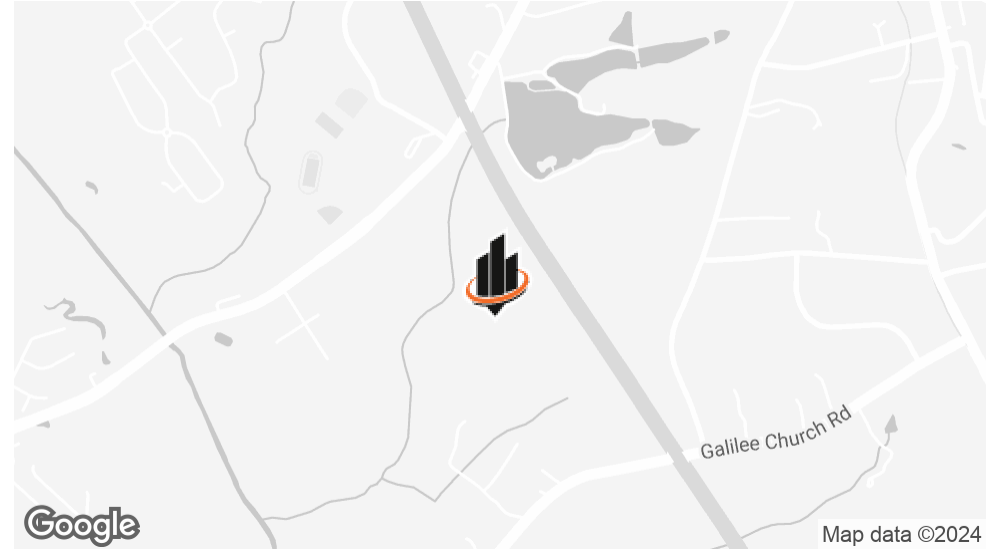


## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$12,000,000
<b>LOT SIZE:</b>	72 Acres

## PROPERTY DESCRIPTION

Approximately 72 assembled acres in fast growing Jefferson, GA. Property can be purchase in total or divided. Situated between Gainesville and Athens on busy State Hwy 129. Positioned to incorporate retail, medical and office. All utilities available to the Property.

## PROPERTY HIGHLIGHTS

- Prime 72-acre parcel
- Easy access to Interstate 85
- Proximity to Kroger and Publix developments
- Located on heavily traveled State Hwy 129
- Ideal for retail, medical, and educational facilities
- Positioned in a growing residential and retail market

**KAREN BASTON**  
O: 770.861.8006  
karen.baston@svn.com  
GA #323369

**GEORGE HOKAYEM, CCIM**  
O: 770.531.9992  
george.hokayem@svn.com  
GA #120751