

FOR SALE

Glenridge Park

703-Acre Mixed Use Development Opportunity

Jackson County, GA

Athens Highway, Arcade, GA 30607

For More Information: Stephen Lovett

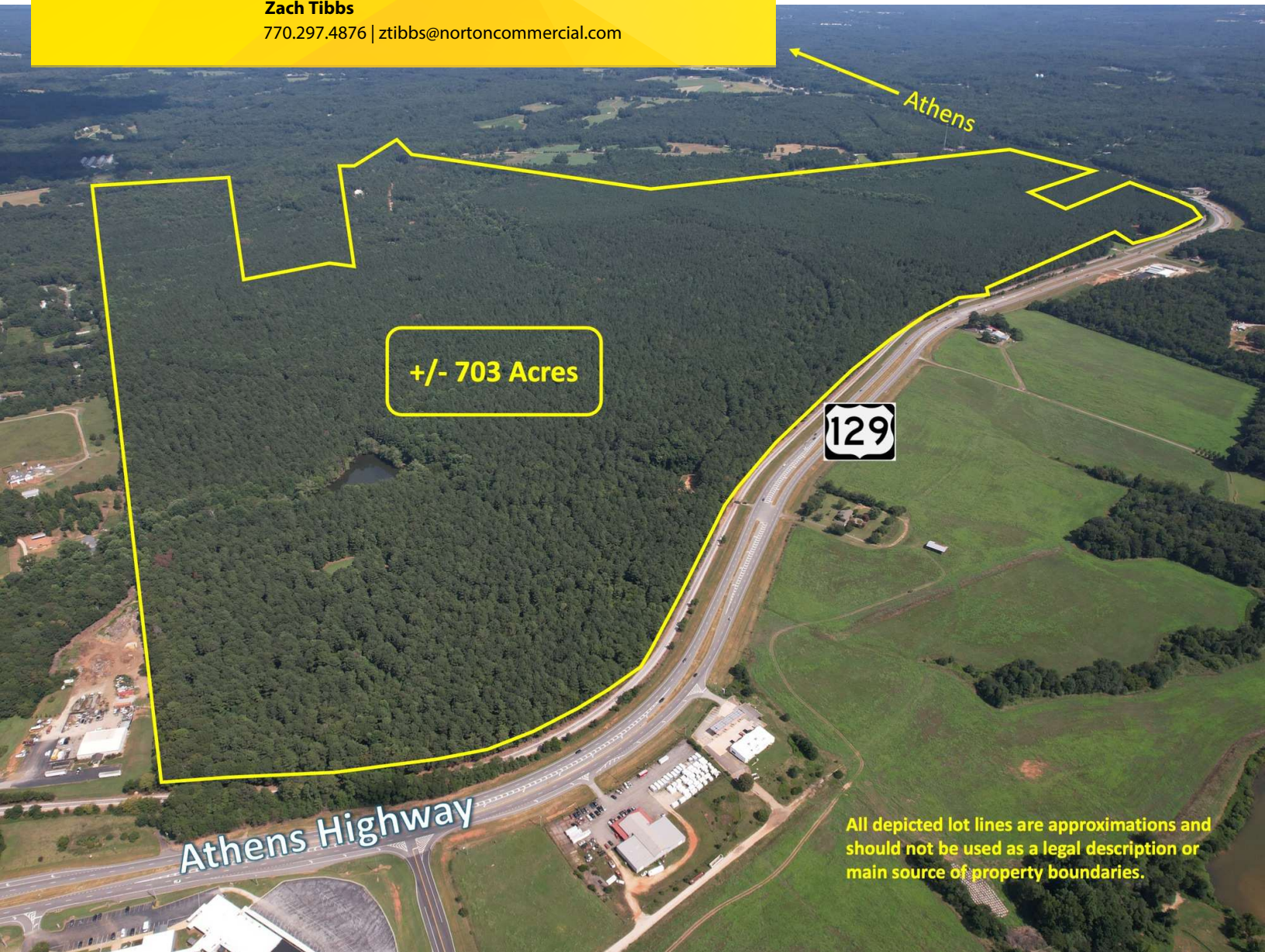
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Matt McCord

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Zach Tibbs

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All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



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

NORTON

EXECUTIVE SUMMARY

703-Acre Mixed Use Development Opportunity - Jackson County

ATHENS HIGHWAY, ARCADE, GA 30607



OFFERING SUMMARY

Sale Price: Contact Broker

Price / Acre: Contact Broker

Lot Size: 703 Acres

Zoning: AG

Utilities: All Except Sewer
(nearest sewer is just 2 miles southeast in Athens/Clarke Co.)

Road Frontage: 7,000' Athens Hwy

Railway Frontage: 8,800' CSX Line
(2 Line Crossings along Highway 129)

PROPERTY OVERVIEW

Norton Commercial is proud to present this assemblage of two large tracts in SE Jackson County, only 15 minutes from downtown Athens. Great proximity to I-85 corridor too which is only 13 miles to the north-west. This property consists of 703 +/- acres and is currently zoned AG. While the FLUM (Future Land Use Map) for Jackson County calls for Agricultural/Forestry, this site is ideal for mixed-use community combining residential with commercial/retail, light manufacturing and/or industrial distribution. The rail frontage (8,800 ft along CSX Railway Line) and major highway frontage (7,000 ft on Athens Hwy/Hwy 129) will attract industrial users and major economic development catalysts. Topography is level to gently rolling and the site is mostly wooded. There are several creeks running throughout the property but, there are not significant floodplain challenges. Site has access to all utilities including public water; however, Sewer will need to be brought to site for any type of development.

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 a residential boom throughout Jackson County. Local employment opportunities include communication services, software and information technology, utilities and construction which serves to attract more residents. Recent commercial expansion along Highway 129 into Jefferson with a new Publix-anchored shopping center caters to this growing residential market. Whitehead Road ES, Burney-Harris-Lyons MS and Foothills Charter HS school districts.

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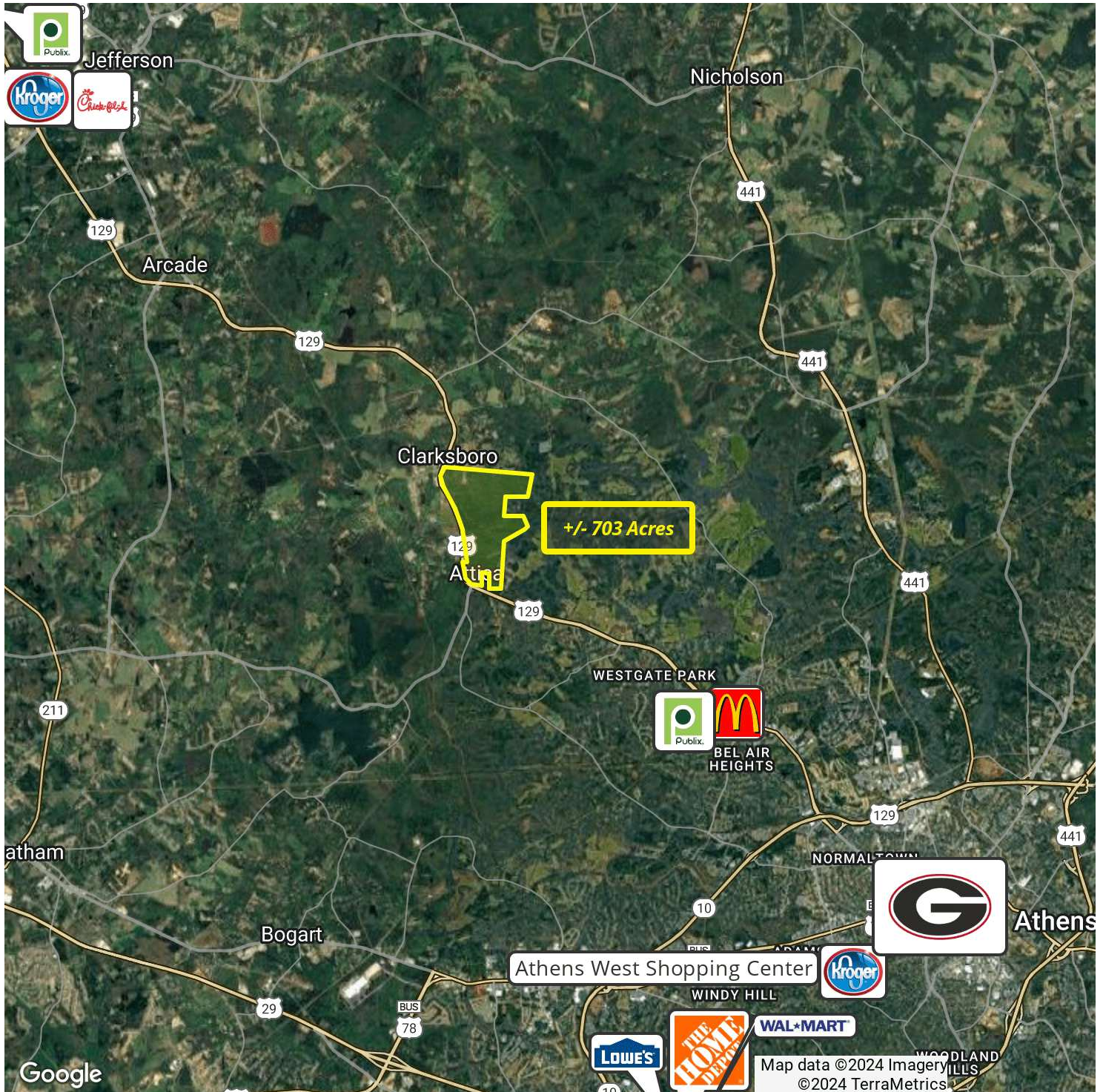
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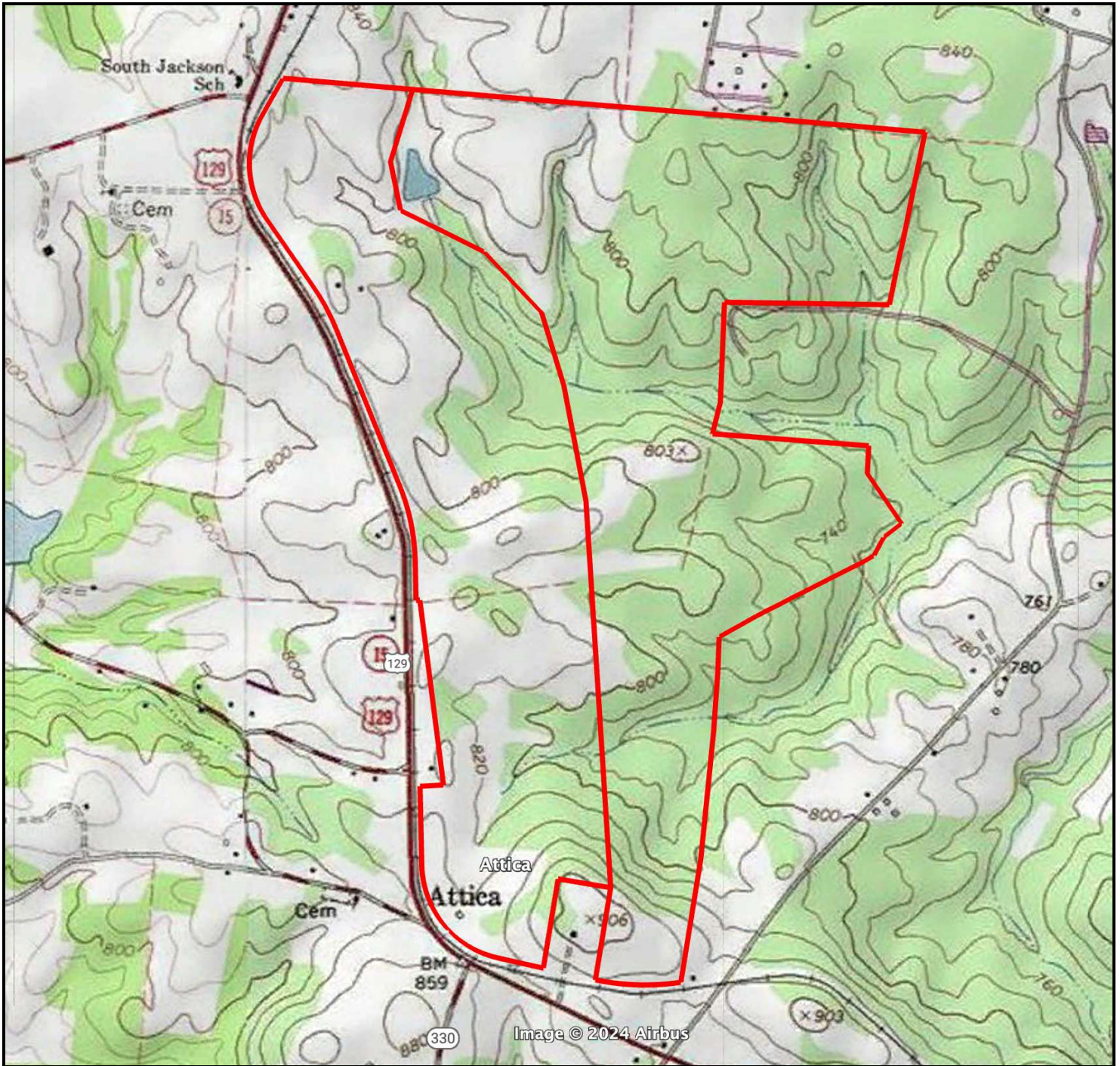


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TOPOGRAPHY

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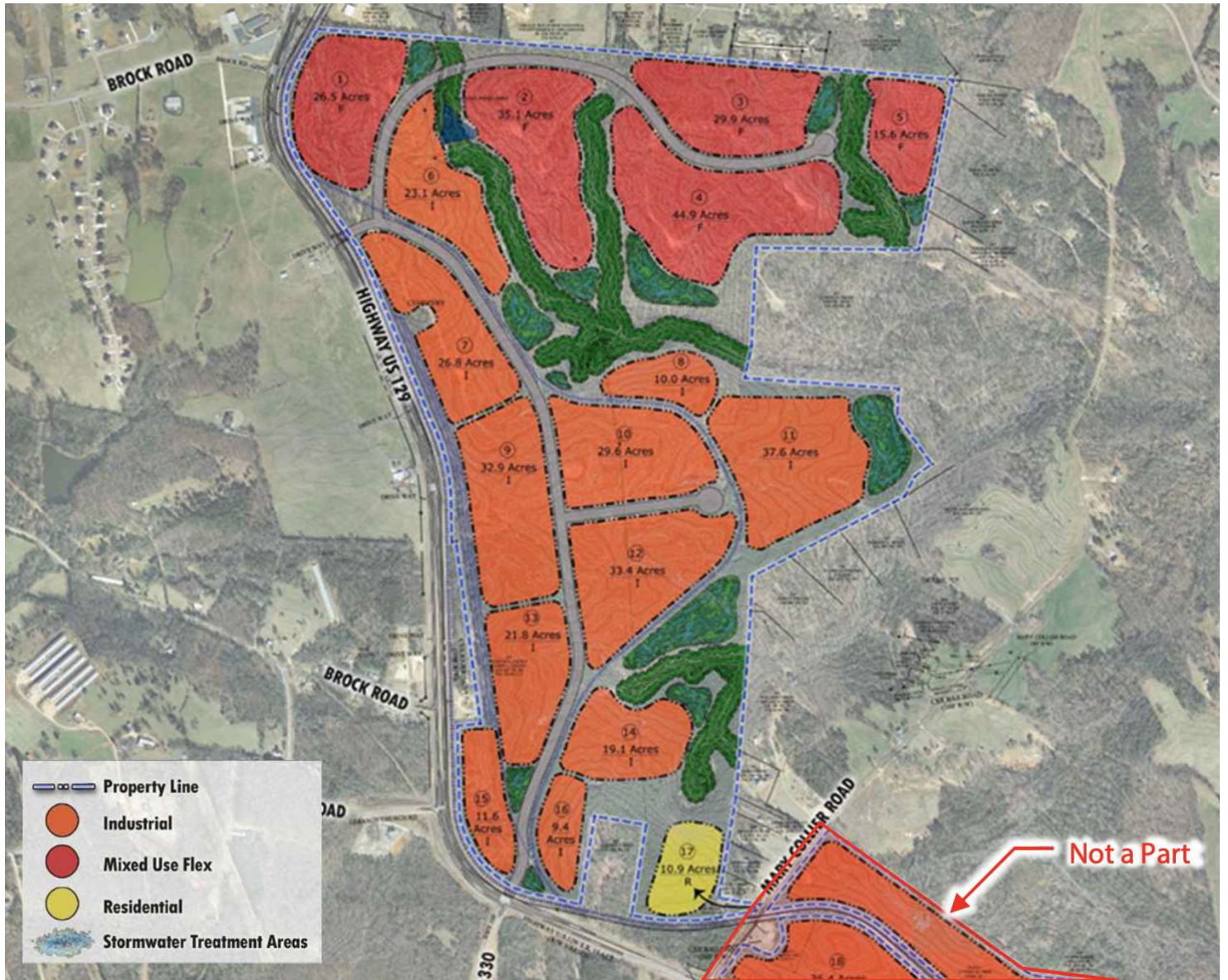


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CONCEPTUAL PLAN

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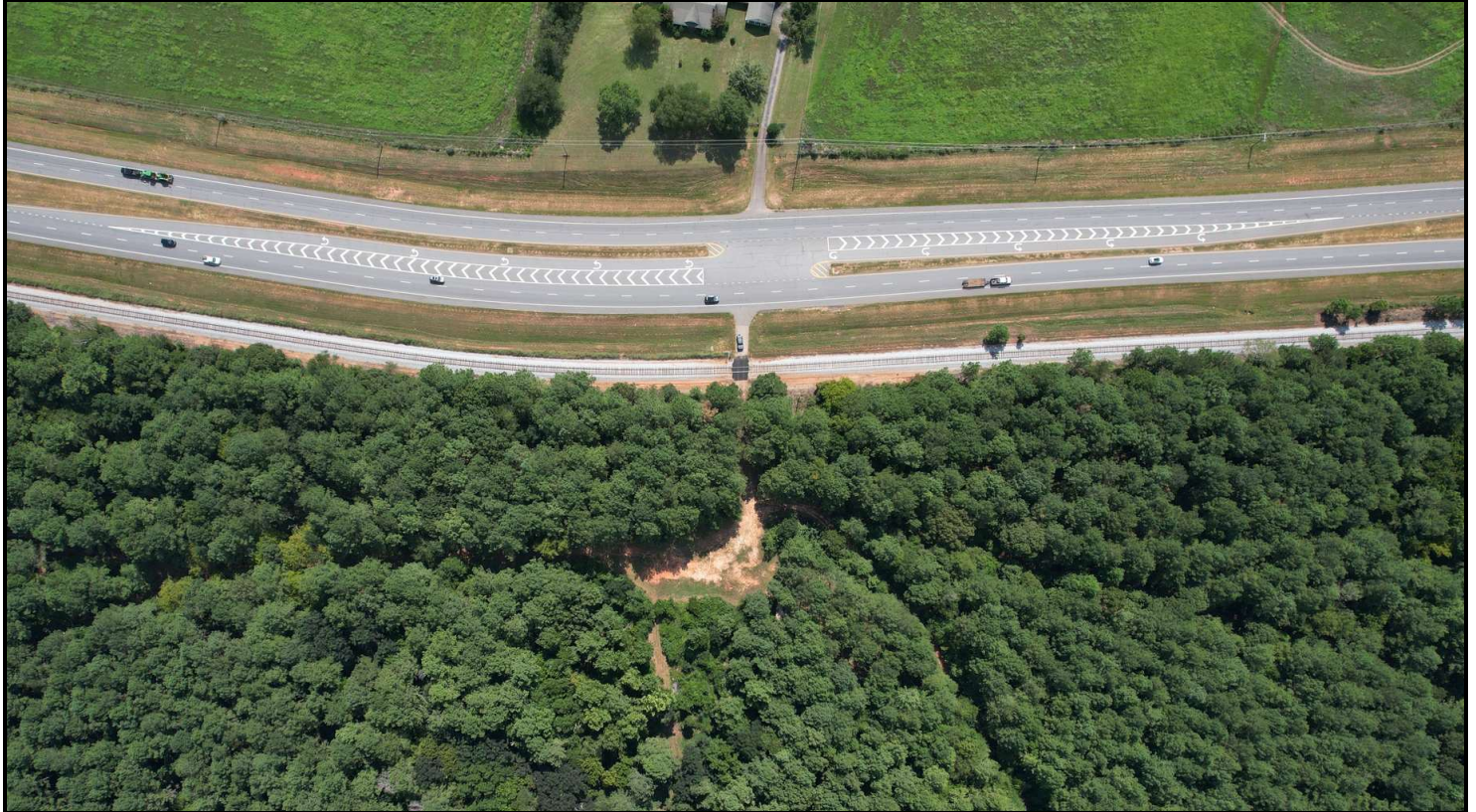


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ADDITIONAL PHOTOS

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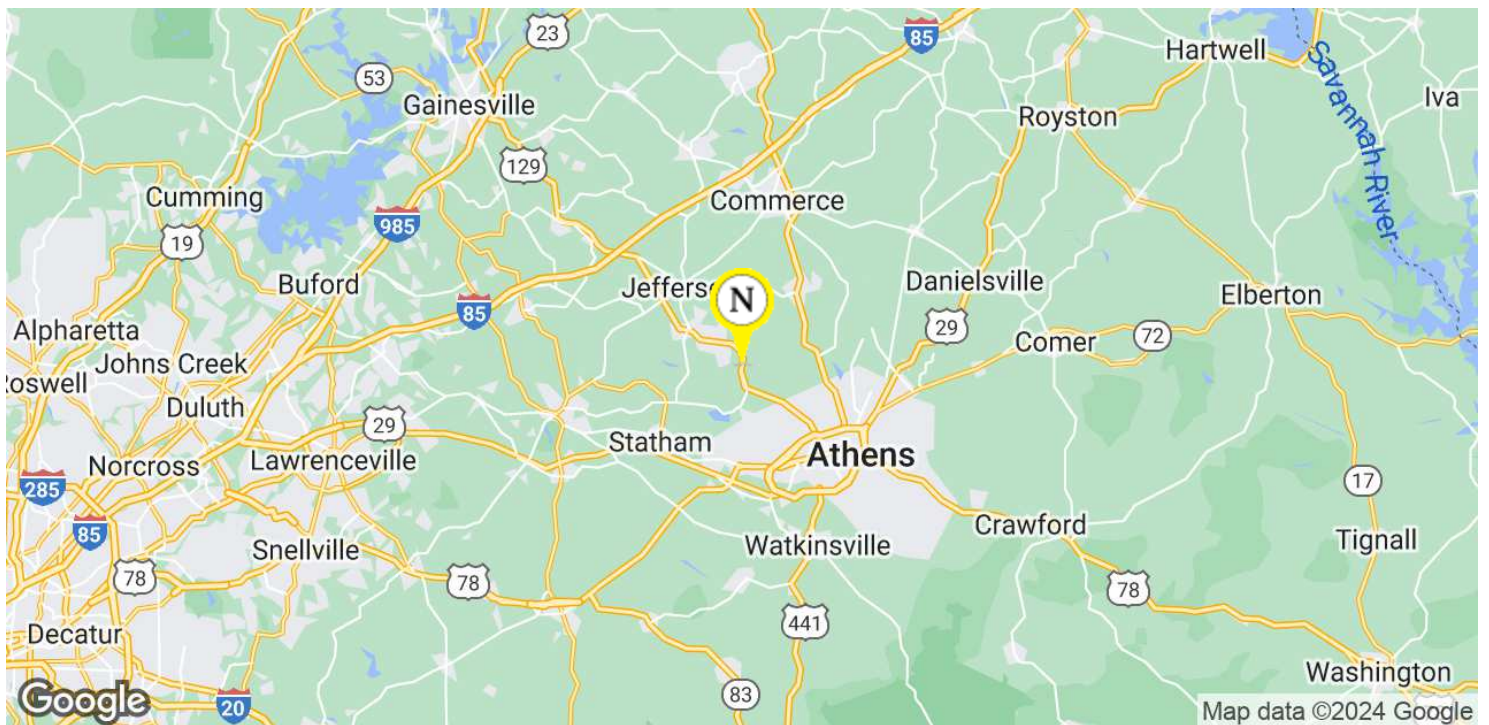
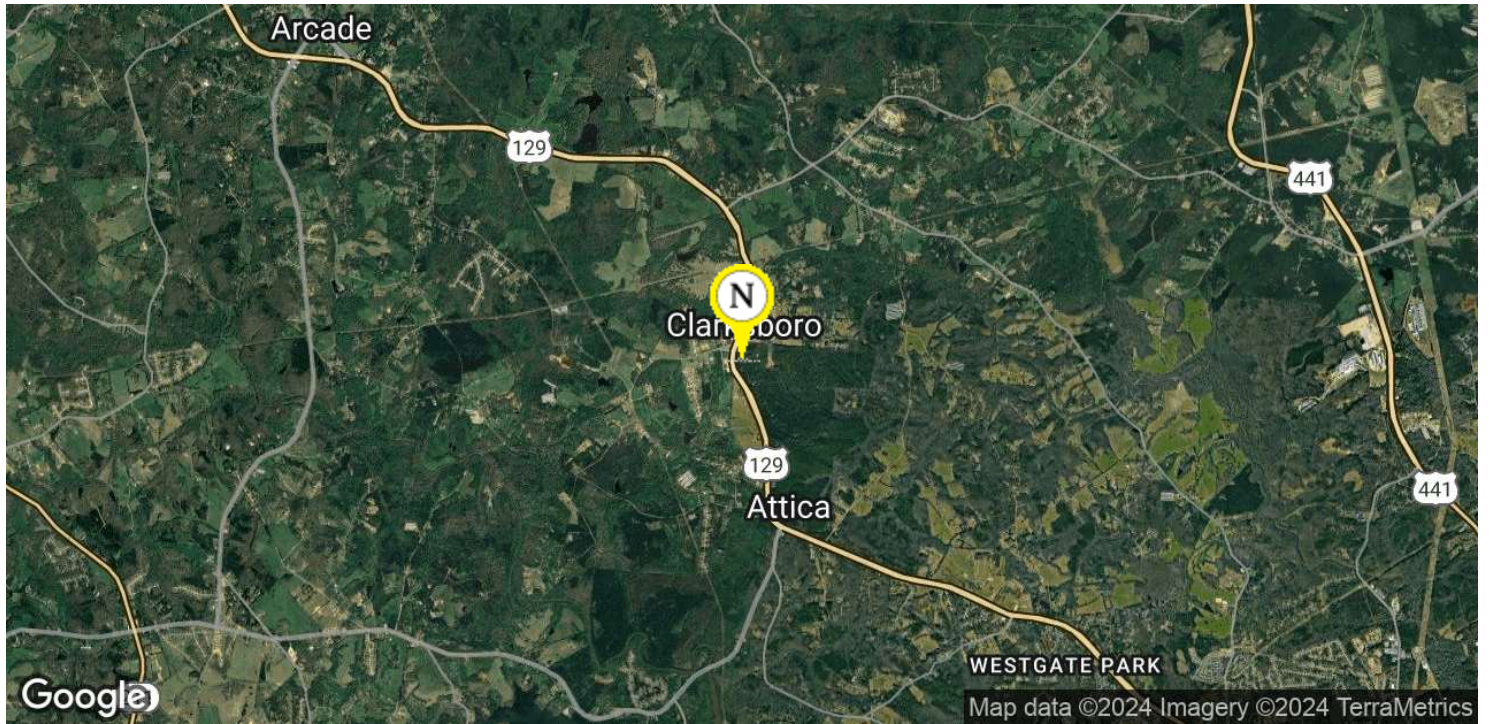
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