



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

# 1.0 Acre Winder Hwy (Hwy 11) Jefferson, GA



**1100 Winder Highway, Jefferson, GA 30549**  
(approximate for mapping only)

- **Less than 1/2 miles from Hwy 129**
- **Great Visibility**
- **Over 200 Feet of Frontage on Hwy 11**
- **Next to Bank, Church and near Professional Offices**
- **Site is generally square**
- **Great topography - flat to gentle**
- **Near City Park & Jackson County High School**
- **Highest and Best Use: Office/Retail/Restaurant**
- **Offered at \$103,900 - Below Recent MAI Appraisal of \$105,000**

## **Marketed By:**

### **Don Grimsley & Brent Hoffman**

Berkshire Hathaway HomeService GA Properties

200 West Academy Street, NW

Gainesville, GA 30501

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# Jackson County Means Business

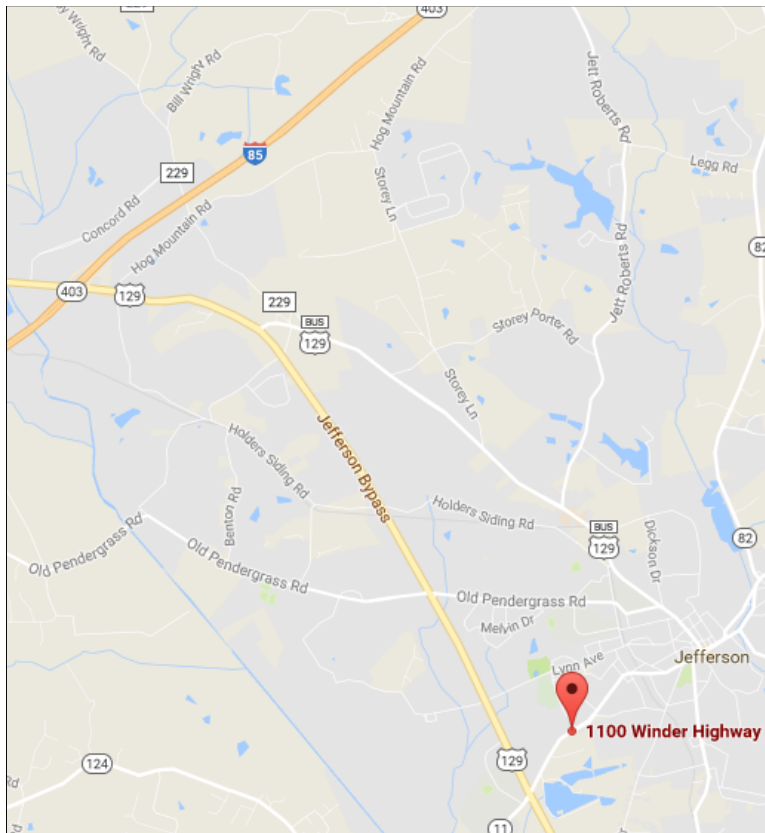
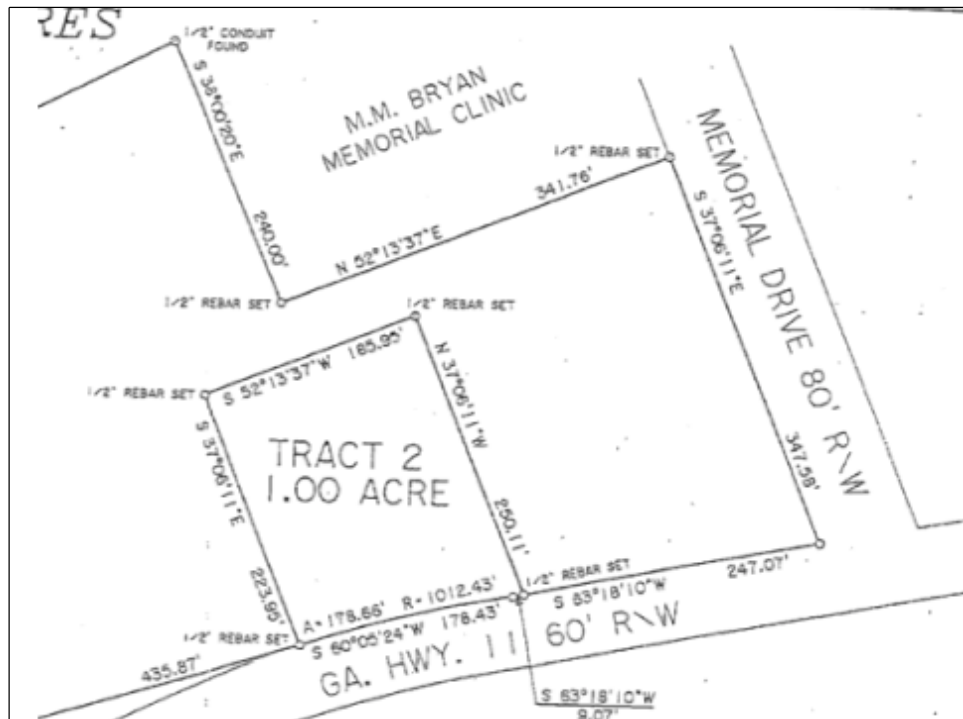


- Jackson County is a progressive community strategically located on Interstate 85 about an hour from the Hartsfield-Jackson International Airport and downtown Atlanta.
- Business-friendly, forward-thinking and family-oriented community.
- Home to a thriving industrial community, three exceptional public school systems, numerous historical landmarks and quality recreational venues.
- Jackson County has access to a highly skilled workforce suitable for both technical and skilled jobs.
- Public school systems within the county are ranked among the top 20 in Georgia and with higher education access to major colleges, universities and technical schools
- In July of 2010, Jackson County was designated a Georgia Certified Work Ready community. Certified Work Ready Communities have the skilled workforce that business demands and the educational infrastructure to drive economic growth and prosperity.
- The top ten employers in Jackson County alone employ almost 7,000 individuals. Large commercial centers such as Tanger Outlets are able to take advantage of this massive consumer base, but are also able to attract thousands of customers from all over northeast Georgia and northwest South Carolina as the result of Jackson County's exceptional transportation networks.



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From Atlanta, Take I-85 North to Exit 137 (Hwy 129). Turn Right and Travel 4.8 Miles to Winder Hwy (Hwy 11). Turn left and travel approximately .4 miles. Property will be on your left.





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