

Large Acreage Offering Franklin County, GA



Offered by Wakefield Group GA
Edsel Fickey, Broker 404-316-7821
ewf@wakefieldgroupllc.com

620+/- Ac, Pasture Franklin County, GA



Looking North

- ◆ At least 2 current access points.
- ◆ Main access of Hwy 63 about 2.5 miles from I-85 on-ramp



North to Border Access



Primary Access

Primary Access Road

- ◆ Gentle rolling topography
- ◆ 2 wells onsite provide adequate water for most uses.
- ◆ Current use is a cattle farm and Seed Company

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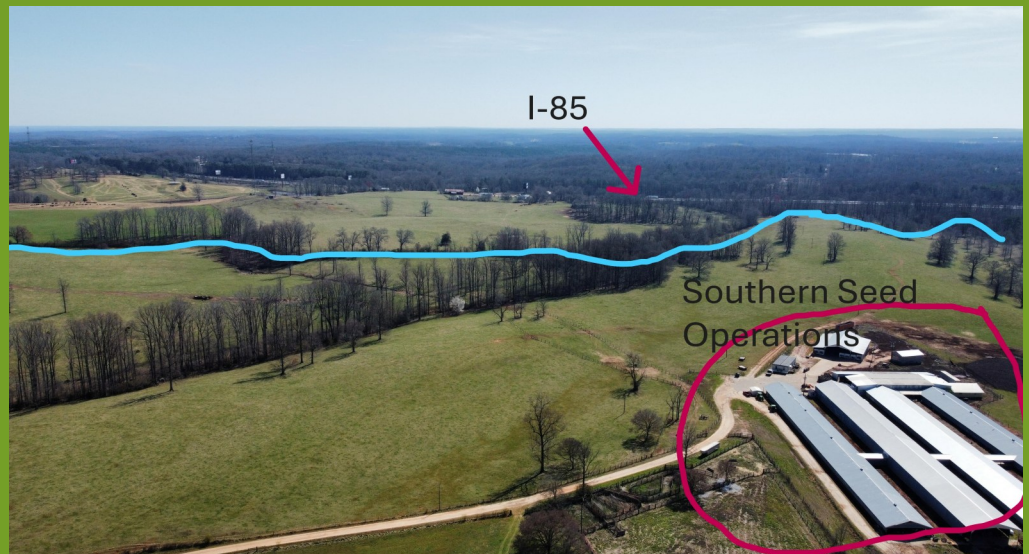
620+/- Ac, Pasture Franklin County, GA



- ◆ 2 Commercial Layer houses currently utilized for hay storage.
- ◆ Large commercial refrigerator on-site.

Looking West

- ◆ I-85 visibility
- ◆ Current seed operation requires about 4 acres—will continue with lease-back



View to South

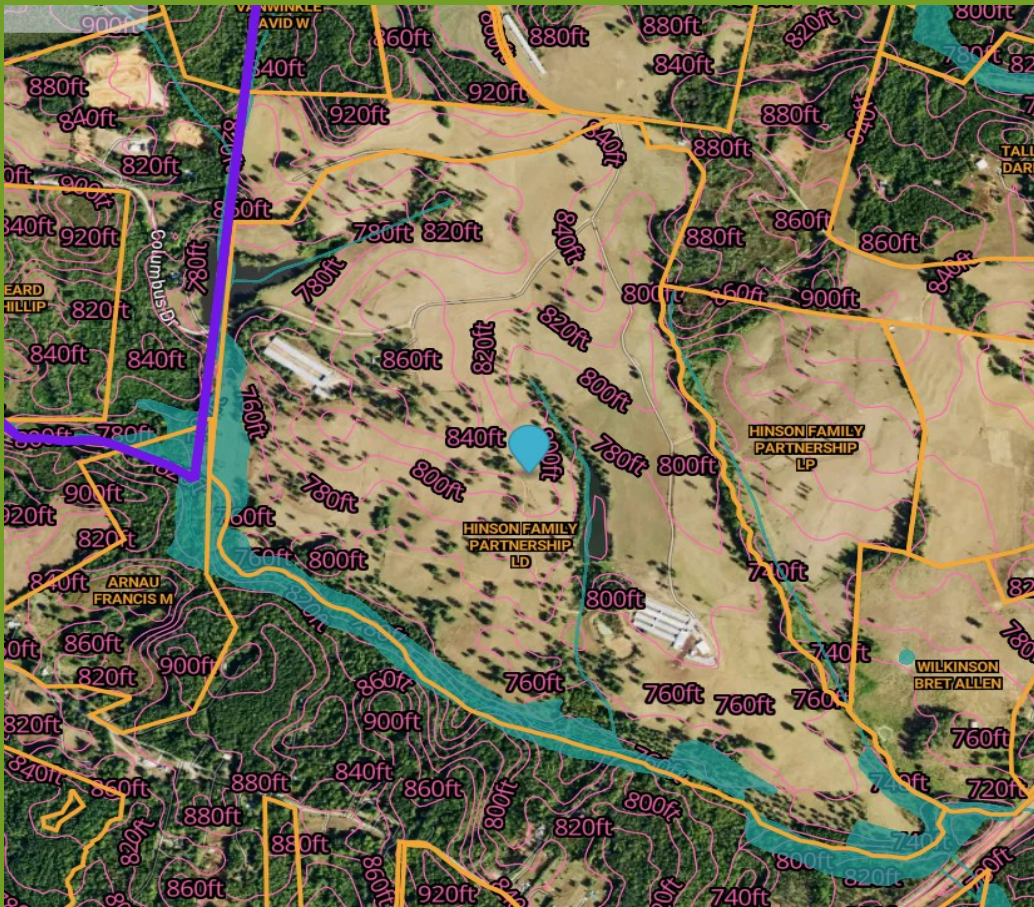
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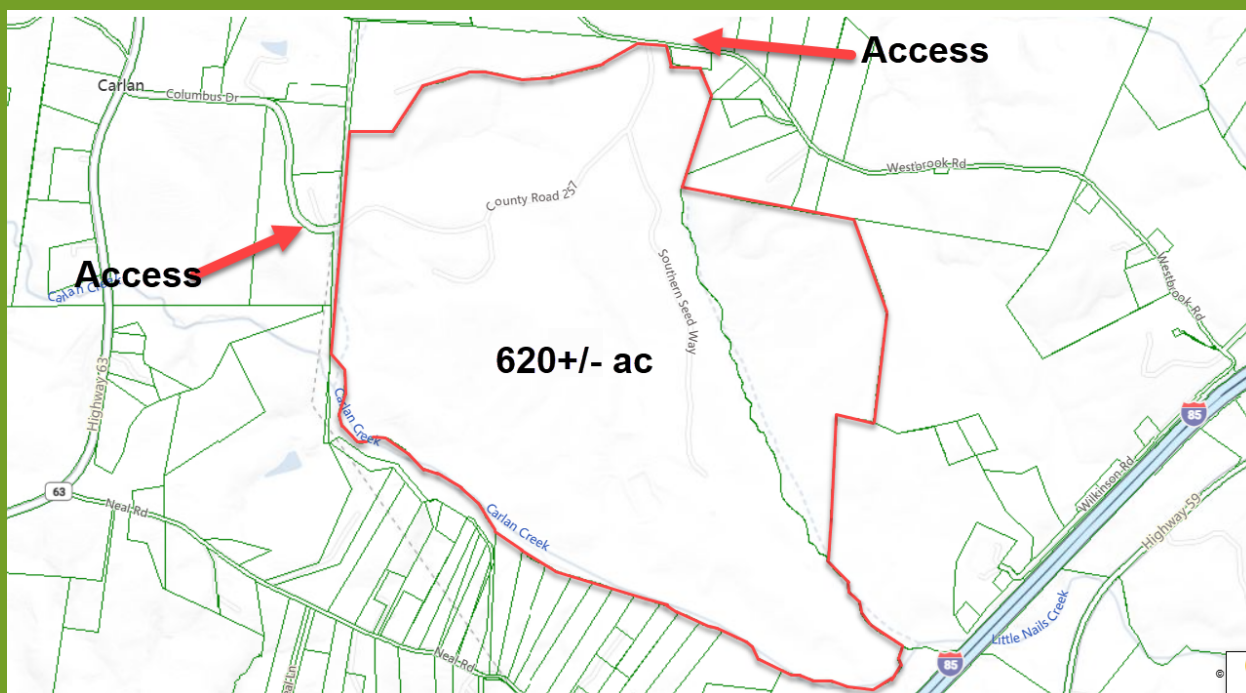
Good View South

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Good Topography
Limited Wetlands



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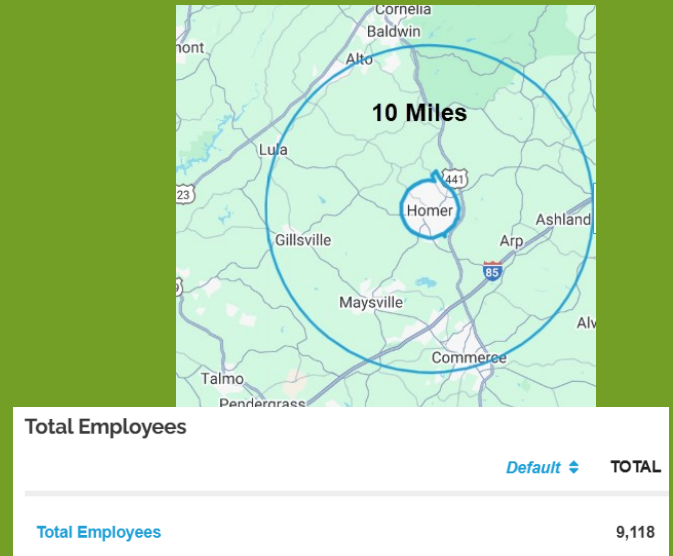
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Area Information

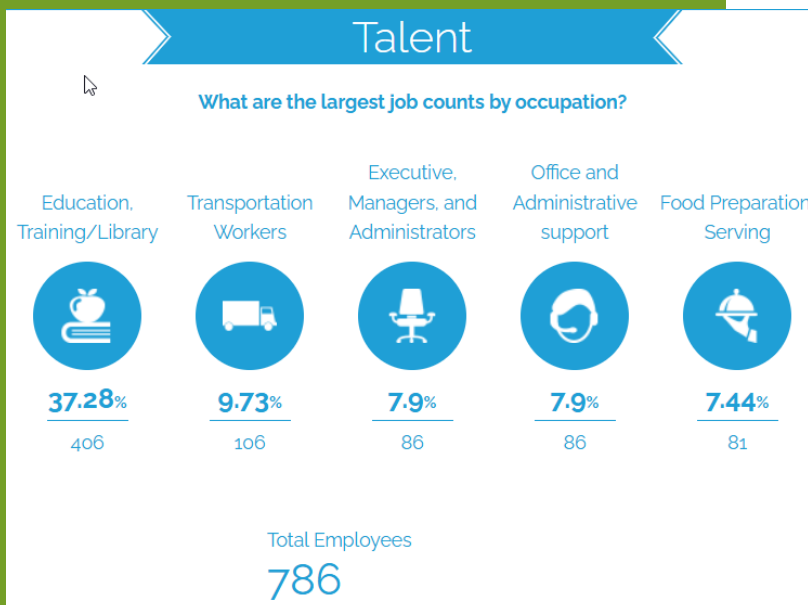


Lavonia, GA area

Commerce GA, Area



Homer, GA Area



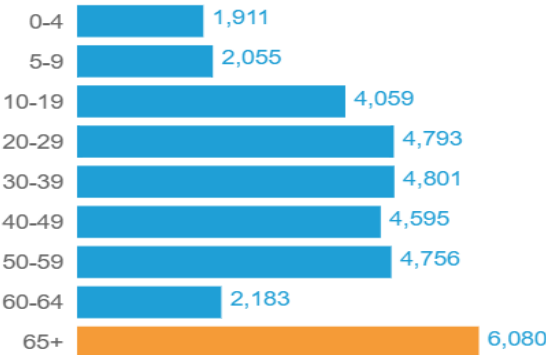
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Demographics

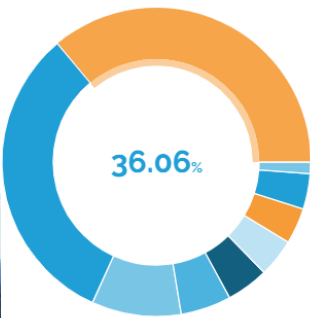
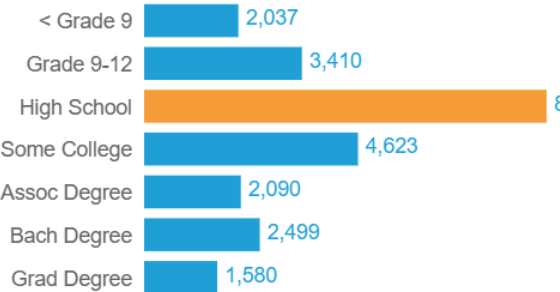
Age Distribution

2024 2029



Education Attainment

2024 2029




















Services (SIC 70-89)	36.06%
Retail Trade (SIC 52-59)	32.18%
Manufacturing (SIC 20-39)	9.37%
Finance, Insurance And Real Estate (SIC 60-69)	5.3%
Transportation and Communications (SIC 40-49)	4.42%
Public Administration (SIC 90-98)	4%
Construction (SIC 15-17)	3.76%
Wholesale Trade (SIC 50-51)	3.72%
Agricultural, Forestry, Fishing (SIC Range 01-09)	1.17%
Mining (SIC 10-14)	0.02%



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Area Jobs Distribution

	Maximum Value ↕	TOTAL LABOR FORCE
	Sales and Related Occupations	7,082
	Production Occupations	5,541
	Transportation and Material Moving Occupations	5,313
	Office and Administrative Support Occupations	5,256
	Food Preparation and Serving Related Occupations	4,160
	Management Occupations	3,852
	Education, Training, and Library Occupations	3,308
	Installation, Maintenance, and Repair Occupations	2,344
	Healthcare Practitioners and Technical Occupations	2,341
	Construction and Extraction Occupations	2,297
	Business and Financial Operations Occupations	1,752
	Protective Service Occupations	1,429
	Healthcare Support Occupations	1,389
	Building and Grounds Cleaning and Maintenance Occupations	1,286
	Personal Care and Service Occupations	1,235
	Farming, Fishing, and Forestry Occupations	846
	Computer and Mathematical Occupations	753

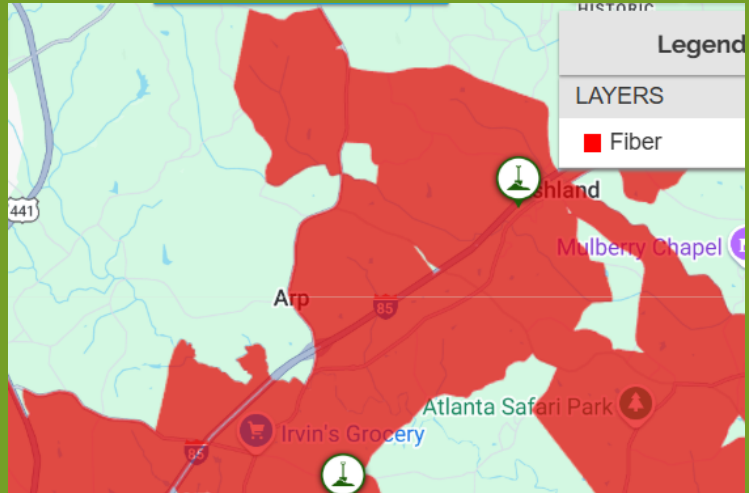
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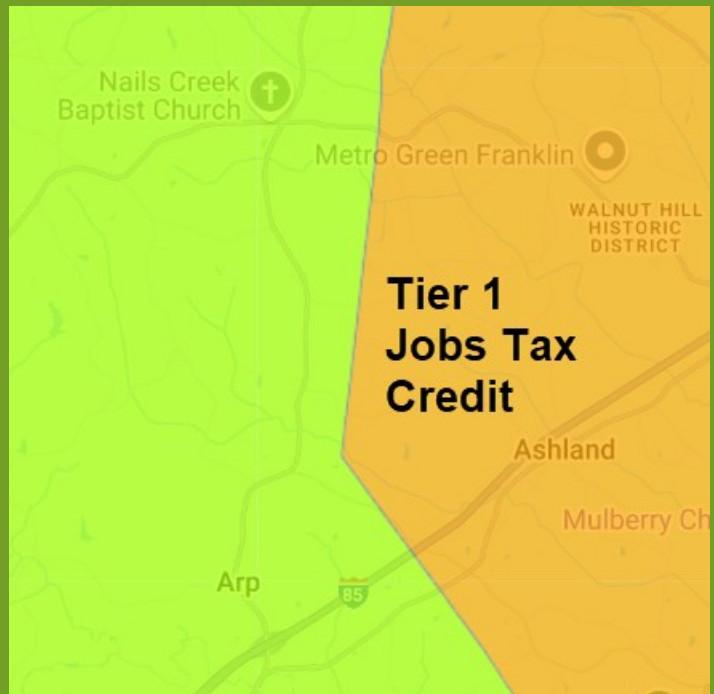


Area Information

Fiber Coverage Area



Located in Tier 1 Jobs
Tax Credit Area



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