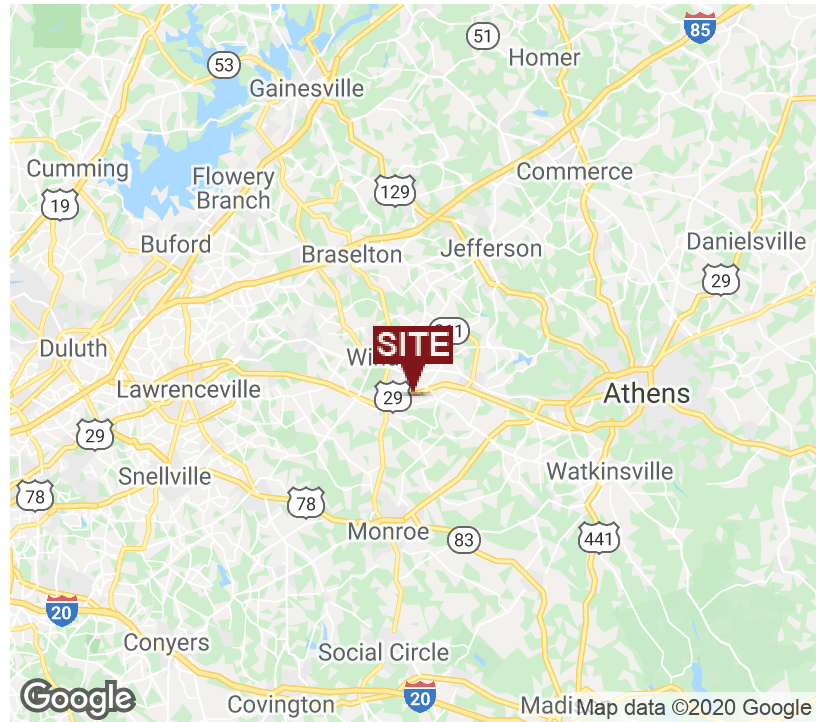


JACKSON TRAIL INDUSTRIAL TRACT

849 JACKSON TRAIL ROAD, WINDER, GA 30680



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,947,260
Price / Acre	\$49,000
Lot Size:	39.74 Acres
Lot Frontage:	968 ft Hwy 316 1295 ft Jackson Trail Rd
Zoning:	M-1 (Light Industrial)
Market:	Winder
Submarket:	Hwy 316 Corridor
Traffic Count:	27,600 Hwy 316

PROPERTY OVERVIEW

The property is zoned M-1 (Light Industrial) which allows for a variety of industrial and commercial uses, including a truck stop with fuel sales. It has frontage on Hwy 316 which was recently dedicated as a Freight Corridor. It's mostly open pasture land with some wooded areas along the creek which runs along the eastern property line. County water is available in Jackson Trail Rd, and sewer will require a lift station and an easement.

LOCATION OVERVIEW

The property is located on the south side of Hwy 316 (University Pkwy) with frontage on Jackson Trail Road roughly 1.25 miles west of the Hwy 53 interchange, which GDOT is currently converting to a full diamond interchange. The property is just southeast of Winder. It's located roughly 9 miles from the new Caterpillar Manufacturing Facility, as well as being very close to the Barrow county Airport and the new Barrow County Industrial Park known as Park 53. Lanier Technical College and Career Academy are roughly 5 miles from the property.

PROPERTY HIGHLIGHTS

- Great visibility and access to Hwy 316.
- Excellent location for an industrial facility.
- Close to the diamond interchange at Hwy 53 (currently under construction)

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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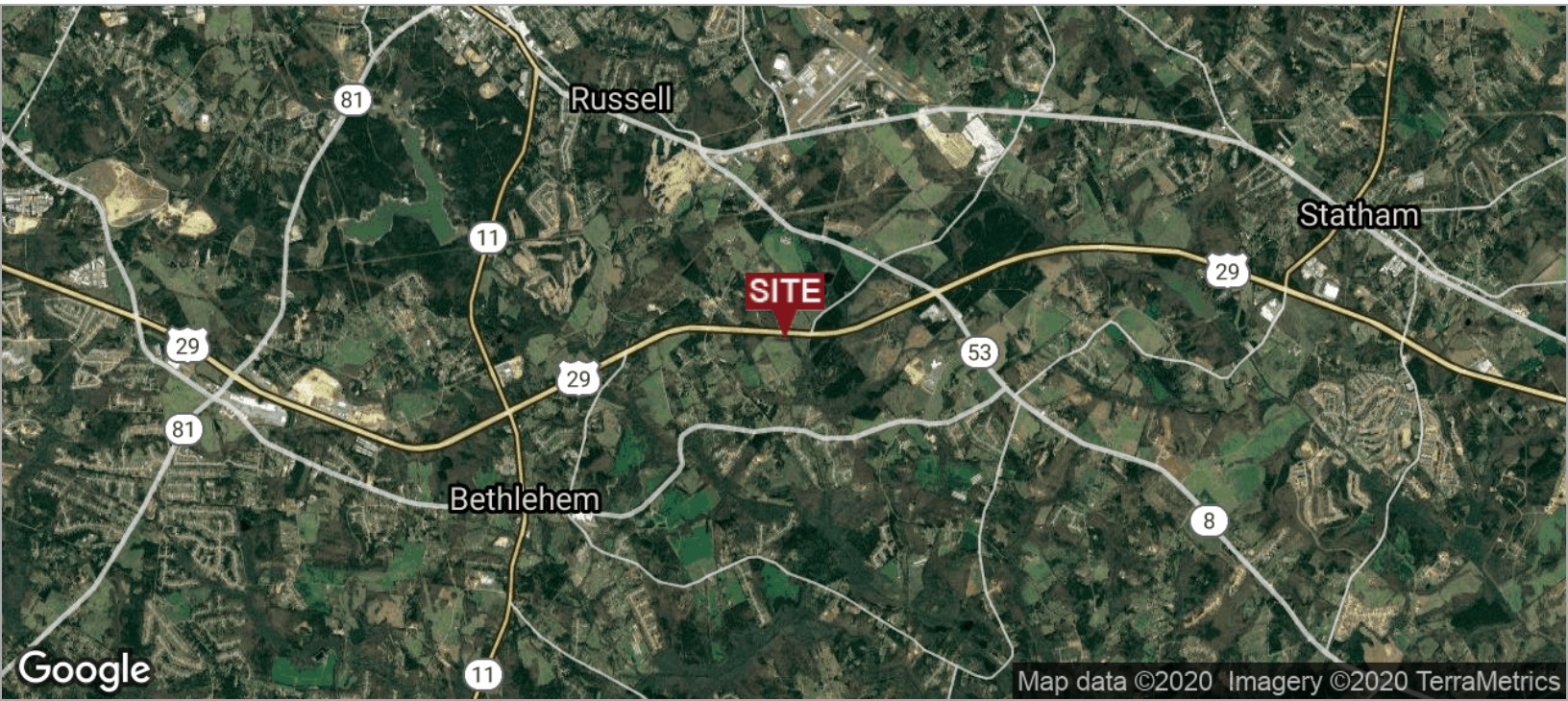
Revised: 3-4-20

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LOCATION MAPS



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AERIAL MAP



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This map displays the Winder, Georgia region, highlighting a specific 'SITE' marked with a red pin near Russell. The map is populated with various commercial and educational landmarks, each represented by a logo or text label. Key locations include:

- Winder:** Winder Elem School, NE GA Medical Ctr, Holsenbeck Elem School, Winder Elem School, golden corral, Walmart, Publix, First American, and a red 'SITE' marker.
- Russell:** Publix, BETHLEHEM Christian Academy, and a red 'SITE' marker.
- Bethlehem:** PETSMART, Publix, and BUCKEYE.
- Athens:** Publix, Kroger, and a red 'SITE' marker.
- Other locations:** Jefferson, Nicholson, Planter, Hull, Winter, Woodlands, Atkinsville, Bishop, Coventry, Good Hope, Monroe, and Campton.

The map also shows major roads such as I-85, I-77, and US-29, along with various other businesses like RaceTrac, CAT, and Publix. The map data is attributed to ©2020 Imagery and ©2020 TerraMetrics.

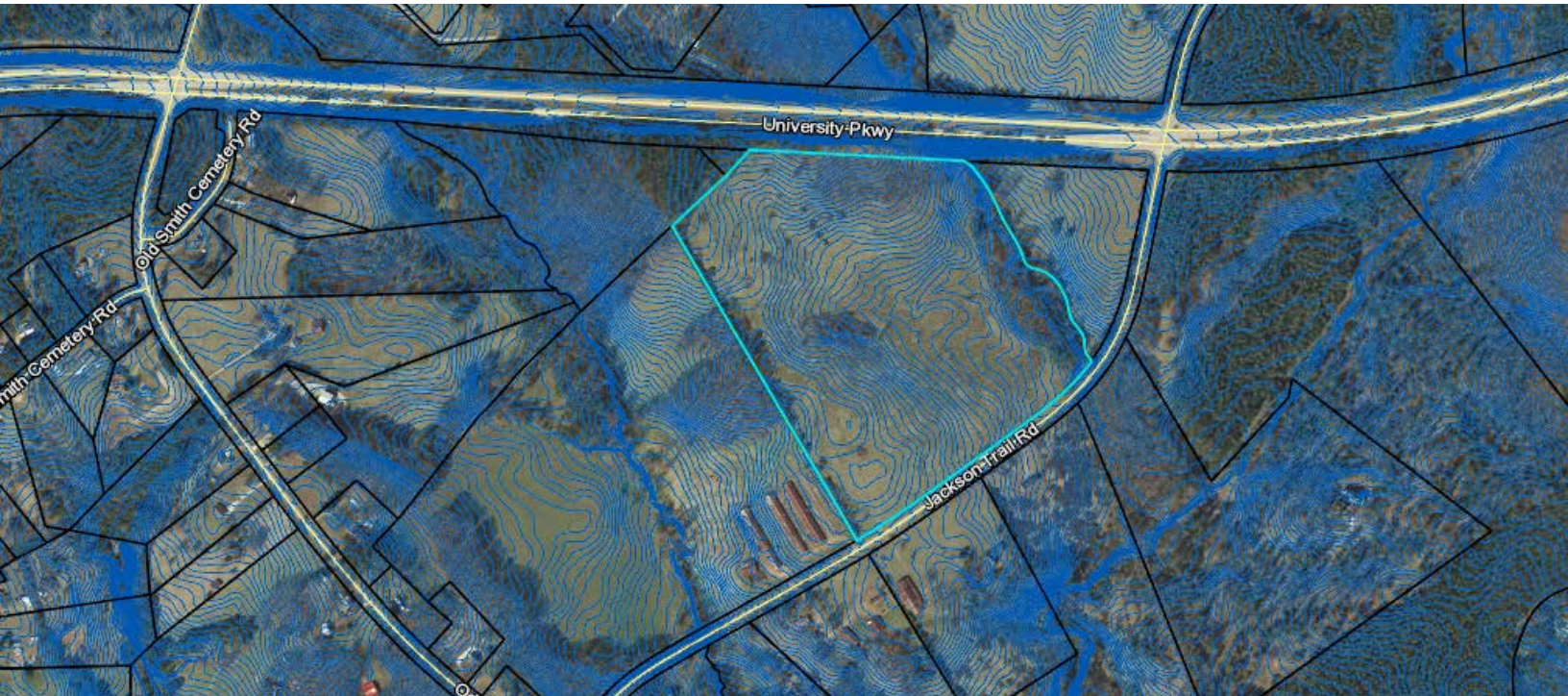
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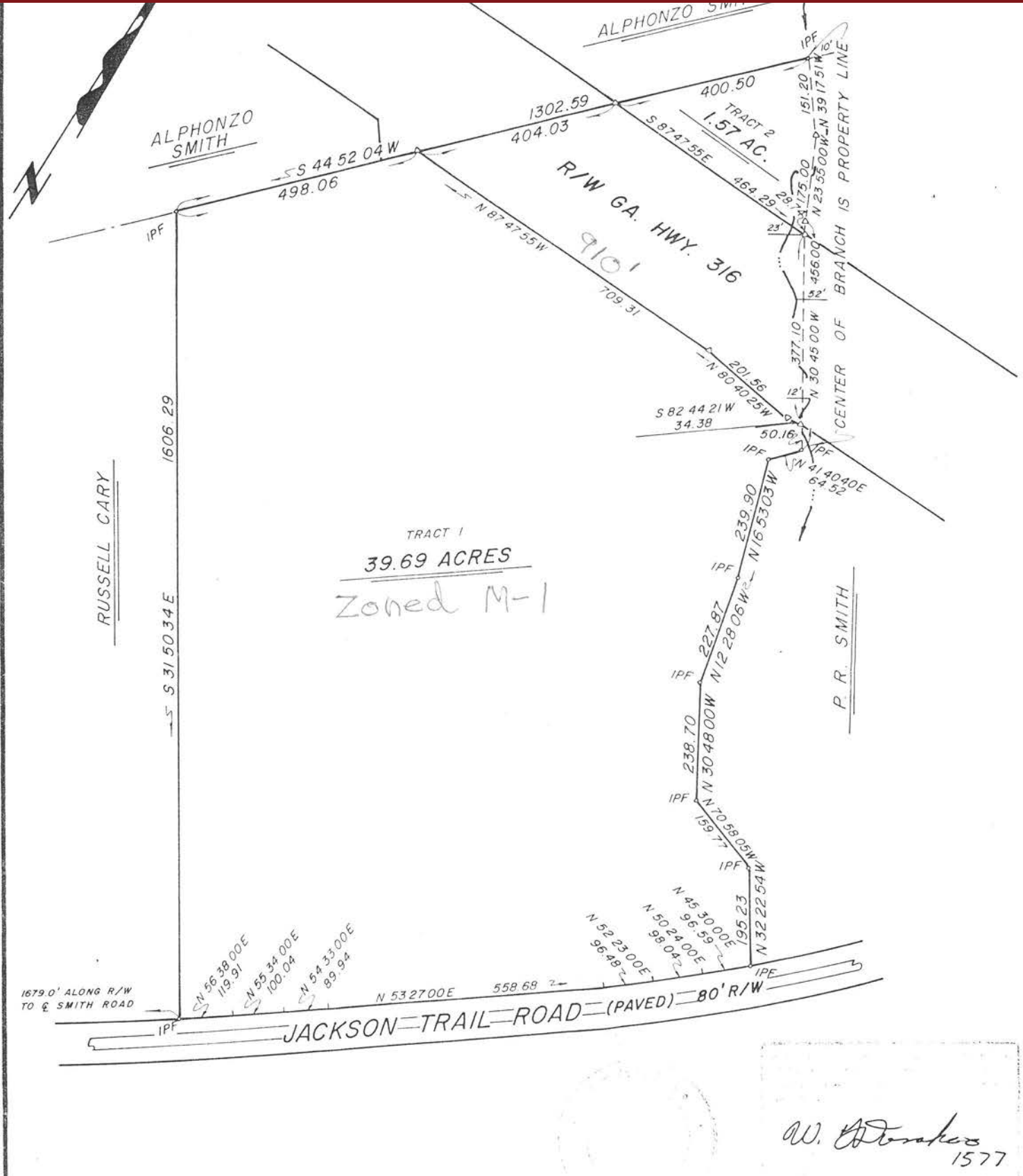
ADDITIONAL PHOTOS



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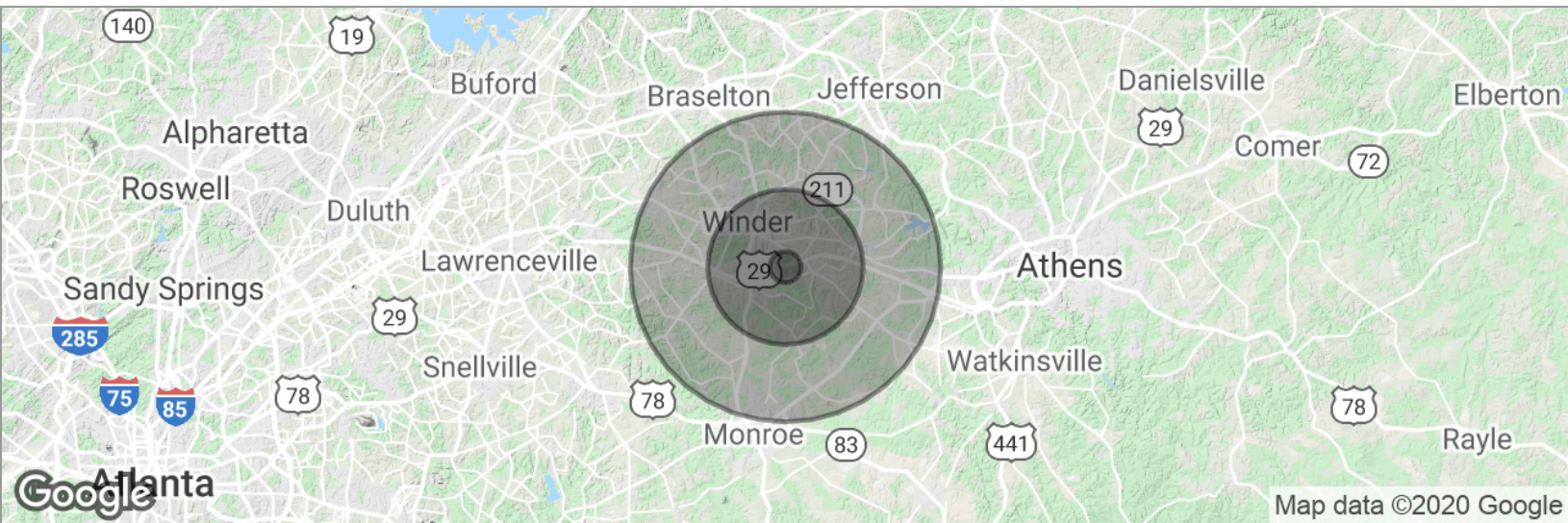
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JACKSON TRAIL INDUSTRIAL TRACT

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	545	17,232	74,677
Median age	36.0	35.5	34.4
Median age (Male)	34.5	34.4	33.6
Median age (Female)	37.9	36.4	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	185	6,136	26,199
# of persons per HH	2.9	2.8	2.9
Average HH income	\$73,493	\$69,634	\$63,172
Average house value	\$244,982	\$219,100	\$211,267

* Demographic data derived from 2010 US Census

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