

# FOR SALE

**56.24 +/- Acres - Highway 60 - Jackson County, GA**

HWY 60 and Guy Cooper Road, Pendergrass, GA 30567

**For More Information: Stephen Lovett**

770.297.4807 | [slovett@nortoncommercial.com](mailto:slovett@nortoncommercial.com)

**Susan Moss**

770.654.6661 | [smoss@gonorton.com](mailto:smoss@gonorton.com)



**Norton Commercial**

434 Green Street  
Gainesville, GA 30501  
[nortoncommercial.com](http://nortoncommercial.com)

# NORTON

## EXECUTIVE SUMMARY

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## OFFERING SUMMARY

**Sale Price:** \$1,012,500

**Price / Acre:** \$18,003

**Lot Size:** 56.24 Acres

**Zoning:** AR

**Road Frontage:**

**Highway 60** 1,050'

**Guy Cooper Road** 2,500'

## PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this midsize estate or residential development tract totaling 56.24 +/- acres in size. The property has 1,050' of frontage on State Highway 60 and over 2,500' of road frontage on Guy Cooper Road. Great long term investment for future development. Site has level pastureland along the Highway 60 frontage and rolling mostly wooded topography throughout the remainder of the property. Site is currently zoned AR allowing for 1.5 acre estate lots with a condition that homes shall be at least 1,600 heated SF. There is a strong demand for larger home sites in this area. Site is currently approved for a 26 lot subdivision including both sides of Guy Cooper Road. Site has all utilities in place including public water. Newly constructed homes would require individual septic tanks. Power line bisects a portion the property. The southwestern border of the property is made up of 1,350' of frontage on Walnut Creek, a great amenity. The subject property is not affected by floodplain. Seller is willing to sell property subject to rezoning.

## LOCATION OVERVIEW

The subject property is located on HWY 60 and Guy Cooper Road just 4.5 miles north of Braselton's I-85 interchange, a high growth corridor at Highway 53. The surrounding area is mix of Residential subdivisions, farms and mid to large estate tracts. Plans of an interchange at I-85 and Hwy 60. Jackson County to the south along with Commerce, GA has seen huge job announcements over the last 12 months with recent additions from GE and the 2.5 Billion Dollar investment by SK Innovations which is projected to supply 5,000 new jobs over the next few years. Within the school district of newly constructed Jackson County High School.

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ADDITIONAL PHOTOS

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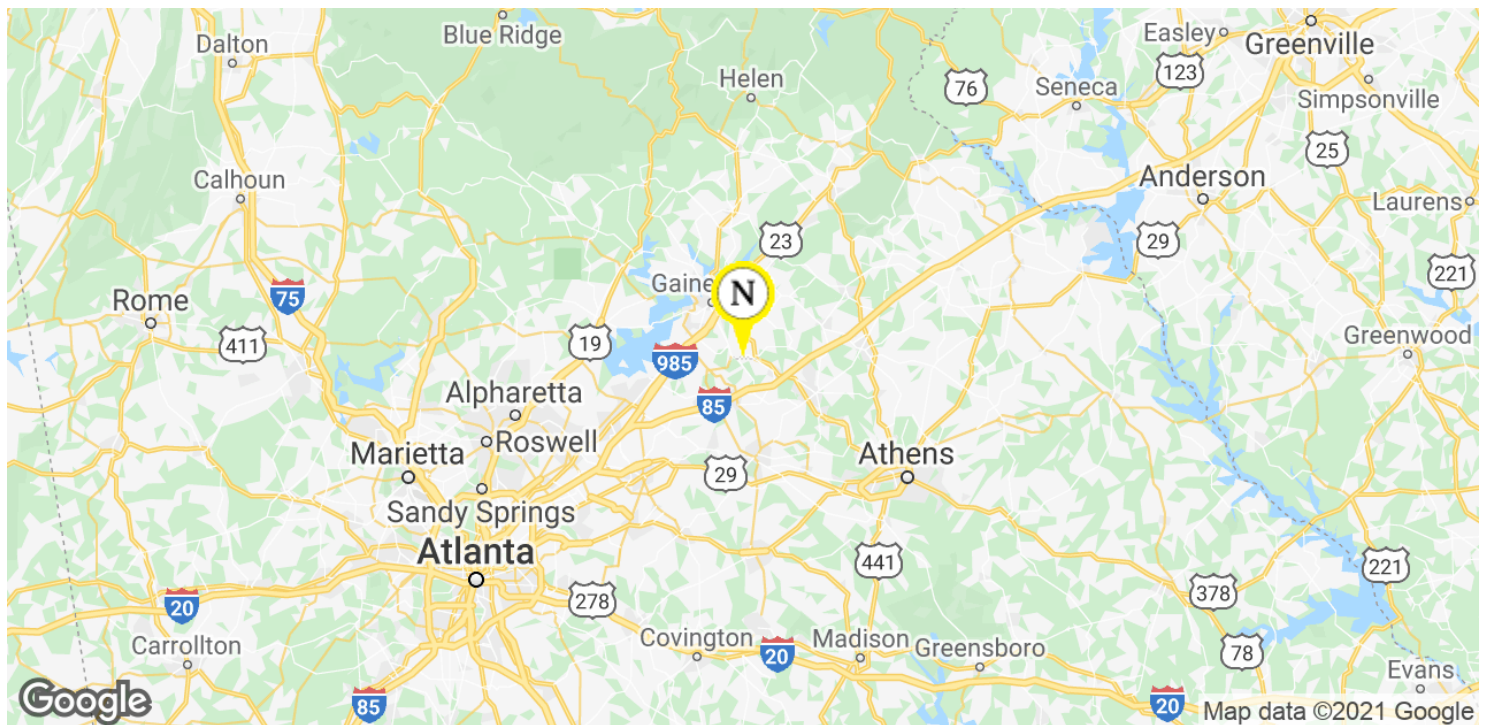
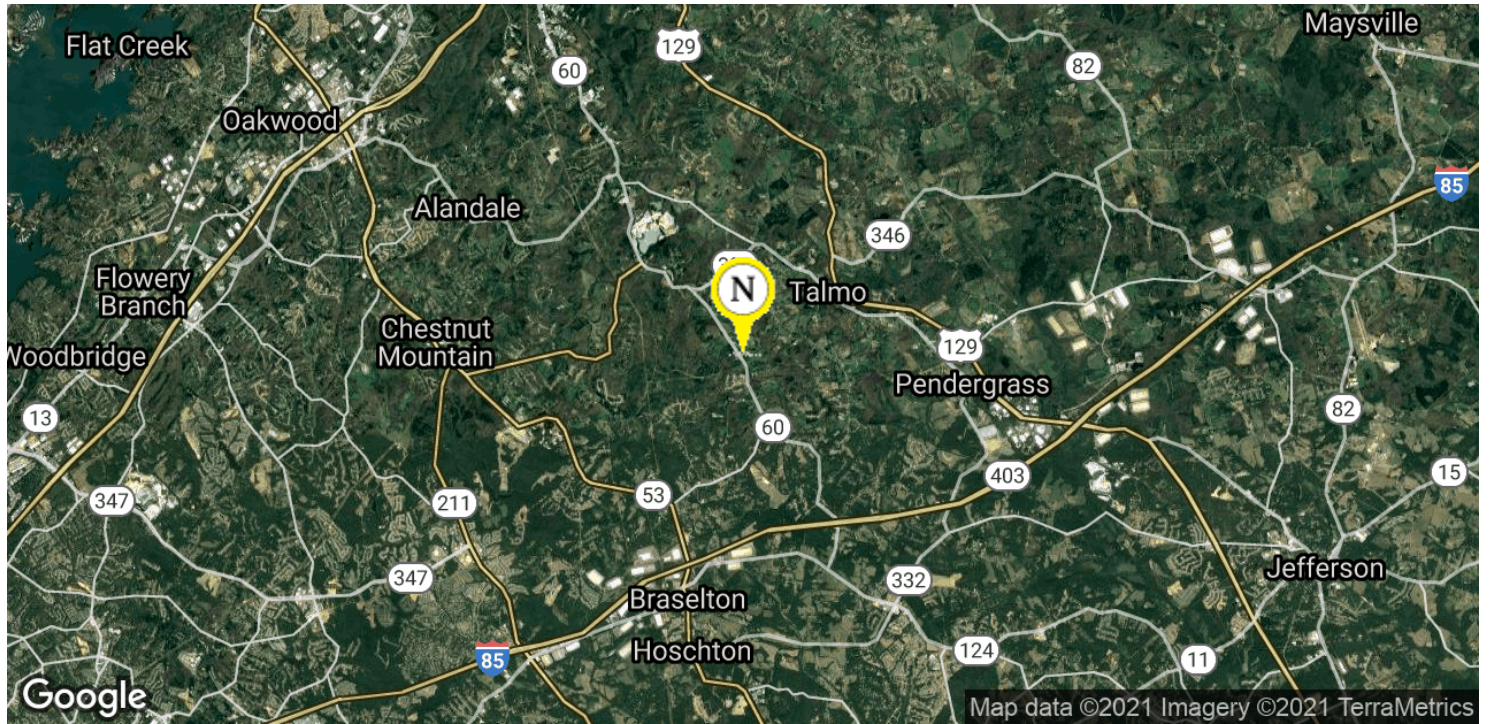
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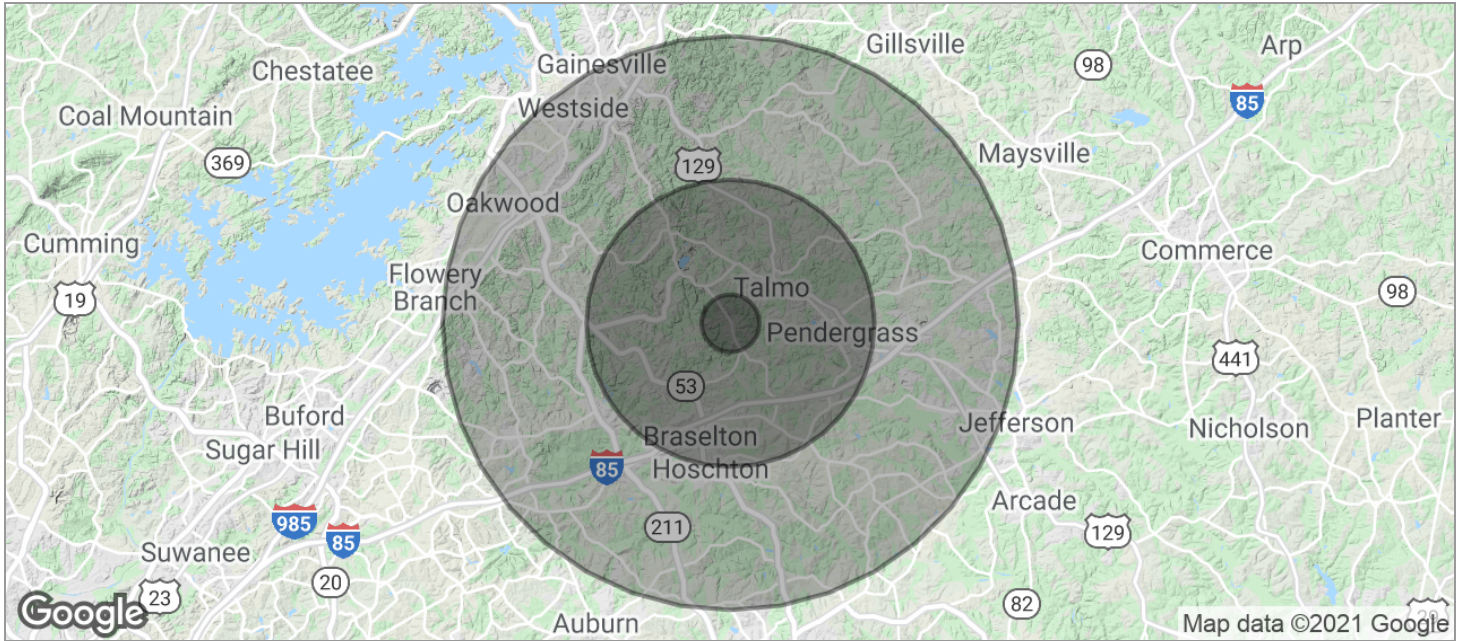
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 839       | 23,244    | 111,323   |
| MEDIAN AGE          | 33.4      | 33.4      | 33.3      |
| MEDIAN AGE (MALE)   | 33.3      | 33.3      | 33.0      |
| MEDIAN AGE (FEMALE) | 33.5      | 33.9      | 33.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 283       | 7,167     | 35,047    |
| # OF PERSONS PER HH | 3.0       | 3.2       | 3.2       |
| AVERAGE HH INCOME   | \$61,329  | \$65,188  | \$68,256  |
| AVERAGE HOUSE VALUE | \$193,372 | \$203,781 | \$220,986 |

\* Demographic data derived from 2010 US Census

## For More Information:

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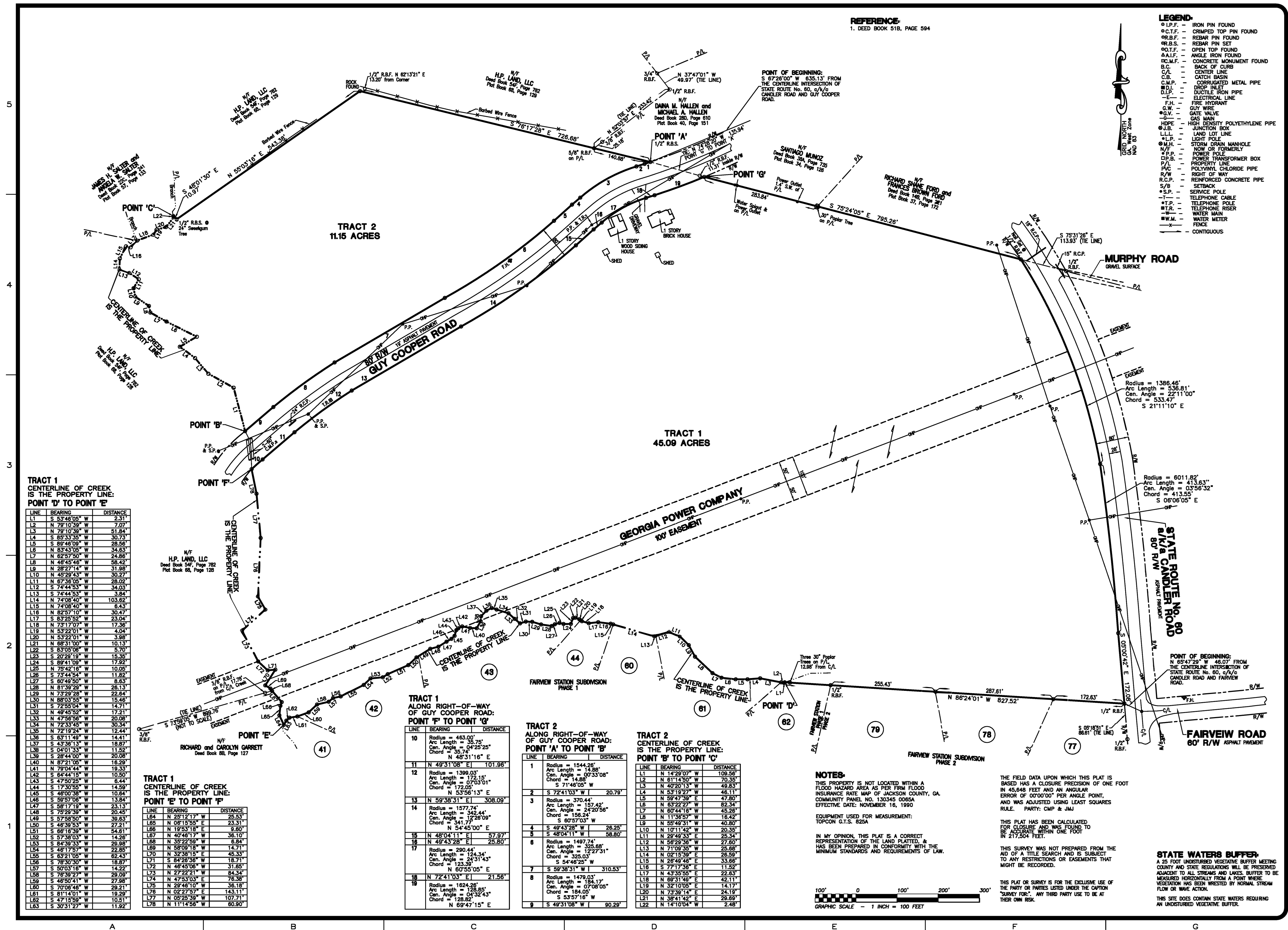
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**REFERENCE:**  
1. DEED BOOK 51B, PAGE 594

**LEGEND:**

- C.T.F. — CRIMPED TOP PIN FOUND
- C.B. — REBAR PIN BENT
- R.B.S. — REBAR PIN SET
- O.T.F. — OPEN TOP FOUND
- A.A.F. — ANGLE IRON FOUND
- B.C.M.F. — CONCRETE FOUNDMENT FOUND
- C/L — CENTER LINE
- C.B.S. — CURB OF CURB
- C.M.P. — CORRUGATED METAL PIPE
- — DRAIN INLET
- — D.U.I. — DUCTILE IRON PIPE
- — E.L. — ELECTRICAL LINE
- — F.H. — FIRE HYDRANT
- G.V. — GUY WIRE
- G.W. — GATE VALVE
- — G.M. — GAS MAIN
- — H.D. — HIGH DENSITY POLYETHYLENE PIPE
- H.B. — JUNCTION BOX
- — L.D. — LAND LOT LINE
- — L.P. — LIGHT POLE
- — M.N. — MASTMAN MANHOLE
- — N/F. — NOT OR FORMERLY
- — P. — POWER POLE
- — P.F. — PREFORMED FORMER BOX
- — P.L. — PROPERTY LINE
- — P.C. — POLYETHYLENE PIPE
- — R/W. — RIGHT OF WAY
- — R.C.P. — REINFORCED CONCRETE PIPE
- S/B — SETBACK
- — S.P. — SERVICE POLE
- — T. — TELEPHONE CABLE
- — T.P. — TELEPHONE POLE
- — T.R. — TELEPHONE RISER
- — W. — WATER MAIN
- — W.M. — WATER METER
- — X. — CONTIGUOUS

**REGISTERED PROFESSIONAL  
LAND SURVEYORS**

**P.O. BOX 258  
DAINESVILLE, GA. 30503  
PHONE: (770) 532-6492  
FAX: (770) 532-1985  
[www.pattonsurveying.com](http://www.pattonsurveying.com)**



Chris M. Patton  
GA. Registered Land Surveyor No. 2647  
COUNTY SURVEYOR, Hall County, GA.

**PEGGY JOYCE LILLY**  
- LOCATED IN -  
**GEORGIA MILITIA DISTRICT 1765**  
**JACKSON COUNTY, GEORGIA**

## REVISIONS

[illegible]

SHEET NUMBER:

1 of 1

SCALE: 1' = 100'

PLAT DATE: 11/10/2010

SURVEY DATE: 06/24/2010

.IN 10-084 01

SN: 10 004:01

**STATE WATERS BUFFER:**

A 25 FOOT UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER TO BE MEASURED HORIZONTALLY FROM A POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

