

# FOR SALE

## 222.67 +/- Acres - Zoned Industrial (GI) Property at Valentine Industrial Parkway

I-85 Corridor, Pendergrass, Jackson County, GA 30567

**For More Information: Stephen Lovett**

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**Currently Zoned**  
**General Industrial (GI)**  
**On I-85 Corridor**



Norton Commercial  
434 Green Street  
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# NORTON

EXECUTIVE SUMMARY

# 222.67 +/- Acres - General Industrial Zoned Land at Valentine Industrial Parkway

VALENTINE INDUSTRIAL PARKWAY, PENDERGRASS, GA 30567



### OFFERING SUMMARY

**Sale Price:** Call Broker

**Acreage For Sale (Teal):** 222.67 +/- Acres

**Acreage Sold (Green):** 118 +/- Acres

**Zoning:** General Industrial (GI)

*\*See Zoning Summary*

*On Page 4\**

**I-85 Traffic Counts:** 56,700 VPD

**Road Realignment**

**Scheduled Completion:** November 2023

[Click Here for Due Diligence Link](#)

### PROPERTY OVERVIEW

This 222 +/- Acres offering represents one of the largest contiguous industrially zoned parcels along the I-85 Corridor. Located on Valentine Industrial Parkway, the property is gently rolling with water, sewer, natural gas, and fiber serving the site. The Seller has been granted approval from Jackson County to officially abandon the western portion of Bill Wright Road and its current intersection with Valentine Industrial Parkway. Seller has obtained all the necessary permits and has begun the construction of the realignment of Bill Wright Road. The abandonment of the southwestern portion of Bill Wright Rd will provide a direct route and a new intersection onto Valentine Industrial Parkway maximizing the site's efficiency. The new alignment of Bill Wright Road will:

- **Be constructed to handle heavy industrial truck traffic (weight and volume).**
- **Include a new 12-inch water main.**
- **Include a new 15-inch sanitary sewer line.**
- **Scheduled for completion November 2023**

An approximately 118 +/- Acres site was recently sold to a well know logistics company and the development of their site, and the construction of their facility is scheduled to run concurrently with the realignment of Bill Wright Road. The remaining 222 +/- Acres provides easy access to both Exits 137 & 140 of I-85 and Highways US 129 & GA 82. Valentine Industrial Parkway provides an overpass of I-85 to Hog Mountain Road as well running north and south. Few sites rival the access provided at Valentine Industrial Parkway. DRI has been completed and Jackson County "General Industrial" (GI) zoning is in place for the entire site.

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**PROPERTY DESCRIPTION**

**222.67 +/- Acres - General Industrial Zoned Land at Valentine Industrial Parkway**

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**LOCATION OVERVIEW**

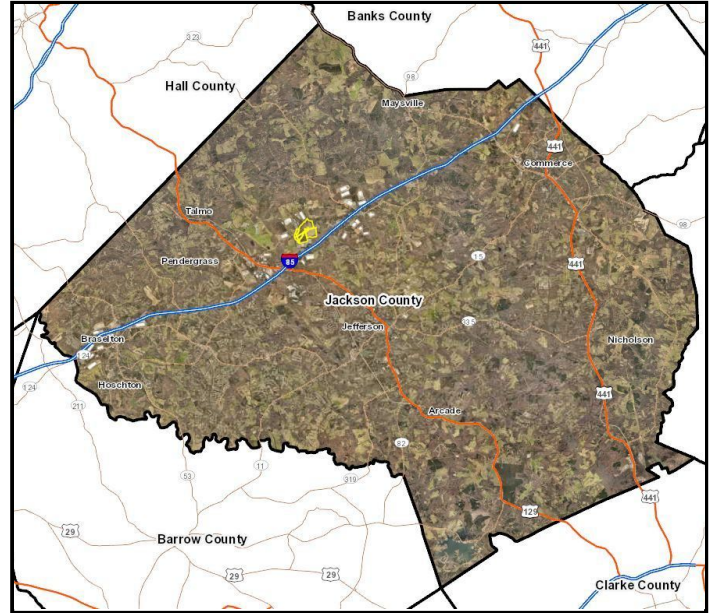
Located just outside of the city limits of Jefferson, just north of the corner of Valentine Industrial Parkway and Bill Wright Road. Property has quick access to I-85 and direct access to other side of I-85 via Valentine Industrial Parkway. Site is one of the largest zoned industrial sites along the I-85 Corridor. Jefferson City Schools are some of the best in the state.

\*\*The Site is also located in a 2023 "Less Developed Census Tract", per the GA Dept. of Community Affairs (DCA). This provides the opportunity for additional Job Tax Credits for qualifying companies.

[Opportunity Zone Tax Credits \(ga.gov\)](http://ga.gov)

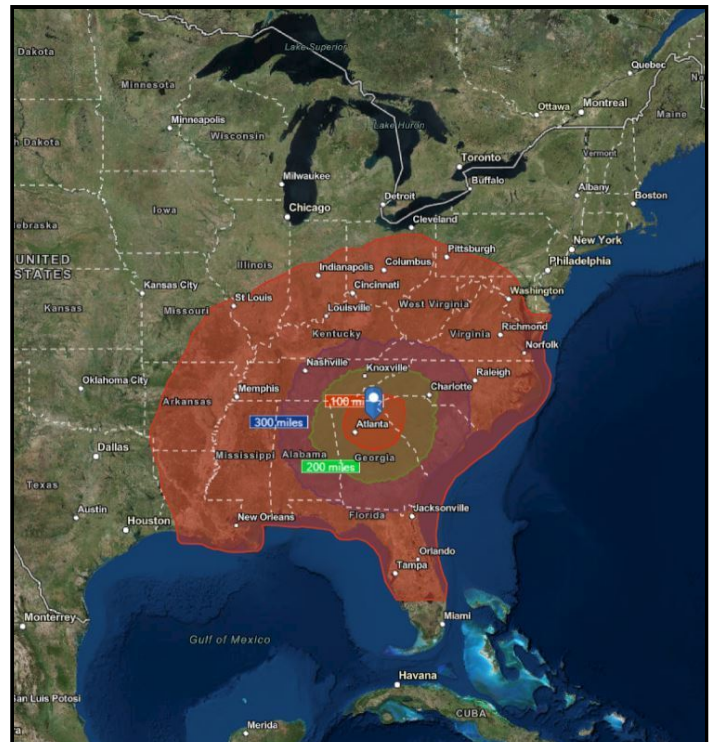
\*\*Jackson County is a "Tier 4" per DCA and additional Job Tax Credits are available to qualifying companies.

[Opportunity Zone Tax Credits \(ga.gov\)](http://ga.gov)



**INDUSTRIAL OVERVIEW**

Developers will take advantage of the widely available utilities and proximity to the interstate throughout Jackson County and along the I-85 corridor. Major retailers and fortune 500 companies have brought their operations to the area. New arrivals include Whole Foods, Amazon, Williams Sonoma, GE, and SK Innovations and more. In the top right corner, the map shows drive distances of 100 miles, 200 miles, 300 miles and a one day (roughly 660 miles) truck drive from the subject property. With the property's central location, a supplier/distributor will be able to service over 100 million people and nearly 100% of the southeast region within one day. The property is at the center of a mega-region stretching from Birmingham, AL to Raleigh-Durham, NC that is growing at twice the national average. This location has much to offer for the distribution and manufacturing sectors which are already expanding and has created the need for residential development in the surrounding area.



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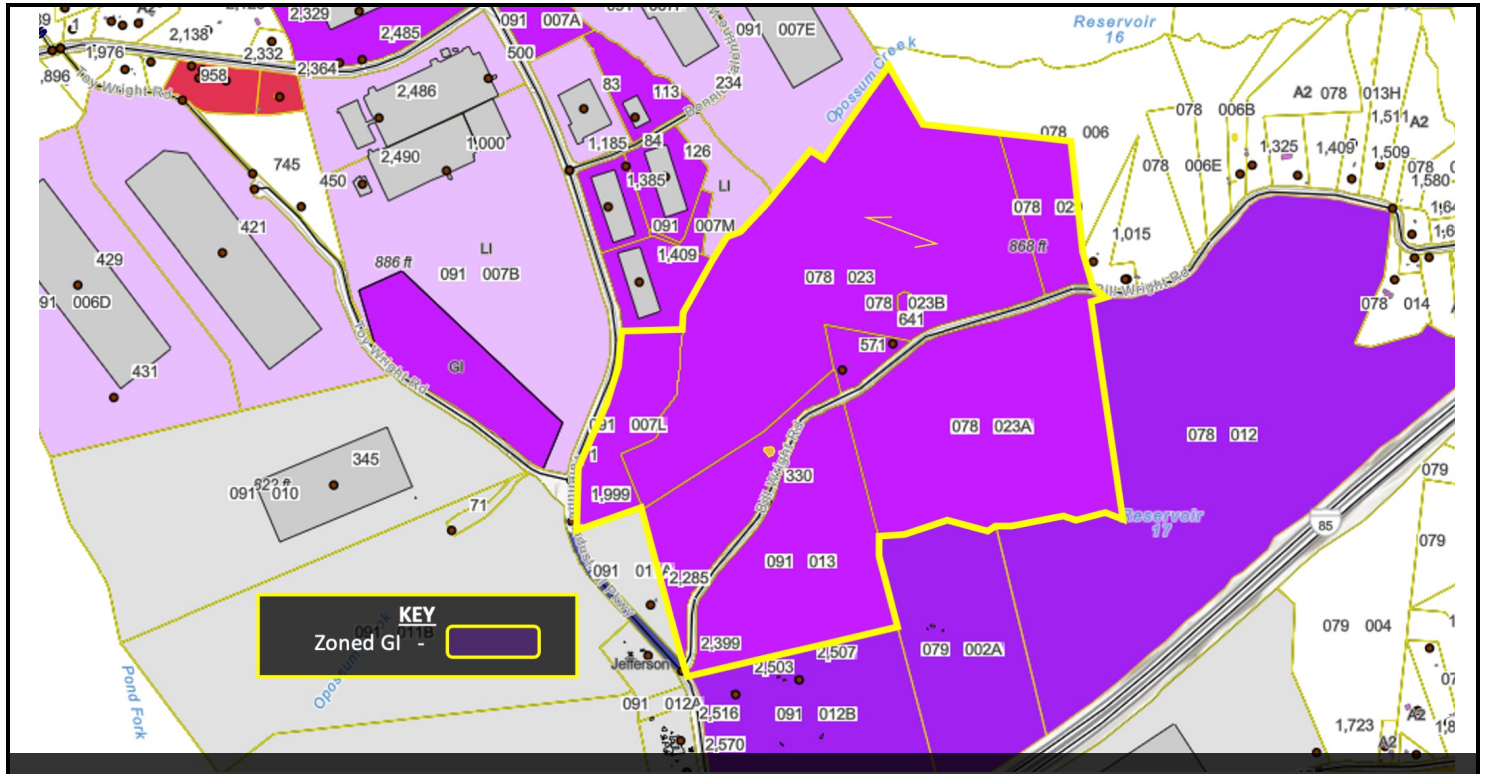
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ADDITIONAL PHOTOS

# 222.67 +/- Acres - General Industrial Zoned Land at Valentine Industrial Parkway

VALENTINE INDUSTRIAL PARKWAY, PENDERGRASS, GA 30567



Zoning Summary



Current Bill Wright Road Entrance on Valentine industrial Pkwy



Current Bill Wright Road - Wide Aerial

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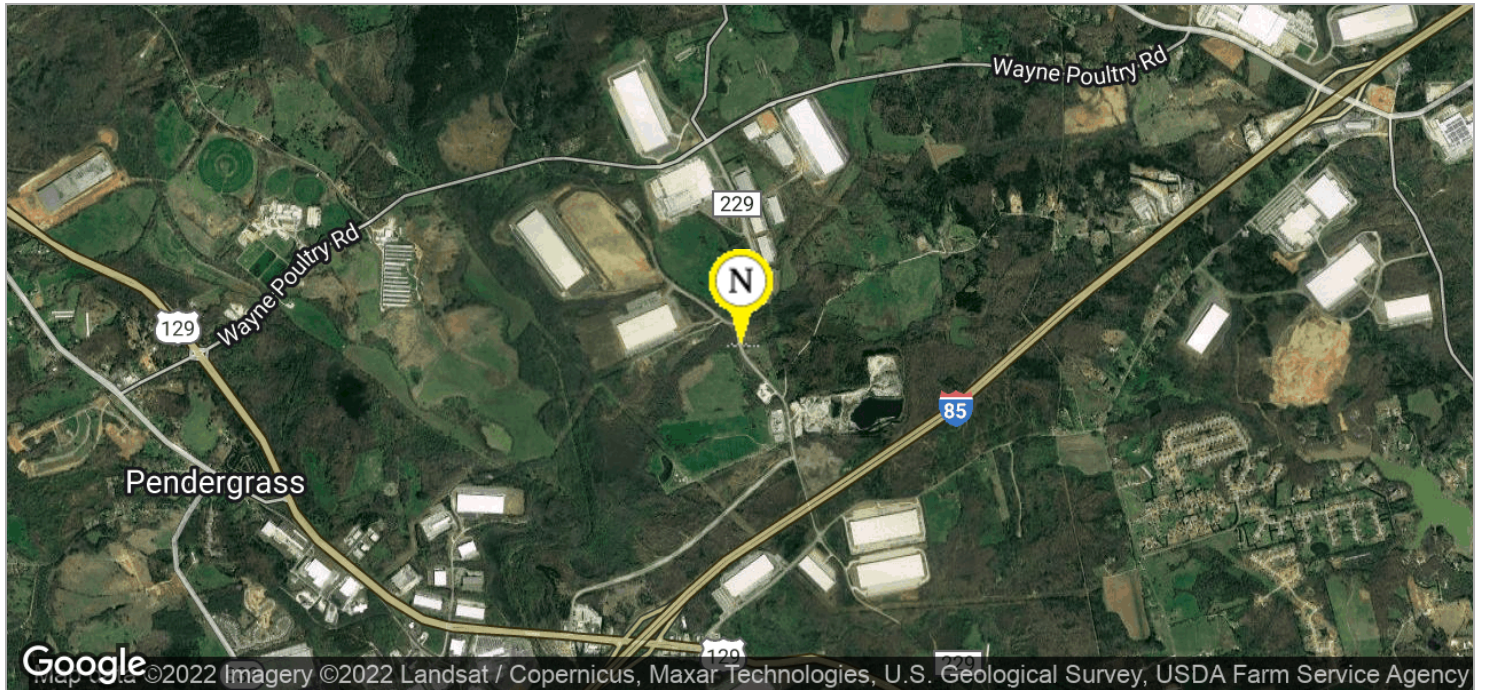
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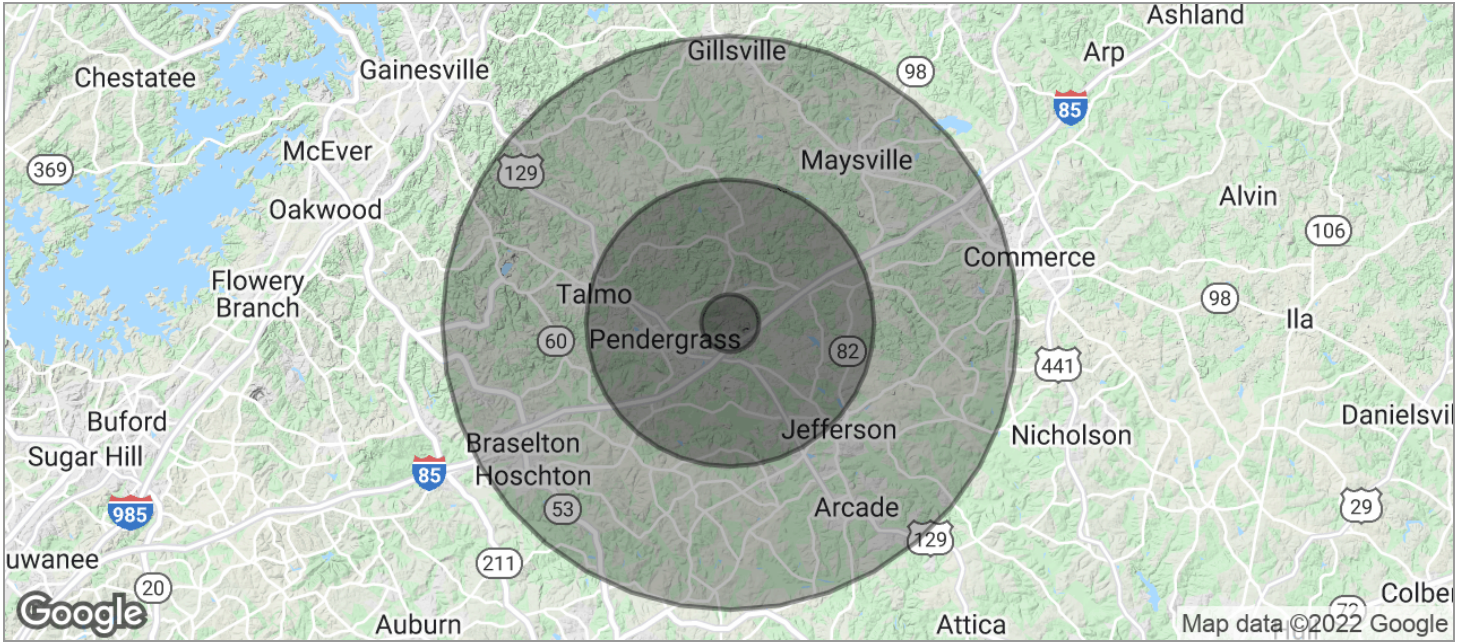
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	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	295	12,806	62,266
MEDIAN AGE	36.0	34.8	34.0
MEDIAN AGE (MALE)	33.1	33.7	33.4
MEDIAN AGE (FEMALE)	40.3	36.9	35.0
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	102	4,373	20,387
# OF PERSONS PER HH	2.9	2.9	3.1
AVERAGE HH INCOME	\$56,075	\$65,890	\$61,686
AVERAGE HOUSE VALUE	\$184,017	\$196,672	\$198,276

\* Demographic data derived from 2010 US Census

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