



For Sale

**35.589 Acres**  
**Land**

**THE OFFERING**

- » ±2,235 feet frontage on Dry Pond Road
- » ±1,000 feet of frontage on Porter Road
- » Convenient to I-85 via Exit 140
- » Gentle topography
- » Potential commercial or residential development
- » County water and electric available with sewer nearby
- » Minutes from Banks Crossing, a popular area with a mix of restaurants, hotels and shopping plazas including the Tanger Outlets
- » Situated in the heart of industrial growth along the I-85 corridor
- » Seven miles to the SK Battery Plant

**Dry Pond Road**

**Jefferson, GA 30529**

**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086

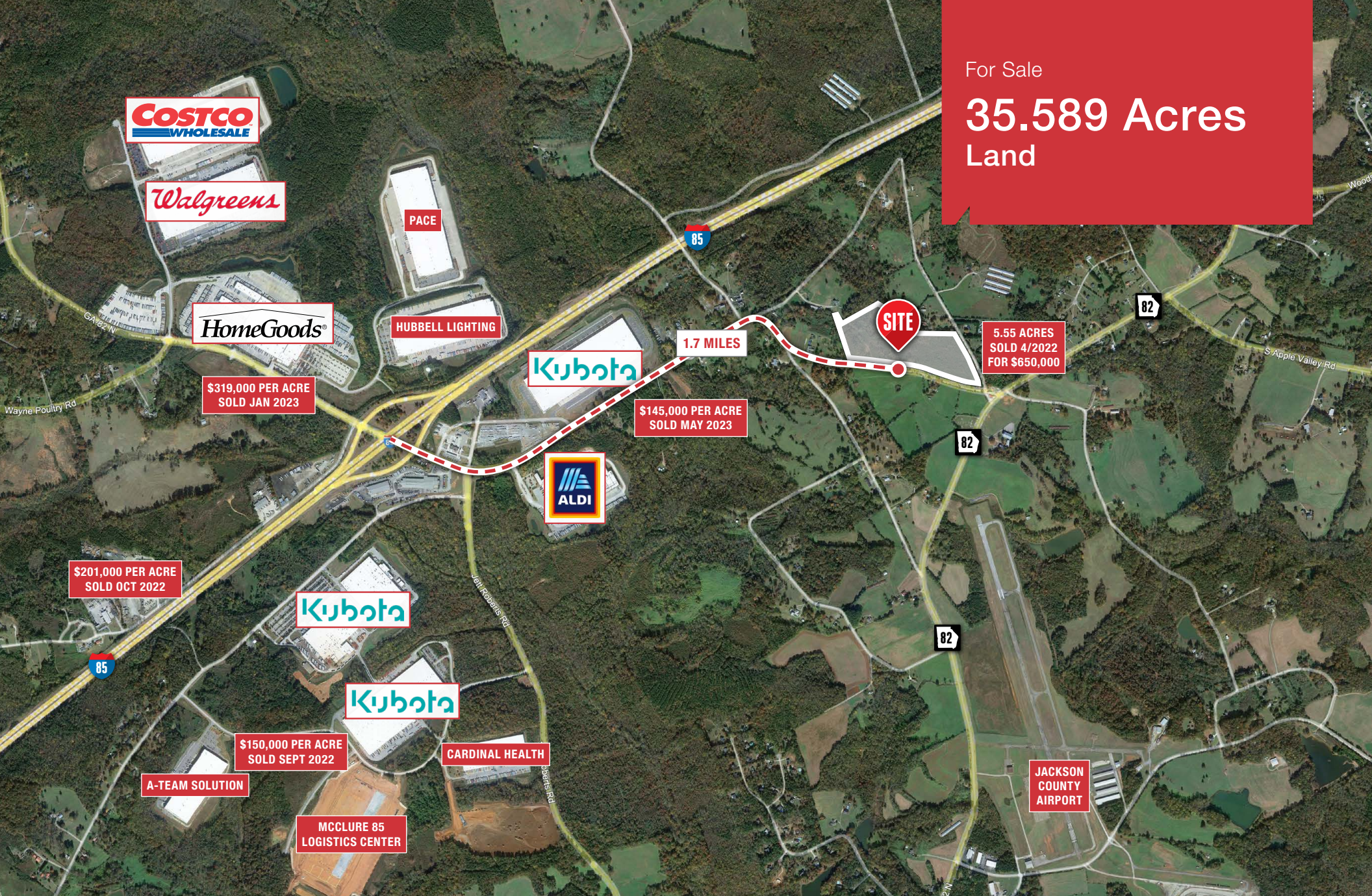
orylee@naibg.com

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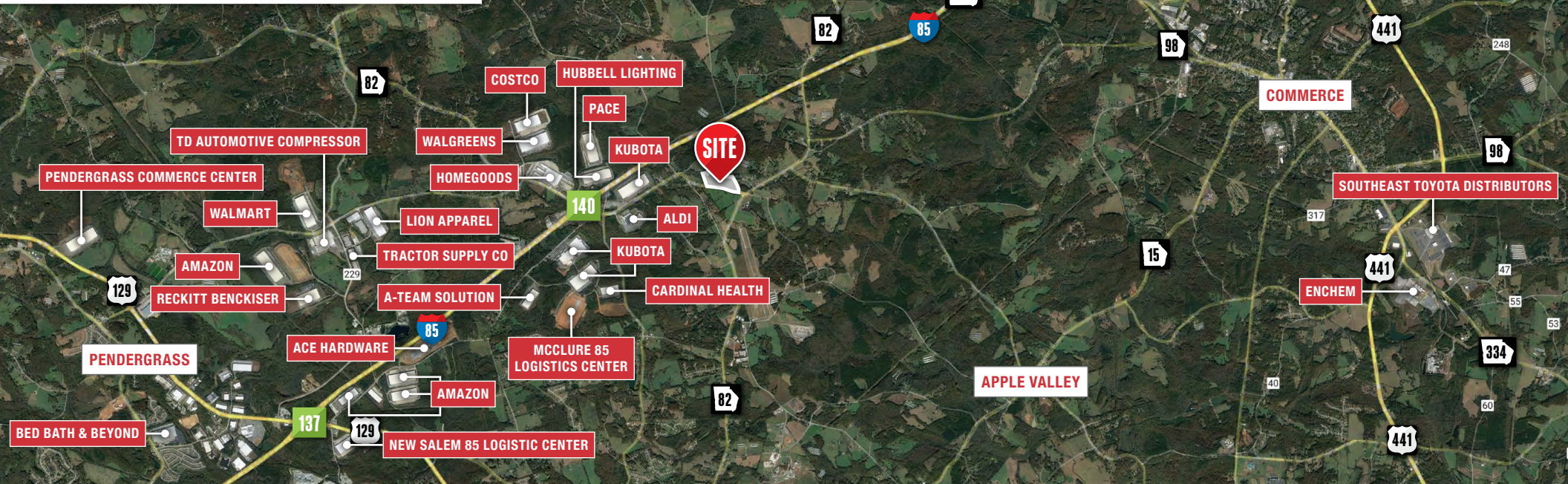
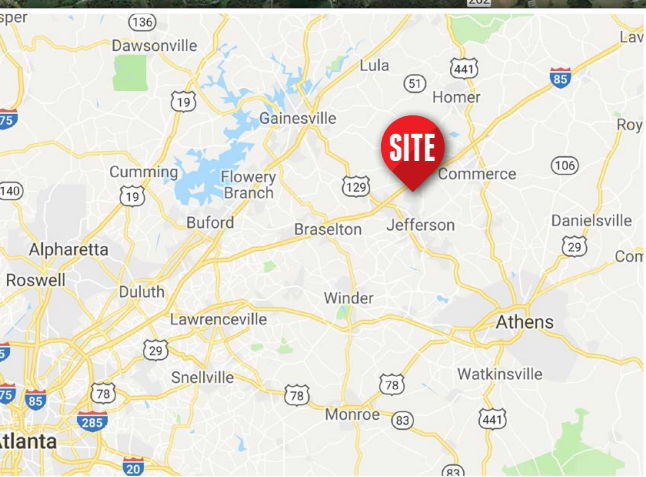
**NAI** Brannen Goddard



## CORPORATE NEIGHBORS

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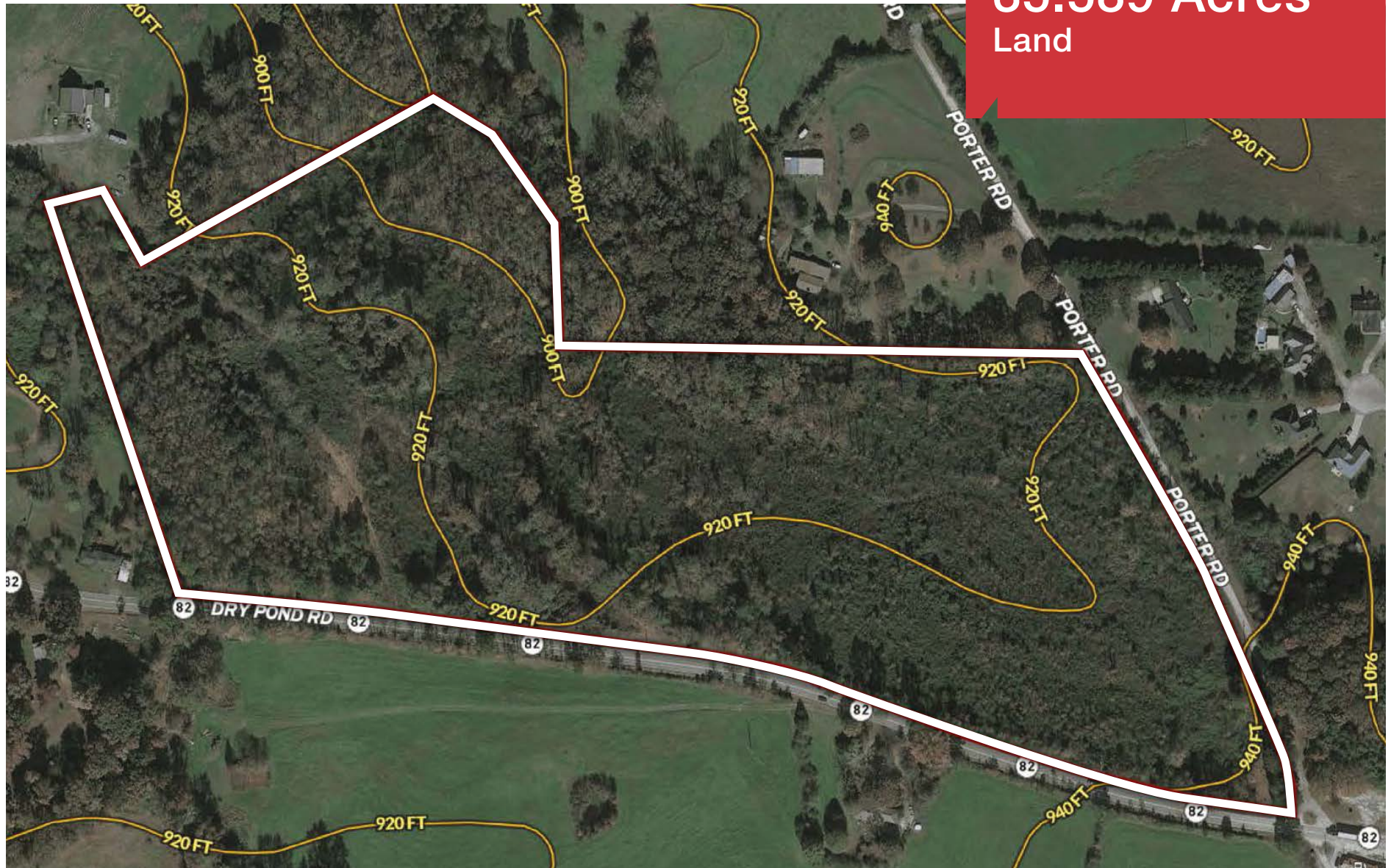
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# TOPOGRAPHY MAP

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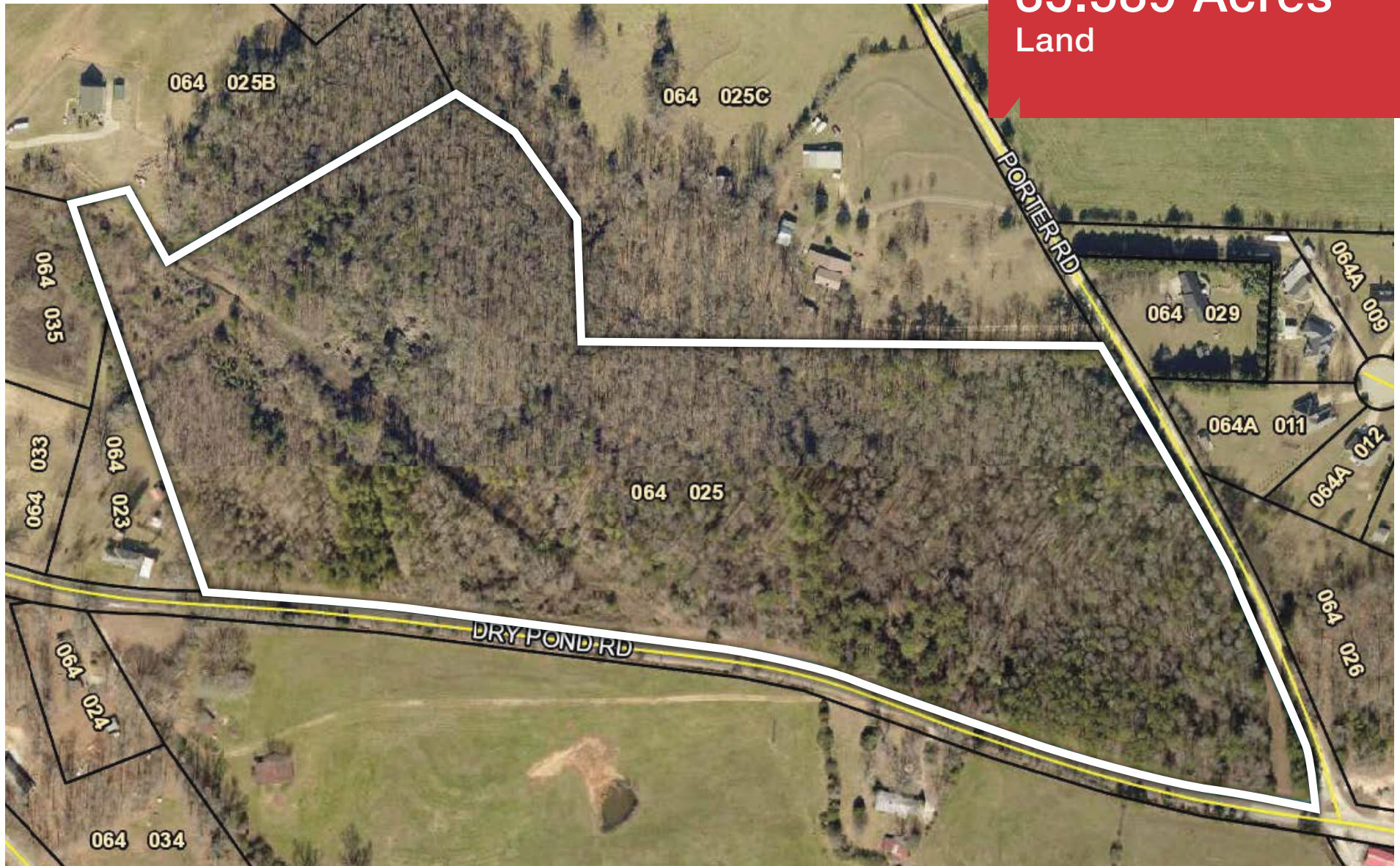
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## PARCEL MAP

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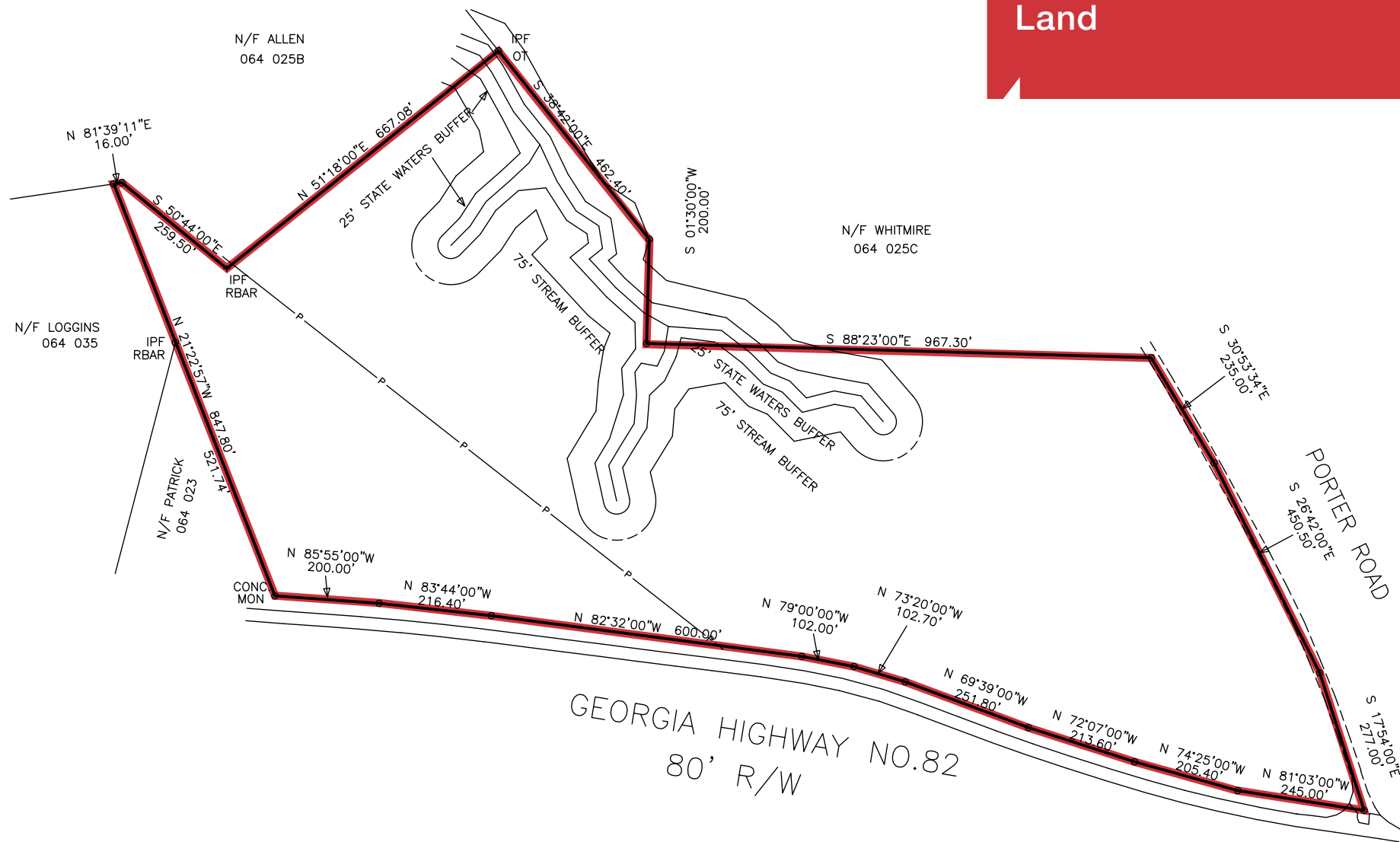
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SURVEY

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# SURVEY LOT BREAKDOWN

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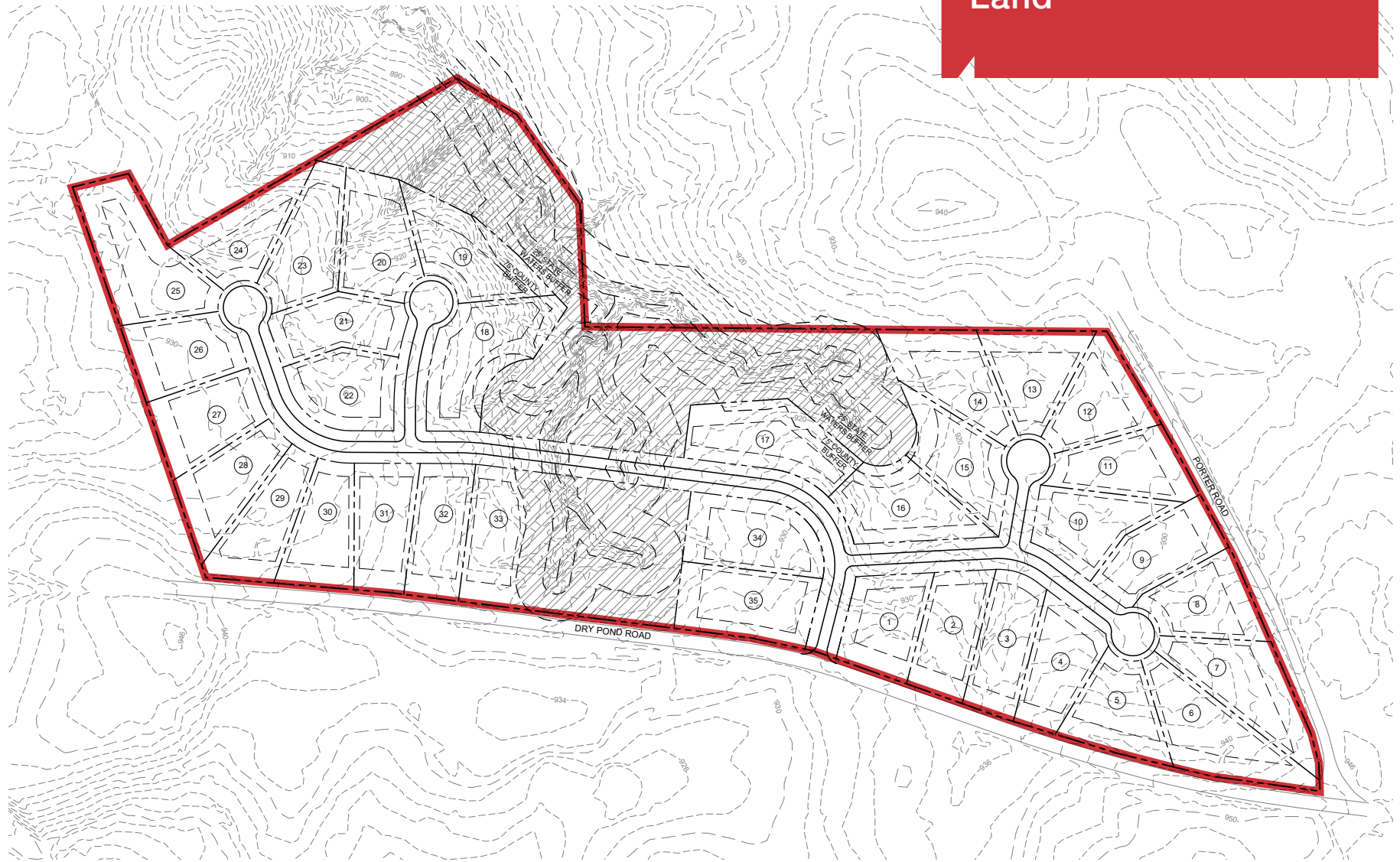




# CONCEPT PLAN

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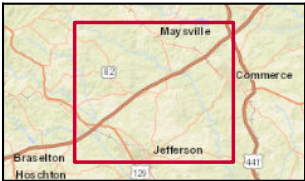
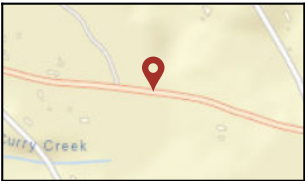
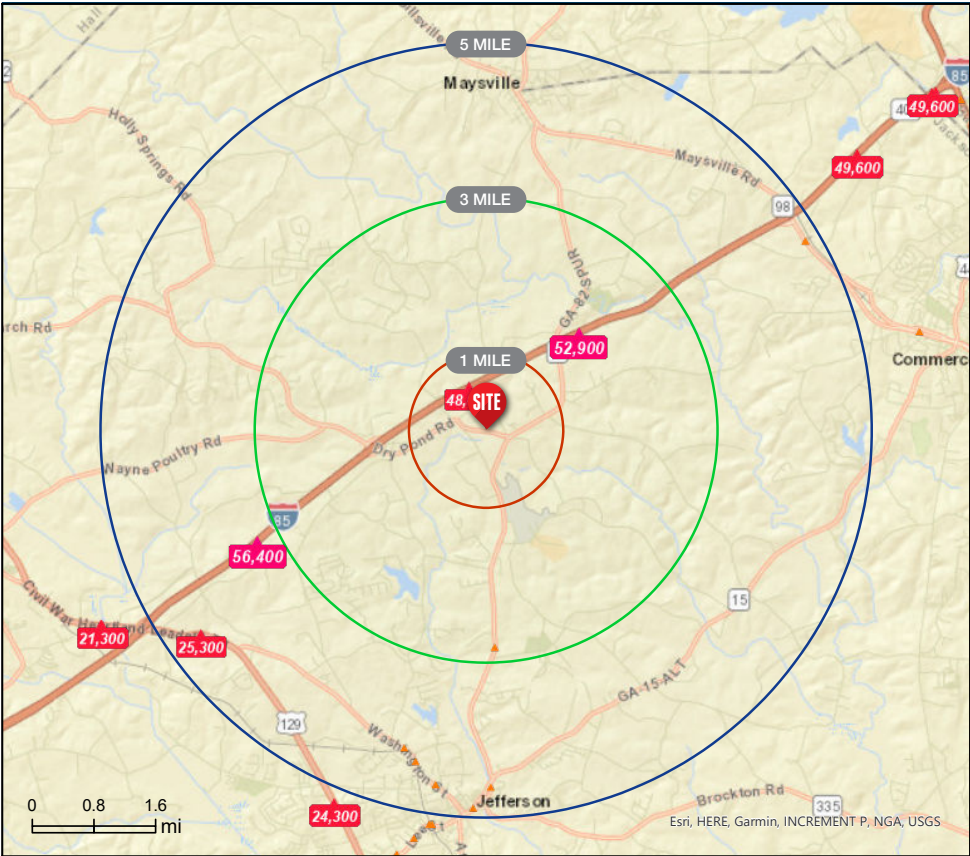
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# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	305	2,859	10,844
Households	113	890	3,762
Families	91	703	2,849
Average Household Size	2.65	3.05	2.79
Owner Occupied Housing Units	91	691	2,875
Renter Occupied Housing Units	22	199	887
Median Age	37.7	35.8	37.3
<b>Census 2020 Summary</b>			
Population	337	3,569	12,388
Households	128	1,101	4,188
Average Household Size	2.60	3.15	2.89
<b>2022 Summary</b>			
Population	334	3,593	12,448
Households	127	1,110	4,211
Families	99	855	3,105
Average Household Size	2.60	3.14	2.88
Owner Occupied Housing Units	102	879	3,166
Renter Occupied Housing Units	25	231	1,045
Median Age	39.1	37.8	39.8
Median Household Income	\$60,507	\$73,364	\$63,466
Average Household Income	\$94,123	\$99,073	\$90,458
<b>2027 Summary</b>			
Population	397	3,827	13,227
Households	151	1,184	4,461
Families	117	908	3,278
Average Household Size	2.60	3.15	2.90
Owner Occupied Housing Units	104	915	3,271
Renter Occupied Housing Units	47	269	1,190
Median Age	40.0	38.4	40.4
Median Household Income	\$91,371	\$90,242	\$79,025
Average Household Income	\$110,359	\$113,269	\$102,921
<b>Trends: 2022-2027 Annual Rate</b>			
Population	3.52%	1.27%	1.22%
Households	3.52%	1.30%	1.16%
Families	3.40%	1.21%	1.09%
Owner Households	0.39%	0.81%	0.65%
Median Household Income	8.59%	4.23%	4.48%

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