

FOR SALE

712.04 +/- Acres - Large Estate Opportunity

Jackson County, Georgia

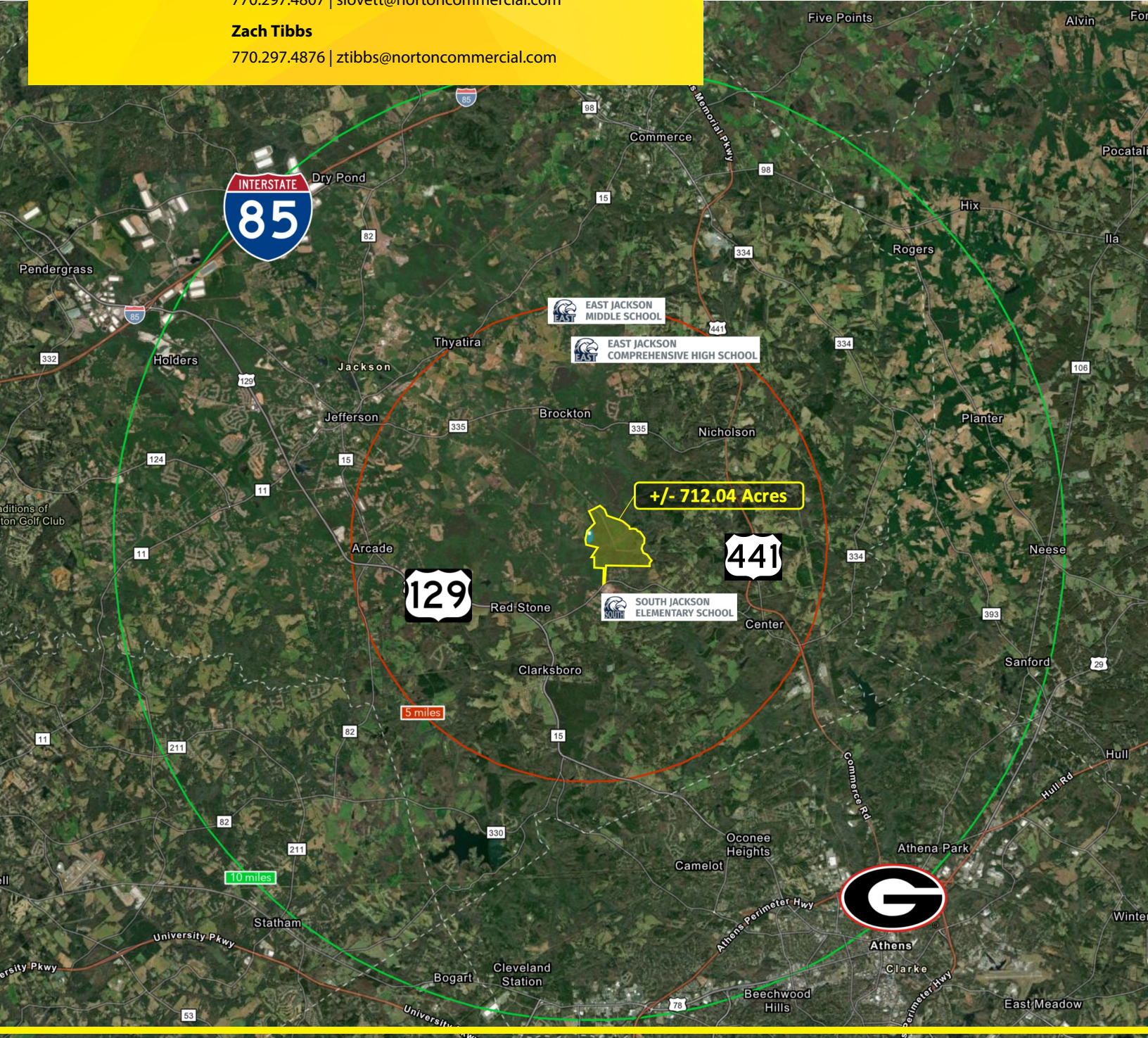
0 Brockton Loop Road , Athens, GA 30607

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



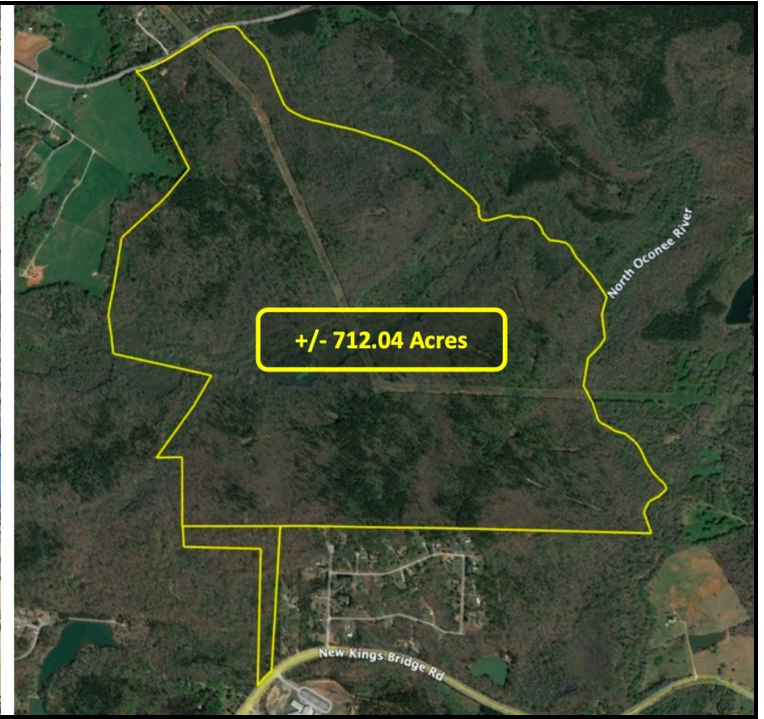
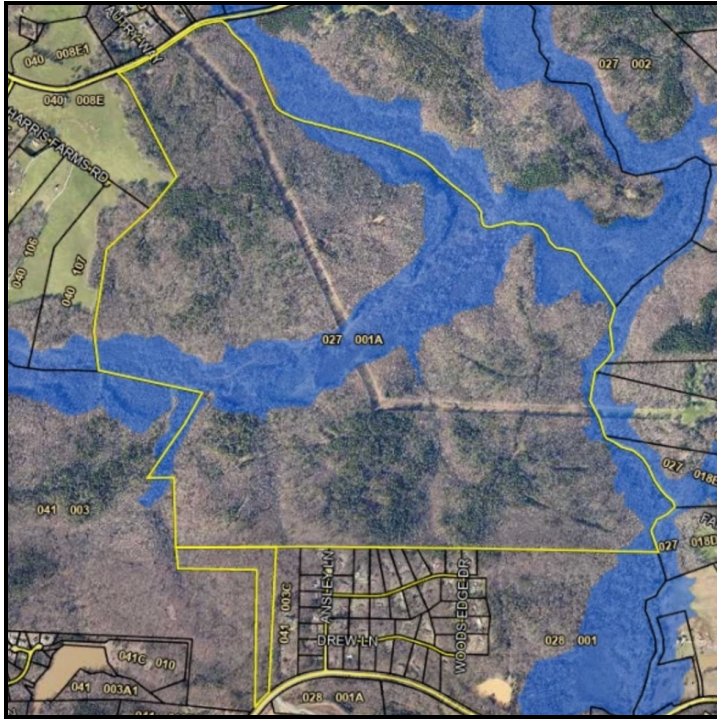
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

712.04 +/- Acres - Large Estate Opportunity - Jackson County, Georgia

0 BROCKTON LOOP ROAD , ATHENS, GA 30607



OFFERING SUMMARY

Sale Price: \$5,500,000
Price / Acre: \$7,724
Lot Size: 712.04 Acres
Zoning: A2 - Agricultural Rural Farm District
Road Frontage: +/- 1,450' Brockton Loop Road
+/- 250' New Kings Bridge Road
Utilities: All utilities (except sewer)
Jefferson: 6 Miles
Athens: 10 Miles
Proximity: I-85: 9 Miles
HWY 129: 1.5 Miles
HWY 441: 2.3 Miles

PROPERTY OVERVIEW

Norton Commercial is proud to present this extremely rare acreage tract in SE Jackson County, only 10 miles from downtown Athens. There is virtually nothing of its size on the market in all of Jackson County, particularly with close proximity to Highway 129 (Athens Highway). This property consists of 712.04 acres and is currently zoned A2. Site is currently being utilized by a very active hunting club who would love to stay on the property if suitable for Buyer. Topography is gently rolling to rolling with roughly 97% wooded and 3% cleared (20 acres) primarily along powerline easements. Curry Creek and several tributaries run through the site along with 3,700' of frontage on the North Oconee River to east - attractive natural features for a rural residential development. Roughly 150 acres of floodplain in all. Dual access via 1,450' on Brockton Loop Road along the NW border and 250' on New Kings Bridge Rd. Site has access to all utilities including public water; however, onsite septic systems will be required for any type of development. Subject property is ideal for a large recreational/estate tract, family compound or potential rural residential development with 25 +/- Acre estate lots.

LOCATION OVERVIEW

Jackson County is directly north of Gwinnett County, the second most populated county in the state of Georgia. Site is in close proximity (10 miles) to the City of Athens, University of GA and UGA Medical School. Exponential industrial expansion along I-85 has led to residential boom throughout Jackson County. Recent commercial expansion along Highway 129 into Jefferson with a new Publix-anchored shopping center caters to the growing residential market. South Jackson ES, East Jackson MS and East Jackson HS school districts.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett
770.297.4807
slovett@nortoncommercial.com

Zach Tibbs
770.297.4876
ztibbs@nortoncommercial.com



The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

712.04 +/- Acres - Large Estate Opportunity - Jackson County, Georgia

0 BROCKTON LOOP ROAD , ATHENS, GA 30607



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

Zach Tibbs

770.297.4876

ztibbs@nortoncommercial.com

NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

712.04 +/- Acres - Large Estate Opportunity - Jackson County, Georgia

0 BROCKTON LOOP ROAD , ATHENS, GA 30607



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

Zach Tibbs

770.297.4876

ztibbs@nortoncommercial.com

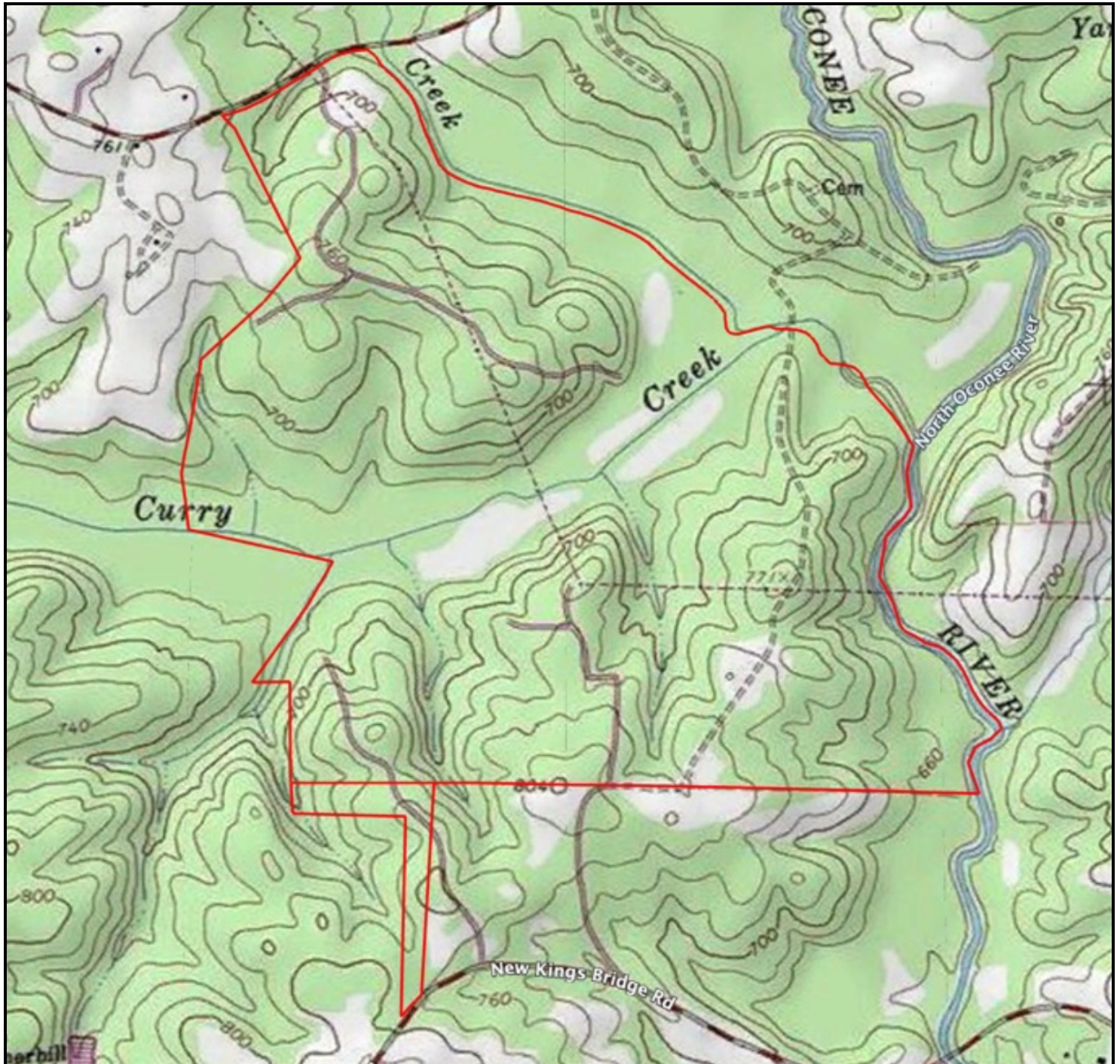
NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

TOPOGRAPHY

712.04 +/- Acres - Large Estate Opportunity - Jackson County, Georgia

0 BROCKTON LOOP ROAD , ATHENS, GA 30607



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

Zach Tibbs

770.297.4876

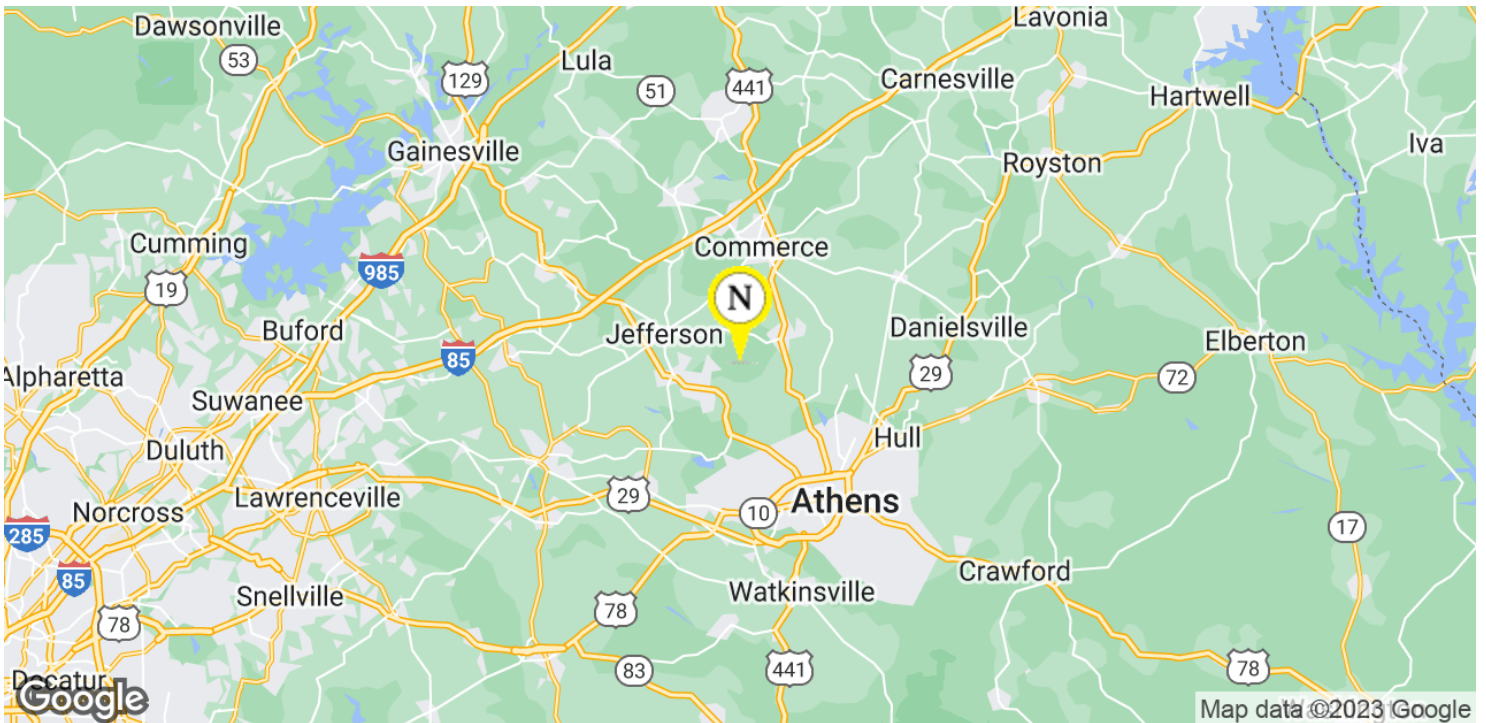
ztibbs@nortoncommercial.com

NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

712.04 +/- Acres - Large Estate Opportunity - Jackson County, Georgia

0 BROCKTON LOOP ROAD , ATHENS, GA 30607



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

Zach Tibbs

770.297.4876
ztibbs@nortoncommercial.com

NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.



Executive Summary

30549
 30549, Jefferson, Georgia
 Rings: 5, 10, 25 mile radii

Prepared by Esri
 Latitude: 34.08093
 Longitude: -83.48383

	5 miles	10 miles	25 miles
Population			
2010 Population	10,677	89,743	505,937
2020 Population	11,792	101,038	591,189
2023 Population	12,219	104,330	626,616
2028 Population	12,492	105,938	657,395
2010-2020 Annual Rate	1.00%	1.19%	1.57%
2020-2023 Annual Rate	1.10%	0.99%	1.81%
2023-2028 Annual Rate	0.44%	0.31%	0.96%
2023 Male Population	49.8%	49.2%	49.5%
2023 Female Population	50.2%	50.8%	50.5%
2023 Median Age	40.5	35.8	35.5

In the identified area, the current year population is 626,616. In 2020, the Census count in the area was 591,189. The rate of change since 2020 was 1.81% annually. The five-year projection for the population in the area is 657,395 representing a change of 0.96% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	80.9%	66.4%	65.8%
2023 Black Alone	7.6%	17.2%	14.7%
2023 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2023 Asian Alone	1.1%	2.2%	3.4%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	3.6%	6.6%	7.3%
2023 Two or More Races	6.3%	7.1%	8.2%
2023 Hispanic Origin (Any Race)	7.8%	12.4%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	77	66	84
2010 Households	3,771	33,201	177,275
2020 Households	4,120	37,623	208,245
2023 Households	4,276	38,706	221,233
2028 Households	4,333	39,250	232,963
2010-2020 Annual Rate	0.89%	1.26%	1.62%
2020-2023 Annual Rate	1.15%	0.88%	1.88%
2023-2028 Annual Rate	0.27%	0.28%	1.04%
2023 Average Household Size	2.83	2.66	2.76

The household count in this area has changed from 208,245 in 2020 to 221,233 in the current year, a change of 1.88% annually. The five-year projection of households is 232,963, a change of 1.04% annually from the current year total. Average household size is currently 2.76, compared to 2.77 in the year 2020. The number of families in the current year is 152,018 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

30549
 30549, Jefferson, Georgia
 Rings: 5, 10, 25 mile radii

Prepared by Esri
 Latitude: 34.08093
 Longitude: -83.48383

	5 miles	10 miles	25 miles
Mortgage Income			
2023 Percent of Income for Mortgage	28.0%	24.1%	24.1%
Median Household Income			
2023 Median Household Income	\$68,216	\$61,682	\$68,812
2028 Median Household Income	\$79,525	\$72,178	\$79,583
2023-2028 Annual Rate	3.12%	3.19%	2.95%
Average Household Income			
2023 Average Household Income	\$89,299	\$85,326	\$95,228
2028 Average Household Income	\$101,446	\$98,629	\$109,535
2023-2028 Annual Rate	2.58%	2.94%	2.84%
Per Capita Income			
2023 Per Capita Income	\$31,603	\$31,858	\$33,717
2028 Per Capita Income	\$35,562	\$36,775	\$38,920
2023-2028 Annual Rate	2.39%	2.91%	2.91%
GINI Index			
2023 Gini Index	38.9	40.4	40.6

Households by Income

Current median household income is \$68,812 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$79,583 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$95,228 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$109,535 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,717 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,920 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	87	101	101
2010 Total Housing Units	4,180	37,021	197,190
2010 Owner Occupied Housing Units	2,890	21,357	120,549
2010 Renter Occupied Housing Units	882	11,846	56,718
2010 Vacant Housing Units	409	3,820	19,915
2020 Total Housing Units	4,395	39,939	221,645
2020 Vacant Housing Units	275	2,316	13,400
2023 Total Housing Units	4,495	40,871	234,372
2023 Owner Occupied Housing Units	3,603	25,431	155,011
2023 Renter Occupied Housing Units	673	13,275	66,222
2023 Vacant Housing Units	219	2,165	13,139
2028 Total Housing Units	4,572	41,565	245,738
2028 Owner Occupied Housing Units	3,671	26,282	165,756
2028 Renter Occupied Housing Units	663	12,967	67,207
2028 Vacant Housing Units	239	2,315	12,775
Socioeconomic Status Index			
2023 Socioeconomic Status Index	46.6	47.9	47.1

Currently, 66.1% of the 234,372 housing units in the area are owner occupied; 28.3%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 221,645 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.73%. Median home value in the area is \$276,351, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.05% annually to \$291,130.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.