

# 4866 Highway 129 N

Jefferson, GA 30549

## LAND FOR SALE



### PROPERTY DESCRIPTION

This 1.59± acre commercial land parcel is ideally positioned at Exit 137 on Interstate 85 in Jefferson, Georgia, within Jackson County—one of the fastest-growing counties in the state. The site offers exceptional visibility and access along a heavily traveled corridor with approximately 29,800 vehicles per day.

Surrounded by a dominant lineup of national quick-service and retail brands, the property sits between Bojangles and Arby's, and is directly adjacent to a strong interstate retail node featuring McDonald's, Waffle House, Zaxby's, KFC, Taco Bell, Wendy's, Subway, Burger King, as well as RaceTrac and QuikTrip. This established synergy creates a proven destination for food, fuel, and convenience users.

The parcel's size and configuration make it well-suited for restaurant, retail, or service-oriented development, with excellent interstate exposure and easy on/off access. Strategically located between Gainesville and Athens, the site benefits from both regional traffic and a rapidly expanding local population base.

This is a rare opportunity to secure a highly visible, growth-oriented commercial site in one of Northeast Georgia's most active interstate corridors.

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.59 Acres
Zoning:	C-2

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	726	9,470	34,168
Total Population	2,337	28,987	103,333
Average HH Income	\$93,625	\$110,380	\$99,689

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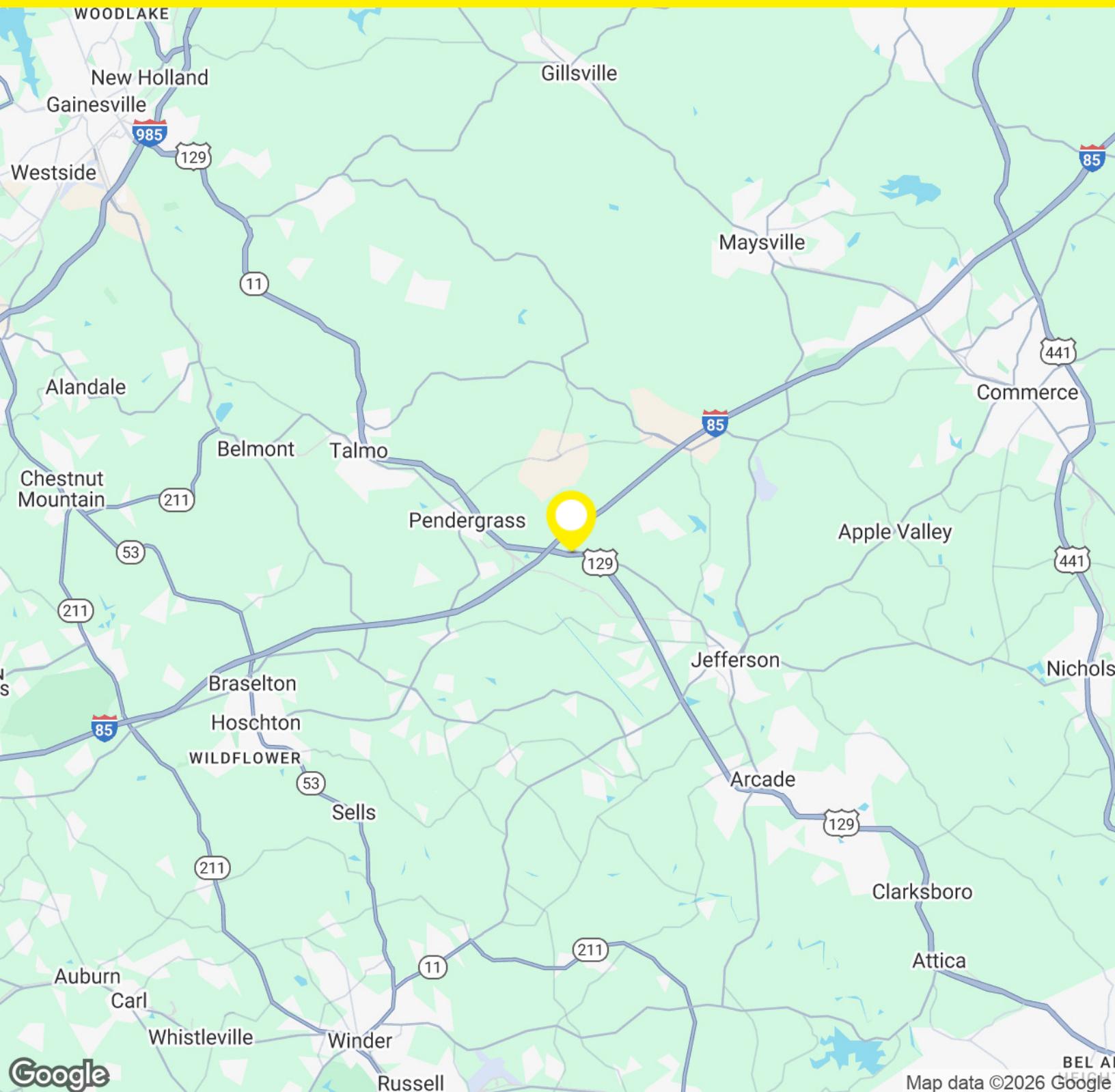
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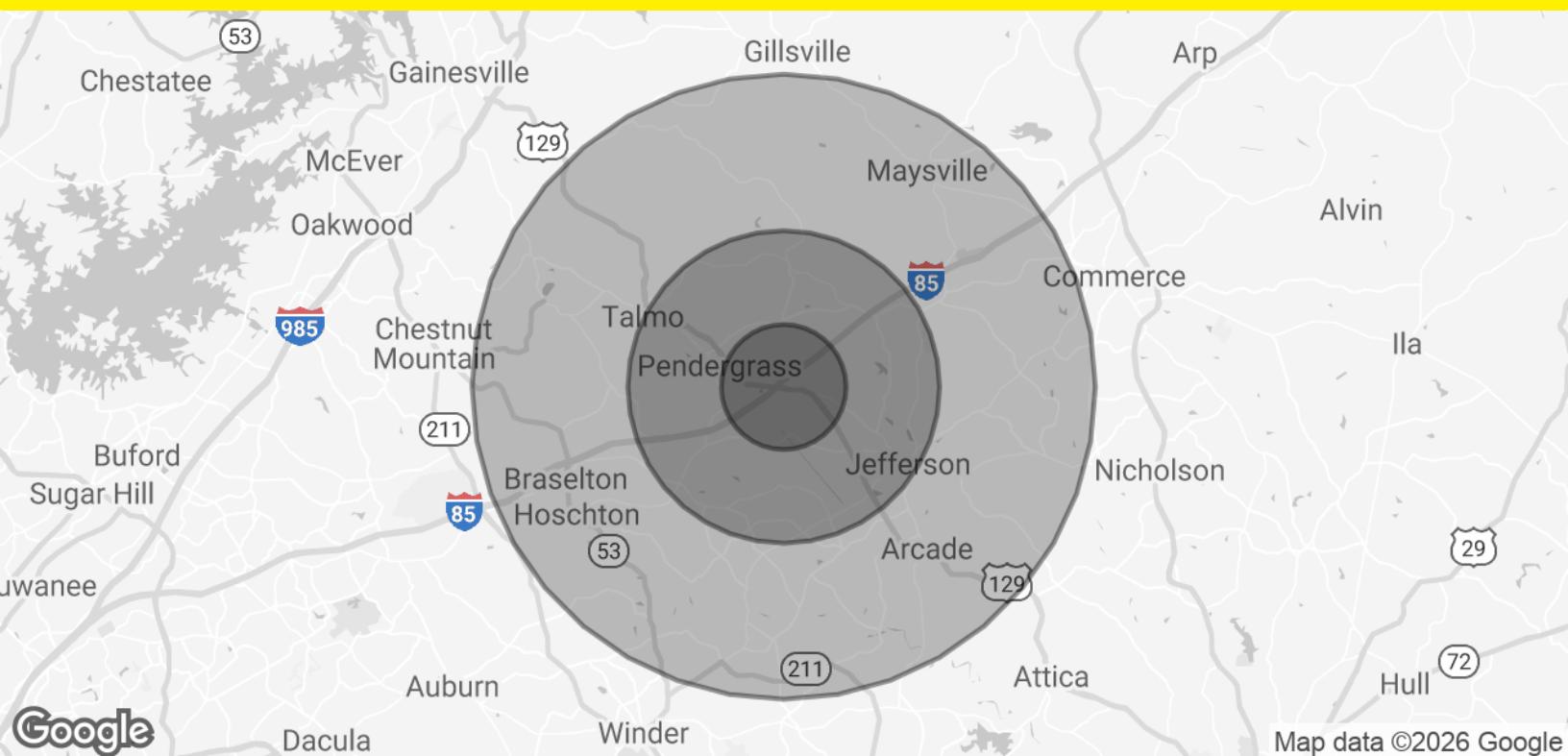
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## POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	2,337	28,987	103,333
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39

## HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	726	9,470	34,168
# of Persons per HH	3.2	3.1	3
Average HH Income	\$93,625	\$110,380	\$99,689
Average House Value	\$414,696	\$456,128	\$393,619

*Demographics data derived from AlphaMap*

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