



15.49 Acre Development Site in Jefferson, GA

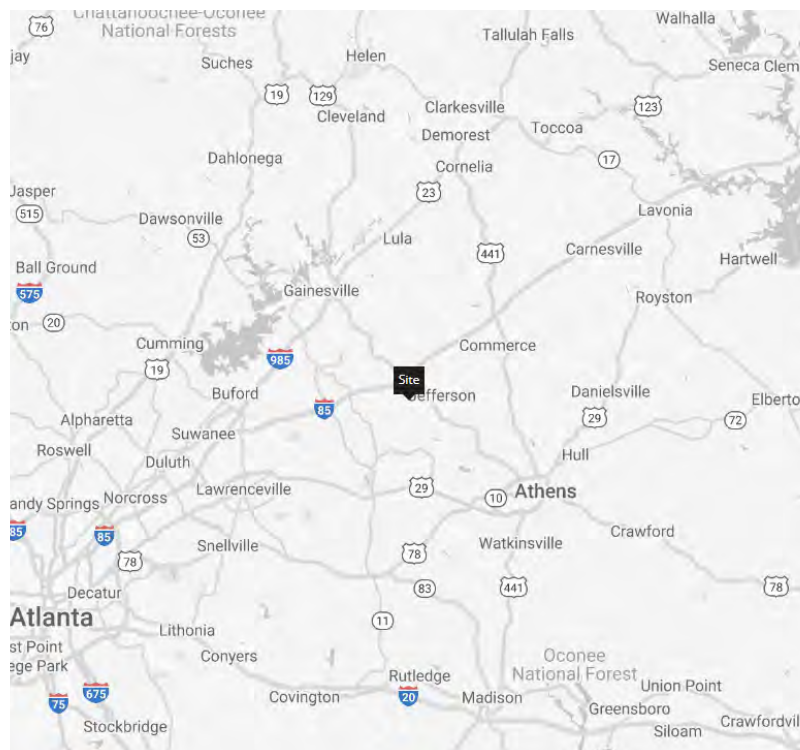
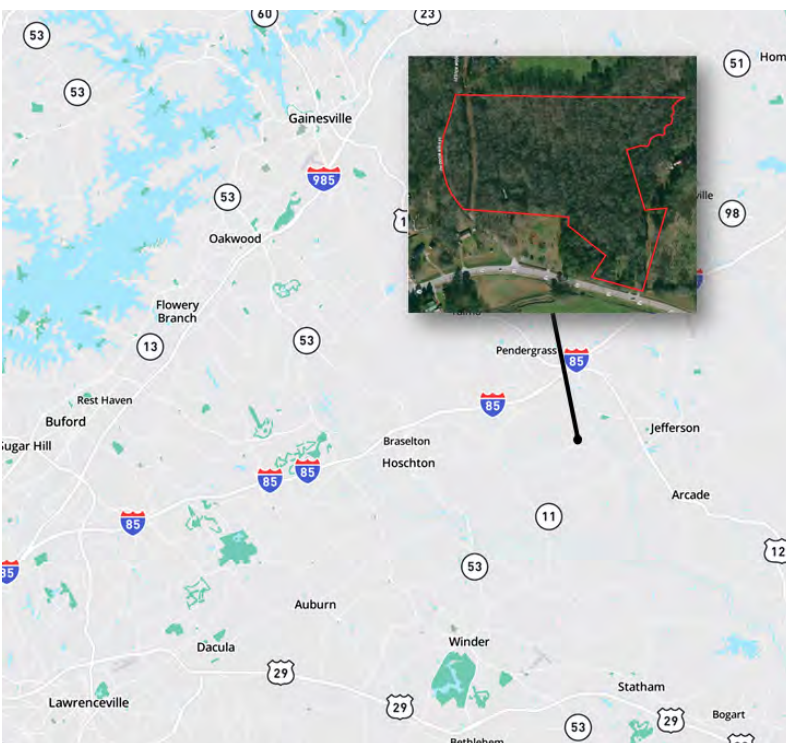
Offering Summary

Sale Price:	\$650,000
Lot Size:	15.49 Acres
Price / Acre:	\$41,963
Zoning:	RESIDENTIAL

- 15.49 Acres on Hwy 124
- Proximity to Sewer
- 4 miles to Jefferson, 8 miles to Braselton or Hoschton
- Gentle Topography
- Potential Subdivide (\$375K for 7.97 acres \$275K for 8.41 acres)

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Subdivide: (\$375K for 7.97 acres \$275K for 8.41 acres)

1998 Highway 124 W



Potential Subdivide

8.41 ± Acres

7.97 ± Acres

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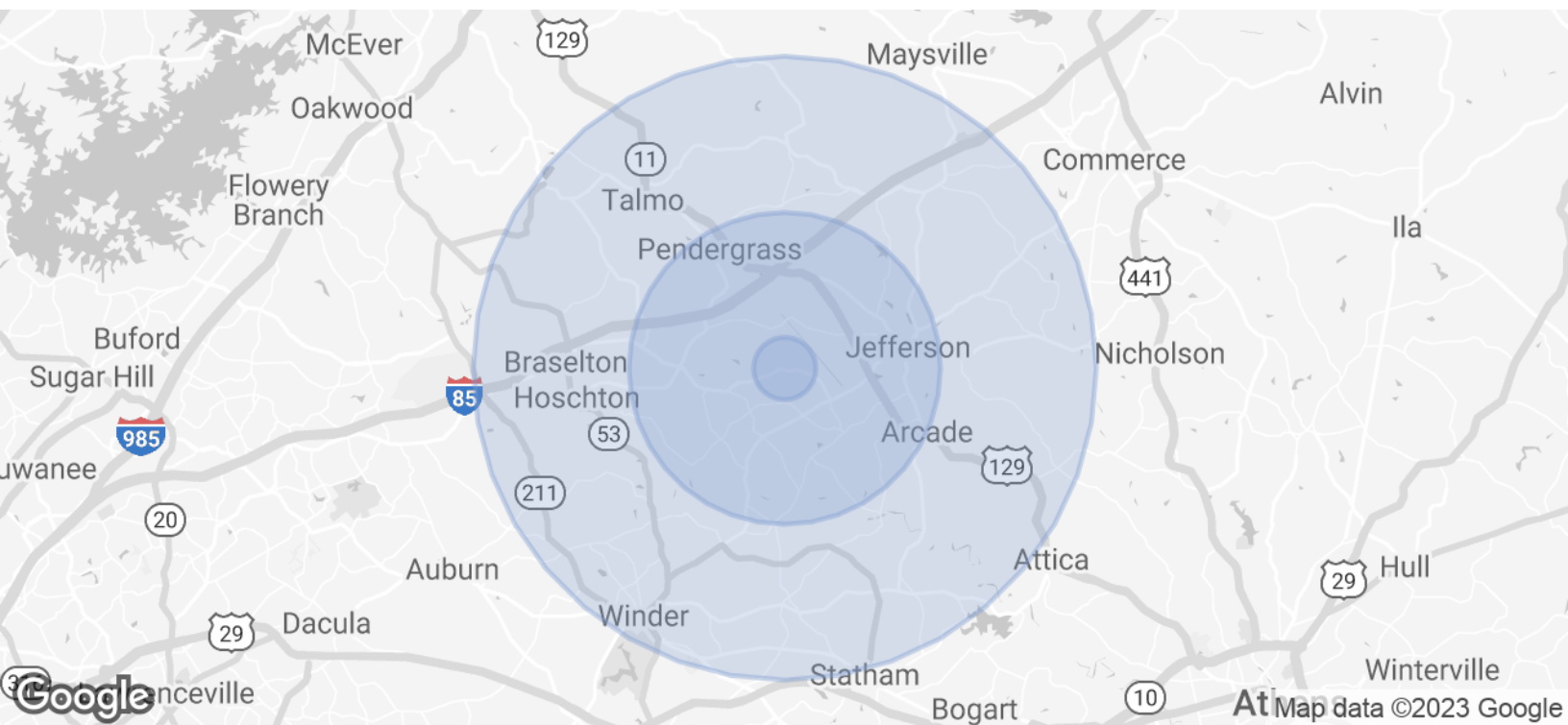
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,075	26,457	94,533
Average Age	36.7	39.3	38.8
Average Age (Male)	38.0	38.9	38.1
Average Age (Female)	32.9	39.1	39.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	317	8,923	33,827
# of Persons per HH	3.4	3.0	2.8
Average HH Income	\$96,610	\$93,540	\$77,315
Average House Value	\$233,241	\$274,983	\$212,050

* Demographic data derived from 2020 ACS - US Census

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Let's talk.



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