



PRICE REDUCED | \$950,000

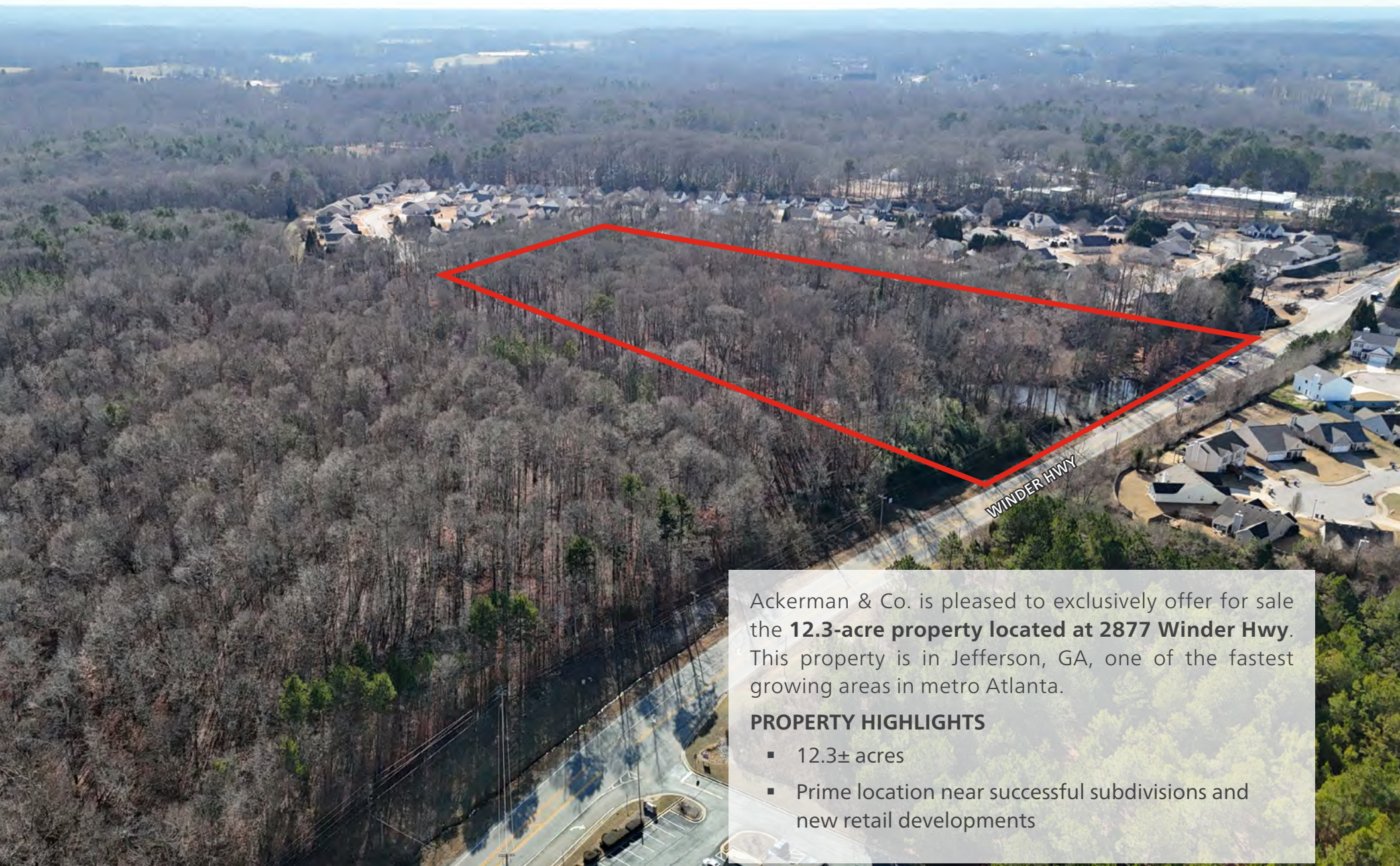
RESIDENTIAL DEVELOPMENT OPPORTUNITY

**12.3± ACRES**

JEFFERSON | GEORGIA 30549



# Development Opportunity



Ackerman & Co. is pleased to exclusively offer for sale the **12.3-acre property located at 2877 Winder Hwy**. This property is in Jefferson, GA, one of the fastest growing areas in metro Atlanta.

## PROPERTY HIGHLIGHTS

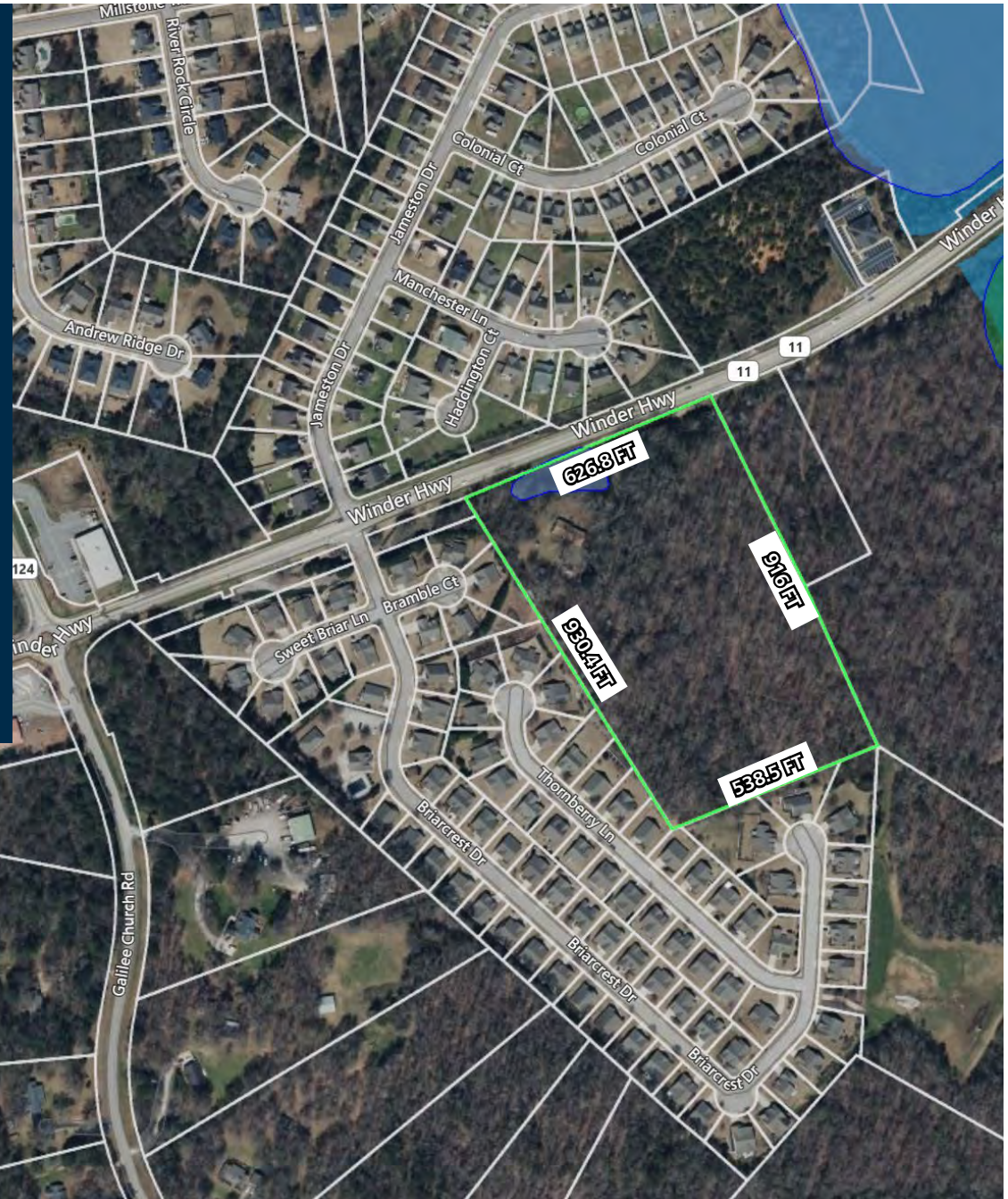
- 12.3± acres
- Prime location near successful subdivisions and new retail developments



# Property Summary

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

<b>COUNTY:</b>	Jackson
<b>STREET ADDRESS:</b>	2877 Winder Highway
<b>PARCEL ID:</b>	082 014
<b>LAND AREA:</b>	12.3± Acres
<b>CURRENT ZONING:</b>	A2 (Jackson County)
<b>FUTURE USE:</b>	Conditions are favorable for rezoning to R2 or PUD (2.0+ units an acre).
<b>UTILITIES:</b>	All utilities and sewer near site
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE:</b>	626 FT on Winder Hwy
<b>SCHOOL ZONES:</b>	Jefferson Elementary Jefferson Middle Jefferson High





## Location Map

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Topography Map

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Amenities & Communities Aerial

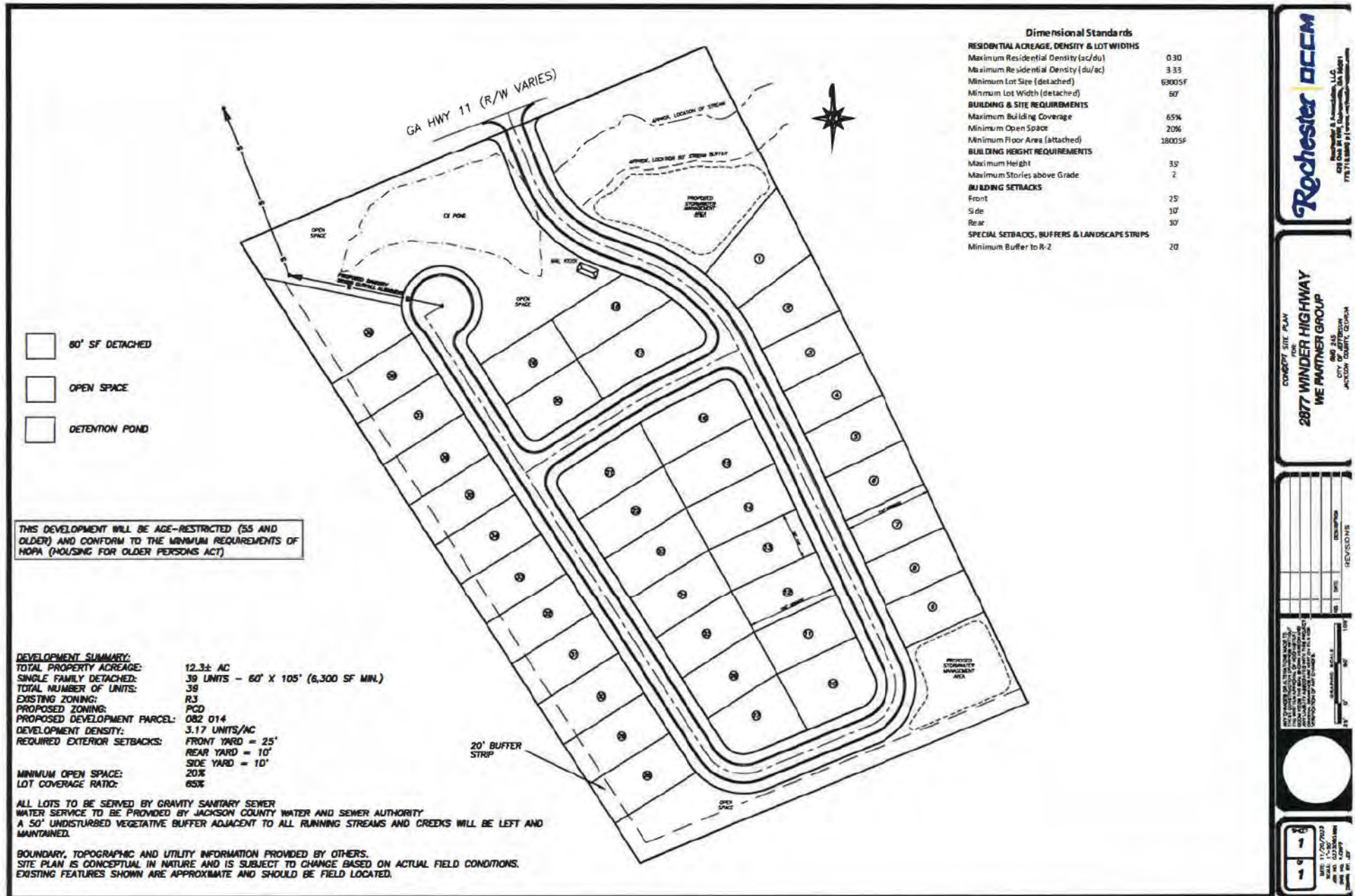
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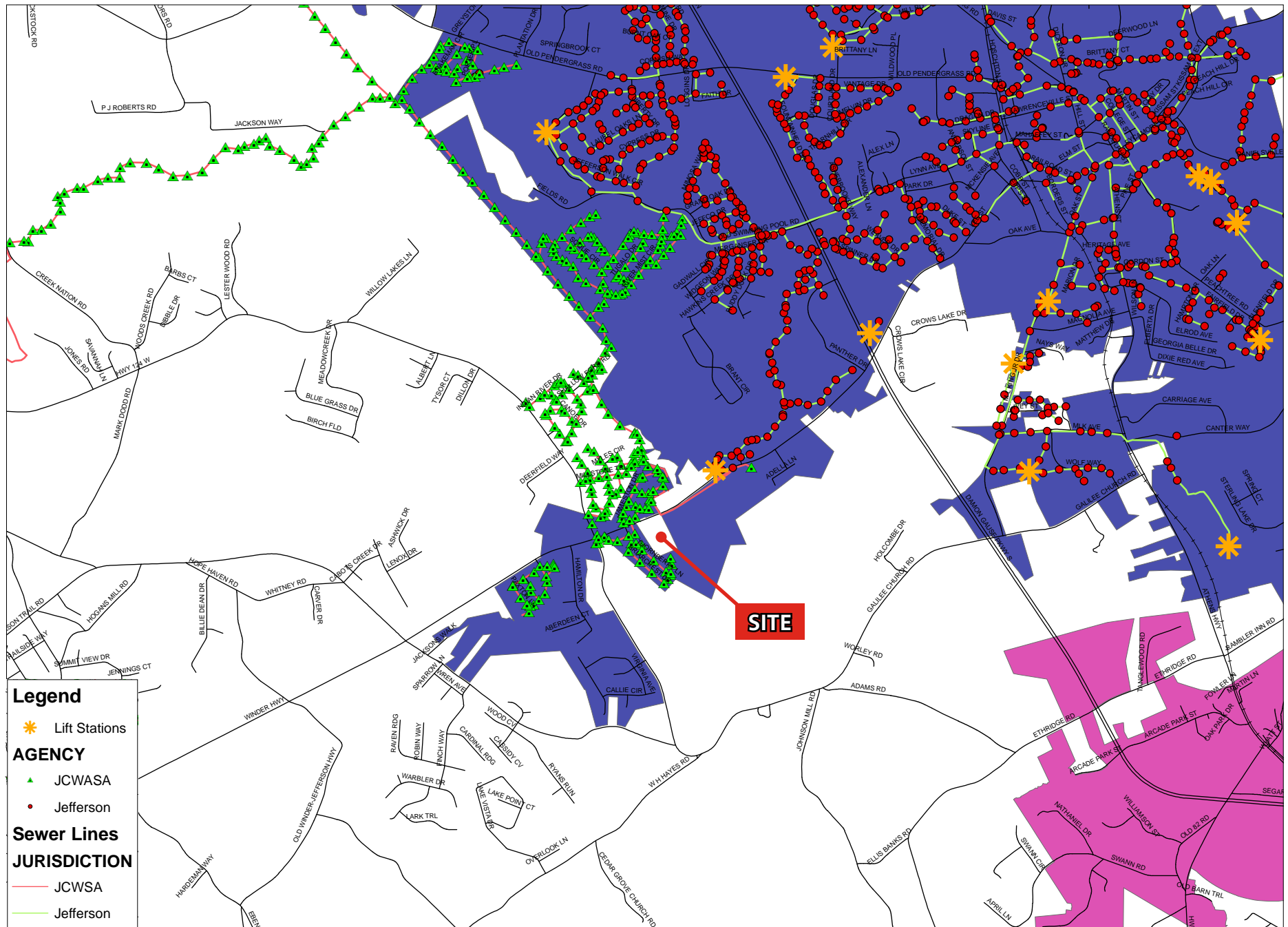
# Potential Development

2877 WINDER HIGHWAY  
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# Sewer Map - City of Jefferson

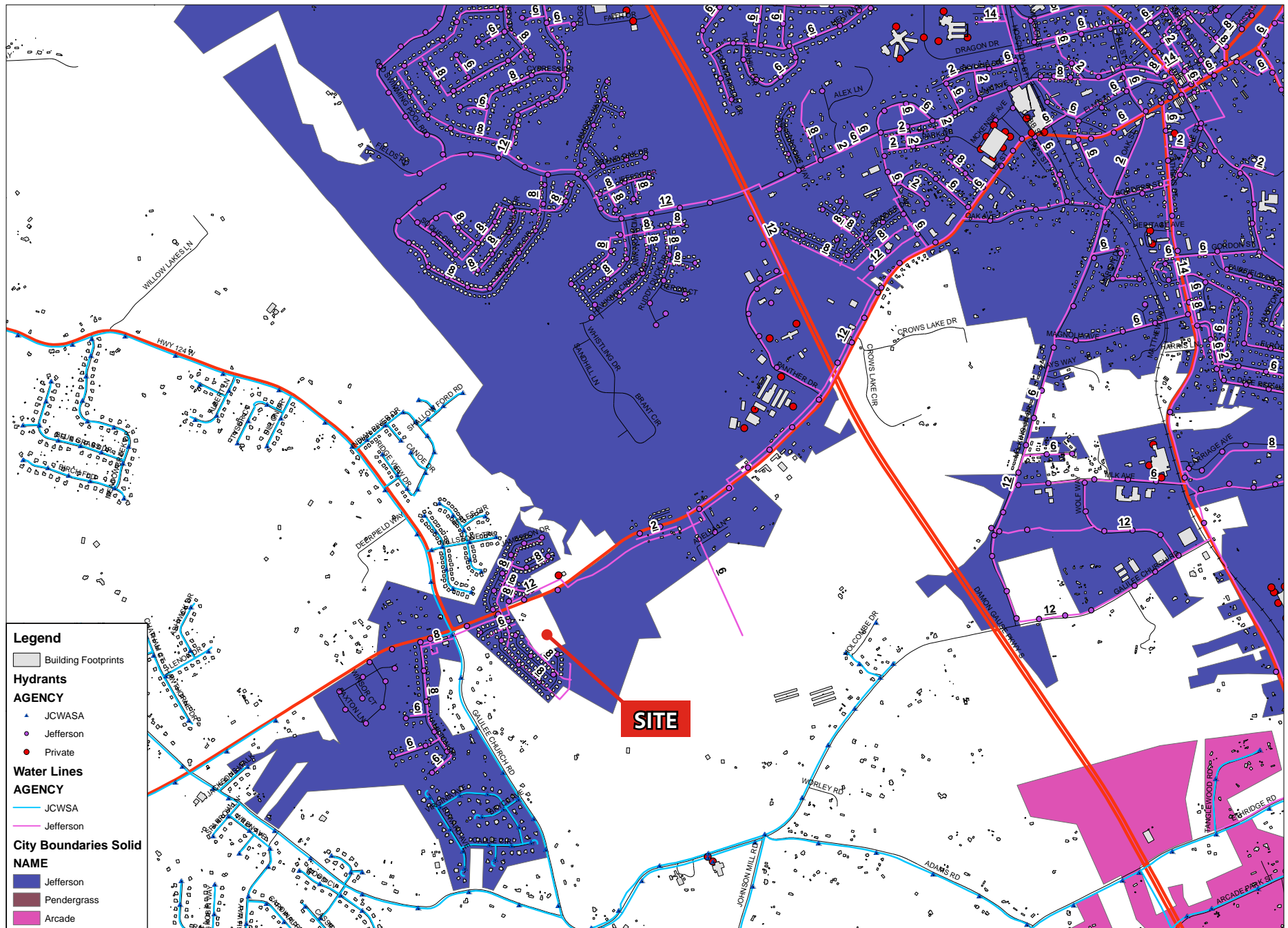
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# Water Map - City of Jefferson

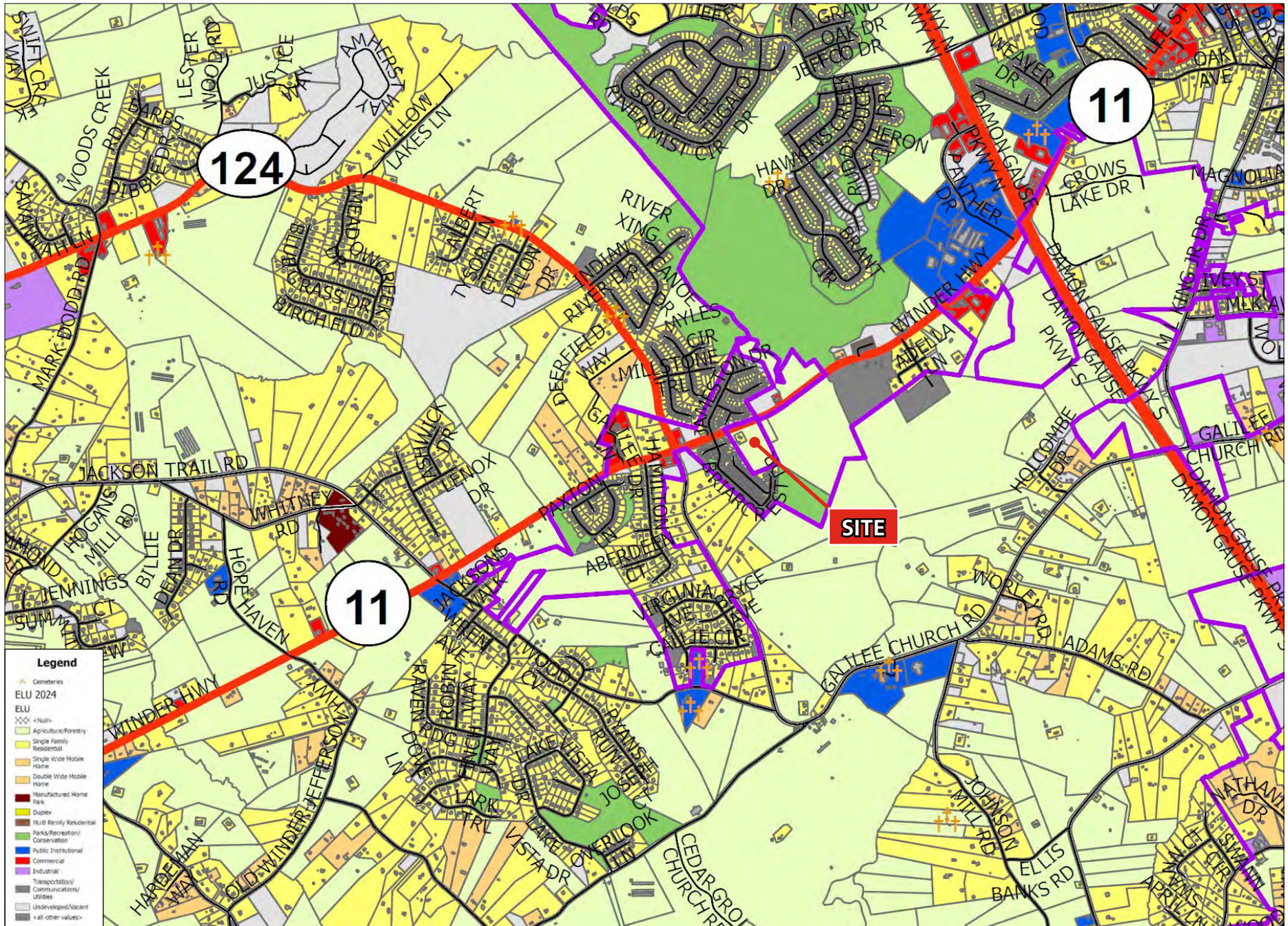
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# Jackson County - Land Use

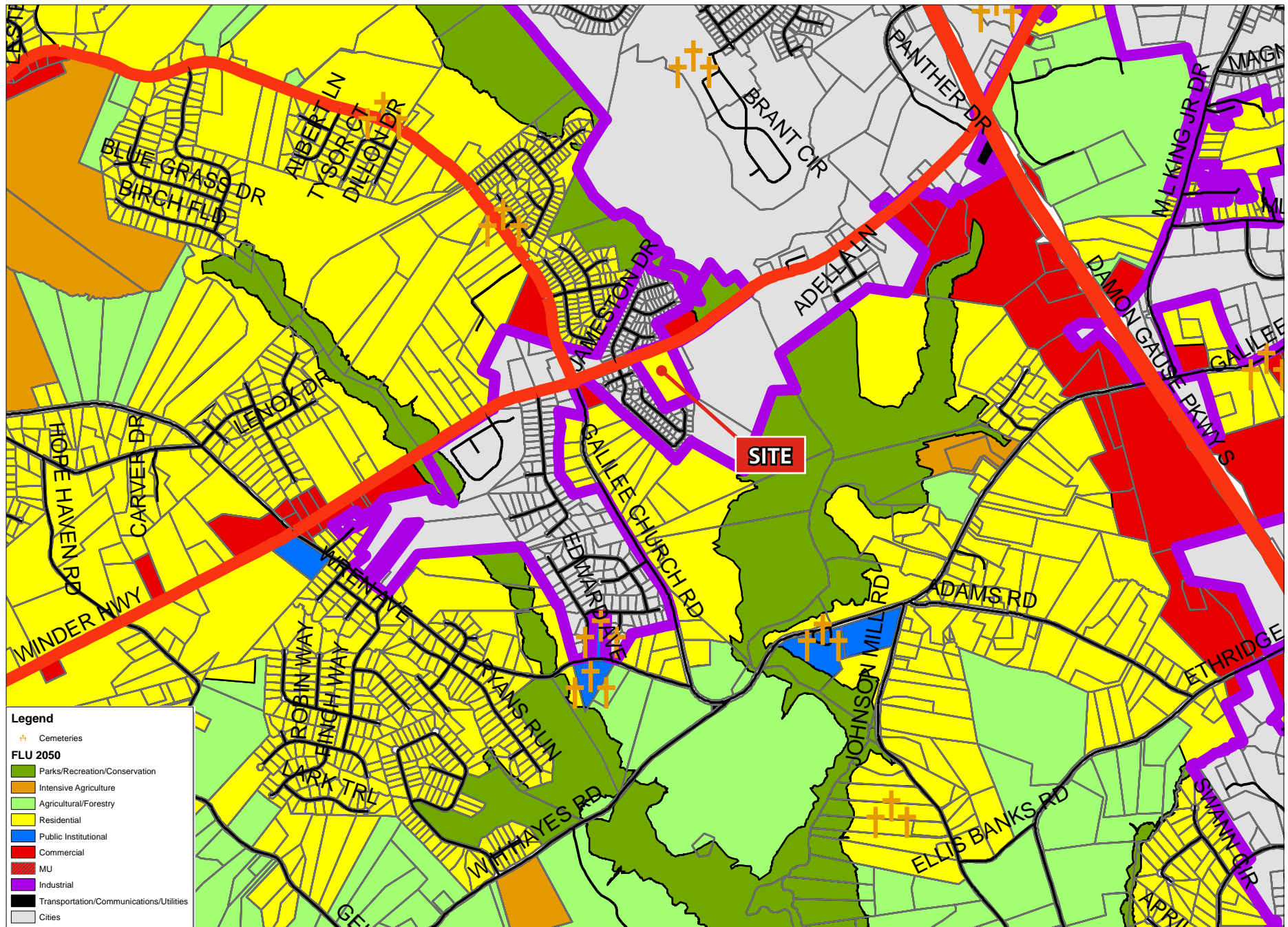
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# Jackson County - Future Land Use

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549





# Market Overview - Jackson County, GA

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JEFFERSON, GA 30549

Jackson County's economy is driven by several key industries and major employers. The county has a diverse economic base with significant contributions from manufacturing, education, energy, and retail sectors.

## MANUFACTURING

- **SK Innovation**, a Korean battery manufacturer, is investing \$2.61 billion in the county, creating over 2,600 jobs in electric vehicle battery production.
- **Wayne Farms LLC**, a poultry producer, is the largest employer with 800 employees.
- **GE Appliances** recently announced a \$55 million investment, creating 100 new jobs.



SK Innovation

## EDUCATION AND PUBLIC SECTOR

- **Jackson County Board of Education** is the second-largest employer with 825 employees.
- Government employment accounts for 19.9% of the total reported employment in the county.

## ENERGY AND UTILITIES

- **Jackson County EMC**, an electric power company, employs 650 people.

## RETAIL AND DISTRIBUTION

- Major retailers like Home Depot and Walmart are among the top five largest employers.
- **Baker & Taylor Books**, a book distributor, employs 500 people.

## HEALTHCARE

- **BJC Medical Center** is listed among the major employers in the county.

These diverse industries form the backbone of Jackson County's economy, providing a range of employment opportunities and driving economic growth in the region.

## JACKSON COUNTY TOP EMPLOYERS

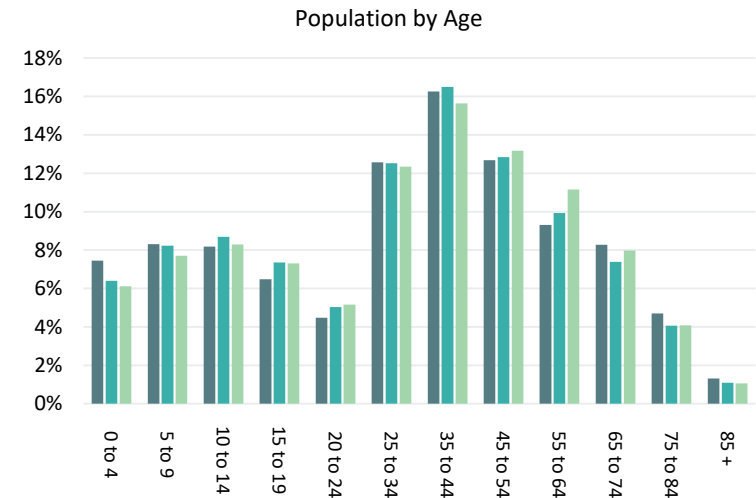
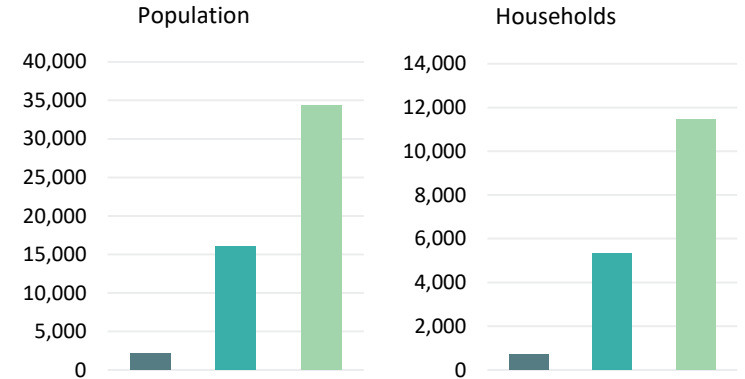




# 2025 Demographics

2877 WINDER HIGHWAY  
JEFFERSON, GA 30549

	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	2,174	---	15,987	---	34,389	---
2030 Projected Population	2,690	---	19,460	---	42,075	---
Pop Growth (%)	23.8%	---	21.7%	---	22.4%	---
2025 Households	730	---	5,311	---	11,447	---
2030 Projected Households	920	---	6,583	---	14,292	---
HH Growth (%)	26.0%	---	24.0%	---	24.9%	---
Daytime Population	1,226	---	11,251	---	25,403	---
Average Business Travelers	6	---	55	---	116	---
Average Leisure Travelers	0	---	0	---	0	---
Average Migrant Workers	0	---	0	---	0	---
Group Quarters Pop	0	---	0	---	0	---
Pop in Family Households	1,976	---	14,823	---	31,490	---
Pop Non-Family Households	197	---	1,156	---	2,739	---
Total Population by Age						
Median Age (2025)	35.4		35.2		36.2	
Ages by Year						
0 to 4	162	7.4%	1,023	6.4%	2,101	6.1%
5 to 9	181	8.3%	1,315	8.2%	2,651	7.7%
10 to 14	178	8.2%	1,389	8.7%	2,852	8.3%
15 to 19	141	6.5%	1,176	7.4%	2,511	7.3%
20 to 24	97	4.5%	804	5.0%	1,775	5.2%
25 to 34	273	12.6%	2,003	12.5%	4,245	12.3%
35 to 44	354	16.3%	2,636	16.5%	5,378	15.6%
45 to 54	276	12.7%	2,052	12.8%	4,530	13.2%
55 to 64	202	9.3%	1,588	9.9%	3,838	11.2%
65 to 74	180	8.3%	1,180	7.4%	2,743	8.0%
75 to 84	102	4.7%	649	4.1%	1,404	4.1%
85 +	28	1.3%	174	1.1%	362	1.1%

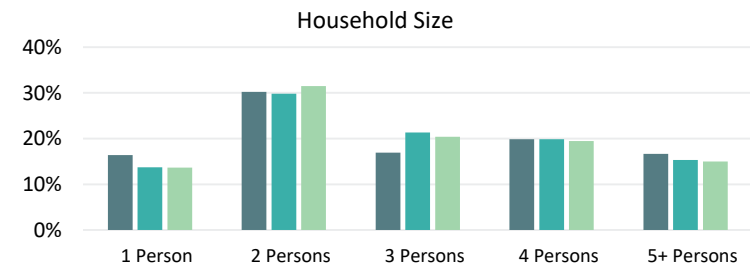
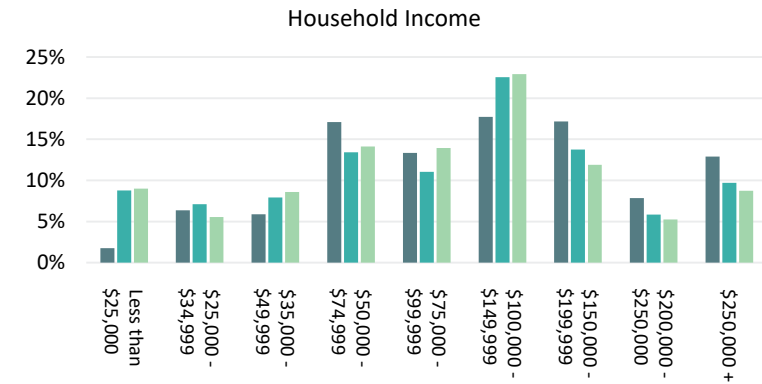
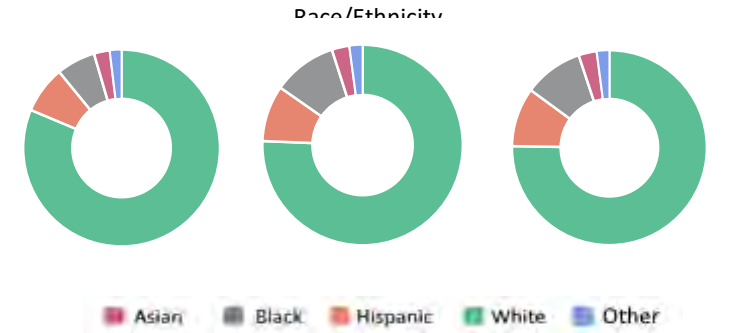




# 2025 Demographics

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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	1,768	81.3%	12,094	75.6%	25,879	75.3%
Hispanic	169	7.8%	1,449	9.1%	3,372	9.8%
Black, Non-Hispanic	139	6.4%	1,652	10.3%	3,383	9.8%
Asian, Non-Hispanic	57	2.6%	455	2.8%	1,038	3.0%
Other	42	1.9%	337	2.1%	717	2.1%
Language at Home (2025)						
Spanish Linguistically Isolated	2	0.3%	21	0.4%	165	1.4%
Spanish Not Isolated	35	4.8%	284	5.4%	728	6.4%
Asian Linguistically Isolated	0	0.0%	1	0.0%	14	0.1%
Asian Not isolated	10	1.4%	126	2.4%	256	2.2%
Household Income (2025)						
Per Capita Income	\$45,793	---	\$42,180	---	\$40,957	---
Average HH Income	\$136,354	---	\$126,957	---	\$122,960	---
Median HH Income	\$119,475	---	\$104,043	---	\$102,222	---
Less than \$25,000	13	1.8%	465	8.8%	1,031	9.0%
\$25,000 - \$34,999	46	6.4%	376	7.1%	635	5.5%
\$35,000 - \$49,999	43	5.9%	421	7.9%	983	8.6%
\$50,000 - \$74,999	125	17.1%	712	13.4%	1,618	14.1%
\$75,000 - \$99,999	97	13.3%	585	11.0%	1,593	13.9%
\$100,000 - \$149,999	129	17.7%	1,197	22.5%	2,625	22.9%
\$150,000 - \$199,999	125	17.2%	730	13.7%	1,362	11.9%
\$200,000 - \$250,000	57	7.8%	309	5.8%	600	5.2%
\$250,000 +	94	12.9%	515	9.7%	1,000	8.7%
Avg Family Income	\$142,076		\$139,341		\$136,061	
Avg Non-Family Income	\$174,350		\$77,879		\$69,257	
Household Size (2025)						
1 Person	120	16.4%	728	13.7%	1,562	13.6%
2 Persons	221	30.2%	1,582	29.8%	3,605	31.5%
3 Persons	123	16.9%	1,134	21.3%	2,337	20.4%
4 Persons	145	19.8%	1,053	19.8%	2,224	19.4%
5+ Persons	121	16.6%	813	15.3%	1,719	15.0%

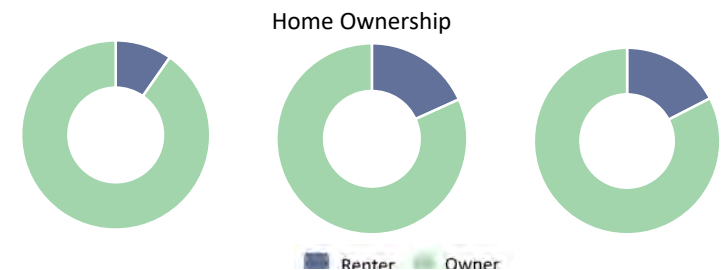
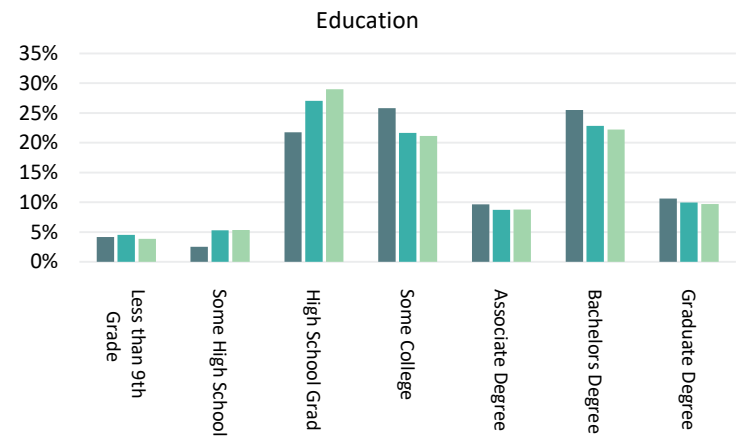
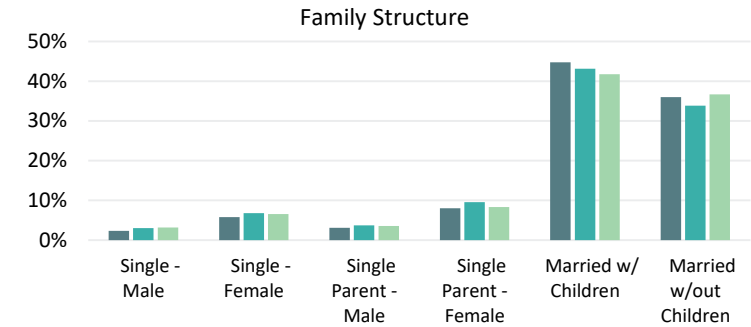




# 2025 Demographics

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	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2025)</b>	596		4,460		9,542	
Single - Male	14	2.3%	137	3.1%	305	3.2%
Single - Female	35	5.8%	302	6.8%	623	6.5%
Single Parent - Male	18	3.1%	165	3.7%	339	3.5%
Single Parent - Female	48	8.0%	425	9.5%	793	8.3%
Married w/ Children	267	44.8%	1,923	43.1%	3,984	41.7%
Married w/out Children	214	36.0%	1,508	33.8%	3,498	36.7%
<b>Education (2025)</b>	1,415		10,281		22,499	
Less than 9th Grade	59	4.2%	462	4.5%	865	3.8%
Some High School	36	2.5%	543	5.3%	1,200	5.3%
High School Grad	308	21.8%	2,778	27.0%	6,526	29.0%
Some College	365	25.8%	2,226	21.7%	4,752	21.1%
Associate Degree	137	9.7%	896	8.7%	1,980	8.8%
Bachelors Degree	361	25.5%	2,350	22.9%	4,994	22.2%
Graduate Degree	150	10.6%	1,025	10.0%	2,183	9.7%
<b>Home Ownership (2025)</b>	824		6,463		13,848	
Housing Units Occupied	730	88.6%	5,311	82.2%	11,447	82.7%
Housing Units Vacant	23	2.8%	184	2.8%	406	2.9%
Occupied Units Renter	71	8.6%	969	15.0%	1,995	14.4%
Occupied Units Owner	659	80.0%	4,342	67.2%	9,452	68.3%
<b>Unemployment Rate (2025)</b>		1.6%		1.9%		1.6%
<b>Employment, Pop 16+ (2025)</b>	1,226		11,251		25,403	
Armed Services	1	0.1%	9	0.1%	31	0.1%
Civilian	1,070	87.3%	7,604	67.6%	15,999	63.0%
Employed	1,045	85.3%	7,379	65.6%	15,568	61.3%
Unemployed	25	2.1%	225	2.0%	431	1.7%
Not in Labor Force	541	44.1%	4,366	38.8%	10,185	40.1%
<b>Businesses</b>						
Establishments	43	---	497	---	995	---





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