

FOR SALE

+/- 8.73 Acre Commercial Development Opportunity Dual Road Frontage on High Growth Corridor

Highway 129 and Wayne Poultry Road, Pendergrass, GA 30567

For More Information: Stephen Lovett

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Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

+/- 8.73 AC Development Opportunity | Hwy 129 N & Wayne Poultry Rd | Pendergrass, GA

HIGHWAY 129 AND WAYNE POULTRY ROAD, PENDERGRASS, GA 30567



OFFERING SUMMARY

Sale Price: \$1,920,600

Price / Acre: \$220,000

Lot Size: +/- 8.73 Acres

Zoning: A-2 & R-1

Road Frontage: Hwy 129: 920'
Wayne Poultry Rd: 121'

Traffic Counts: Hwy 129: 17,500 VPD
I-85: 61,700 VPD

School Districts: North Jackson ES
West Jackson MS
Jackson County HS

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present an 8.73-acre assemblage spanning six parcels in the heart of Pendergrass's rapidly expanding industrial corridor. Situated at the intersection of US Hwy 129 N and Wayne Poultry Road, the property offers excellent exposure with approximately 17,500 vehicles per day (GDOT) and immediate access to I-85—making it ideal for industrial, warehouse, or commercial development. Currently zoned A-2 and R-1, the site is supported by expanding infrastructure and a strong logistics network. This is a strategic opportunity to secure a high-visibility site within one of Northeast Georgia's most active and well-established industrial corridors.

Site is well suited for self-storage facility or logistics with close proximity to residential growth and travel corridors.

LOCATION OVERVIEW

Ideally located just 2.5 miles from I-85 off of exit 137, the property offers direct connectivity to the Southeast's primary logistics artery. It's also just 10 minutes to Braselton and 35 minutes to Athens, placing it squarely within a dynamic growth corridor. This property is neighboring industrial anchors like SK Battery America, Amazon, and Walmart, this location is primed for high-demand commercial or industrial use.

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ADDITIONAL PHOTOS

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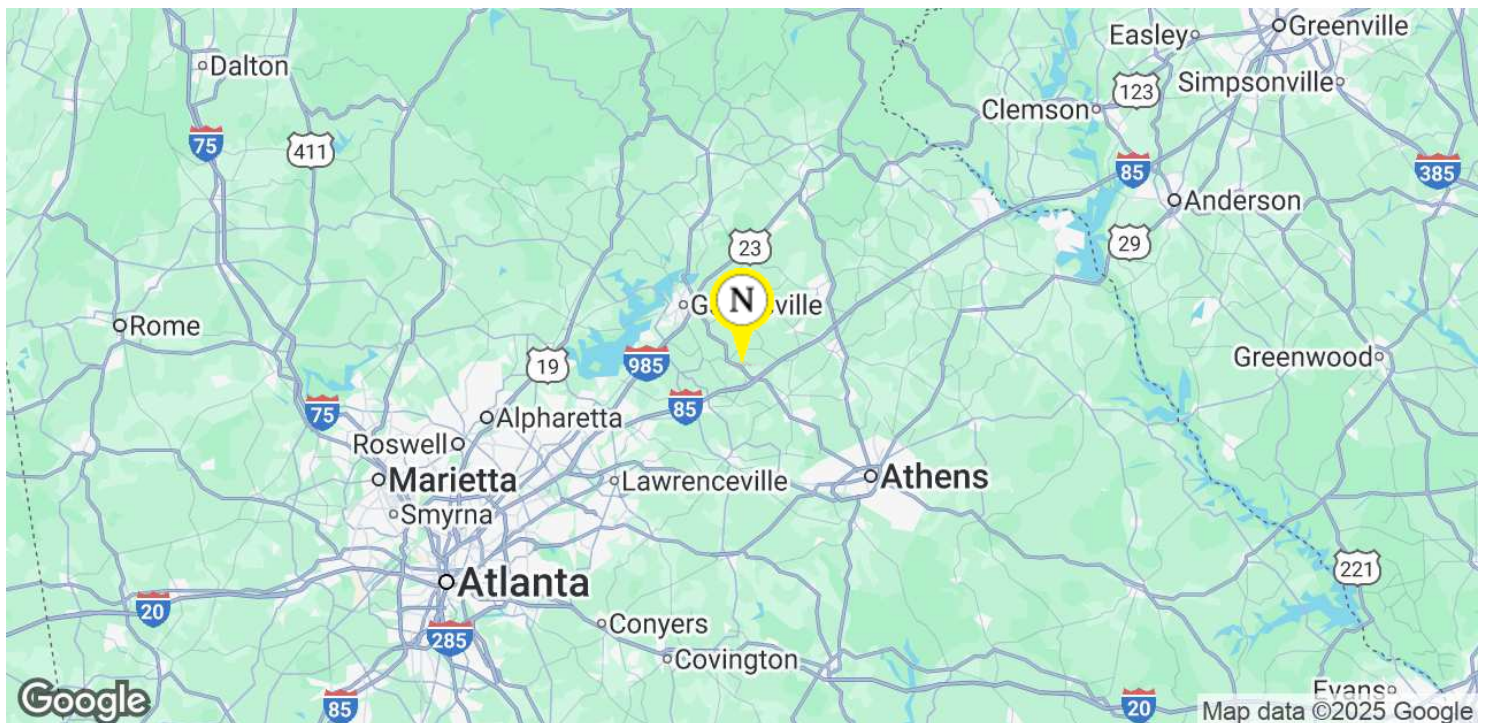
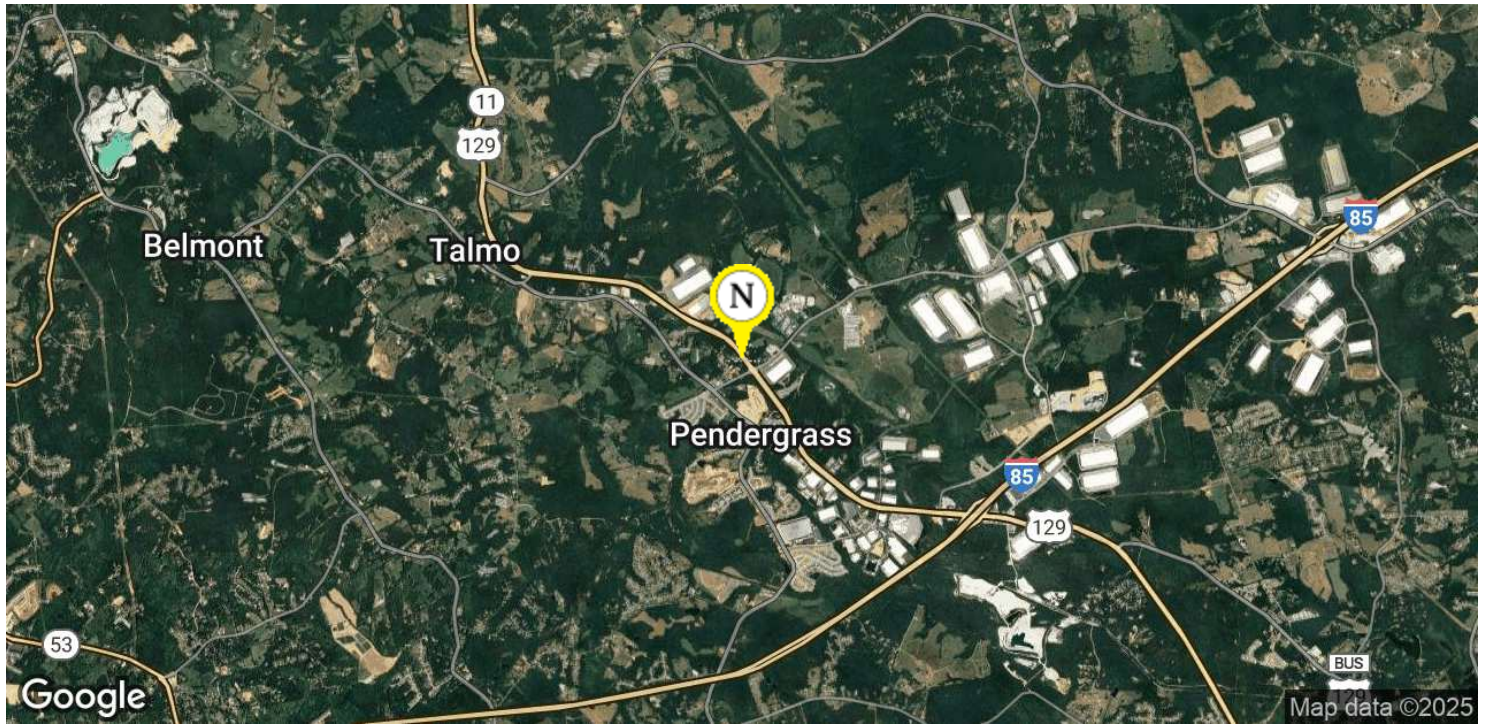
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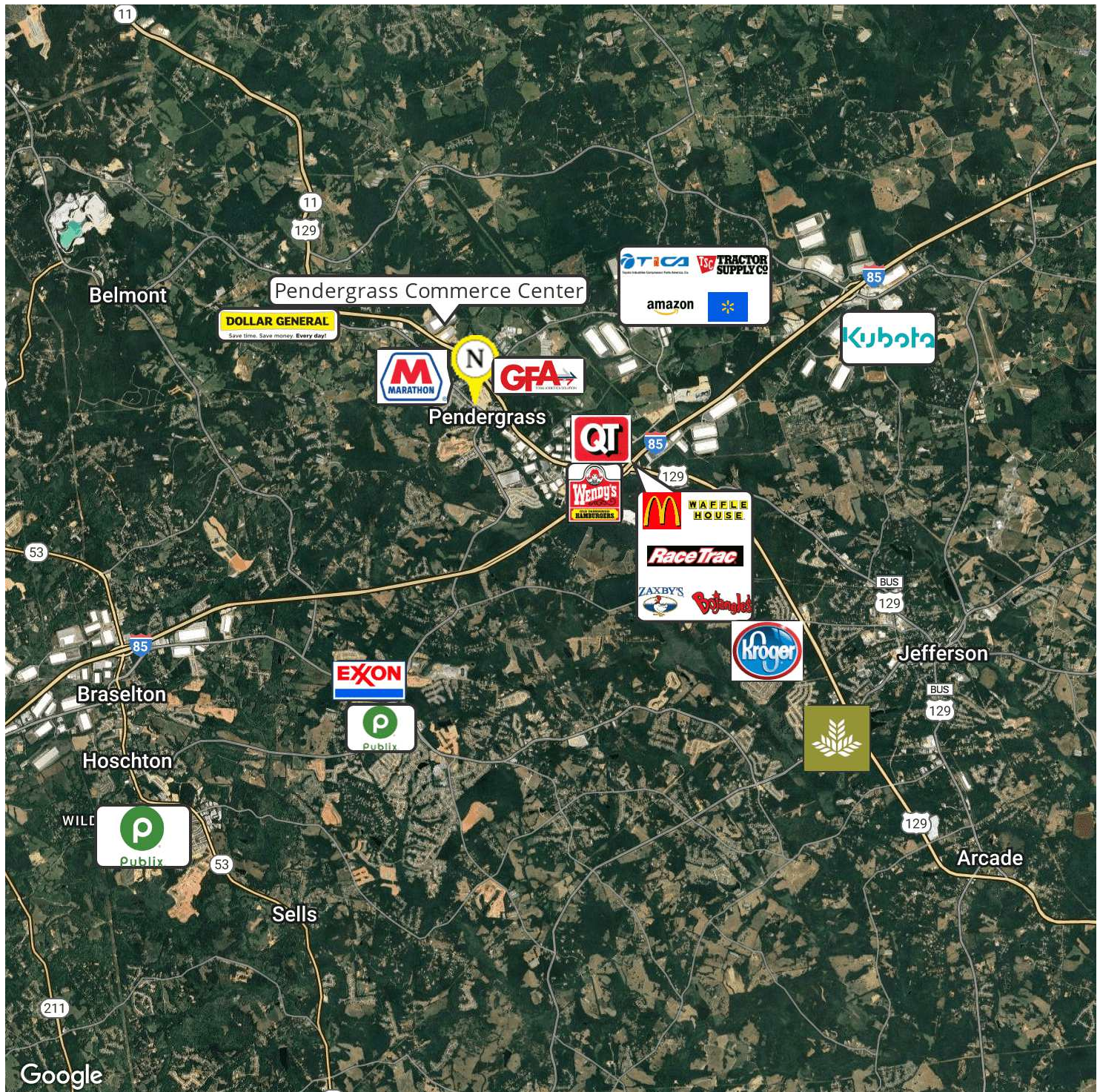
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RETAILER MAP

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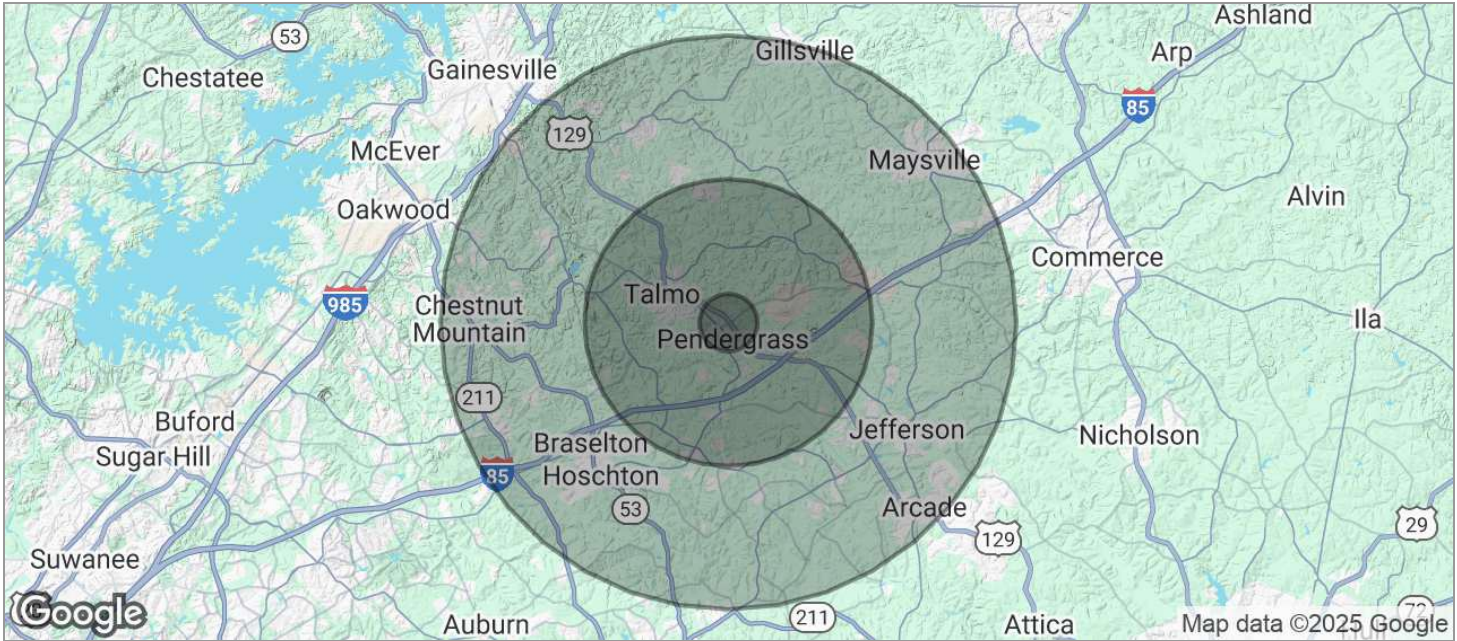
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	601	20,568	115,737
MEDIAN AGE	37	38	39
MEDIAN AGE (MALE)	37	37	38
MEDIAN AGE (FEMALE)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	192	6,623	37,934
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$86,319	\$97,287	\$106,982
AVERAGE HOUSE VALUE	\$453,333	\$452,803	\$425,261

* Demographic data derived from 2020 ACS - US Census

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