

## EXECUTIVE SUMMARY

# 4.62 +/- Acres - Highway 60 - Jackson County, GA

HWY 60 AND FAIRVIEW ROAD, PENDERGRASS, GA 30567



## OFFERING SUMMARY

**Sale Price:** \$195,000

**Price / Acre:** \$42,208

**Lot Size:** 4.62 Acres

**Zoning:** AR

## PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this small estate or residential development tract totaling 4.62 +/- acres in size. The property has 1,030' of frontage on State Highway 60 and roughly 200' of road frontage on Fariview Road. Site has excellent proximity to I-85 and the rapidly growing Braselton market making it a great long term investment for future development. Site has level pastureland along the northern Highway 60 frontage and gently rolling wooded land along the southern end of the property. Site is currently zoned AR and has all utilities in place including public water. Newly constructed homes would require individual septic tanks. Power line bisects a portion the property. The subject property is not affected by floodplain or creeks. 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. This property is close to commercial nodes but far enough away to feel like you're still in the countryside. The surrounding area is mix of Residential subdivisions, farms and mid to large estate tracts. We expect the HWY 60 corridor from Gainesville to I-85 to continue to grow with long term 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 most recent additions from GE and the 2.5 Billion Dollar investment by SK Innovations. The new SK Battery plant is projected to supply 5,000 new jobs to the region over the next few years. Site is within the school district of the newly constructed Jackson County High School.

## For More Information:

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

### Stephen Lovett

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

### Susan Moss

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

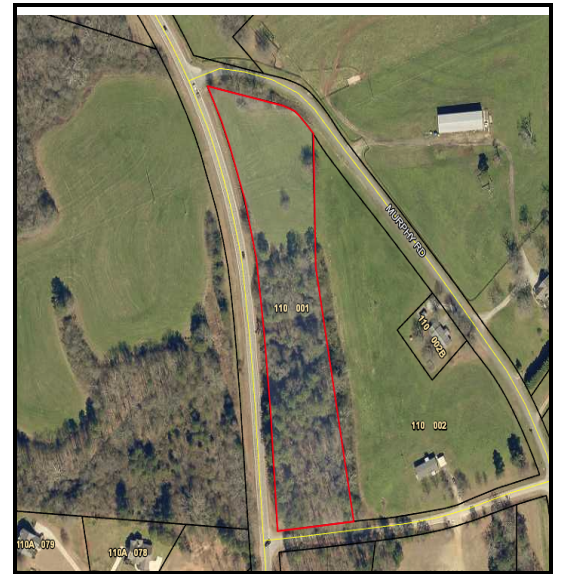
# NORTON



ADDITIONAL PHOTOS

## 4.62 +/- Acres - Highway 60 - Jackson County, GA

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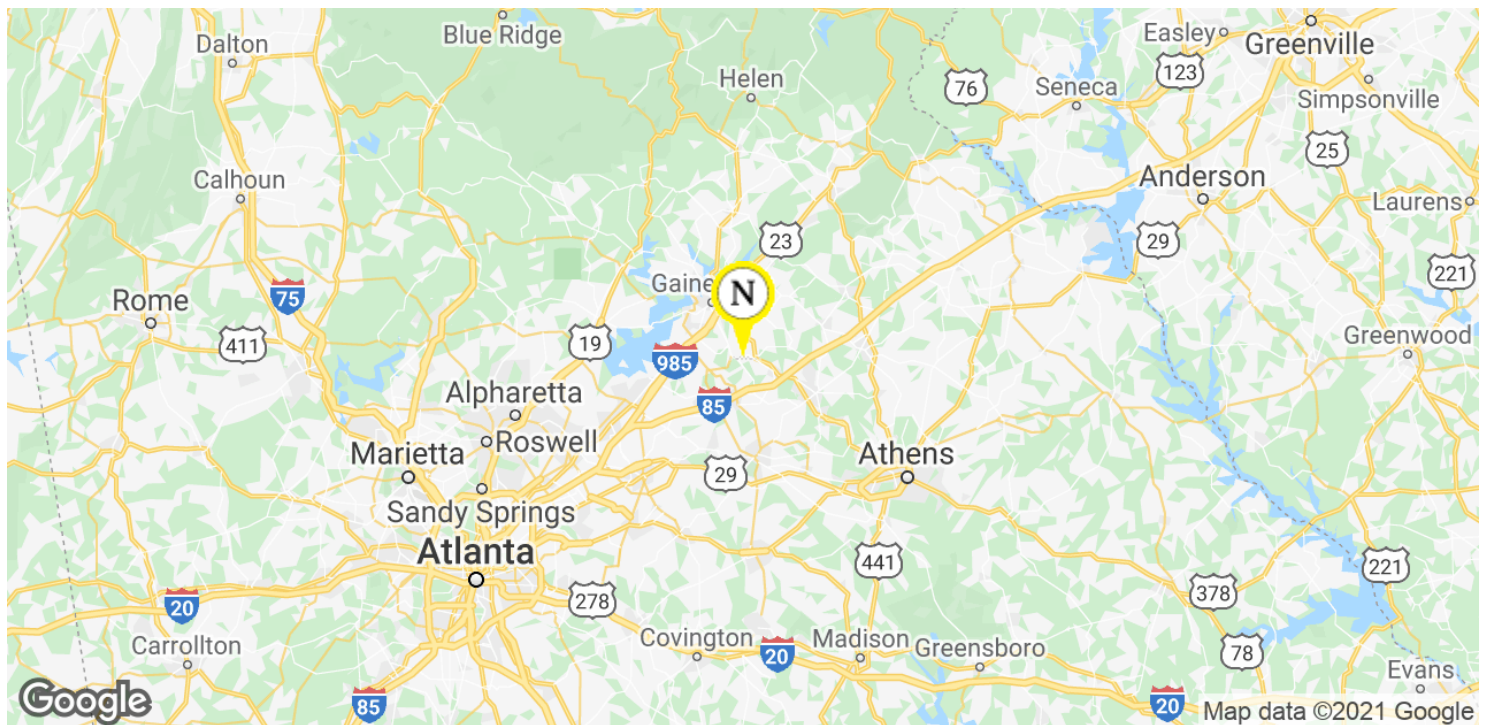
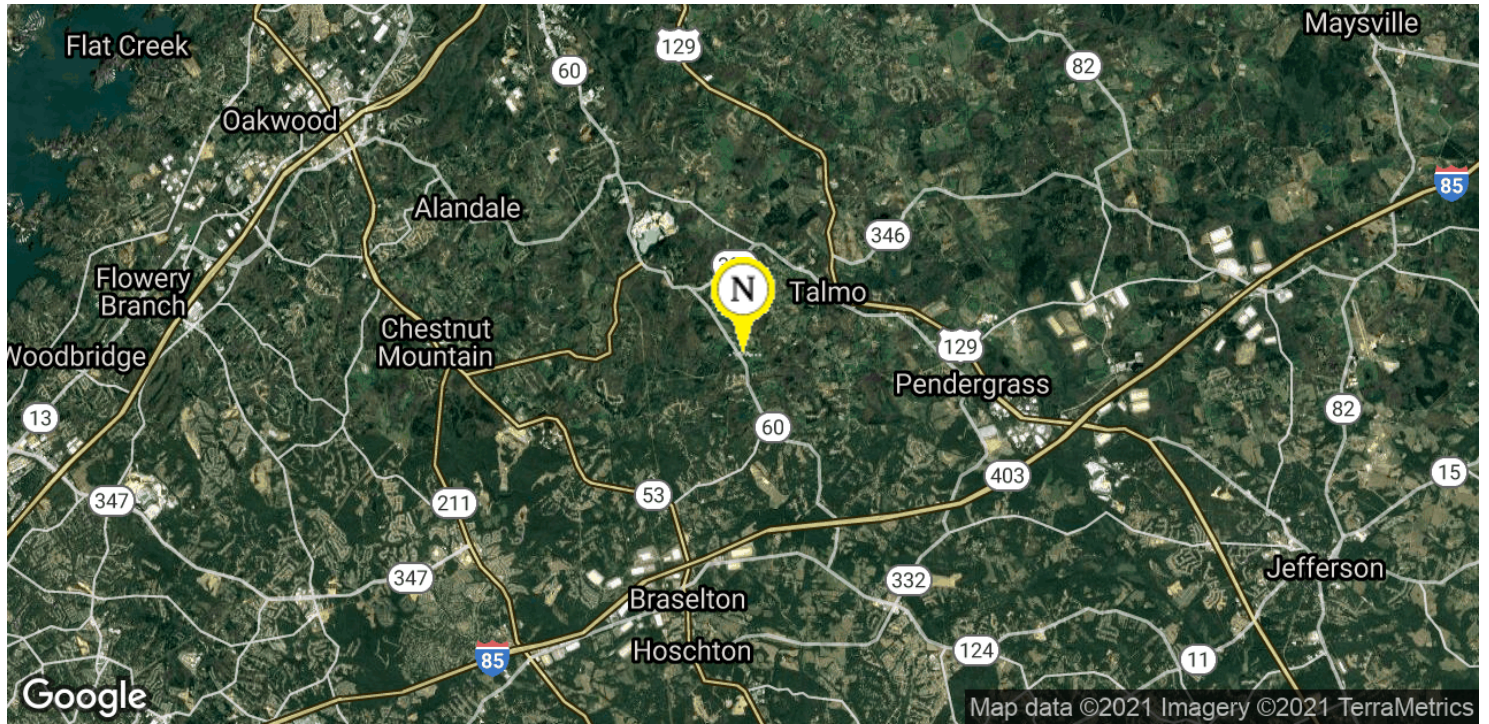
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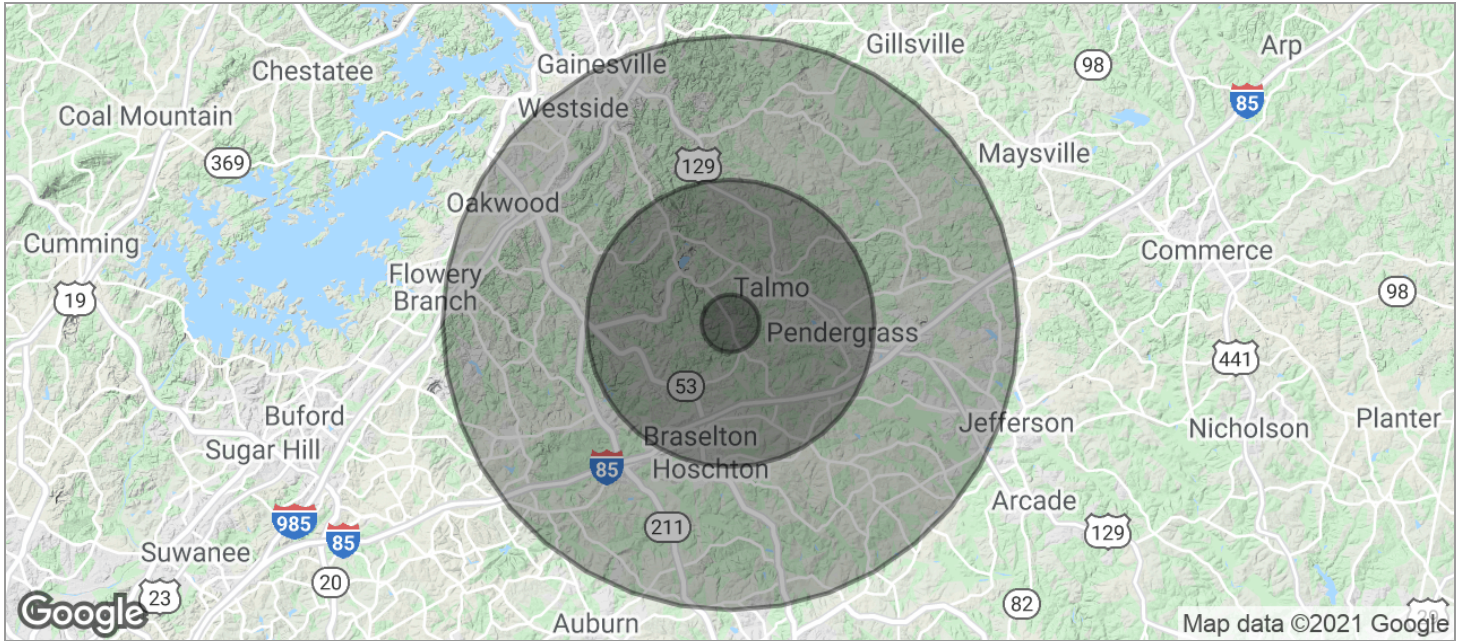
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	839	23,244	111,323
MEDIAN AGE	33.4	33.4	33.3
MEDIAN AGE (MALE)	33.3	33.3	33.0
MEDIAN AGE (FEMALE)	33.5	33.9	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	283	7,167	35,047
# OF 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

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# NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF JACKSON COUNTY, GA. COMMUNITY PANEL NO. 130345 0065 A EFFECTIVE DATE: NOVEMBER 16, 1990.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 301,270 FEET.

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 825A

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 4.62 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,194 FEET AND AN ANGULAR ERROR OF 00'00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: JJ

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

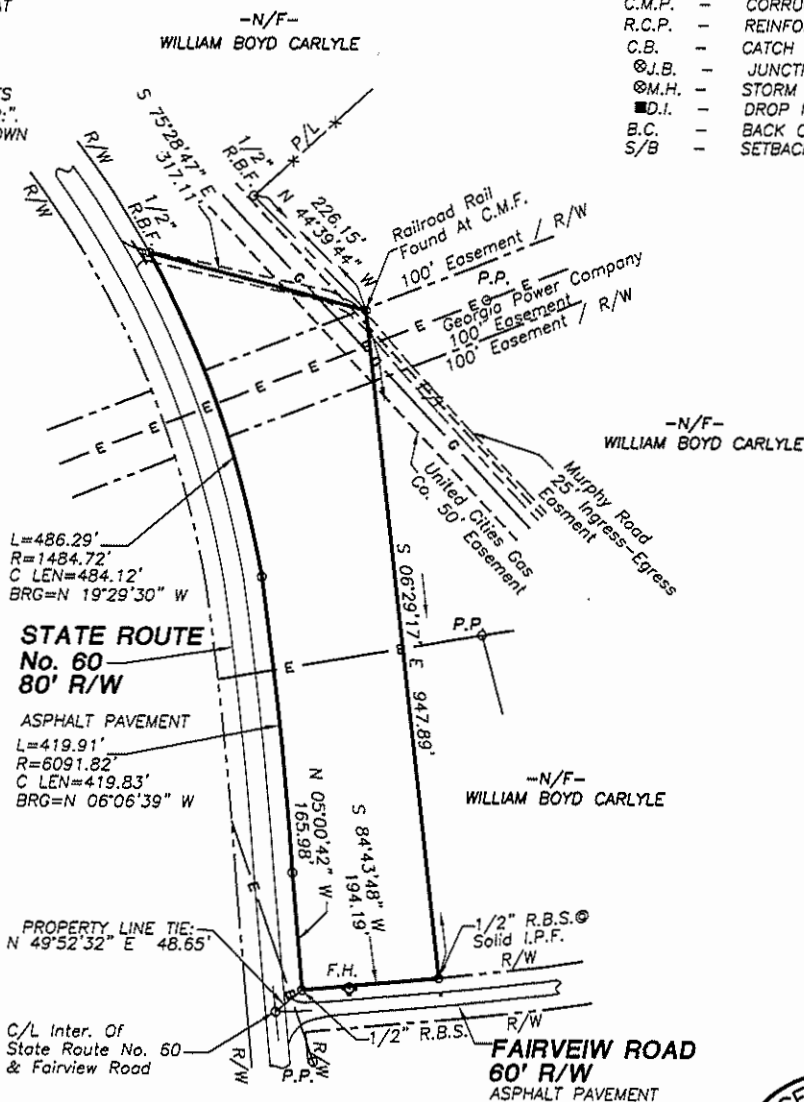
THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR:". ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

## REFERENCES:

1) DEED BOOK: 518, PAGE 594

## LEGEND:

- ⊙ I.P.F. - IRON PIN FOUND
- ⊙ C.T.F. - CRIMPED TOP PIN FOUND
- ⊙ R.B.F. - REBAR PIN FOUND
- ⊙ R.B.S. - REBAR PIN SET
- ⊙ O.T.F. - OPEN TOP FOUND
- Δ A.I.F. - ANGLE IRON FOUND
- ⊙ C.M.F. - CONCRETE MONUMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- ⊙ F.H. - FIRE HYDRANT
- ⊙ G.V. - GATE VALVE
- ⊙ W.M. - WATER METER
- W- - WATER MAIN
- D.I.P. - DUCTILE IRON PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- T.P. - TELEPHONE POLE
- P.B. - POWER TRANSFORMER BOX
- ⊕ T.R. - TELEPHONE RISER
- E- - ELECTRICAL LINE
- T- - TELEPHONE CABLE
- G- - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- ⊙ J.B. - JUNCTION BOX
- ⊙ M.H. - STORM DRAIN MANHOLE
- ⊙ D.I. - DROP INLET
- B.C. - BACK OF CURB
- S/B - SETBACK



County Surveyor  
Hall County, Georgia

SURVEY FOR:

**PEGGY JOYCE LILLY**

LOCATED IN:

G.M.D. - 1691

JACKSON COUNTY, GEORGIA

SCALE: 1" = 200'

SURVEY DATE: 05 - 13 - 2010

PLAT DATE: 05 - 14 - 2010



**PATTON LAND SURVEYING**  
LAND SURVEYORS ~ PLANNERS ~ DESIGNERS  
P.O. BOX 256  
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FAX (770) 532 - 1995

P.M. CMP

J.N.:10-084