



± 50 ACRES

OFFERED AT

3686 US Highway 129 N

\$8,500,000

Jefferson, GA 30549 · Jackson County



±50.20

TOTAL ACRES



HRC / A-2

ZONING



Hwy 129 N

FRONTAGE



1.1 MI

TO I-85

PROPERTY OVERVIEW

Strategically positioned in Georgia's I-85 Growth Corridor, this ±50-acre offering presents a rare opportunity with dual road frontage on US Hwy 129 N and US Hwy 129 Business — traffic counts exceeding 28,500 VPD. Two parcels (±17.75 ac zoned HRC + ±32.45 ac zoned A-2), flat topography, just 1.1 miles to I-85. Minutes from McClure Industrial Park (500 ac) and the SK Battery America campus (1,000 ac) — and 57 miles from Atlanta.



Taylor Wolfes

THE WOLFES COMPANY

(404) 754-2350

taylor@wolfesco.com

www.wolfesco.com

0 2 · THE OPPORTUNITY

Property Highlights

Jefferson, Georgia is experiencing a surge in thoughtful development, seamlessly integrating its historic charm with forward-thinking infrastructure and economic expansion. Located along the I-85 Growth Corridor and just an hour from Atlanta, Jefferson has become a magnet for advanced manufacturing, logistics, and distribution industries.

The city has recently expanded its industrial footprint, with major developments such as the 500-acre industrial campus at McClure Industrial Park and the nearby 1,000-acre SK Battery America complex in Commerce. These investments are bringing thousands of high-paying jobs to the region and cementing Jefferson's role as a key player in Georgia's economic future.

Infrastructure improvements, including major road expansions and sewer capacity enhancements, support this growth while maintaining the small-town character that defines Jefferson. Local leadership continues to prioritize smart annexation and zoning strategies to manage expansion responsibly.



J E F F E R S O N , G A



PROPERTY DETAILS

PROPERTY SIZE	Parcel 1: ID 080 001B2 · 17.75 deeded acres Parcel 2: ID 080 001B · 32.45 deeded acres
ZONING	Parcel 1: HRC (Highway Retail Commercial) Parcel 2: A-2 (Agricultural Rural Farm)
JURISDICTION	Parcel 1: Jefferson, GA Parcel 2: Jackson County, GA
LOCATION	Frontage on US Hwy 129 N and US Hwy 129 Business One mile from Interstate 85
TOPOGRAPHY	Flat
TRAFFIC COUNT	28,500 AADT on Hwy 129 N 5,610 AADT on Hwy 129 N Business



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0 3 · O N T H E G R O U N D

Site Photos

Aerial views of the ±50-acre site and its proximity to surrounding industrial development along the I-85 corridor.



Looking northwest — pasture & frontage



Hwy 129 frontage looking east



Adjacent industrial development




Adjacent construction site & Hwy 129

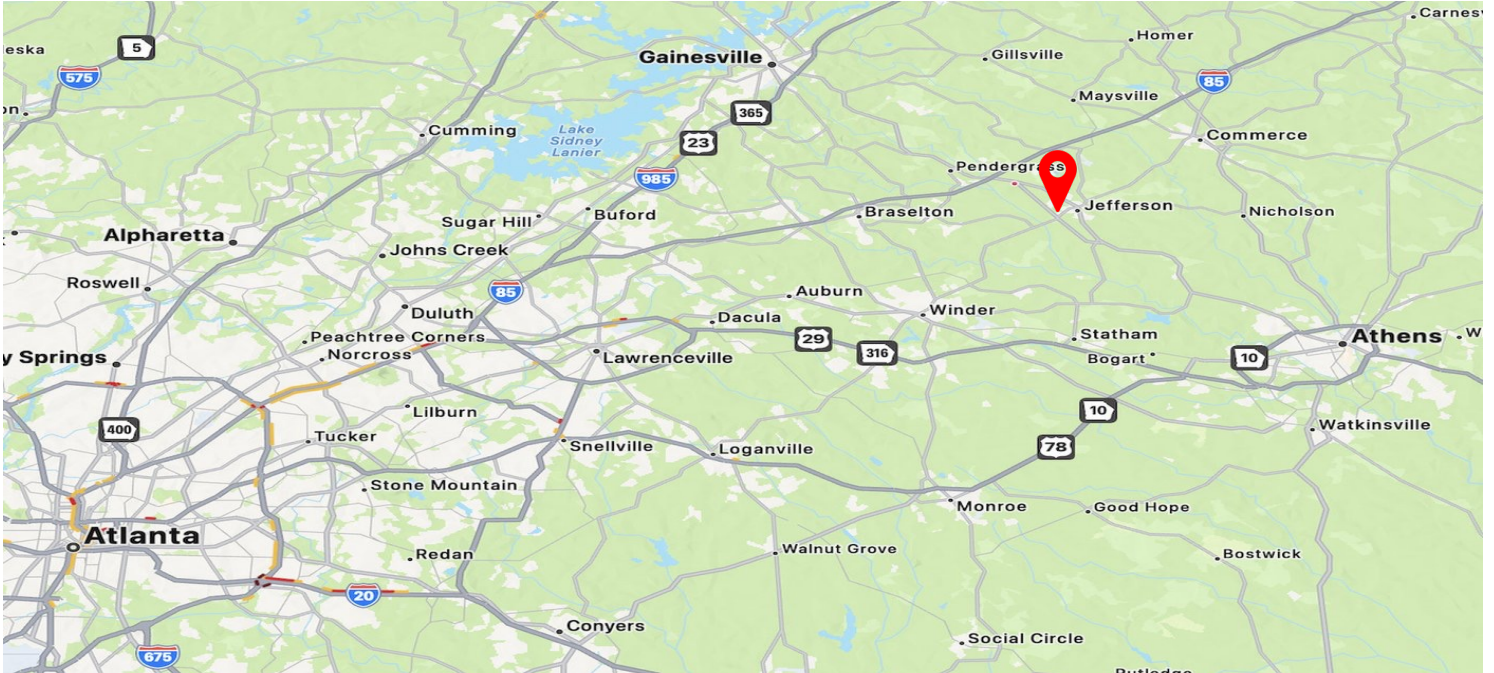


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Location Highlights



JEFFERSON, GA IN CONTEXT

KEY DISTANCES

I-85	1.1 miles	I-285	41 miles
Atlanta, GA	57 miles	Hartsfield-Jackson Int'l Airport	64 miles
Inland Port Greer, SC	106 miles	Port of Savannah	215 miles



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0 5 · T H E P A R C E L S

Parcel Map

Two contiguous parcels totaling ± 50.20 acres, outlined below.



 **PARCEL 1**
 ± 17.75 acres · HRC

 **PARCEL 2**
 ± 32.45 acres · A-2


± 50.20 ACRES TOTAL

Contiguous · Frontage on Hwy 129 N & Hwy 129 Business · 1.1 mi to I-85

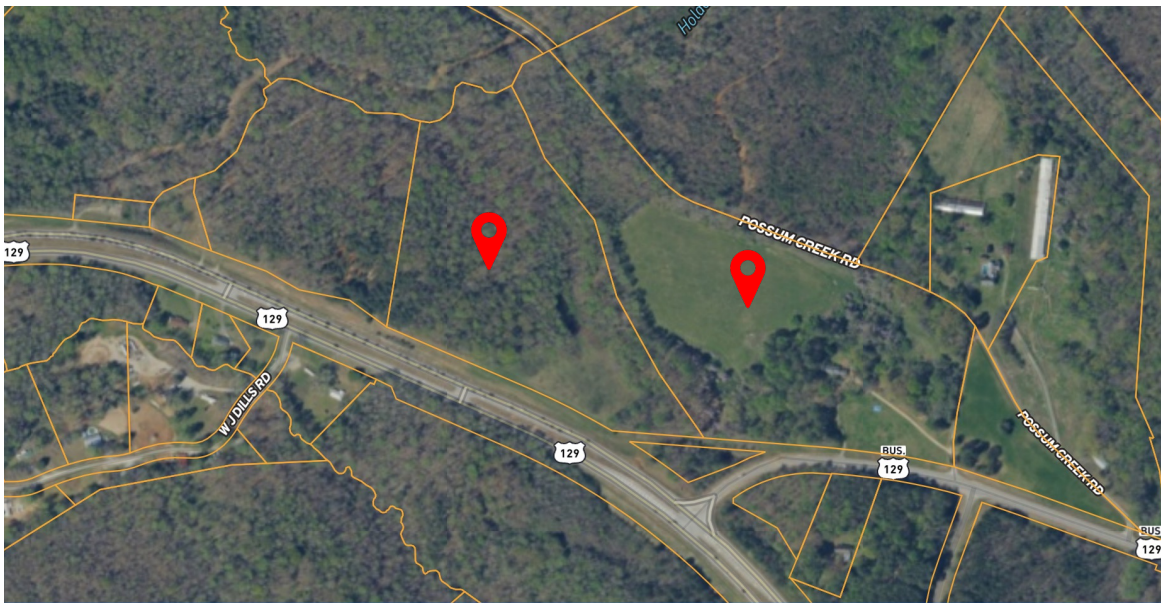
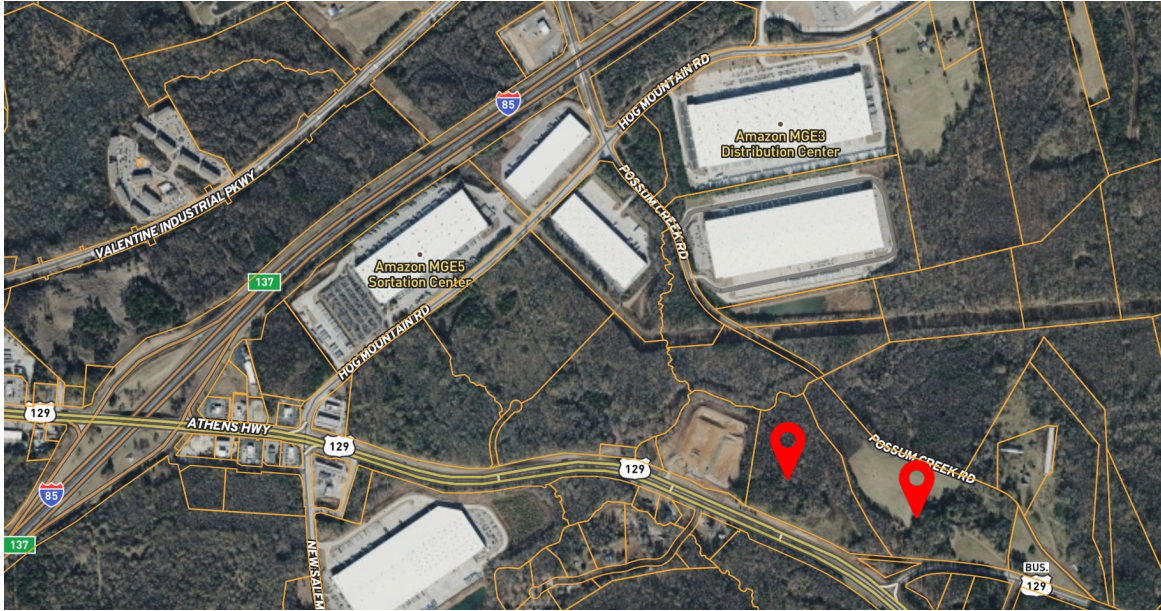


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AERIALS




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