



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

1.8 acre full median cut at corner of Jefferson
By-Pass (Hwy 129) & Holders Siding Rd
Jefferson, GA



Marketed By:

Brent Hoffman & Don Grimsley

Berkshire Hathaway Home Services GA Properties

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Gainesville, GA 30501

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Brent Hoffman



Don Grimsley



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Property Information

1.8 ac full median cut and great visibility from Hwy 129

Jefferson, GA

\$83,900



- ◆ **4 way FULL MEDIAN cut corner**
- ◆ **Property is currently zoned R-2, but owner has had initial discussions to rezone to C-2**
- ◆ **Property was recently appraised for \$85,000 by an MAI Certified Appraiser**
- ◆ **Double road frontage and great visibility from Hwy 129.**
- ◆ **This site has great proximity to I-85 (only 2.5 miles from Exit 137 interchange)**
- ◆ **GADOT Traffic Count of 22,300**
- ◆ **Just .65 miles from Busy Kroger Grocery Anchored/ CVS retail node. In the path of big growth**

More info and video at: <http://www.brenthoffman.com/listings/I0335.html>



TRACT 1 - 0.953 ACRE (41,518 SF)
 TRACT 2 - 0.249 ACRE (10,846 SF)
 TRACT 3 - OLD R/W OF HOLDER'S
 SIDING ROAD - 0.667 ACRE (29,058 SF)
 TOTAL AREA = 1.869 ACRES



STATE OF GEORGIA
 JACKSON, SUPERIOR COURT 449
 File Mar 20 2009 CM
 Recorded 20
 Patricia J. Page
 Clerk of Superior Court

- NOTES:
1. THE FIELD SURVEY WAS PERFORMED ON JULY 15, 2008.
 2. THE LINEAR AND ANGULAR MEASUREMENTS WERE IN THE PREPARATION OF THIS PLAN WERE OBTAINED USING A HIGH STATION TOTAL STATION.
 3. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CURVED APPROXIMATION OF ONE FOOT IN 12.78 FEET, AN ANGULAR APPROXIMATION OF 25 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 4. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,780 FEET.
 5. REFERENCES USED FOR THIS SURVEY WERE SEED BOOK 05, PAGE 005; SEED BOOK 104, PAGE 004 & GA. S.U.T. S/W MAP PROJECT 37-3434 (2), REVISED 12/02/1995.
 6. THIS SURVEY WAS AUTHORIZED BY JACK S. DAVIDSON.
 7. THE UTILITIES SHOWN HEREON ARE BASED ON AIRY-GROSBOW CROSSING WORKS AT THE TIME OF THE SURVEY.
 8. THE LOCATION OF OLD HOLDER'S SIDING ROAD SHOWN HEREON WAS TAKEN FROM A SURVEY JOB FIRST DONE BY W.L. DONAGHE & ASSOCIATES, INC. DATED 7/13/1963.
 9. THE BEARINGS SHOWN HEREON ARE BASED ON GA. S.U.T. S/W MAP PROJECT 37-3434 (2), REVISED 12/02/1995.

- LEGEND
- S - CENTERLINE
 - LS - CED BOOK
 - S- - SAS LINE
 - C.A.S. - GEORGIA ALTA DISTRICT
 - PF - FROM PIN FOUND
 - PC - FROM PIN SET
 - U.P. - TOP OF UTILITY
 - OT - OPEN TOP PIPE
 - MS - SLAT BOOK
 - PS - PILE
 - E - PROPERTY LINE
 - P- - POWER LINE
 - BI - BENCHMARK B.M.
 - S/W - RIGHT OF WAY
 - S/W MON - RIGHT OF WAY MONUMENT

Approved For Recording
[Signature] 4/10/09
 Jackson County, Georgia
 Department of Public Development
 Planning Division

BOUNDARY SURVEY FOR
JACK S. DAVIDSON & POTLUCK PROPERTIES, L.P.
 LOCATED IN
 G.A.L.D. 245
 JACKSON COUNTY, GEORGIA
 THIS PLAN WAS PREPARED ON SEPTEMBER 01, 2008.

THIS PLAN IS VALID ONLY IF IT BEARS THE SURVEYOR'S ORIGINAL SIGNATURE IN BLACK INK, ACROSS THE REGISTER'S SEAL.
 MAREN S. WOOD, G.A. REG. #2006
 BY REGISTRATION COPIES ON OCTOBER 21, 2008.
 GRAPHIC SCALE 1"=100'



PREPARED BY
WOOD BROTHERS
 LAND SURVEYORS, INC.
 44 PROFESSIONAL DRIVE
 JEFFERSON, GA, 30549
 (770) 367-9370
 JOB NO. 06088-270

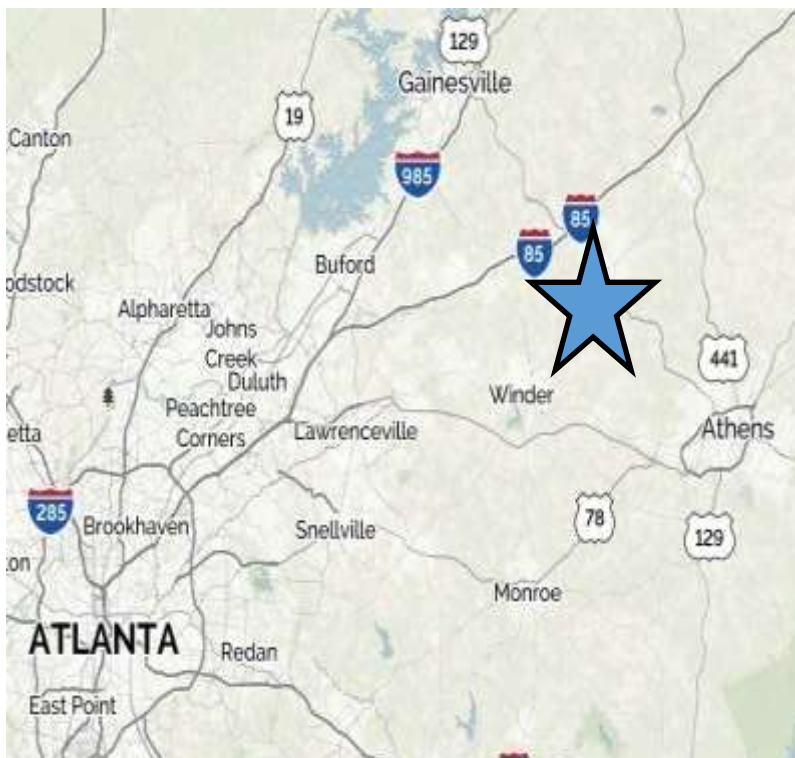
SHEET
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Location Map



Convenient to the Atlanta market & North Georgia mountains.

From Atlanta—Take I-85 North to Exit 137 (Hwy 129). Turn right towards Jefferson. Travel approximately 2.5 miles to Holder's Siding Rd. Turn left. Property will be immediately on your right.