
CONFIDENTIAL OFFERING MEMORANDUM

±21.99 Acres

Industrial Development Land

Hog Mountain Road · City of Jefferson, Georgia
Jackson County · Direct I-85 Frontage · Tax Parcel 078 021

OFFERED AT · \$3,500,000
City of Jefferson · Jackson County, Georgia

Peter Evers · Collins Realty Group, LLC
404-310-7071 · peter@silvertonholdings.com

Executive Summary

An exceptional ±21.99-acre industrial tract with direct I-85 frontage inside the City of Jefferson — one of the Southeast’s fastest-growing logistics corridors.

The property fronts Hog Mountain Road and Interstate 85 in Jefferson, the seat of Jackson County, Georgia, and sits within the city limits. It carries an industrial zoning classification and is offered as a single contiguous parcel suitable for manufacturing, warehouse, or distribution uses.

The site lies in the heart of an active industrial cluster — neighboring the McClure Industrial corridor and within minutes of major manufacturing and distribution operators along I-85 — giving a developer or user a rare mid-size tract in a high-absorption market.

±21.99

Total Acres

≈ 957,884 SF of land

Industrial

Zoning

City of Jefferson limits

\$3.5M

Offering Price

\$3,500,000

I-85

Frontage

Direct interstate access

Investment Highlights

1

Direct I-85 Frontage

The tract fronts Interstate 85 with strong visibility and immediate access to the region's primary freight artery.

2

Industrial Zoning In Place

Zoned industrial within the City of Jefferson, with access to municipal water, sewer, and services.

3

Development-Scale Tract

±21.99 contiguous acres offered as a single parcel — sized for manufacturing or warehouse/distribution use.

4

Premier Industrial Cluster

Neighbors the McClure Industrial corridor and is minutes from major manufacturers and distributors along I-85.

5

Proven Market Demand

Region anchored by billions in manufacturing and logistics investment, driving strong land absorption and tenant demand.

6

Single-Parcel Offering

Offered as one contiguous, unencumbered tract — a clean, straightforward path to contract and close.

Property Overview

ATTRIBUTE	DETAIL
Tax Parcel Number	078 021
Location Address	Hog Mountain Road, Jefferson, GA
Jurisdiction	City of Jefferson, Jackson County, GA
Land Area	±21.99 acres (≈ 957,884 SF)
Zoning	Industrial (within City of Jefferson limits)
Frontage / Access	Direct Interstate 85 & Hog Mountain Rd frontage
Tax District	Jefferson (District 03)
Utilities	Available at road (to be verified)
Improvements	None — vacant / raw land
Offering Price	\$3,500,000

At a Glance

±21.99
acres of industrial land

\$3.5M
offering price

I-85
direct interstate frontage

Aerial & Surrounding Uses



Adjacent & Nearby

- **Direct I-85 frontage**
regional freight artery
- **Kubota Mfg. of America**
adjacent · McClure Industrial
- **Kubota National DC**
distribution · nearby
- **ALDI Distribution Center**
grocery logistics · nearby
- **Cardinal Health**
healthcare distribution
- **Earle M. Jorgensen Co.**
metals distribution

Parcel 078 021 boundary per Jackson County GIS. The site fronts I-85 within the City of Jefferson. Boundary shown is approximate, not a survey.

Notable Employers Nearby

Jackson County is home to one of the Southeast’s densest concentrations of advanced manufacturing and distribution along I-85.

Kubota Industrial Equipment

Farm & industrial machinery · Jefferson

~1,200 employees

TD Automotive Compressor (Toyota)

Automotive A/C components · Pendergrass

~800 employees

Amazon Fulfillment / Logistics

E-commerce distribution · Jefferson / Jackson Co.

Large distribution

The William Carter Company

Apparel distribution · Braselton

Major distribution

SK Battery America

EV battery manufacturing · Commerce

~3,000 employees

Toyota Industries Compressor Parts

Automotive components · Pendergrass

Major manufacturer

ULINE

Shipping & packaging distribution · Braselton

Regional distribution

FedEx / ALDI

Logistics & grocery distribution · Jackson County

Large operations

Employer figures are approximate, drawn from public economic-development sources; provided for market context.

Offering & Contact

Offering

\$3,500,000

OFFERING PRICE

Property

±21.99 acres · Parcel 078 021

Zoning

Industrial · City of Jefferson

For More Information

Peter Evers
Collins Realty Group, LLC

404-310-7071
peter@silvertonholdings.com

Please direct all inquiries to the listing broker.

DISCLAIMER

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Collins Realty Group, LLC solely to assist prospective purchasers in evaluating the property and determining whether to pursue further investigation. It is intended for general reference only and does not purport to be complete or to contain all information a prospective purchaser may require. Property information has been compiled from sources deemed reliable, including Jackson County, Georgia public records; however, no representation or warranty, express or implied, is made as to its accuracy or completeness.

Zoning, utility availability, access, acreage, boundaries, drive times, nearby-employer figures, and all other statements are approximate and provided for context only. Prospective purchasers should conduct their own independent investigation and verify all matters with the City of Jefferson, Jackson County, and qualified professionals. The location map is schematic and not to scale.

This memorandum is confidential and is furnished on the condition that its contents not be disclosed or reproduced without prior written consent. The property is offered subject to prior sale, change in price, or withdrawal without notice. Collins Realty Group, LLC and the property owner assume no liability for errors or omissions herein.