

# LAND FOR SALE

## 4 Parcels Totaling 88.53+/- Acres

**KING** Industrial  
Realty, Inc.



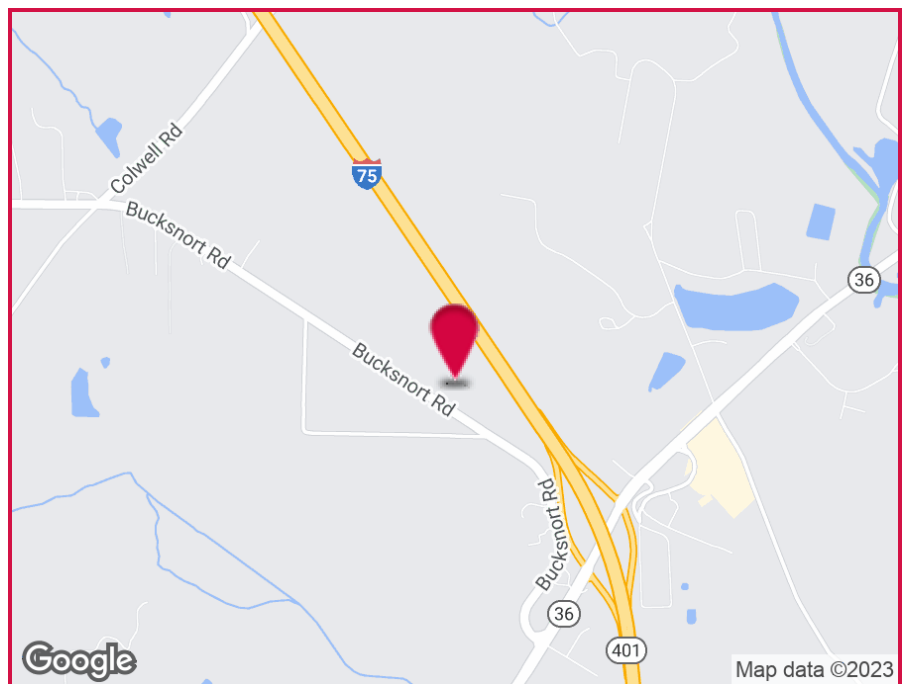
## 1224 Bucksnort Road, Jackson, GA 30233

### OFFERING SUMMARY

Lot Size: 88.53 Acres  
Zoning: C-2 & AG

### PROPERTY HIGHLIGHTS

- 38.53+/- Acres Zoned C-2 & 50+/- Acres Zoned AG (Butts County, GA)
- 32 Million Vehicles/Year
- 3/4 Mile of Visibility along I-75
- Rezoning to Industrial Required for Conceptual Design.
- 1+/- Mile off Exit 201, I-75 - A Future Commercial Vehicle Only Exit
- Site Visible North & South to 32 Million Vehicles/Year
- 47 Miles to Atlanta
- 205 Miles of Port of Savannah



For More Information Contact:

**BRYAN MARSHBURN, CCIM**

Vice President

404.942.2044

bmarshburn@kingindustrial.com

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### SITE PLAN



### SITE PLAN.

1" = 300'-0"

Rendering: 2 Building Site Plan

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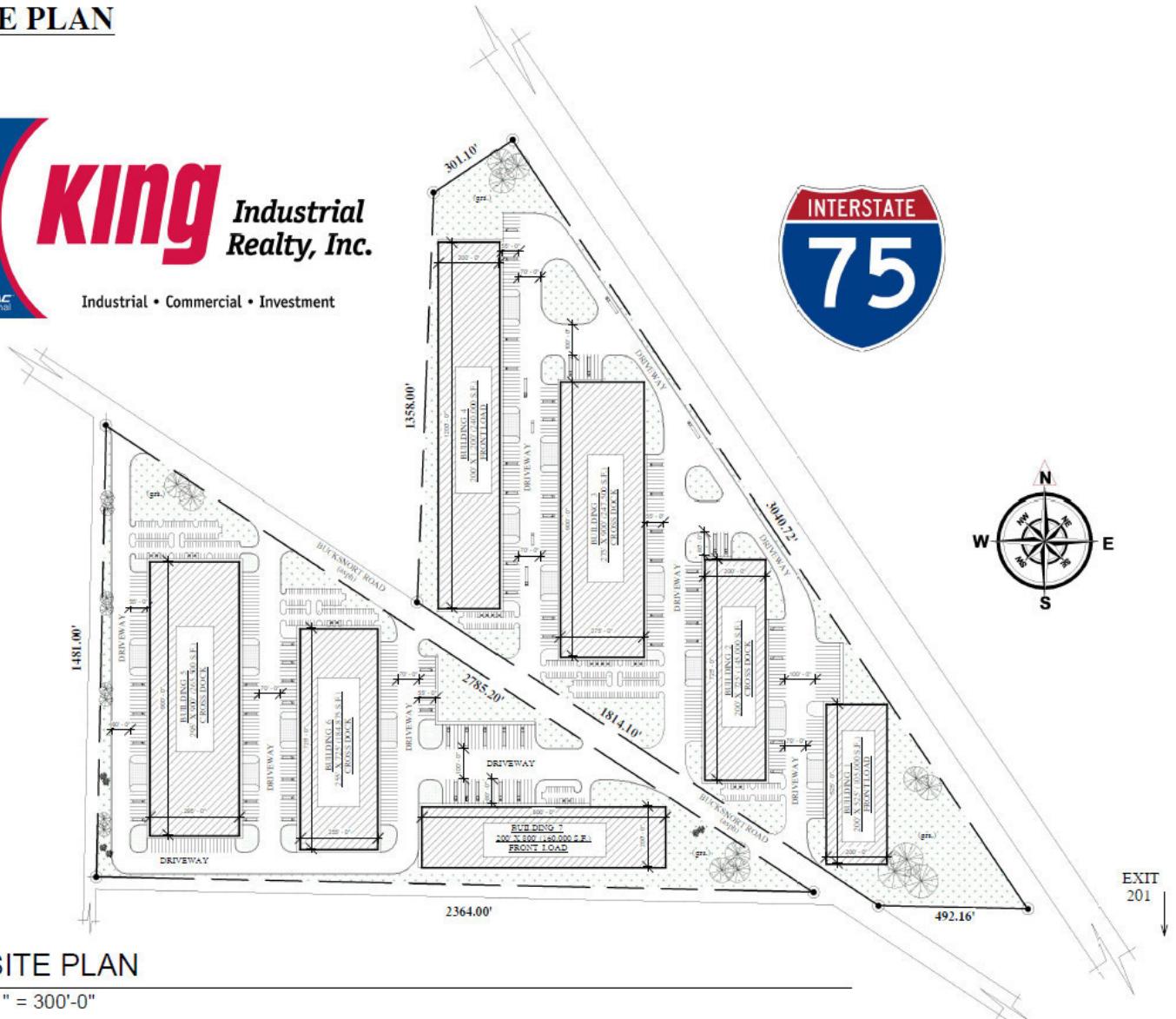
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### SITE PLAN



1 SITE PLAN  
1" = 300'-0"

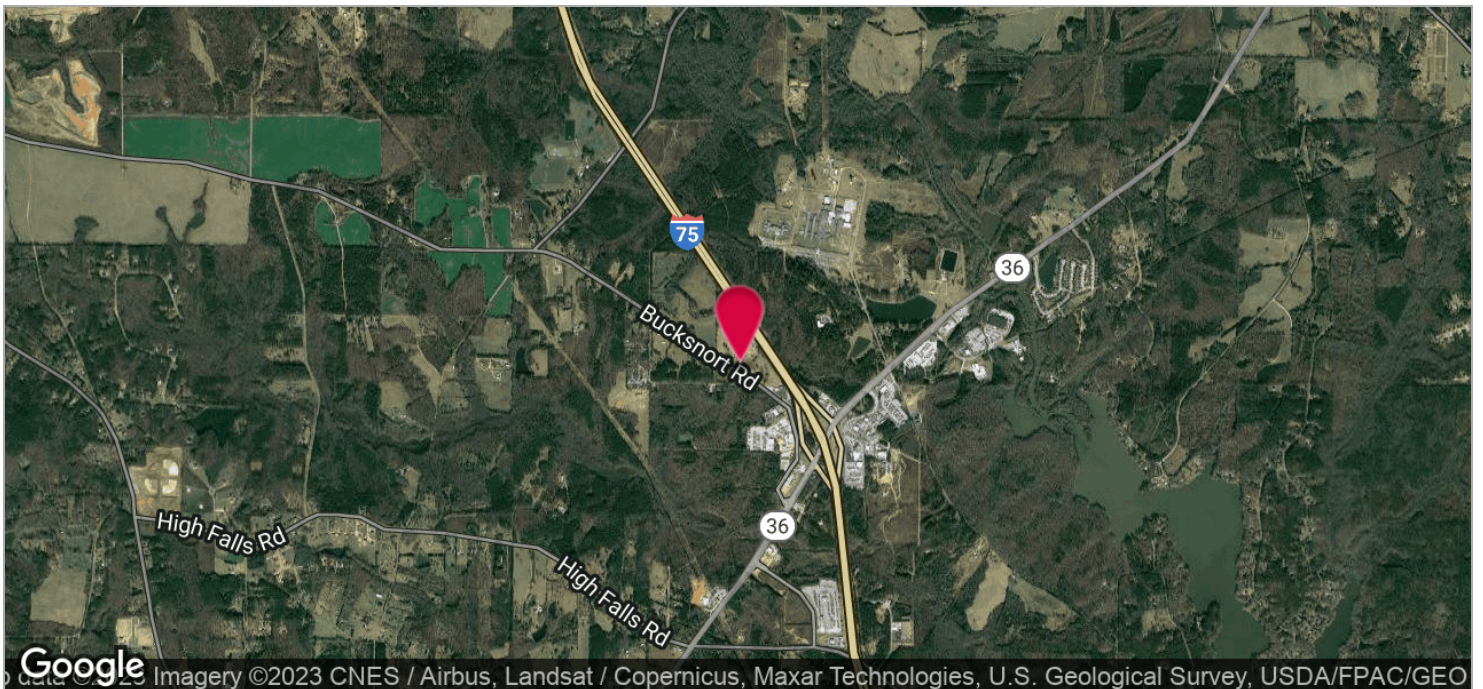
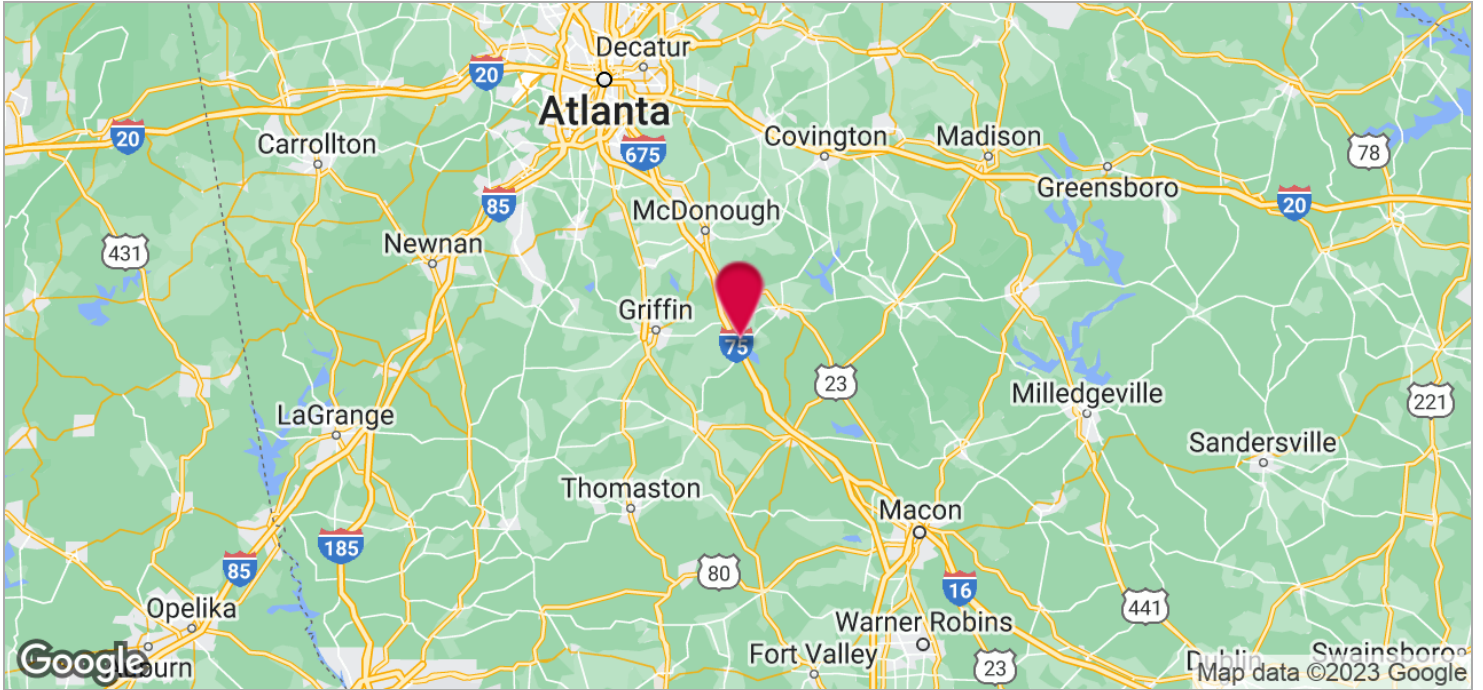
Rendering 7 Building Site plan

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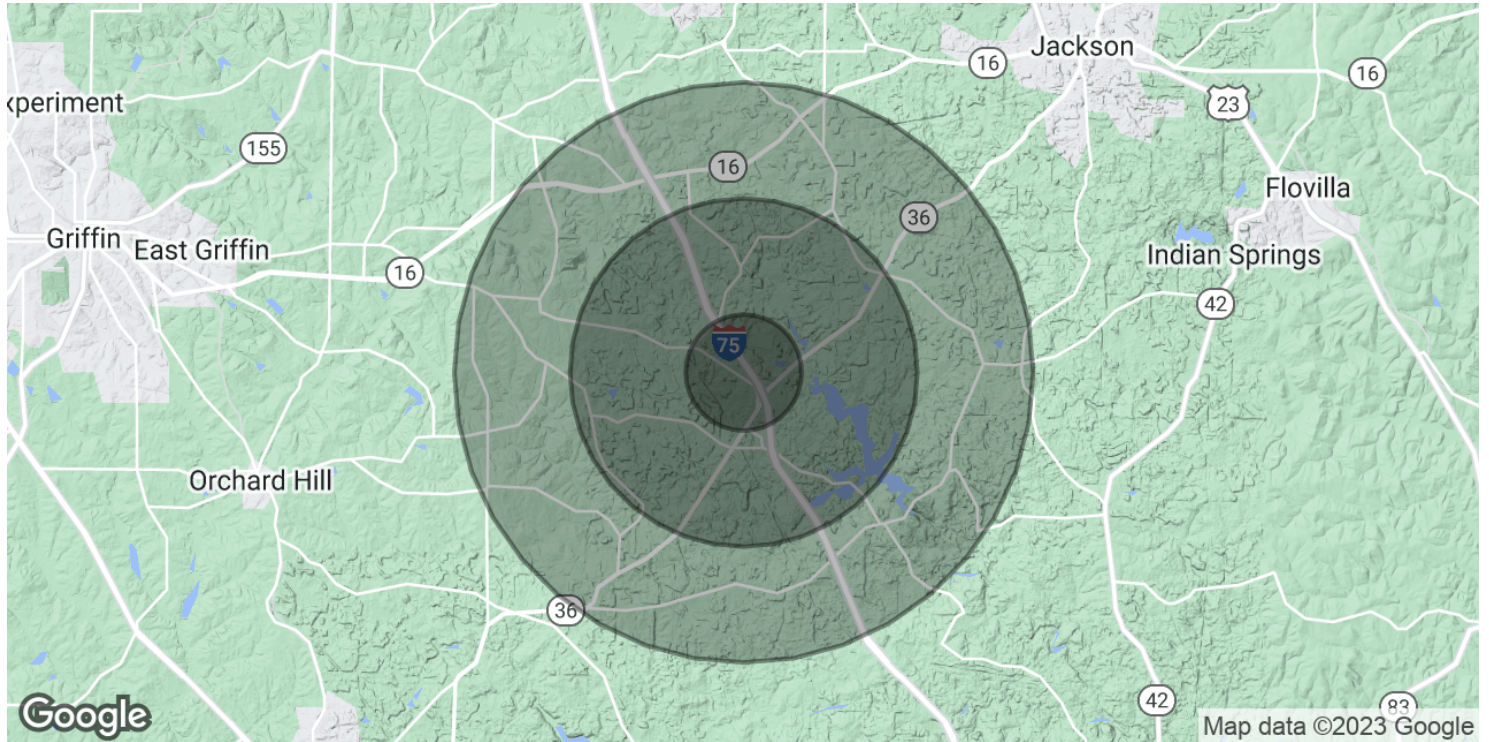
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	474	4,076	11,432
Average Age	40.8	39.0	38.4
Average Age (Male)	42.1	39.6	38.7
Average Age (Female)	44.2	42.4	40.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	106	1,035	3,456
# of Persons per HH	4.5	3.9	3.3
Average HH Income	\$67,054	\$65,740	\$63,450
Average House Value	\$180,557	\$158,785	\$148,875

\* Demographic data derived from 2020 ACS - US Census

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