

9.32 ACRES FOR SALE, LEASE, OR BTS
1450 DRY POND ROAD

JEFFERSON, GA 30529



NAI Brannen Goddard

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

*Information is deemed from reliable sources.
No warranty is made as to its accuracy.*

PROPERTY HIGHLIGHTS

- 9.32 acres of land
- Commercial & industrial use potential
- ±2,300 feet of dual road frontage
- Fenced, graded and graveled lot
- Located just off I-85 Exit 140
- Easy access to both north and southbound interstate travel
- Water, electric, gas and sewer all available
- Minutes from SK Battery and other significant industrial developments
- Available for sale, lease, or BTS

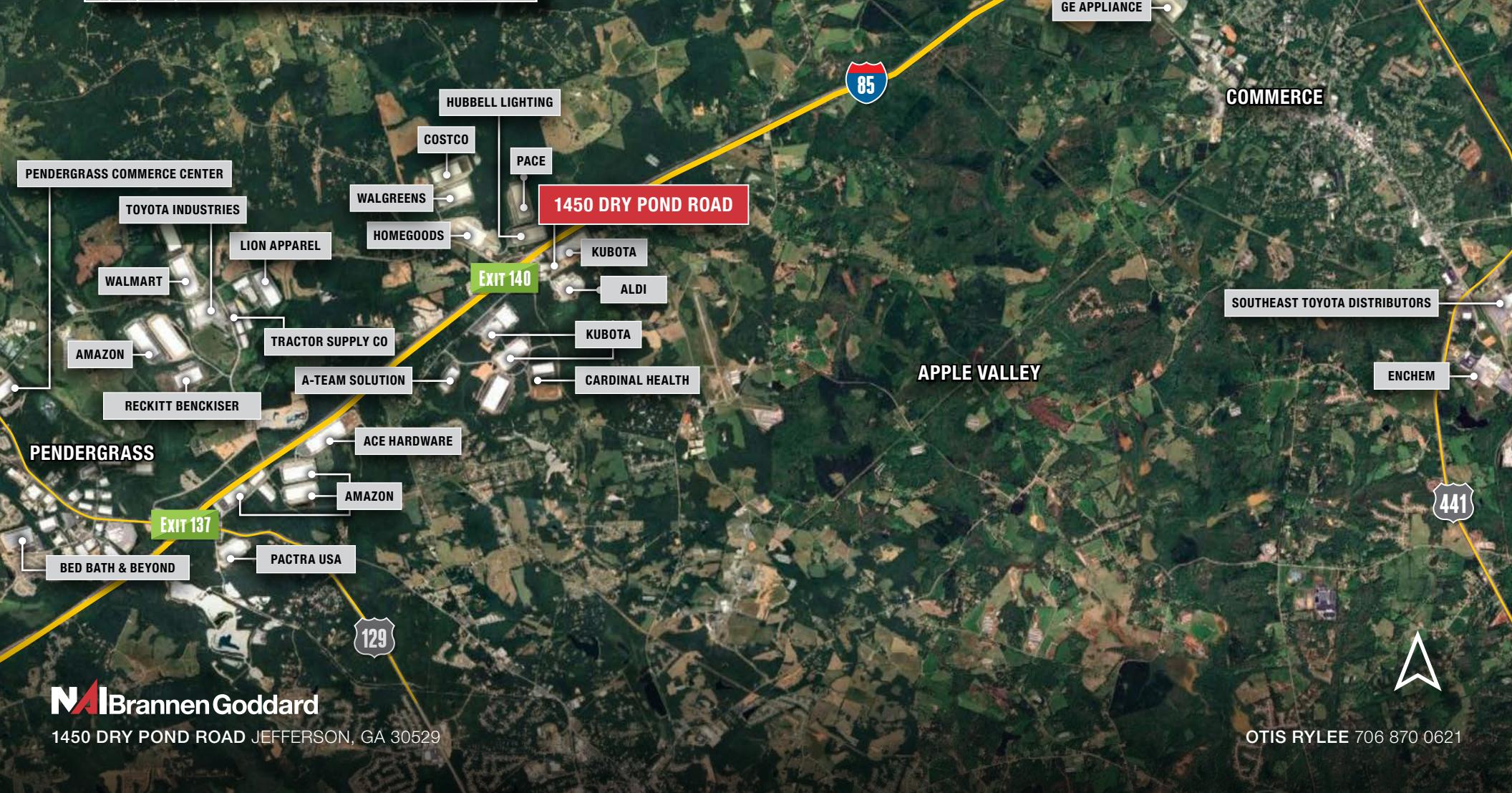
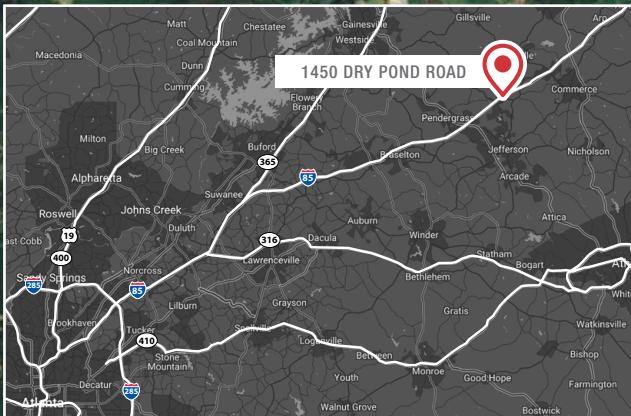




NBrannen Goddard

1450 DRY POND ROAD JEFFERSON, GA 30529

OTIS RYLEE 706 870 0621



AERIAL VIEW

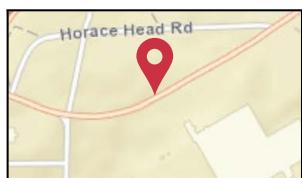
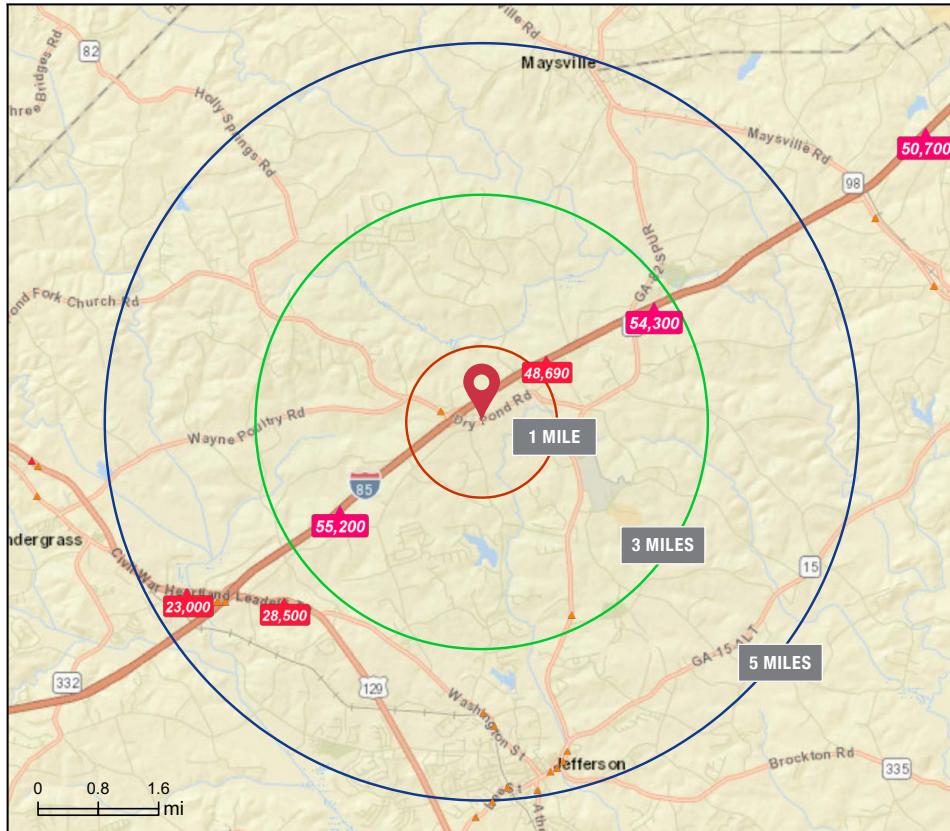


Brannen Goddard

1450 DRY POND ROAD JEFFERSON, GA 30529

OTIS RYLEE 706 870 0621

AREA DEMOGRAPHICS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

Source: ©2024 Kalibrate Technologies (Q4 2024).



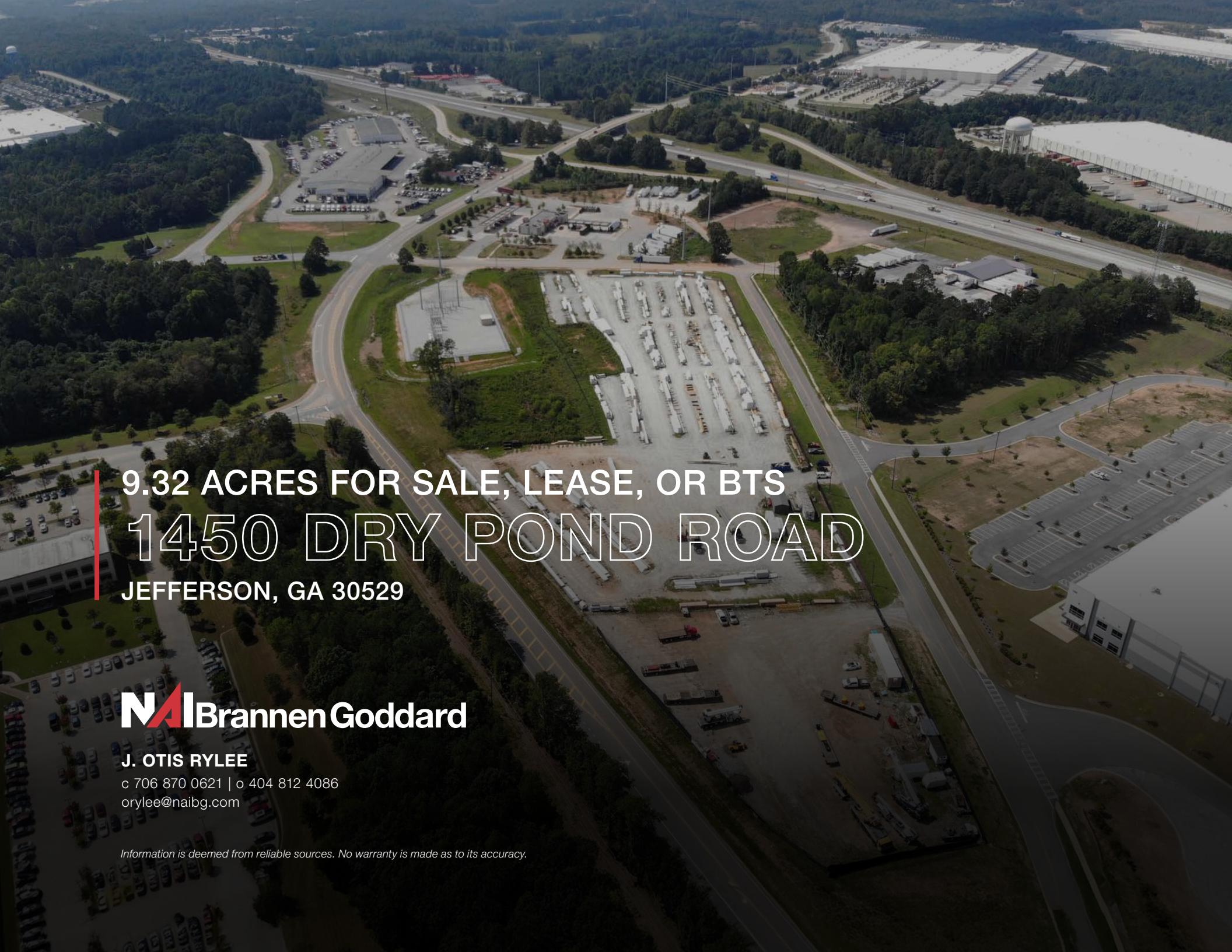
NAIBrannen Goddard

1450 DRY POND ROAD JEFFERSON, GA 30529

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	110	4,512	14,624
Households	47	1,433	4,795
Average Household Size	2.34	3.08	2.99
2024 Summary			
Population	119	4,700	15,899
Households	47	1,492	5,231
Families	38	1,120	4,007
Average Household Size	2.53	3.09	2.98
Owner Occupied Housing Units	37	1,078	4,071
Renter Occupied Housing Units	10	414	1,160
Median Age	39.7	38.3	37.8
Median Household Income	\$117,059	\$93,255	\$90,583
Average Household Income	\$134,487	\$112,803	\$113,285
2029 Summary			
Population	123	5,092	17,175
Households	49	1,610	5,630
Families	39	1,200	4,282
Average Household Size	2.51	3.11	3.00
Owner Occupied Housing Units	40	1,213	4,468
Renter Occupied Housing Units	9	397	1,161
Median Age	40.9	38.6	38.4
Median Household Income	\$127,467	\$104,803	\$102,520
Average Household Income	\$147,350	\$126,484	\$127,350
Trends: 2024-2029 Annual Rate			
Population	0.66%	1.62%	1.56%
Households	0.84%	1.53%	1.48%
Families	0.52%	1.39%	1.34%
Owner Households	1.57%	2.39%	1.88%
Median Household Income	1.72%	2.36%	2.51%

Source: ESRI 2025

OTIS RYLEE 706 870 0621



9.32 ACRES FOR SALE, LEASE, OR BTS
1450 DRY POND ROAD

JEFFERSON, GA 30529

NAI Brannen Goddard

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.