



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

55.5 acres zoned General Industrial

Possible direct access to Jackson County Airport

- ◆ Close to I-85 at Exit 140
- ◆ Next to Gresham Motor Park

Offered at \$11,000 an acre



800 Mitchell Road, Jefferson, GA 30549 *
Address for mapping only

From exit 140 on I-85 take Dry Pond to Mitchell Rd. Property on right

Highest and Best Uses:
Aviation related business, light industrial, heavy industrial

Property abuts airport property—access via Mitchell Road
and easement access off of Lyle Field Road

More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



Jackson County Airport (19A)

Located near I-85 and outside of Atlanta's class "B" airspace, the Jackson County Airport is in a very advantageous position both geographically and economically.

- ◆ The Airport is a well maintained general aviation facility.
- ◆ There is ramp space available for rent from the county and county/private hangar space options as well.
- ◆ Fuel prices are some of the lowest in north Georgia.
- ◆ A runway extension program has been completed for RW 17 / 35 extending its length to over 5000 feet.
- ◆ The Jackson County Airport is owned and operated by the government of Jackson County. Jackson County Airport Manager, Tom Strong, 706-367-1493

Fly in destination for NASCAR teams looking to test on an all-new Gresham Motor Park oval.



Airport Office and Hangers

Over 5,000 ft runway



Adjacent 55.5 acres



Jackson County

- ◆ The economies of Jackson County and the City of Jefferson are experiencing excellent growth as the Atlanta market expands northeast up the I-85 corridor.
- ◆ The City's leadership is working to maintain Jefferson's small town character while strongly encouraging the development of a diverse economy that employs the growing local workforce.
- ◆ The City of Jefferson has worked hard to develop infrastructure to support commercial and industrial growth.
- ◆ The Downtown Development Authority and Main Street Jefferson are working hard on beautification and redevelopment of the downtown area.
- ◆ Jackson County is home to twelve business/industrial parks, three exceptional public school systems, numerous historical landmarks and quality recreational venues.
- ◆ Due to Jackson County's location, recruiting a qualified workforce is never difficult. Folks commute from as far as 45 miles away to work in Jackson County.
- ◆ The primary contact for Economic Development for Jackson County is Jackson County Area Chamber of Commerce. The Chamber can be reached at 706-387-0300.

Gresham Motorsports Park



Gresham Motorsports Park is a 12-degree banked (6-degree straights) paved half-mile oval. A total of seven timing loops on the half-mile track make GMP the ideal facility for all types of oval track car and truck competitors.

- ◆ Gresham Motorsports Park (GMP) is one of the most modern and fan-friendly racing and entertainment facilities in the United States.
- ◆ Gresham Motorsports Park has been renovated into a state-of-the-art motorsports facility and multi-purpose complex for various types of community events and regional activities as well. GMP is a huge asset to Jackson County, the Atlanta metro area and the state of Georgia – a place where participants and visitors can enjoy recreational activities in a safe, clean, fun entertainment facility.
- ◆ The primary focus of the park is competition on the half-mile asphalt track known in racing circles as "Georgia's Fastest Short Track." A new quarter-mile track in the infield of the half-mile oval has been added to provide additional racing programs for multiple divisions.
- ◆ New grandstands, rest rooms, concessions, parking and lighting have made the facility attractive to local groups looking to stage events at a multi-purpose community gathering place.

NOT FOR RECORDING

S53°42'36" E
CH=108.12'
ARC=108.22'
R=728.86'

MITCHELL ROAD

N82°58'50" E 1579.59'

N22°26'04" E 423.89'

N13°56'33" E 322.01'

S13°56'33" W 294.50'

S29°26'04" W 383.04'

S28°43'53" E 151.84'

S28°23'24" E 683.78'

S59°40'09" W 204.20'

S59°22'24" W 587.53'

N87°34'09" W 1067.26'

N00°57'34" W 115.77'

S00°57'40" E 237.52'

N02°59'23" E 330.56'

S61°01'20" W 118.48'

S00°57'40" E 269.50'

60" INGRESS-EGRESS EASEMENT

LYLE FIELD ROAD

55.5 +/- ACRES

PL

PL

PL

