	\$42,460	\$781,259,349	\$4,913,581
Ornamental horticulture value	\$2,326,653	\$567,891,923	\$3,571,647
Fruits & nuts value	\$16,500	\$655,266,378	\$4,121,172
Other income value	\$2,179,565	\$697,597,109	\$4,387,403
Total farm cash receipts & other income, 2010	\$204,270,000	\$8,794,316,000	\$55,310,164
Farm production expenses	\$169,833,000	\$7,101,311,000	\$44,662,333
Net farm proprietor's income	\$33,002,000	\$1,415,959,000	\$8,905,403
Number of farms, 2007	892	47,846	301
Land in farms, acres	84,869	10,150,539	63,840
Average farm size, acres	95	212	225
Harvested cropland, acres	15,347	3,390,437	21,324
% of farmers working 200+ days off farm	39.0	39.9	40.1
% change in number of farms, 2002-2007	-2.5	-3.0	-1.2
CRIME			
Index crimes reported, 2011	1,675	384,915	2,436
Index crime rate per 100,000	2,734.4	3,921.6	3,056.9
Arrests for index crimes, 2011	519	106,447	705
% juvenile arrests	18.7	17.5	15.1
Total arrest rate per 100,000	847.3	1,084.5	894.2
Juvenile commitment rate per 1,000 (age 10-16), FY2012	0.29	2.42	1.74
State prison inmates' home county, 2012	261	57,687	325
% incarcerated for violent/sex crimes	63.2	60.2	57.2
Active probationers county of conviction, 2012	933	152,116	956
ECONOMICS			
Deposits of all FDIC Insured Institutions, 2011	\$736,894,000	\$186,242,989,000	\$1,171,339,553
Bankruptcy filings per 1,000 population, 2011	8.5	7.7	6.3
Gross tax digest 40% value of assessed property, 2011	\$2,615,464,063	\$359,390,933,231	\$2,289,114,224
Taxes levied, 2010	\$75,247,658	\$10,695,312,403	\$67,266,116
Millage rate, county-wide, 2011	32.258	--	27.881
Total lottery sales, FY2012	\$20,244,734	\$3,834,320,724	\$24,115,225
Per capita lottery sales	\$330	\$391	\$452
Median household income, 2010 model-based estimate	\$50,409	\$46,252	\$39,196
Persons below poverty level, 2010 model-based estimate	9,435	1,698,004	10,679
% of all persons	15.7	18.0	21.7
% of children 0-17	21.3	25.0	31.2
Per capita income, 2010	\$29,159	\$34,747	\$28,786
Total personal income, 2010	\$1,771,164,000	\$337,467,540,000	\$2,122,437,358
Transfer receipts, 2010	\$377,671,000	\$60,183,046,000	\$378,509,723
Transfer receipts as a % of total personal income	21.3	17.8	26.9
Per capita transfer receipts	\$6,218	\$6,197	\$7,428
EDUCATION--Public School Systems, (County Systems only) 2010-11			
Total FTE enrollment	7,158	1,633,596	9,450
% Black	4.8	38.4	35.1
% White	78.5	43.1	53.7
% Hispanic	10.4	12.0	7.3
% students absent > 15 days	6.5	8.8	10
% economically disadvantaged	51.2	57.4	66
% of students retained in grade	1.2	3.6	3.7
% students in Gifted program	12.3	9.1	6.7
% students in Special Ed program	14.0	10.3	11.1
% students with disabilities	15.2	11.8	12.3
General Fund Expenditures per pupil (FTE)	\$7,955	\$7,722	\$7,683
Number of high school dropouts (grades 9-12)	63	19,025	--
High school dropout rate per 100 enrolled	3.0	3.7	3.3
Total graduates	416	92,337	549
% of grads with college prep. diploma	55.0	79.8	66.0
Class of 2011 percent completion	72.4	67.5	70.3
% of teachers with advanced degrees	72.8	65.6	65.2
Total recipients of HOPE Scholarships, FY2012	1,010	112,106	702
HOPE \$ awards	\$3,478,614	\$436,707,413	\$2,732,237

Source: Selected data from 2013 Georgia County Guide, published by Carl Vinson Institute of Government and Georgia Cooperative Extension, The University of Georgia.

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DEMOGRAPHIC PROFILE

	JACKSON CO.	GEORGIA TOTAL	Avg. Co. in GA
EDUCATION--Highest Level Completed (Age 25+) 2006-2010			
% NOT completing high school	21.1	16.5	22.8
% high school graduate (includes GED)	36.6	29.6	36.8
% some college and/or associate degree	24.6	26.7	24.5
% Bachelor's Degree	10.1	17.5	10.0
% graduate or professional degree	7.6	9.7	5.8
GOVERNMENT			
Date of county creation	Feb. 11, 1796	--	--
Total direct Federal government expenditures, FY2010	\$335,582,105	\$92,387,119,338	\$550,410,790
% Defense spending	2.6	24.7	9.2
Total registered voters as of 11/01/2012	31,901	5,364,606	33,740
% registered voting for President, 2012 General Election	74.6	72.2	72.3
HEALTH			
% Uninsured, under age 65, all income levels, 2010	21.4	21.9	22.5
% Uninsured, under age 19, all income levels, 2010	10.9	10.3	10.3
Licensed child day care facilities, 2012	10	3,078	19
General hospitals, 2011	1	147	1
General nursing homes, SFY11	2	354	2
STD rate per 100,000 population, total, 2010	203.4	646.6	577.8
Medicare total enrollment, H and/or SMI, 2010	10,471	1,224,221	7,698
Total practicing physicians, 2010	25	19,830	125
Ratio of persons to total physicians	2,419	489	1,874
HOUSING / HOUSEHOLDS			
Private residential units authorized for construction, 2011	116	18,493	116
Value of construction	\$16,702,091	\$2,760,774,789	\$17,363,363
Total housing units, 2011 Estimate	23,667	4,102,992	25,805
Housing unit density per sq. mi. of land area	69.7	71.3	77.8
Occupied housing units, 2010 Census	21,343	3,585,584	22,551
% owner-occupied	77.0	65.7	70.2
% renter-occupied	23.0	34.3	29.8
Vacant housing units, 2010 Census	2,409	503,217	3,165
% mobile homes of total housing units, 2006-2010	18.3	9.9	22.7
Median value of owner-occupied units, 2006-2010	\$166,000	\$161,400	\$114,131
Median gross rent of renter-occupied units, 2006-2010	\$714	\$808	\$633
Total family households, 2006-2010	15,870	2,373,423	14,927
% married couple	77.7	71.4	70.8
% married couple with own children <18	33.3	31.8	27.7
% male householder, no wife present, w/children <18	1.8	3.1	3.1
% female h/holder, no husband present, w/children <18	8.5	13.0	12.4
Total households, 2006-2010	20,917	3,468,704	21,816
Average household size	2.73	2.66	2.66
LABOR			
Civilian labor force, 2011	27,249	4,725,104	29,718
Average annual unemployment rate	9.7	9.8	10.8
Average # of business establishments, 2011	1,316	269,011	1,544
Average monthly employment	17,962	3,791,948	23,260
Average weekly wage, all industries	\$651	\$867	\$617
Resident workers age 16+, 2006-2010	26,050	4,241,387	26,675.4
% of residents working outside of county	53.8	41.3	45.8
% of residents driving alone to work	80.1	78.7	79.5
% of residents working at home	7.2	4.5	3.3
NATURAL RESOURCES			
Total area in square miles, 2010 Census	343.1	59,425.2	373.7
Rank of size, 1=highest (1-159)	84	--	--
Acres of forestland, 2011	107,249	24,768,235	155,775
Forestland as a % of land use area	45.9	65.1	63.9
Net volume of live trees on timberland, cubic ft.	229,673,028	40,997,564,082	257,846,315
Water withdrawals (gallons per day), 2005	22,500,000	5,471,470,000	34,411,761
Public use per capita in gallons per day	404.0	157.9	173.7
Hazardous waste sites, 2012	5	613	4
Toxic chemical releases (pounds per year), 2011	38,490	71,731,904	451,303
POPULATION			
Metropolitan county in 2010?	NO	--	--
Total number, 2010 Census	60,485	9,687,653	60,929
Rank of population size, 1=highest (1-159)	38	--	--
% change in total, 2000-2010	45.4	18.3	14.2
Rank of % change in total	7	--	--

Source: Selected data from 2013 Georgia County Guide, published by Carl Vinson Institute of Government and Georgia Cooperative Extension, The University of Georgia.

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DEMOGRAPHIC PROFILE

	JACKSON CO.	GEORGIA TOTAL	Avg. Co. in GA
% change in total population, 1930-2010	179.9	233.1	221.5
Persons per square mile, 2010 Census	178.1	168.4	193.6
Rank of population density, 1=highest (1-159)	35	--	--
% Urban, 2010	40.0	75.1	39.5
% Rural, 2010	60.0	24.9	60.5
Rate of natural increase per 1000 pop., 2010-2011	5.9	6.5	3.1
Rate of net migration per 1000 pop., 2010-2011	2.7	4.0	-2.1
Total number, 2011 Census Estimate	61,257	9,815,210	61,731
% Black alone	7.5	31.0	28.4
% White alone	89.0	63.2	68.6
% Other races alone	2.1	4.0	1.7
% Hispanic/Latino	6.5	9.1	6.0
% Age 65 and over	12.9	11.1	14.0
Median age, Total	37.6	35.5	38.4
Total, 2015 projection (GA OPB, 2012 series)	66,734	10,509,376	66,097
Total, 2030 projection (GA OPB, 2012 series)	88,837	13,154,530	82,733
Total civilian veterans, 2012 estimate	3,864	771,639	4,853
<u>PUBLIC ASSISTANCE</u>			
Total reported cases of child abuse, 2011	663	65,591	410
Cases investigated	135	26,790	161
% of investigated cases substantiated	65.8	48.8	50.3
Substantiated child maltreatment victims, 2011	154	19,089	120
Maltreatment rate per 1,000 children <18	9.6	7.7	10.8
Food stamp average # of recipients, SFY2011	10,351	1,737,545	10,928
Food stamp recipients % of population	16.9	17.7	20.6
Medicaid, Aged/Blind/Disabled avg. monthly cases, SFY2011	1,254	169,815	1,068
Medicaid, AFDC-related avg. monthly cases, SFY2011	2,828	527,524	3,318
TANF average # of recipients, SFY2011	131	36,534	230
TANF recipients % of population	0.2	0.4	0.4
OASDI (Social Security) recipients % of population, 2011	18.3	15.5	19.8
SSI (Supplemental Security Income) % of population, 2011	2.1	2.4	3.4
<u>TRANSPORTATION</u>			
Total highway mileage, 2011	1,052.2	119,442.1	751.2
% unpaved	12.8	23.5	27.4
Daily Vehicle Miles traveled, 2011	2,547,185	295,725,087	1,859,906.2
Registered Motor Vehicles (as of 6/30/12)	67,928	8,686,939	54,633
MV crash fatalities, rate per 100,000, 2010	28.0	12.8	20.0
MV crash fatalities, driver BAC .08+, rate per 100,000, 2010	9.9	3.0	4.4
Housing units with no vehicles available, 2006-2010	3.7	6.7	7.4
<u>VITAL STATISTICS, Natality, 2010</u>			
Live births, total	826	133,668	841
Live birth rate per 1,000 population	13.7	13.8	12.5
Unwed live births, total	262	60,810	382
Unwed live birth rate per 100 live births	31.7	45.5	49.1
Low weight births (< 2500 grams)	61	13,052	82
Low weight birth rate per 100 live births	7.4	9.8	10.4
Induced terminations	74	31,315	197
Induced termination rate per 1,000 females age 15-44	6.2	15.1	7.9
Teen Pregnancies	88	19,029	120
Teen pregnancy rate per 1,000 females age 10-19	20.9	27.8	31.2
<u>VITAL STATISTICS, Mortality, Total, 2010</u>			
Deaths	491	69,855	439
Death rate per 100,000	811.8	721.1	923.5
Infant deaths	6	836	5
Death rate per 100,000, Major Cardiovascular Disease	231.5	215.8	292.7
Death rate per 100,000, Malignant Neoplasms	185.2	156.6	192.5
<u>VITAL STATISTICS, Selected 10-yr. rates, Total, 2001-2010</u>			
Live birth rate per 1,000 population	14.9	15.3	14.0
Unwed live birth rate per 100 live births	30.3	41.5	45.5
Low weight birth rate per 100 live births	8.2	9.3	10.0
Induced termination rate per 1,000 females age 15-44	7.4	14.8	8.4
Teen pregnancy rate per 1,000 females age 10-19	32.2	34.2	37.8
Death rate per 100,000	829.1	734.2	950.2
Infant death rate per 1,000 live births	8.9	8.1	--

-- Data not available or data tabulation not appropriate.

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157 Jackson, Traffic Counter : 0271

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YEAR	RCLINK	Beginning Milepoint	Ending Milepoint	Directional	Actual/Estimate	Direction 1	Direction 2	Total AADT	Truck%
2012	1571012400	7.67	11.71	Non-Directional	Estimate	()	()	4030	
2011	1571012400	7.67	11.71	Non-Directional	Actual	()	()	4090	
2010	1571012400	7.67	11.71	Non-Directional	Estimate	()	()	3700	
2009	1571012400	7.69	11.75	Non-Directional	Actual	()	()	3740	5
2008	1571012400	7.69	11.75	Non-Directional	Estimate	()	()	3690	
2007	1571012400	7.69	11.75	Non-Directional	Estimate	()	()	3880	
2006	1571012400	7.69	11.75	Non-Directional	Estimate	()	()	3880	
2005	1571012400	7.69	11.75	Non-Directional	Estimate	()	()	3680	

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